City of St. Helena
Planning Commission
Regular Meeting
Tuesday, January 21, 2025 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

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

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

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelena.org **.**
El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en https://sthelena.civicweb.net/portal/ .

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chair: John Ponte
   Vice-Chair: Chris Warner
   Commissioners: Autumn Anderson, Sue Furdek, and Hector Lopez

   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
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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 15, 2024 7 - 9

Planning Commission Minutes_10.15.24

5. SCHEDULED MATTERS

5.1. Request by City Ventures, LLC for a pre-submittal review of a proposed multifamily project consisting of 41 townhome-style units within six three-story residential buildings located at 1447, 1505, and 1515 Spring Street. The project site includes three parcels totaling 2.53 acres. Applicant proposes 8 affordable units to be deed restricted. Necessary entitlements include: Tentative Subdivision Map, Minor Design Review, Density Bonus, and Demolition Permit. 11 - 112

CEQA Determination: No Discretionary Action for this report-Not a CEQA project.
Prepared By: Mike Janusek, Contract Planner
Recommendation:
Staff recommends that the Planning Commission receive presentations from staff and the applicant's team, accept comments from the public, and provide feedback regarding the plans for the Spring Grove Multifamily project, including (but not limited to) feedback on the following:

1. Proposed Tentative Subdivision Map
2. Overall design, circulation and amenities
3. The affordable housing proposal

1447, 1505, and 1515 Spring St.- Staff Report
Staff PPT Presentation (1)
Staff PPT Presentation (2)
1. Public Comment_Free
2. Public Comment_Lattin
3. Public Comment_Friday
4. Public Comment_Resident
5. Public Comment_Napa County Bicycle Coalition
6. Public Comment_Caldarola
7. Public Comment_Klug
8. Public Comment_Cossi

6. PUBLIC HEARINGS

6.1. Request by Katie and Miles MacDonnell for adoption of a resolution approving a demolition and design review permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool, and a spa on the property located at 710 Kidd Ranch Road in the Medium Density Residential (MR) zoning district. 113 - 181

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061 (project disapproval is exempt).
Prepared By: Ami Upadhyay

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

1. Determine that the action (project denial) is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15601; and

2. Accept the required findings and adopt the attached resolution denying demolition permit and design review denial for the proposed single family house on the property located at 710 Kidd Ranch Road.

710 Kidd Ranch Rd.- Staff Report
Staff PPT Presentation
**MacDonnell_Attachment 1
**MacDonnell_Attachment 2

7. DEPARTMENT REPORTS

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

7.1. Director Report- Annual Permit report 183 - 186

Director's Report January 2025

8. AGENDA FORCAST

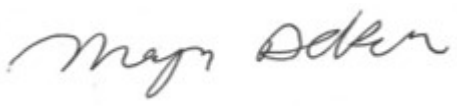
This is an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

A list of current planning projects is available on our city website in the link below:
https://cityofsthelena.org/230/Planning-Projects

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for February 4, 2025 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 January 14, 2025.



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 17.12.020, 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 Avenue, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at http://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, October 15, 2024 @ 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 Hector Lopez, and Commissioner Sue Furdek
Absent:	None
Staff Present:	Maya DeRosa, Community Development Director 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: September 17, 2024

Commissioner Autumn Anderson moved to approve the minutes of September 17, 2024. The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

AYES: Autumn Anderson, Hector Lopez, Sue Furdek, and John Ponte,
NOES: None
ABSENT: None
ABSTAIN: Christopher Warner
RECUSE: None

5. PUBLIC HEARINGS

5.1 Request by Melissa Anderson on behalf of NO|MA House for a Planning Commission Major Sign Permit approval in order to approve one (1) projecting sign on the property located at 1429 Main St. in the Central Business (CB) zoning district.
Prepared By: Xinia Gamero, Permit Technician III

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Permit Technician Xinia Gamero reported on the item and showed a presentation.

Applicant, Melissa Anderson 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 15311 of the CEQA Guidelines; and approve the application for a Major Sign Permit at 1429 Main St. permitting the additional projecting sign described in this report with the two (2) resolution amendments recommended by staff and in the compliance with the attached resolution. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

AYES: Christopher Warner, Sue Furdek, Autumn Anderson, Hector Lopez, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5.2 Request by Karen Williams on behalf of ACME Fine Wines for adoption of a resolution approving a conditional use permit amendment in order to permanently establish wine tasting, wine sales and accessory office use in an existing tenant space located at 1118 Hunt Ave., in the Central Business (CB) zoning District.
Prepared By: Xinia Gamero, Permit Technician III

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Permit Technician Xinia Gamero reported on the item and showed a presentation.

No public comment was received.

Commissioner Autumn Anderson moved to 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 conditional use permit amendment approval for wine tasting, wine

sales and accessory office use in the existing tenant space pursuant to attached room floorplan in the building located at 1118 Hunt Avenue. The motion was seconded by Vice Chair Christopher Warner and on roll call carried by the following vote:

AYES: Autumn Anderson, Christopher Warner, Hector Lopez, Sue Furdek, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- The first Downtown Specific Plan Community Workshop to be held Wednesday, October 23rd at 6:00pm.
- Planning Commission meeting of November 5th is cancelled.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:42 p.m.**

The October 15, 2024 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

_____
John Ponte, Chair Planning Commission

ATTEST:

_____
Maya DeRosa, AICP
Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of January 21, 2025

FILE NUMBER: PL24-065

SUBJECT: Request by City Ventures, LLC for a pre-submittal review of a proposed multifamily project consisting of 41 townhome-style units within six three-story residential buildings located at 1447, 1505, and 1515 Spring Street. The project site includes three parcels totaling 2.53 acres. Applicant proposes 8 affordable units to be deed restricted. Necessary entitlements include: Tentative Subdivision Map, Minor Design Review, Density Bonus, and Demolition Permit.

PREPARED BY: Mike Janusek, Contract Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:11/22/24

LOCATION OF PROPERTY: 1447, 1505, 1515 Spring Street

APN: 009-590-003 (1447 Spring St.); 009-590-005 (1505 Spring St.); 009-590-010 (1515 Spring St.)

GENERAL PLAN/ZONING: High Density Residential (1447 Spring St. and 1515 Spring St.); Medium Density Residential (1505 Spring St.)

APPLICANT: City Ventures,LLC

BACKGROUND

The project applicant, City Ventures, LLC, has requested a Pre-Submittal Review to allow their team to present conceptual plans for a proposed development project at 1447, 1505, and 1515 Spring Street - the Spring Grove Multifamily Residential project. The applicant seeks early feedback from the Planning Commission, City staff, and the

community before addressing comments for resubmittal of their development application.

The currently adopted and certified 2023-2023 Housing Element Update identifies 1447 and 1515 Spring Street (APN 009-590-003, -010) as housing opportunity site 9. The site was selected because it contains existing single-family residences on large parcels, but is underutilized as it is located on a High Density Residential zone. In addition, the site is surrounded by single- and multi-family development and sites zoned High Density Residential.

The entire 2.4-acre site is able to be redeveloped. Based on allowed density under High Density Residential, which ranges from 16.1 to 28 units/acre, a maximum of -68 units would be permitted. However, a total of 48 units, 24 lower income units and 24 above moderate income units, is assumed by the Housing Element in order to accommodate site circulation improvements and adequate off-street parking capacity.

The site is currently underutilized and does not meet the minimum density of the High Density Residential Zone (16.1 units/acre) with a current density of 0.83 units/acre. The site has two existing housing units, which equals approximately three percent of the total allowed capacity of the site (68 units). The existing building lot coverage is approximately eight percent and the maximum allowed lot coverage is 45 percent. Future development of the site would not be dependent upon lot consolidation as all three parcels are under the same ownership. Furthermore, Program H-ZZ would incentivize lot consolidation at the time the property is developed. This site was included in the 5th Cycle Housing Element, therefore requiring by-right approval for projects with at least 20% affordable units.

PROJECT DESCRIPTION

The 2.53-acre project site is comprised of three parcels located at 1447, 1505, and 1515 Spring Street, approximately 100 feet west of St. James Drive on the south side of Spring Street. All three parcels are currently developed with existing single-family residences, which would be demolished as part of the project. The site is relatively flat, with some slopes present along the southern boundary adjacent to an existing creek feature. The site contains a total of 197 trees.

Two parcels within the project site, 1447 Spring St. and 1515 Spring St., are located with the High Density Residential (HR) zoning district. These parcels comprise Housing Element Site 9 described above and would be the proposed location for the 41 townhome-style units. The remaining parcel, 1505 Spring St., is located within the Medium Density Residential (MR) zoning district and is proposed for site access. Surrounding properties to the south and east are zoned High Density Residential (HR), while properties fronting Spring Street are zoned Medium Density Residential (MR).

The plans for the Spring Grove Multifamily Residential project show 41 townhome-style units across six, three-story buildings with a ground-level, two-car garage for each unit. The project includes the following:

- 41 for-sale condominiums including 3- and 4-bedroom units ranging in size from approximately 1,480 square feet to 1,810 square feet.
- 8 deed-restricted, affordable units made available to households at moderate incomes.
- Six three-story buildings each 38-feet in height, ranging in size from 8,699 square feet to 19,981 square feet.
- Private ground-floor, two-car garages for each unit and 11 surface parking stalls for guest parking.
- Over 50 bicycle parking spaces including 41 long term spaces located in each residential garage and the remainder in onsite bicycle racks.
- Contemporary farmhouse architectural style facades with gable roof forms, board and batten siding, and neutral color palette.
- Landscape plan including a mix of trees, shrubs, and groundcovers as well as retention of mature trees.
- Outdoor site amenities such as private patios, common seating areas, pedestrian walkways, fruit tree grove, grapevine trellis, and common picnic area.
- All-electric development and each home would include solar panels.

The site would be accessed via a 26-foot-wide private driveway connecting to Spring Street. Two 28-foot-wide private drive aisles would provide double-loaded garage access at the interior of the site. A continuous pedestrian loop is proposed around the perimeter of the site.

ANALYSIS

In order to proceed, the Spring Grove Multifamily project will require a number of entitlements from the City, including: Tentative Subdivision Map, Minor Design Review, Density Bonus, and Demolition Permit.

The project has been submitted under Senate Bill 330 – The Housing Crisis Act (SB 330). SB 330, which amends California's Housing Accountability Act, allows an applicant to submit a Preliminary Application for any housing development project, defined as a project that includes two or more units and is at least two-thirds residential by floor area. By submitting the Preliminary Application and complying with the timelines outlined in the bill, applicants can vest the zoning and objective design standards in effect at the time of application. SB 330 also shortens the required permit review timeframes and limits the number of public hearings for housing projects to five public hearings, including continuances and most appeal hearings. The public hearing limit does not include CEQA hearings, optional meetings, and/or hearings related to zoning variances or code exemptions. As this meeting was elected by the applicant voluntarily, it does not count against the five hearing limit.

The project was deemed to have submitted a complete SB 330 Preliminary Application on November 21, 2024, and subsequently filed its development application (Tentative

Subdivision Map and associated entitlements) on November 22, 2024, within the required 180-day timeframe for vesting purposes.

Below is summary of the necessary entitlements for the project to be processed concurrently:

Tentative Subdivision Map

A Vesting Tentative Map for condominium purposes has been submitted for the proposed 41 for-sale condominium units. Pursuant to St. Helena Municipal Code Chapter 16.16, a tentative map is required for projects with five or more parcels.
A detailed staff report that analyzes the project's consistency with the City's General Plan, Zoning Code and development regulations will be provided after a complete application is submitted, an environmental document is prepared, and a public hearing before the Planning Commission is scheduled. The Planning Commission would provide recommendations to the City Council on the project application and the Council would serve as the final approval authority.

Minor Design Review

The project will require Minor Design Review to ensure that the project design is consistent with Objective Development and Design Standards. Per St. Helena Zoning Code Section 17.05.080.B.2, new multifamily development consistent with the City's adopted Objective Development and Design Standards (found in SHZC Section 17.16.040) shall be reviewed and approved administratively by the Community Development Director as a component of the building permit review.

In addition, this site was included in the 5th Cycle Housing Element, therefore requiring by-right approval for projects with at least 20% affordable units.

The purpose of Design Review is to ensure development is appropriate to the site, that the building provides a strong connection to the street, that the massing, articulation, materials and colors of the building are visually cohesive, and that the landscaping, lighting and signage fit with the building design and support public safety and security. While the applicant seeks voluntary feedback from the Planning Commission related to the site and building design, the scope of the City Minor Design Review is limited to consistency with SHMC 17.16.040, the Objective Design Standards. The applicant is currently preparing a Minor Design Review submittal. Staff have not completed this review and is yet to provide comments.

Density Bonus

A project that provides at least 10% of the total number of proposed dwelling units as affordable units is eligible for concessions and waivers authorized by the State Density Bonus Law (Gov. Code, § 65915). Projects deemed eligible are allowed up to four

concessions and an unlimited number of waivers, depending on the percentage of affordable units included in the project, of any standard that would physically preclude the construction of the development at the proposed density.

The project would provide eight deed-restricted affordable housing units. Four units would be made available to households earning 100% Area Median Income (AMI), while four units would be made available to households earning 120% AMI. The applicant's November 22, 2024 submittal proposes four waivers and no concessions or incentives. Staff will determine Density Bonus eligibility and waiver, concession, and/or incentive requests after a complete development application has been submitted.

Demolition Permit

Removal of the existing single-family homes would require a demolition permit. The applicant has provided preliminary Historic Resource Evaluation analyses prepared by a qualified professional for all three buildings over 45 years old. None of the properties are included in the Historic Preservation Overlay Zone. Staff will review whether the buildings qualify as a historical resource under CEQA during the required environmental review.

ISSUES

Environmental Review

Once a complete application is submitted, the City will conduct an environmental review in compliance with the California Environmental Quality Act (CEQA) that will be used to determine the appropriate CEQA determination for the project. The CEQA determination will address environmental and service capacity issues including but not limited to water demands and availability (e.g. the City's water neutrality policies), wastewater and stormwater capacity, traffic and circulation impacts, noise, visual impacts, wetlands, biological resources, and historic and cultural resources. Special studies will be prepared to identify potential impacts associated with the project and to identify mitigation measures to offset those impacts.

Design Considerations

Through the Minor Design Review, the project will be reviewed against the City's adopted Objective Development and Design Standards under SHZC Section 17.16.040 to ensure the project will complement the character of the community. While the Planning Commission will not be able to apply design review criteria applicable to Major Design Review, the applicant is requesting early feedback from the Planning Commission through a Pre-Submittal Review.

Inclusionary Housing

The applicant proposes to meet the project's inclusionary housing requirement under SHMC Section 17.30.030 by providing 20% of the housing units in the new development as affordable. The applicant's November 22, 2024 submittal proposes 8 affordable units (19.5%) made available to moderate income households (80-120% Area Median Income or AMI). The remaining 0.2 unit is proposed to be satisfied by the payment of in lieu fees which is a provision of the inclusionary housing ordinance. Staff is in the process of reviewing the proposal for consistency with the IHO.

Water Neutrality

The project is required to comply with the City's water neutrality policies. One option the applicant is looking to proceed with is a request to the City Council prior to the Tentative Map public hearing, allowing for the payment of the in-lieu fee to satisfy this condition.

Issues Letter

The November 22, 2024 application materials for the Spring Grove Multifamily project were reviewed by City staff for completeness items. A detailed letter was transmitted to the applicant summarizing missing information pursuant to the City's published application checklists, which must be addressed prior to the application being deemed complete for consistency review (see attached Incompleteness Letter).

CORRESPONDENCE

1. Correspondence from the following persons (attached) was received prior to the January 21, 2025 Pre-Submittal Review by the Planning Commission:
    - Vivian Lii

STAFF RECOMMENDATION

Staff recommends that the Planning Commission receive presentations from staff and the applicant's team, accept comments from the public, and provide feedback regarding the plans for the Spring Grove Multifamily project, including (but not limited to) feedback on the following:

1. Proposed Tentative Subdivision Map
2. Overall design, circulation and amenities
3. The affordable housing proposal

ATTACHMENTS

Spring Grove Written Statement
PL24-065 - Spring Grove - Incomplete Letter 122024
Spring Grove Project Plans

CITY VENTURES

SPRING GROVE
1447, 1505 & 1515 Spring Street
St. Helena, CA 94574

VESTING TENTATIVE SUBDIVISION MAP APPLICATION
WRITTEN STATEMENT

City Ventures is delighted to submit a Vesting Tentative Map application for Spring Grove, our proposed project located at 1447, 1505 and 1515 Spring Street in St. Helena.

We are pleased to submit an application that responds to the housing goals envisioned in St. Helena's recently certified Housing Element and look forward to the opportunity to collaborate with the community.

Our proposed project is comprised of three parcels totaling 2.53-acres. Two of the parcels, 1447 and 1515, combine to create housing opportunity "Site 9" in St. Helena's 2023-31 housing element. These parcels also represented a housing opportunity site within the 2015-23 Housing Element. The project site, which currently is developed with three single-family homes, is proposed for 41 for-sale solar all-electric townhome-style condominiums. 1447 and 1515 Spring, where the proposed townhomes are to be constructed, are zoned high-density residential. 1505 Spring is medium-density residential and will provide access to the development. At an overall density of 16.2 units/acre, Spring Grove will be at the low end of the allowed density range, 16.1-28, in the high-density residential zone.

Spring Grove is designed for first-time homebuyers and families who live and work in St. Helena. The project is designed to be consistent with the City of St. Helena's General Plan, adopted in 2019, and the Objective Design Standards codified in October 2023. Spring Grove is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective General Plan and subdivision standards and criteria as described in Government Code section 65589.5(j).

Per St. Helena's Inclusionary Housing ordinance, twenty percent (20%) of the housing units, 8.2 units, will be made available to households at moderate incomes. Four (4) units will be made available to households whose annual income does not exceed 100% of median income, and four (4) units will be made available to households whose annual income does not exceed 120% of median income. We propose to satisfy the remaining 0.2-unit through the payment of the in-lieu fee.

Because this for-sale project provides at least 20-percent deed-restricted homes for households with moderate incomes, Spring Grove is eligible for State Density Bonus Law (Gov. Code, §§ 65915–65918) benefits, including waivers and two concessions. City Ventures is requesting four density bonus waivers per Table A. City Ventures reserves the right to request additional concessions or waivers/incentives under the State Density Bonus Law at a later time.

Table A - Density Bonus Waivers	
Waiver	**St. Helena Municipal Code**
Roofline / Vertical offset	17.16.040.C.1.a
Full-Height Recesses	17.16.040.C.1.h
Rowhouse: 8-unit max	17.16.040.C.2.b
Units on Common Open Space	17.16.040.C.4.c

We can't wait to bring this thoughtful project program to life and seamlessly integrate Spring Grove into the existing neighborhood fabric. The 41-homes are comprised of 3-4 bedrooms ranging in size from approximately 1,480-sf to 1,810-sf. Each home has its own private garage accessed by an internal private street with the front doors accessed from gracious paseos. Each home will come standard with solar panels and will incorporate a specific focus on healthy, energy efficient living. The proposed 41-homes would be distributed throughout 6-buildings, contemplated to have a modern agrarian aesthetic. The project proposes 93 parking spaces, comprised of 2-dedicated spaces within each home's garage, as well as 11 surface parking stalls. The project will include over 50 bicycle parking spaces, with 41-long-term spaces located in each residential garage, and the remainder in onsite bicycle racks. Spring Grove will have extensive landscaping, incorporating mature trees and vegetation along with new plantings chosen to complement the project design and setting.

City Ventures looks forward to working with the City of St. Helena to create a walkable housing development just a stone's throw from Main Street in which more St. Helena families can put down roots, just like the vineyards for which the area is world famous.

Please reach out with any questions.

City of St. Helena
Community Development Department
1088 College Avenue
St. Helena, CA 94574

December 20, 2024

City Ventures
Attn: Kelso Barnett
1185 Mason Street
San Francisco, CA 94123

VIA EMAIL: kbarnett@cityventures.com

Re: Notification - Identification of Incomplete Items
1447, 1505 & 1515 Spring St (File #PL24-065) – Tentative Subdivision Map, SB 330 Minor Design Review, Pre-Submittal Application, Density Bonus, Demolition Permit

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Dear Kelso Barnett,

The City received the above-referenced Tentative Subdivision Map, SB 330 Minor Design Review, Pre-Submittal Application, Density Bonus, Demolition Permit application on November 22, 2024 submitted under SB 330. Pursuant to Government Code Section 65943, development review staff has completed its initial review of the proposed housing development project against the submittal requirement checklists and has concluded that the application as submitted is incomplete. Further information is needed which is identified as follows:

Incomplete Items – Tentative Subdivision Map:

1. **Vesting Tentative Subdivision Map.** Per the Tentative Subdivision Map application checklist, plans must be prepared in compliance with the requirements of the Subdivision Map Act and accompanied by all required information, including submittal requirements under St. Helena Municipal Code (SHMC) Sections 16.16.020 and 16.16.030. Update the plan set and/or written statement to include missing items below required by SHMC Sections 16.16.020 and 16.16.030. Provide additional materials and/or attachments as needed.
    a. Per SHMC Section 16.16.020(B)(4), show location, names, present width and grades of adjacent or abutting streets. Dimension the width of Spring Street and provide required information for St. James Drive.
    b. Include an existing condition plan sheet separate from the demolition plan containing existing features and easements required by SHMC Sections 16.16.020(B)(5) & (7). Show features beyond property lines to at least 100 feet or to the greatest extent practicable.
    c. Per SHMC Sections 16.16.020(B)(11), include size of existing utilities.

d. Per SHMC Sections 16.16.020(B)(12), provide a note on the utility plan showing location of overhead wires and whether they are to be removed.
e. Include a copy of the proposed deed restriction per SHMC Section 16.16.020(D)(14).
f. Include a written commitment pursuant to SHMC Section 16.16.020(D)(15).
g. Include a report identifying which, if any, utility poles will be removed and the line segments undergrounded including a preliminary cost estimate per SHMC Section 16.16.020(D)(17).
h. Include an improvement schedule pursuant to Municipal Code Section SHMC Section 16.16.020(D)(18).
i. Per SHMC Section 16.16.030(C), show retaining wall material and retaining wall height.

2. **Written Statement.** Per the Tentative Subdivision Map application checklist, the following details are missing from the written statement. Update the written statement to include, describe, and/or tabulate these details.
    a. Sign and date the written statement.
    b. Include a detailed description of the Vesting Tentative Subdivision Map, explaining details of the of the project and reasons the map is proposed, including proposed street sections, proposed utilities, description of storm plan, number of lots, lot sizes, building envelopes, and proposed access.
    c. Describe whether streets would be privately maintained pursuant to SHMC Section 16.16.020(C)(1).
    d. Describe whether proposed easements would be public or private per SHMC Section 16.16.020(C)(2).
    e. Include a description of proposed open space per SHMC Section 16.16.020(C)(6).
    f. SHMC Section Per 16.16.030(C), include a description of all proposed materials, including but not limited to, garage door, downspouts, and lighting.

3. **Site Plan.** Per the Tentative Subdivision Map application checklist, the following details are missing from the site plan.
    a. Show existing sewer and water laterals on the site plan, Sheet C1.1.

4. **Floor Plan.** Per the Tentative Subdivision Map application checklist, the floor plans must be fully dimensioned.

5. **Landscape Plan.** Per the Tentative Subdivision Map application checklist, Identify all proposed landscaping planting. Plan must include a plant list (genus/species, common name, count and size). Landscape concept and sample palette is not sufficient for review. Provide a detailed planting plan schedule identifying all proposed planting including location, species, common name, count, and size.

6. **Site Photos.** Per the Tentative Subdivision Map application checklist, site photos are required showing topography, vegetation, existing/adjacent structures, views of the project site, and views from the project site.
    a. Add photos showing opposite views at locations #3 and #4. Provide site photo showing view in the direction of the creek from the site and vice versa.

7. **Existing Vegetation Map.** Per the Tentative Subdivision Map application checklist, accurately identify the location, species, size (width @ breast height) and height of each tree/significant vegetation stand on the project site. This map should also indicate status of such vegetation (to be protected, to be removed etc).

Incomplete Items – Pre-Submittal Review:

8. **Written Statement.** Per the Pre-Submittal Review application checklist, the following details are missing from the written statement. Update the written statement to include, describe, and/or tabulate these details. A consolidated written statement is preferred with separate sections for each application type.
    a. Sign and date the written statement.
    b. Explain the reasons for requesting a Pre-Submittal Review application.
    c. Include the maximum building height, total number of floors, and access to the property.

Incomplete Items – Density Bonus Application:

9. **Concession and Incentives Requests.** Per the Density Bonus Application checklist, identify any requested concessions and incentives.

10. **Waiver Requests.** Per the Density Bonus Application checklist, describe how strict application of the development standards will have the effect of physically precluding the construction of the development at the densities or with the concessions or incentives permitted (attach additional information if necessary).

Incomplete Items – Minor Design Review:

11. **Minor Design Review Application.** Submit a Design Review application form and checklist. Per St. Helena Zoning Code (SHZC) Section 17.05.080.B.2, if an application for new multifamily development is found to be consistent with the City's adopted Objective Development and Design Standards (found in SHZC Section 17.16.040), it shall be reviewed administratively by the Community Development Director as a component of the building permit review. The City processes administrative design review applications using the published Design Review application form and checklist.

12. **Written Statement.** Per the Design Review application checklist, the following details are missing from the written statement. Update the written statement to include, describe, and/or tabulate these details. A consolidated written statement is preferred with separate sections for each application type.
    a. Sign and date the written statement.
    b. Describe floor area by type of use (i.e., habitable, accessory (garage/shed), maximum building occupant load, and finishing materials.

13. **Existing Site Plan.** Per the Design Review application checklist, the following details are missing from the existing site plan.
    a. Show setbacks, lot coverage, F.A.R., square footage of all existing structures.

14. **Proposed Site Plan.** Per the Design Review application checklist, the following details are missing from the proposed site plan.
    a. Tabulate F.A.R.

15. **Building Elevations.** Per the Design Review application checklist, the following details are missing from the Building Elevations.
    a. Include and/or clarify any visible rooftop mechanical equipment screening. Clearly demonstrate any screening of rooftop mechanical equipment by providing a building section, dimensioned parapet, and/or equipment specifications.
    b. Provide color elevations.

16. **Demolition Plan.** Per the Design Review application checklist, a Demolition Permit Application submittal must be made in addition to the Design Review Permit Application submittal.

17. **Site Photos.** Per the Design Review application checklist, site photos are required showing photos of existing building and site. Photos of the adjacent buildings on the block face on both sides of the street, including the address of each photo.

18. **Fence/Wall Details.** Per the Design Review application checklist, provide retaining wall size and material details on Sheet L-4.

Public Works| Eric Janzen, Assistant Public Works Director
Public Works has deemed the submittal incomplete and requires the following corrections for resubmittal.

1. City of St. Helena Construction Standards should be incorporated for utilities as applicable Please clarify/provide reference for referenced "SCWA" standards.
2. 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.
    a. Water neutrality calculation does not conform to policy guideline. Please reformat using the table model shown in the policy guideline. Contact Public Works at ejanzen@cityofsthelena.gov for more information.
    b. The in-lieu fee calculation will be reviewed after the water use calculation is revised to conform to the policy guideline.
    c. Applicant's proposal to offset additional water usage requires City Council approval prior to Tentative Subdivision Map approval, and cannot be approved ministerially. Please refer to policy guideline for information regarding how to obtain City Council approval to use the in-lieu fee option. Please contact Public Works to initiate City Council approval process.
3. The plans shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual as administered by the City per SHMC 13.32.090(C)(3). Compliance with BASMAA "Regulated Project" requirements shall be demonstrated on a sheet in the plan set.
    a. Clarification needed regarding overall stormwater management. Please include a sheet which demonstrates stormwater quantity management requirements are met for post development.

   b. Clarification needed on stormwater quality management. Plan sheet needs to clearly demonstrate compliance with BASMAA requirements.
   c. Clarification needed regarding stormwater discharge.
4. Per section SHMC 16.16.020(C)(7), proposed utility plans must be provided with a Tentative Map application.
   a. Provide clarification on strategy for water service connections in the development. Will units be metered? Will HOA manage? Public Works Director approval will be needed for a master meter configuration.
   b. Public Works would like to further discuss the water main dead end and if there is an opportunity to connect to the system in a second location to mitigate future water quality issues. Please contact Public Works to discuss.
5. Please provide legend on TPM. Clarification is needed regarding easements, public, private and the extents of each. Please clearly indicate on TPM per SHMC 16.16.020(C)(2).
6. Pursuant to SHMC Sections 16.16.020(D)(19-21), sufficient information necessary to complete processing of the map and environmental documents is required, including but not limited to adequacy of public utility systems. Verify and demonstrate that the existing utility services, water and sewer, are sufficient to provide adequate services for the proposed development. If the existing facilities are not adequate, the applicant shall be responsible for modifications or upgrades to the existing facilities as requested and approved by the Public Works Director.

Public Works preliminary conditions of approval are also provided as a courtesy below. Please note, preliminary conditions of approval are subject to change and additional conditions of approval may be added.

1. 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. The Water Neutrality statement and calculations will be reviewed and approved twice, first during the Planning Application and second during the Building Permit application. Water neutrality calculation approval shall be approved Planning application, in lieu fee approval process may run concurrent with Planning application phase. Approval during the Planning Application does not constitute approval during the Building Permit Application.
2. Frontage improvements required. Improvements may include installation of ADA compliant driveways, sidewalk, curb and gutter replacements or repairs. All improvements shall be installed according to City Standards. Improvements shall be prescribed by the Public Works Director during the Building Permit phase.
3. An Encroachment Permit is required for all work within City right of way including obstructions, staging, or closures of the vehicular or pedestrian path of travel. Any damages to sidewalk, curb and gutter shall be repaired by the applicant. Applicant to keep roadway and sidewalk clear of construction activities and debris (Building Permit Phase).
4. 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) (Building Permit Phase).
5. Applicant shall provide evidence of concurrence from California Department of Fish and Wildlife regarding any needed requirements or permits pertaining to the creek frontage or discharge (Prior to Building Permit Phase).

6. Onsite stormwater and drainage management shall be demonstrated in the building plans. Plans shall demonstrate drainage patterns to prevent diversion or inundation of neighboring properties (Building Permit Phase).
7. A Stormwater Water Pollution Prevention Plan is required. The Plan shall detail all site-specific stormwater management, BMPs and erosion control measures shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit (Building Permit Phase).
8. The plans shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Compliance with BASMAA "Regulated Project" requirements shall be demonstrated on a sheet in the plan set. 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. 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 (Building Permit Phase).
9. 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) (Building Permit Phase).
10. A Grading Permit will be Required (Building Permit Phase).
11. Applicant to provide a copy of the proposed maintenance agreement (Prior to COA).
12. No City supplied water use permitted for construction activities (Building Permit Phase).
13. Inspection by City Staff required for utility installations (Building Permit Phase).

Tentative Parcel Map Conditions:

1. The applicant, or his/her representative, shall submit two (2) copies of the draft deed documents' legal descriptions with the following information:

    a. The legal descriptions shall describe the entire boundary of each resulting parcel.
    b. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.
    c. The legal descriptions shall describe all easements, grants of right of way and deeds as applicable.

2. The following statements shall be included on each draft deed document:

    a. The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a lot line adjustment pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
    b. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant to Section 1093 of the California Civil Code.

3. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.

4. The applicant, or his/her representative, shall submit two (2) copies of the record maps, deed documents, etc. referred to in the lot line adjustment legal descriptions.

5. The applicant, or his/her representative, shall submit proof of payment of the mapping services fee, as required by the Napa County Board of Supervisors Resolution 92-119.

6. The applicant, or his/her representative, shall submit proof of prepayment of property taxes.

7. Lenders should be contacted and any deeds of trust on the involved properties should be modified, to conform to the new boundary configurations, prior to recording the deed documents.

Fire Department | Alec Vidler, Fire Inspector
Fire has deemed the submittal complete. The following preliminary conditions of approval are provided as a courtesy below. Please note, preliminary conditions of approval are subject to change and additional conditions of approval may be added.

1. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
2. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
3. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
4. Any gates installed to control vehicular access to 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.

Building Division | Philip Henry, Chief Building Official
Building has deemed the submittal complete. The following preliminary conditions of approval are provided as a courtesy below. Please note, preliminary conditions of approval are subject to change and additional conditions of approval may be added.

1. 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 California Building Code series.
2. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
3. The applicant shall provide a Construction Waste Management Plan with the building permit application.
4. 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.
5. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.

6. 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.
7. 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.
8. A separate permit submittal is required for generators, fire sprinkler/standpipe systems, fire pumps, fire alarms, and PV-systems.
9. Plans do not appear to show location(s) of trash/recycle bins; trash enclosures are required to have a drain, roof covering and sufficient space to contain appropriate sized trash bins, recycle bins, and green waste. 4.410.2 California Green Building standards Code
10. Plans do not appear to show where EV charging will occur; please provide location of which parking spaces will have required EV charging per 4.106.4.2.2, 4.106.4 California Green Building Standards Code.
11. Plans shall comply with Chapter 11A CBC ADA requirements for residential units, and Chapter 11B CBC for common areas.

Please review and address the comments provided above and resubmit a revised application.

Should you have additional questions regarding this project application, please contact Maya DeRosa, Community Development Director, at mderosa@cityofsthelena.gov, or Mike Janusek, Contract Planner, at mjanusek@m-group.us.

Sincerely,

Mike Janusek, AICP
Senior Planner Consulting with M-Group

cc: Maya DeRosa, AICP, Community Development Director
Xinia Gamero, Planning Technician

VICINITY MAP



PROJECT TEAM

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UTILITY CONSULTANT
TARRAR UTILITY CONSULTANTS
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PROJECT DESCRIPTION

City Ventures is delighted to submit our proposal for Spring Grove. We look forward to the opportunity to collaborate with the City of St. Helena and are pleased to submit an application that responds to the housing goals envisioned in St. Helena's recently certified Housing Element.

Our proposed project is comprised of three parcels, totaling 2.53-acres, located at 1447, 1505 and 1515 Spring Street. Two of the parcels, 1447 and 1515, combine to create housing opportunity "Site 9" in St. Helena's 2023-31 housing element. These parcels also represented a housing opportunity site within the 2015-23 Housing Element. The project site, which currently is developed with three single-family homes, is proposed for 41 for-sale solar all-electric townhome-style condominiums. 1447 and 1515 Spring, where the proposed townhomes are to be constructed, are zoned high-density residential. 1505 Spring is medium-density residential and will provide access to the development. At an overall density of 16.2 units/acre, Spring Grove will be at the low end of the allowed density range, 16.1-28, in the high-density residential zone.

Spring Grove is designed with first-time homebuyers and young families in mind. The project is designed to be consistent with the City of St. Helena's General Plan, adopted in 2019, and the Objective Design Standards codified in October 2023. Spring Grove is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable objective General Plan and subdivision standards and criteria as described in Government Code section 65589.5(j).

Per St. Helena's Inclusionary Housing ordinance, twenty percent (20%) of the housing units, 8.2 units, will be made available to households at moderate incomes. As shown in Table A, 4 units will be made available to households whose annual income does not exceed 100% of median income, and 4 units will be made available to households whose annual income does not exceed 120% of median income. We propose to satisfy the remaining 0.2-unit through the payment of the in-lieu fee.

Because this for-sale project provides at least 20-percent deed-restricted homes for households with moderate incomes, Spring Grove is eligible for State Density Bonus Law (Gov. Code, §§ 65915–65918) benefits, including waivers and two concessions. City Ventures is requesting four density bonus waivers per Table B. City Ventures reserves the right to request additional concessions or waivers/incentives under the State Density Bonus Law at a later time.

We can't wait to bring this thoughtful project program to life and integrate Spring Grove into the existing neighborhood fabric. The 41-homes are comprised of 3 bedrooms, with some homes optioning up to 4 bedrooms, ranging in size from approximately 1,480-sf to 1,810-sf. Each home has its own private garage accessed by an internal private street with the front doors accessed from gracious paseos. Each home will come standard with solar panels and will incorporate a specific focus on healthy, energy efficient living. The proposed 41-homes would be distributed throughout 6-buildings, contemplated to have a modern agrarian aesthetic. The project proposes 93 parking spaces, comprised of 2-dedicated spaces within each home's garage, as well as 11 surface parking stalls. The project will include over 50 bicycle parking spaces, with 41-long-term spaces located in each residential garage, and the remainder in onsite bicycle racks. Spring Grove will have extensive landscaping, incorporating mature trees and vegetation along with new plantings chosen to complement the project design and setting.

Through our preliminary/SB330 application, City Ventures is respectfully requesting a Vesting Tentative Map and Demolition permit from the City of St. Helena. City Ventures looks forward to working with the City of St. Helena to create a walkable housing development just a stone's throw from Main Street in which more St. Helena families can put down roots, just like the vineyards for which the area is world famous.

Table A - Inclusionary Housing (St.H MC 17.30.030.G)		
Income Category	**#/Homes**	**% Area Median Income**
Median Income	4	100%
Moderate Income	4	120%

Table B - Density Bonus Waivers	
Waiver	**St. Helena Municipal Code**
Roofline / Vertical offset	17.16.040.C.1.a
Full-Height Recesses	17.16.040.C.1.b
Rowhouse: 8-unit max	17.16.040.C.2.b
Units on Common Open Space	17.16.040.C.4.c

PROJECT SUMMARY

RESIDENTIAL		LivingSF	GarageSF	8' Patio	Deck* N/I		Total	Beds	**41 units**
P1	3B/2.5Ba/2C	1,480	580	0	78			3	4 units
P2	3B/2.5Ba/2C+Den	1,595	430	170	90		170	3	5 units
P3	3B/2.5Ba/2C+Den/Opt 4B	1,746	456	170	85		170	4	15 units
P4	3B/2.5Ba/2C+Den/Opt 4B	1,810	460	170	88		170	4	17 units

	High Density **HR** Zoning		**Provided**
ACREAGE			**2.53 Ac**
DENSITY	16.1 ~ 28du/ac		**16.2 du/ac**
COVERAGE	55% Max.		**26.2% Ac**
BUILDING HEIGHT	42' Max		**38'**
BUILDING STORIES	3 Stories		**3 Stories**
RESIDENTIAL			**41 Units**
Market Rate units			33 Units
Inclusionary Units	20% Units	8.20 units	8 Units
RESIDENTIAL SF			**70,855 SF**
Residential Unit Average SF			1,728 ASF
OPEN SPACE	210 sf/du		**485 sf/du**
Common	150 sf/du	6,150 sf	13,585 SF
Private (ground floor only*)	60 sf/du	2,460 sf	6,290 SF
PARKING	72 cars		**93 Cars**
Residential (3 - 4 Bedroom)	1.5 cars/du	61.5 cars	82 Cars
Open	0.25 cars/du	10.3 cars	11 Cars

SITE DESIGN ASSUMPTIONS		**HR Zoning**	**Proposed**
Streets			
	Entry	28'	28'
	Main Drive	28' Fire Access	28' Fire Access
	Alley	21' clr ~ 25' garage to garage	24' clr ~ 30' garage to garage
	Alley/Drive	N/A	
Setbacks			
	Front	15' & 25' @ 3rd Floor	N/A
	Rear	10'	10' ~ 15'
	Interior Side	10'	10' ~ 15'
Parking			
	Covered	19x19 per 2 car	19x19 per 2 car
		10x40 per 2 car Tandem 9'door	10x40 per 2 car Tandem 9'door
	Open	9x19 ~ 9x23 parallel	9x19 ~ 9x23 parallel

BUILDING AREAS	**Living SF**	**Garage Sf**	**Total SF**
Building 1	13,477	3,882	17,359
Building 2	15,883	4,098	19,981
Building 3	8,922	2,292	11,214
Building 4	6,897	1,802	8,699
Building 5	12,199	3,174	15,373
Building 6	13,477	3,882	17,359
TOTAL SF	**70,855**	**19,130**	**89,985**

Preliminary Housing Application Submittal (SB330)
September 30th, 2024

Spring Grove
1447-1505-1515 Spring St.
St. Helena, CA

COVER SHEET

CITY VENTURES
Building It Forward

Spring Grove
APN: 009-590-003, -005, -010
1447~1505~1515 Spring Street
St. Helena, CA

TARRAR UTILITY CONSULTANTS | C2 Collaborative | adobe associates, inc. | HUNT HALE JONES | FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration Roland@FournierDesign.Studio (562) 719-4650

September 30th, 2024
G-1
FDS #24010

EXHIBIT A
St. Helena Municipal Code 17.16.040
C. Design Standards Specific to Multifamily Development

1 Design

a.	*The roof line on the longest building elevations shall include a vertical offset of at least 18 inches for each unit or for each pair of units on that elevation.*	***WAIVER***
b.	*Exterior building walls must vary in depth through a pattern of offsets, recesses, or projections a minimum of two feet every 25 horizontal feet. Patterns may be established through changes in plane, balconies, bay windows, dormers, or other façade features.*	***COMPLIES***
c.	*All visible building facades shall incorporate details, such as window and door trim, window recesses, cornices, changes in materials, or other design elements. Each side of a building that is visible from a public right-of-way shall be designed with a consistent level of detailing and quality of materials.*	***COMPLIES***
d.	*A minimum of two features such as balconies, cantilevers, dormers, bay windows, awnings, patios, individualized entries, or accent materials shall be incorporated into each project building.*	***COMPLIES***
e.	*At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage.*	***COMPLIES***
f.	*Buildings over two stories must provide a ground floor elevation that is distinguished from the upper stories through a material or color change along at least 75 percent of building façades facing rights-of-way or public open space.*	***COMPLIES***
g.	*Dwelling units facing common open space areas must include a minimum of one window providing a direct view onto the common area.*	***COMPLIES***
h.	*Where a new multi-family development is built adjacent to existing lower- scaled residential development, the façade opposite the existing lower-scaled residential development shall incorporate at least one full-height recess a minimum two feet in depth.*	***WAIVER (Building 5 (North End) 1'6" projection vs. 2'***
i.	*For buildings 12 feet or less apart, windows, balconies, and other private open spaces shall be offset to avoid direct sightlines into and from neighboring properties.*	***COMPLIES***
j.	*Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet. The required private storage space may be located within a building or outside of the building, and may be used for bicycle parking.*	***COMPLIES***
k.	*Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.*	***COMPLIES***

2 Attached Rowhouse design

a.	*Attached rowhouse development may be configured with vehicular access provided via an on-site drive aisle, from an abutting alley, or from the primary building frontage.*	***COMPLIES***
b.	*Blocks of attached rowhouses must be a minimum of three units and a maximum of eight units.*	***WAIVER (Building 2 has 9-units)***
c.	*For attached rowhouse units, a minimum separation of 12 feet must be provided between blocks of units.*	***COMPLIES***

3 Entry Design

a.	*Shared entrances to multi-family developments must be visible from the right- of-way or shared walkways. Direct pedestrian access must be provided between the public sidewalk and all shared entrances.*	***COMPLIES***
b.	*Individual ground floor entrances to units within a multi-family development must:*	
i.	*Be visible and directly accessible form the right-of-way or a shared pathway; and*	***COMPLIES***
ii.	*Incorporate usable outdoors areas such as patios, porches, stoops, terraces, or forecourts.*	***COMPLIES***
c	*Exterior entrances to units in multi-family developments may be either individual or shared. Exterior entrances to individual units on upper floors are permitted; however, shared exterior access corridors located above the ground floor and visible from the street may provide access to a maximum of four units.*	***COMPLIES***
d.	*Duplexes, triplexes, and fourplexes abutting any LR-1-A, LR, or MR district shall include individual front doors and interior stairs (when stairs are needed).*	***N/A***
e.	*Exterior entrances serving multiple units must have a roofed projection or recess with a minimum depth of five feet and a minimum horizontal area of 60 square feet.*	***COMPLIES***
f.	*Exterior entrances serving a single unit must have a roofed projection or recess with a minimum depth of at least five feet and a minimum horizontal area of at least 25 feet.*	***COMPLIES***

4 Common Outdoor Recreation Space

a.	*Use. Common outdoor recreation space must be available for passive and active outdoor recreational purposes for the enjoyment of all residents of each project. Outdoor recreation space types include but is not limited to picnic areas, tot lots, sports courts, swimming pools, and community gardens.*	***COMPLIES***
b.	*Slope. The slope of the common outdoor recreational space must not exceed a slope of 10 percent and must be easily accessible for all residents.*	***COMPLIES***
c.	*Visibility. Common outdoor recreation spaces must be visible from the primary living spaces of a minimum of 50 percent of units and be visible to the residents of the project for which the space is provided.*	***WAIVER (31% of units are on common open space)***
d.	*Precluded Areas. Common outdoor recreation space must not include driveways, public or private streets, or utility easements where the ground surface may not be appropriate for recreational space.*	***COMPLIES***

5 Parking

a.	*Location for All Multi-Family Residential. Off-street parking serving multi-family residential development must be located in one of the following facilities:*	
i.	*Surface parking lots, garages, or carports located to the side or rear of residential buildings in relation to adjacent streets. If a site fronts on two or more streets, this standard applies to the front of the lot.*	***N/A***
ii.	*Garages with side entries, in which the face of the garage door is generally perpendicular to the street.*	***N/A***
iii.	*Attached individually secured garages.*	***COMPLIES***
b	*Rowhouse Garages Frontage. Rowhouse garages with doors that face the street must be recessed from the primary façade and may not occupy more than 50 percent of the width of any street-facing building façade.*	***COMPLIES***

COMPLIANCE / WAIVER TABLE

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adobe associates, inc.
HUNT HALE JONES
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G-2
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SOLAR ALL-ELECTRIC ADVANCED TECHNOLOGY HOMES

This project will include solar-powered, all electric, energy efficient homes that will reduce the impact on the environment.

ALL INCLUSIVE ADVANCED TECHNOLOGY - NO EXTRA COST:

- Exceeds national energy efficiency standards
- High-performance energy efficient appliances & materials
- High-efficiency LED lighting
- Dual glaze Milgard windows with energy efficient ultraviolet coating
- Water wise Kohler" plumbing fixtures
- Advanced framing Technology saves trees & keep our planet green
- Energy efficient smart NEST" thermostat
- Energy efficient radiant barrier roof sheathing
- All HVAC systems are tested for optimal refrigerant charge & duct performance
- QII Testing verifying consistent installation to ensure maximum installation
- Duct leak testing verified by a 3rd party to optimize efficiency
- Low to Zero VOC materials, paints, stains & adhesives

A SOLAR-POWERED LIFE INCLUDES ALL GREEN LIVING BENEFITS, PLUS

- Advanced technology powers your entire home
- Eliminates your gas bill and reduces your electric bill
- Pre-wired ready for electric vehicle chargers in garage
- Energy efficient while living in comfort & style







SUNPOWER
Solar Panels power everything in your home

nest
Smart thermostat learns your lifestyle, saving energy and money

Milgard
Dual-glazed windows + ultra-violet coating offer insulation against cold & heat

ENERGY STAR
Energy Star® rated high-efficiency appliances so you don't have to worry

THE BOLD LOOK OF KOHLER
Faucets and shower heads offer significant water savings reducing water bills

TITLE 24
City Ventures Homes' Energy Efficiency exceeds 15% of the state required minimum

SUSTAINABLE FEATURES

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EXISTING SITE PHOTOGRAPHY

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ILLUSTRATIVE SITE PLAN

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G-5

FDS #24010



SITE PLAN NOTES

Indicates;
+29'-10" F.G. Roof Height for Fire Access

Indicates;
ADA Path of travel

Indicates;
ADA Accessable Units ~ 10% of Qualifing Units

Indicates;
Conceptual Location of Affordable Units

See Civil sheets for additional information

See Landscape Architecture sheets for additional information

NORTH

SCALE 0' 30' 60' 120'

CONCEPTUAL ARCHITECTURAL SITE PLAN

CITY VENTURES
Building It Forward

Spring Grove

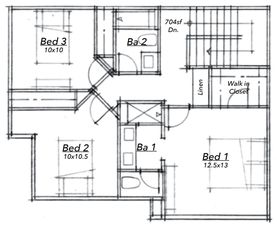
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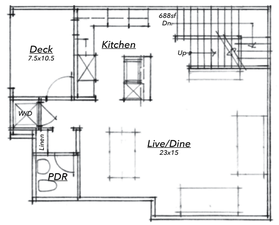
September 30th, 2024

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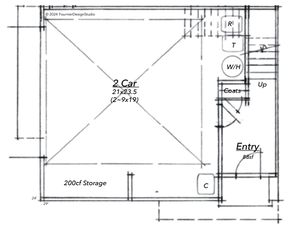
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3rd FLOOR



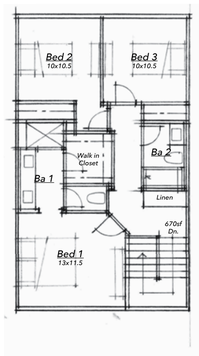
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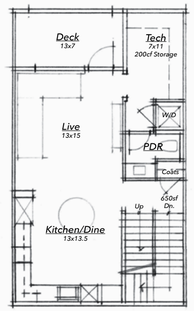
GROUND FLOOR

Plan 1

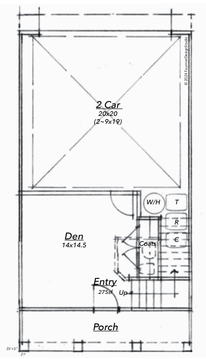
~1,480sf
3Bed/2.5Ba
Deck 78sf
2Car Garage 580sf



3rd FLOOR



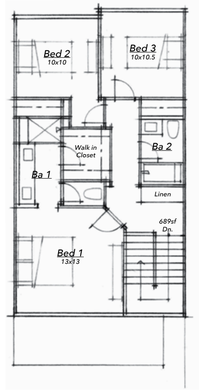
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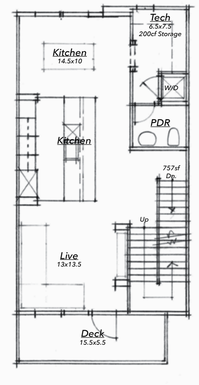
GROUND FLOOR

Plan 2

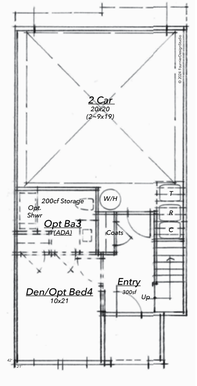
~1,595sf
3Bed/2.5Ba/Den/Tech
Deck 91sf
2Car Garage 430sf



3rd FLOOR



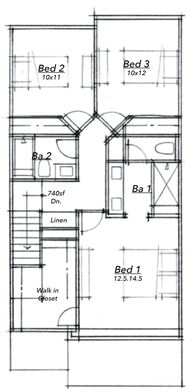
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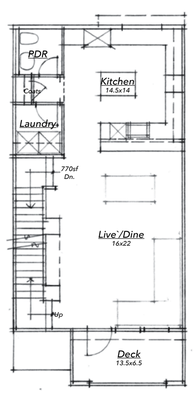
GROUND FLOOR

Plan 3

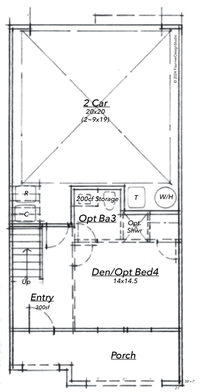
~1,746sf
3Bed/2.5Ba/Den
Opt.Bed4/Ba3
Deck 85sf
2Car Garage 450sf



3rd FLOOR



2nd FLOOR



GROUND FLOOR

Plan 4

~1,810sf
3Bed/2.5Ba/Den
Opt.Bed4/Ba3
Deck 88sf
2Car Garage 460sf

SCALE 0′ 8′ 16′ 32′

CONCEPTUAL FLOORPLANS

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Building It Forward

Spring Grove

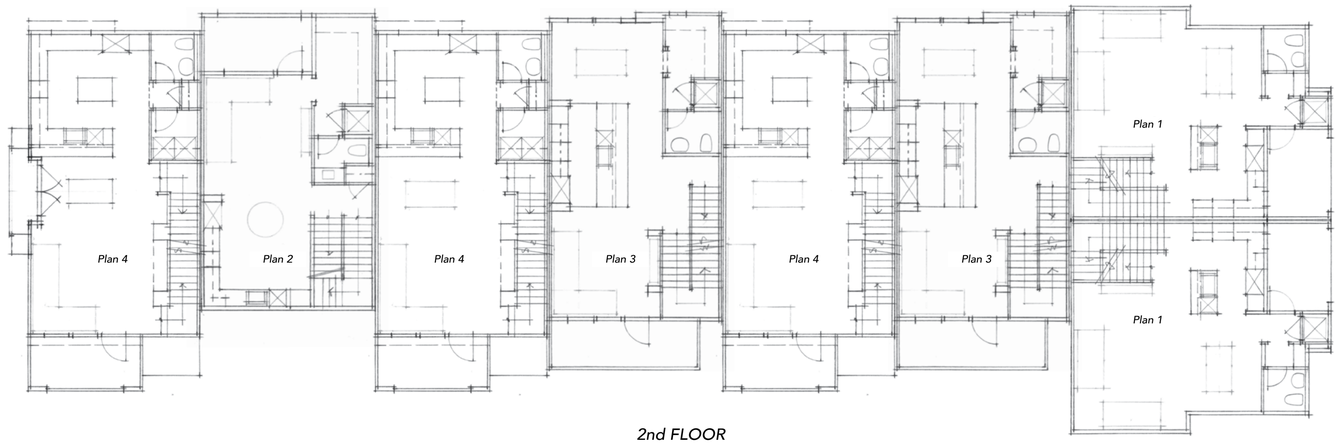
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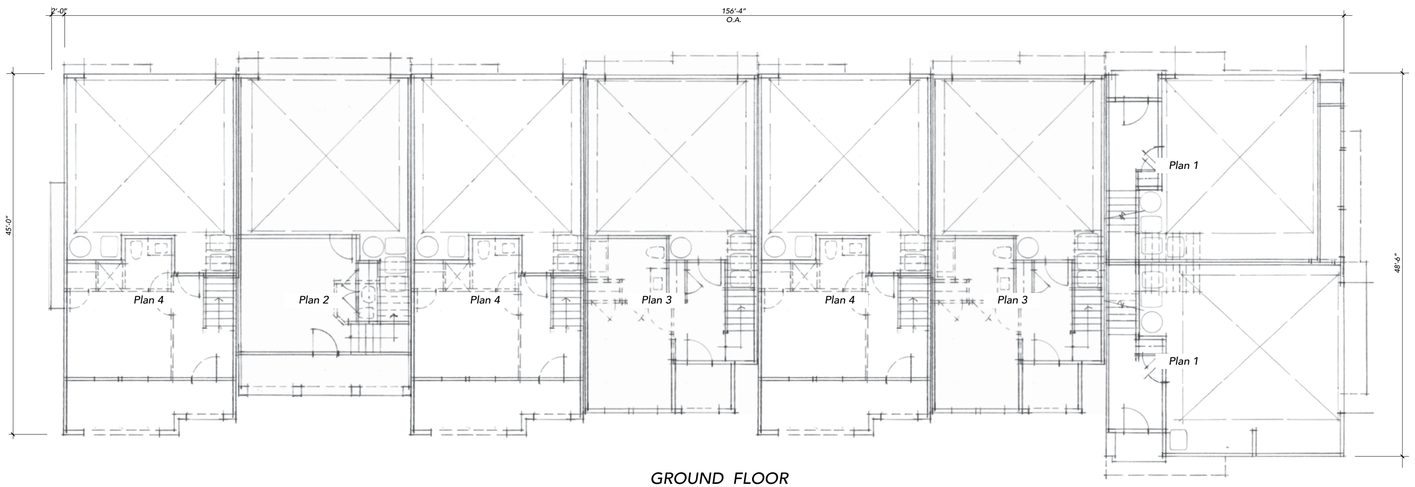
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A-2

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2nd FLOOR



GROUND FLOOR

BUILDING 1 & 6

CONCEPTUAL BUILDING FLOOR PLANS

SCALE 0′ 8′ 16′ 32′

CITY VENTURES
Building It Forward

Spring Grove

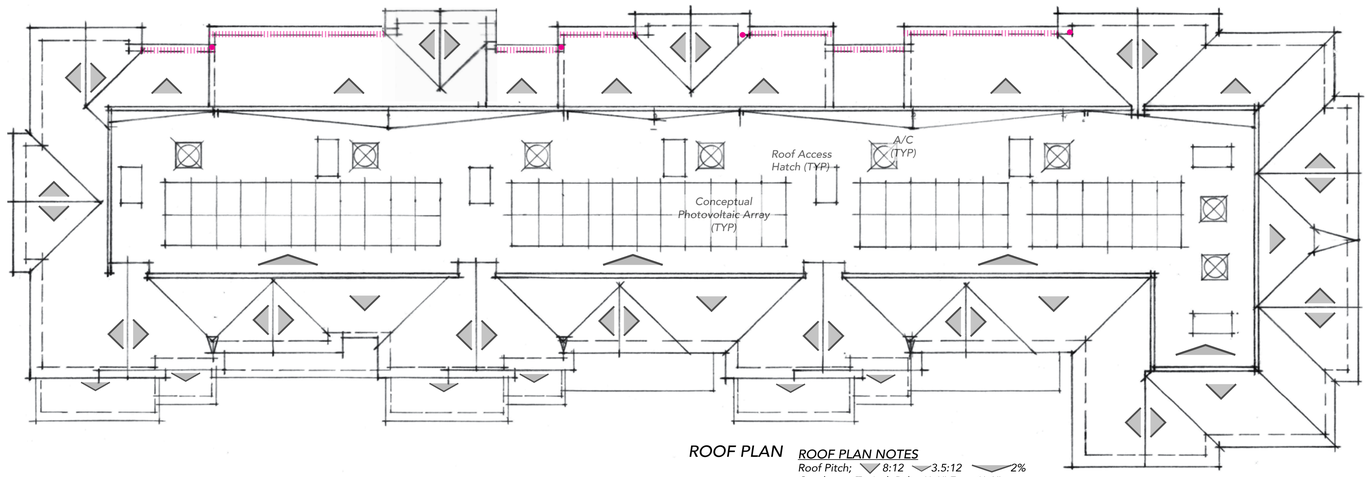
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A-3

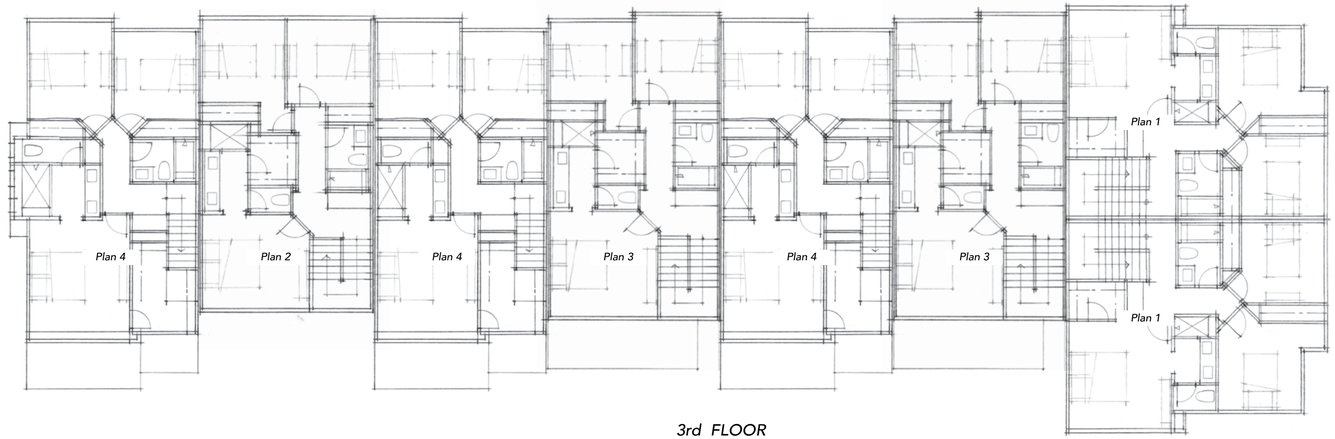
FDS #24010



ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 8:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



3rd FLOOR

BUILDING 1 & 6

CONCEPTUAL BUILDING FLOOR & ROOF PLANS

SCALE 0' 8' 16' 32'

CITY VENTURES
Building It Forward

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A-3.1

FDS #24010



RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION

SW 7005 Pure White	SW 7009 Pearly White	SW 9117 Urban Jungle	SW 7050 Useful Gray	SW 6221 Moody Blue	Comp Shingles Weathered Wood	Architectural Lighting

EXTERIOR MATERIALS LIST (or equal)		COLOR SPECIFICATIONS (Conceptual) (or equal)
Asphalt Composition Shingle Roofing	A	Weathered Wood; CertainTeed
Wood Rake - Fascia - Eaves	B	SW 7005; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C	SW 7009; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D	SW 7009 ; 5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E	E1 SW 7050 ~ E2 SW 9117; Sand Finish
Garage Door	F	SW 7050; Coplay
Entry Door	G	SW 6221; Thermatru 'Smooth Star' FibreGlass
Wood Railings	H	SW 7005; 1x6 slats @ 8"o.c.
Vinyl Windows	I	White; Milgard
Downspouts	J	Match adjacent color; 3.5" Round
Architectural Lighting	K	Black Allenbury (Downward Lighting)

ELEVATION NOTES

All color/material changes to occur at inside corner

Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

BUILDING 1 & 6

CONCEPTUAL ELEVATIONS COLORS & MATERIALS

CITY VENTURES
Building It Forward

Spring Grove

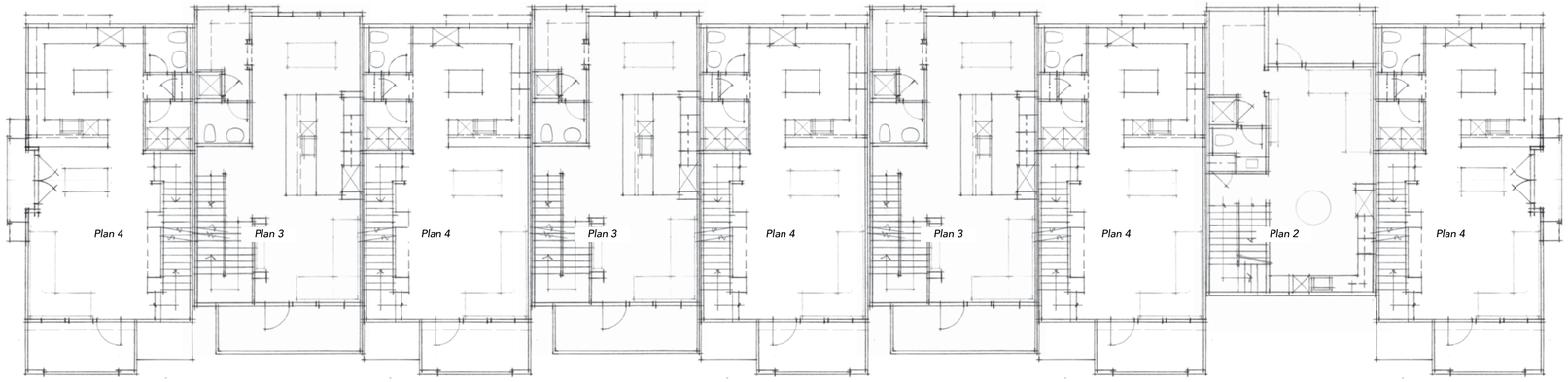
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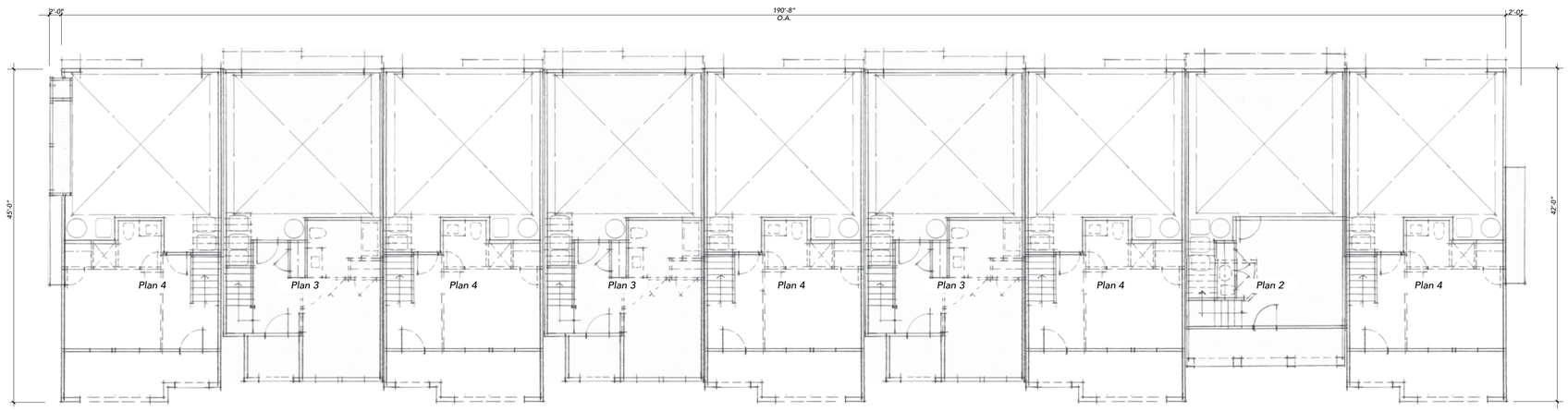
September 30th, 2024

A-3.2

FDS #24010



2nd FLOOR



GROUND FLOOR

BUILDING 2

CONCEPTUAL BUILDING FLOOR PLANS

SCALE 0' 8' 16' 32'

CITY VENTURES
Building It Forward

Spring Grove

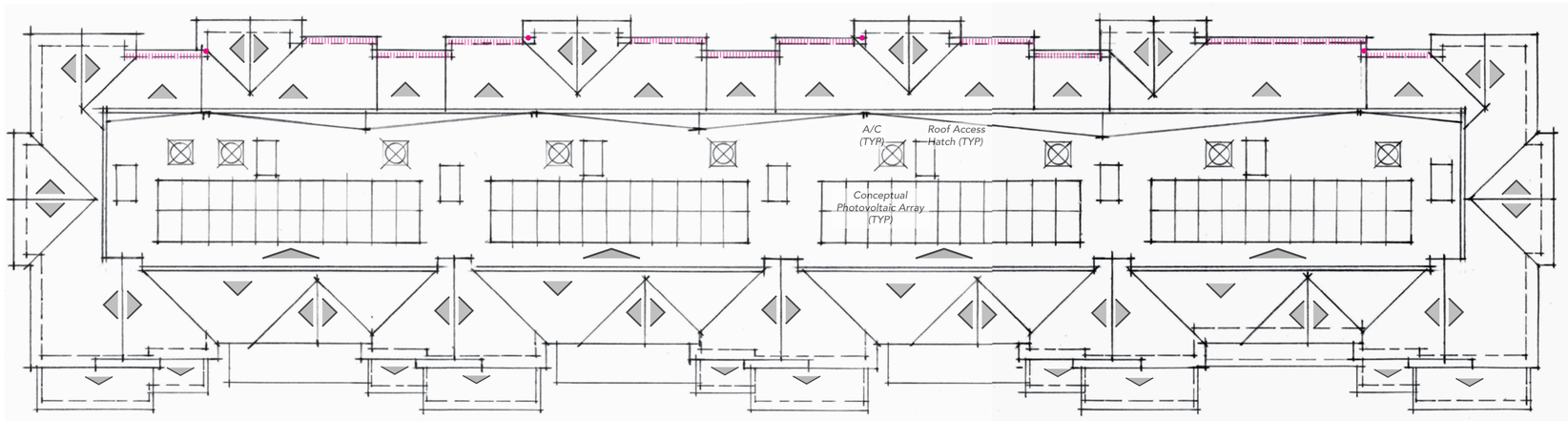
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A-4

FDS #24010



ROOF PLAN

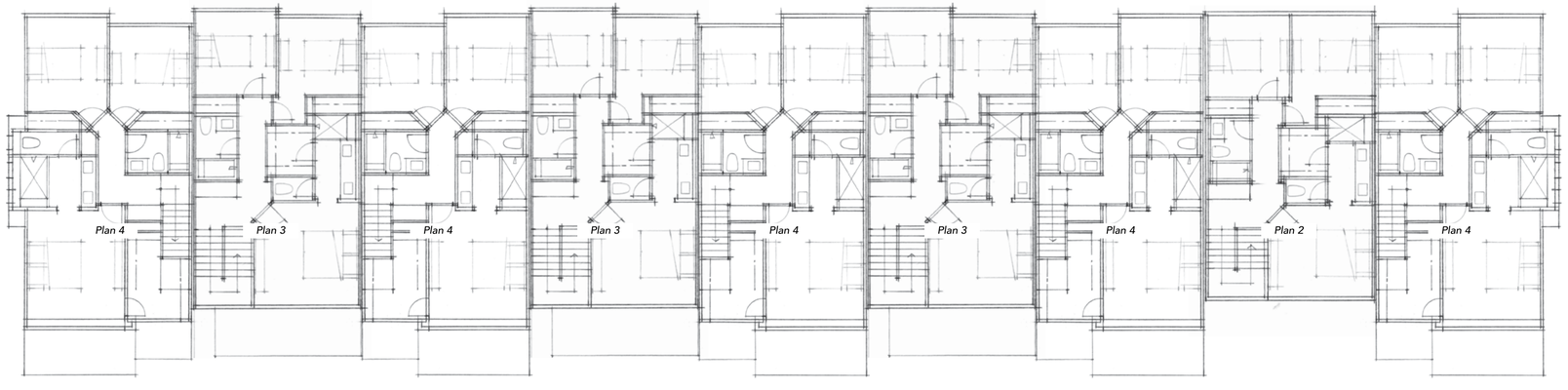
ROOF PLAN NOTES

Roof Pitch; 8:12 3.5:12 2%

Overhangs Typical; Rake 1'-6" Eave 1'-6"

Downspout Location (Major Area)

Indicates +29'-10" F.G. Roof Height for Fire Access



3rd FLOOR

BUILDING 2

CONCEPTUAL BUILDING FLOOR & ROOF PLANS

SCALE 0' 8' 16' 32'

CITY VENTURES
Building It Forward

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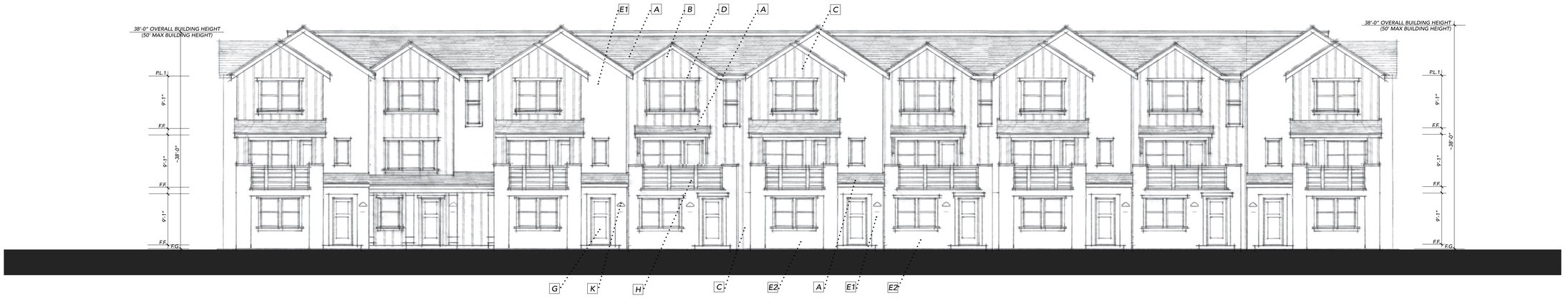
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FDS #24010



FRONT ELEVATION



EXTERIOR MATERIALS LIST (or equal)		COLOR SPECIFICATIONS (Conceptual) (or equal)
Asphalt Composition Shingle Roofing	A	Weatherd Wood; CertainTeed
Wood Rake - Fascia - Eaves	B	SW 7005; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C	SW 7009; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D	SW 7009 ; 5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E	E1 SW 7050 ~ E2 SW 9117; Sand Finish
Garage Door	F	SW 7050; Coplay
Entry Door	G	SW 6221; Thermatru 'Smooth Star' FibreGlass
Wood Railings	H	SW 7005; 1x6 slats @ 8"o.c.
Vinyl Windows	I	White; Milgard
Downspouts	J	Match adjacent color; 3.5" Round
Architectural Lighting	K	Black Allenbury (Downward Lighting)

ELEVATION NOTES

All color/material changes to occur at inside corner

IIIIII Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

BUILDING 2
CONCEPTUAL ELEVATIONS COLORS & MATERIALS

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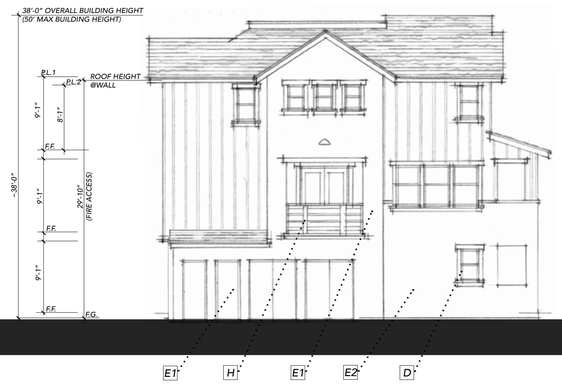
September 30th, 2024

A-4.2

FDS #24010



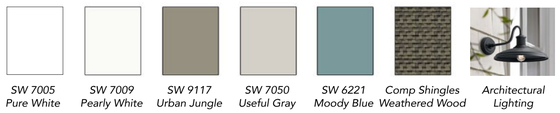
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



EXTERIOR MATERIALS LIST (or equal)		COLOR SPECIFICATIONS (Conceptual) (or equal)
Asphalt Composition Shingle Roofing	A	Weatherd Wood; CertainTeed
Wood Rake - Fascia - Eaves	B	SW 7005; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C	SW 7009; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D	SW 7009 ; 5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E	E1 SW 7050 ~ E2 SW 9117; Sand Finish
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Vinyl Windows	I	White; Milgard
Downspouts	J	Match adjacent color; 3.5" Round
Architectural Lighting	K	Black Allenbury (Downward Lighting)

ELEVATION NOTES

All color/material changes to occur at inside corner

IIIII Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

BUILDING 2
CONCEPTUAL ELEVATIONS COLORS & MATERIALS

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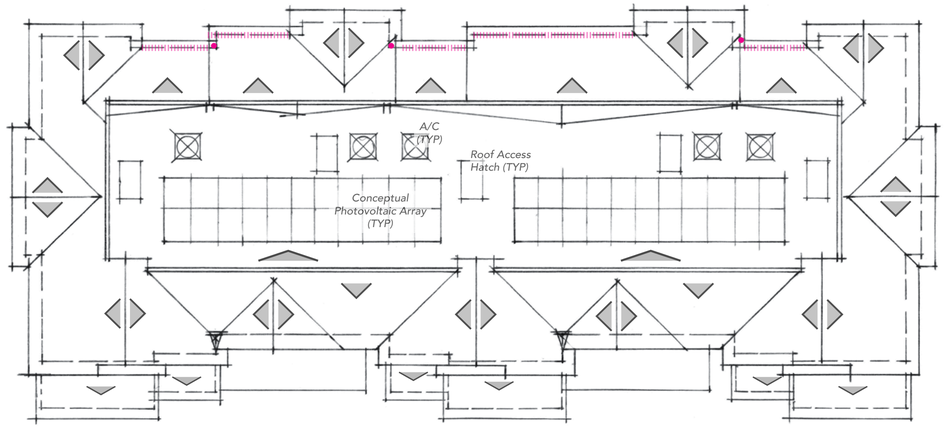
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A-4.3

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ROOF PLAN

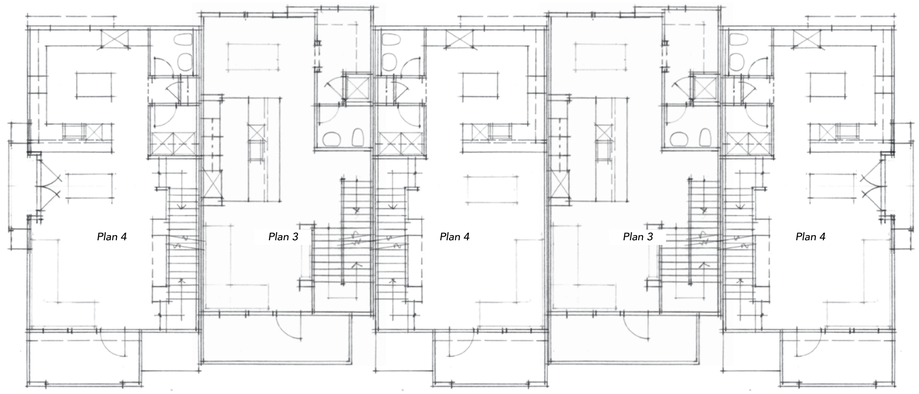
ROOF PLAN NOTES

Roof Pitch; 8:12 3.5:12 2%

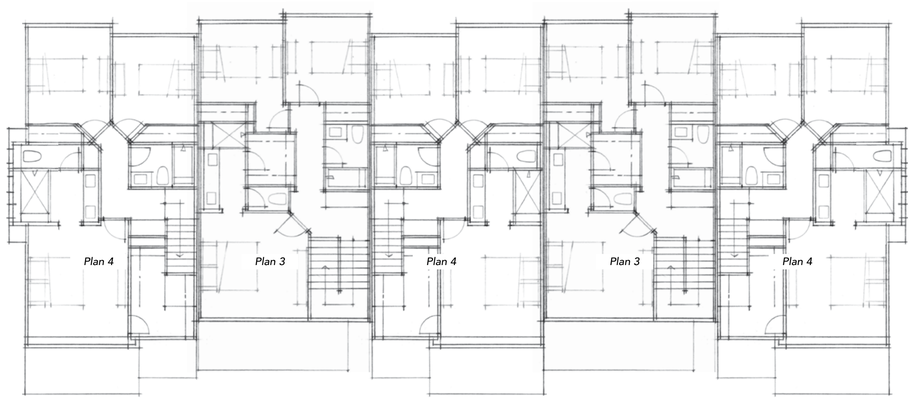
Overhangs Typical; Rake 1'-6" Eave 1'-6"

Downspout Location (Major Area)

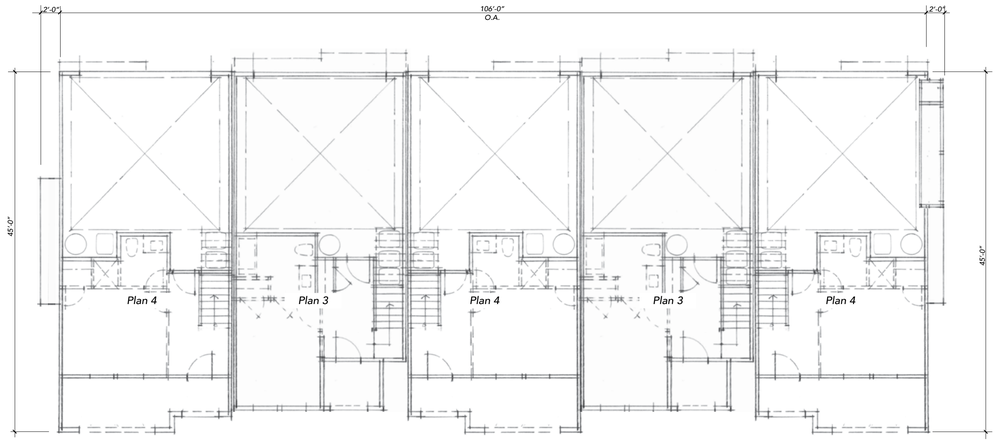
Indicates +29'-10" F.G. Roof Height for Fire Access



2nd FLOOR



3rd FLOOR



GROUND FLOOR

BUILDING 3

CONCEPTUAL BUILDING FLOOR & ROOF PLANS

SCALE 0' 8' 16' 32'

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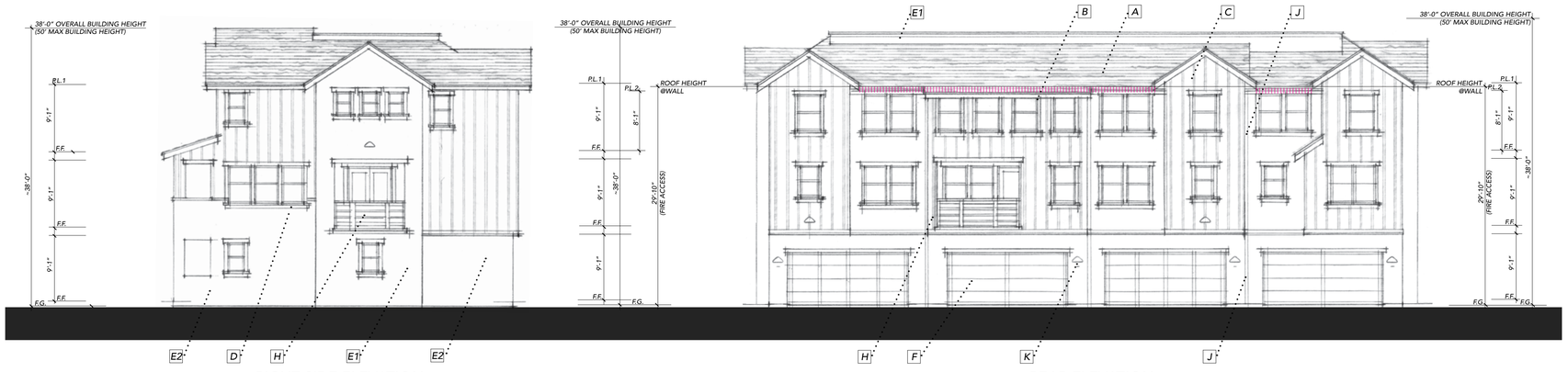
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A-5

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RIGHT SIDE ELEVATION

REAR ELEVATION
(Similar)



LEFT SIDE ELEVATION

FRONT ELEVATION
(Similar)

SW 7005 Pure White	SW 7009 Pearly White	SW 9117 Urban Jungle	SW 7050 Useful Gray	SW 6221 Moody Blue	Comp Shingles Weathered Wood	Architectural Lighting

EXTERIOR MATERIALS LIST (or equal)		COLOR SPECIFICATIONS (Conceptual) (or equal)
Asphalt Composition Shingle Roofing	A	Weathered Wood; CertainTeed
Wood Rake - Fascia - Eaves	B	SW 7005; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C	SW 7009; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D	SW 7009 ; 5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E	E1 SW 7050 ~ E2 SW 9117; Sand Finish
Garage Door	F	SW 7050; Coplay
Entry Door	G	SW 6221; Thermatru 'Smooth Star' FibreGlass
Wood Railings	H	SW 7005; 1x6 slats @ 8"o.c.
Vinyl Windows	I	White; Milgard
Downspouts	J	Match adjacent color; 3.5" Round
Architectural Lighting	K	Black Allenbury (Downward Lighting)

ELEVATION NOTES
All color/material changes to occur at inside corner
IIIIII Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

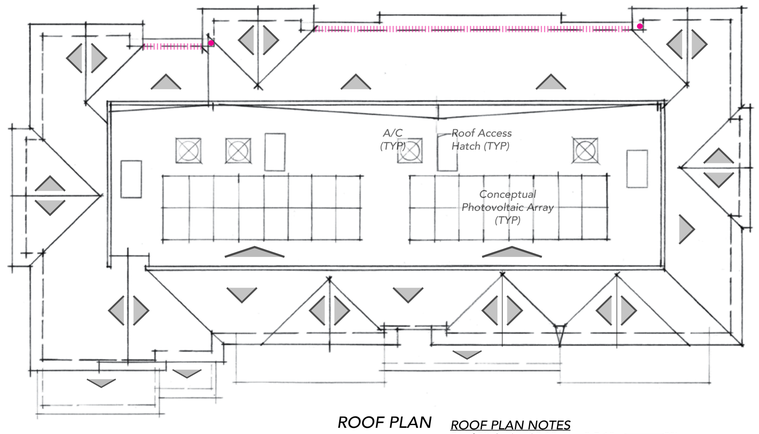
BUILDING 3 (SIMILAR)
CONCEPTUAL ELEVATIONS COLORS & MATERIALS

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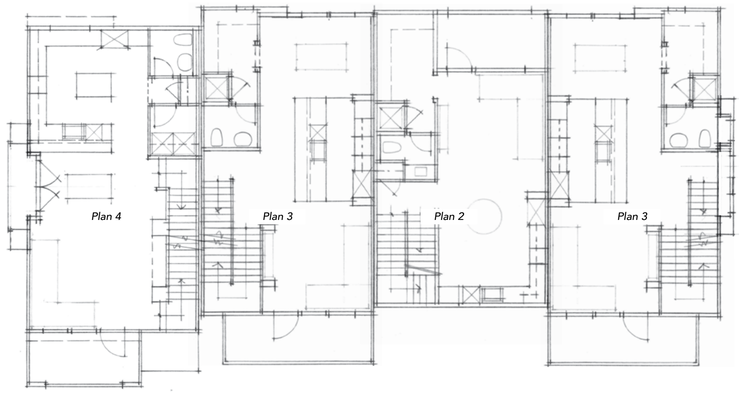
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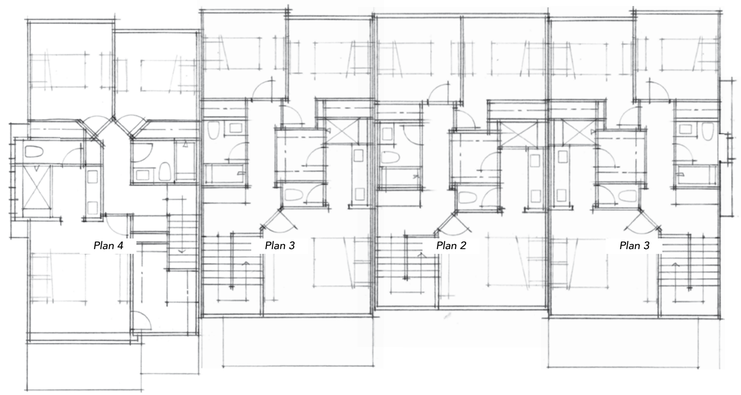


ROOF PLAN

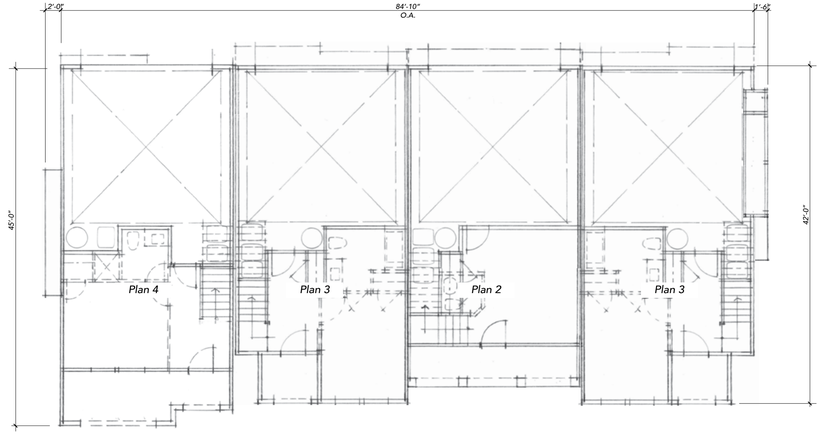
ROOF PLAN NOTES
Roof Pitch: 8:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



2nd FLOOR



3rd FLOOR



GROUND FLOOR

BUILDING 4
CONCEPTUAL BUILDING FLOOR & ROOF PLANS

SCALE 0' 8' 16' 32'

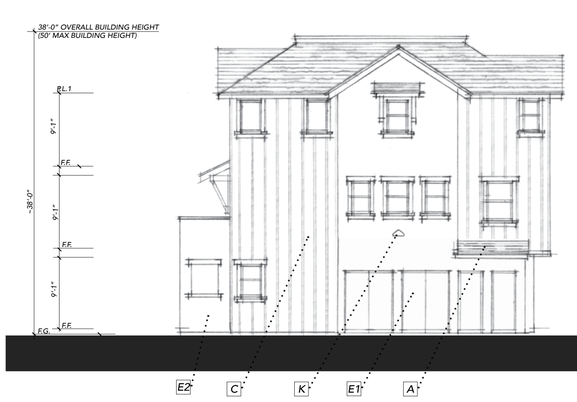
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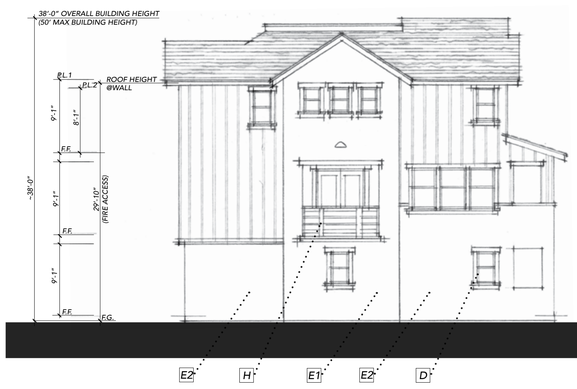
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A-6
FDS #24010



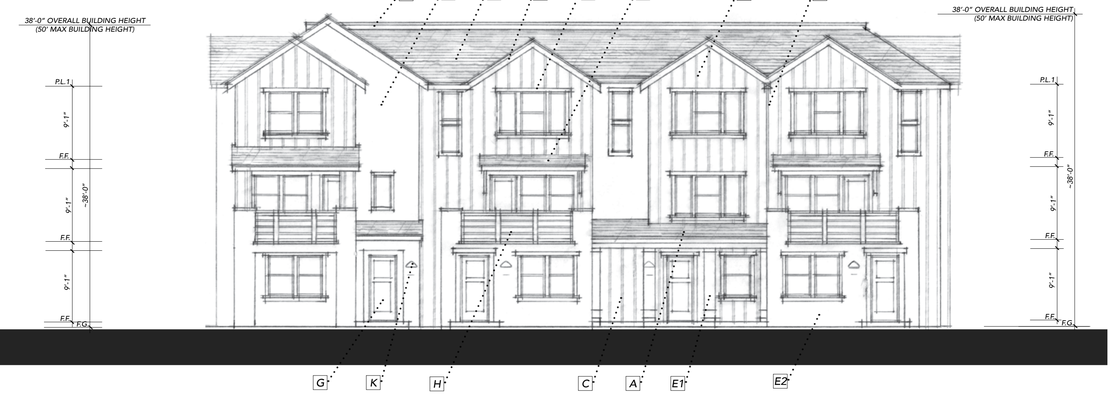
RIGHT SIDE ELEVATION



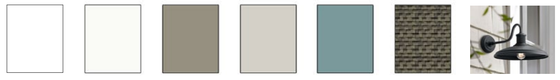
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



EXTERIOR MATERIALS LIST (or equal)		COLOR SPECIFICATIONS (Conceptual) (or equal)
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Wood Rake - Fascia - Eaves	B	SW 7005; 8x Rake Resawn, 6x Fascia gutter
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Vinyl Windows	I	White; Milgard
Downspouts	J	Match adjacent color; 3.5" Round
Architectural Lighting	K	Black Allenbury (Downward Lighting)

ELEVATION NOTES

All color/material changes to occur at inside corner

IIIIII Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

BUILDING 4
CONCEPTUAL ELEVATIONS COLORS & MATERIALS

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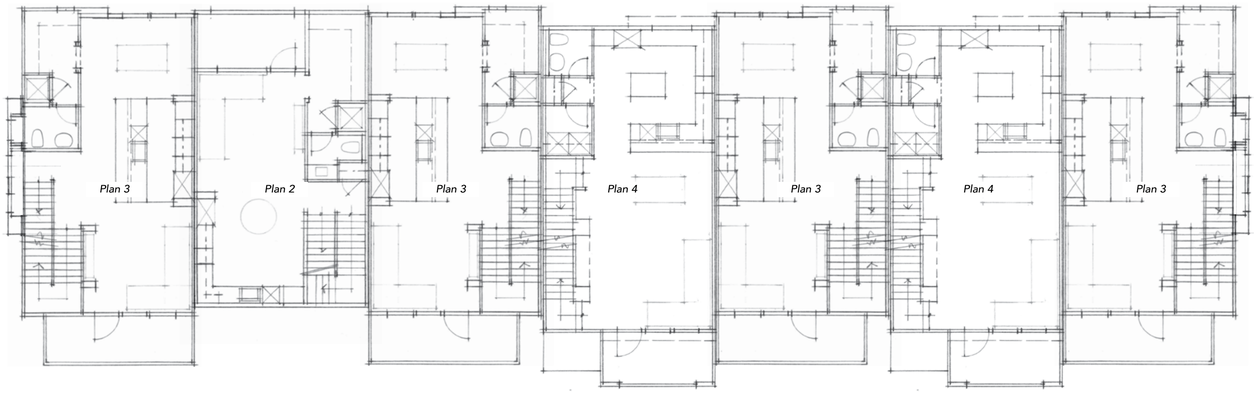
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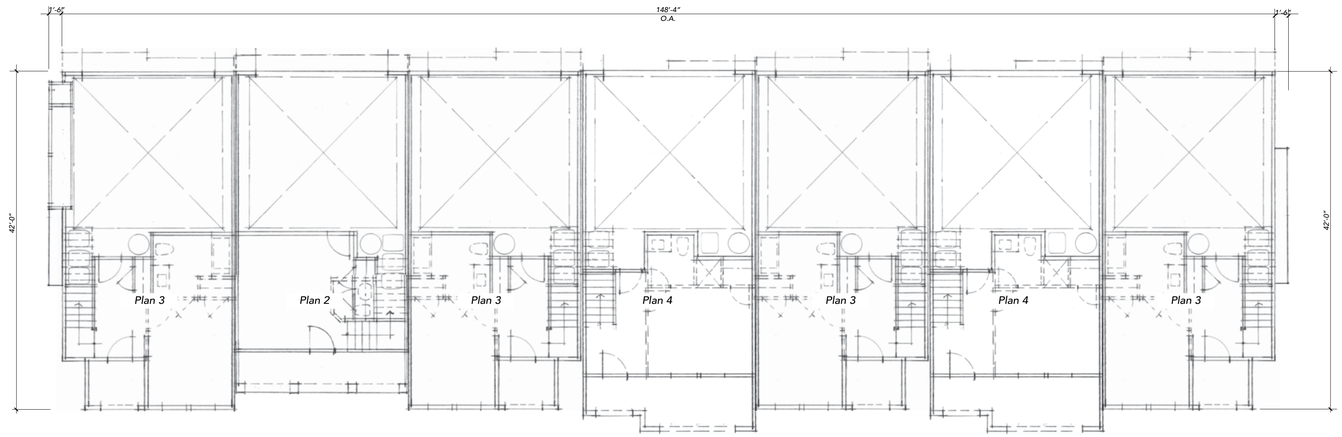
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2nd FLOOR



GROUND FLOOR

BUILDING 5

CONCEPTUAL BUILDING FLOOR PLANS

SCALE 0′ 8′ 16′ 32′

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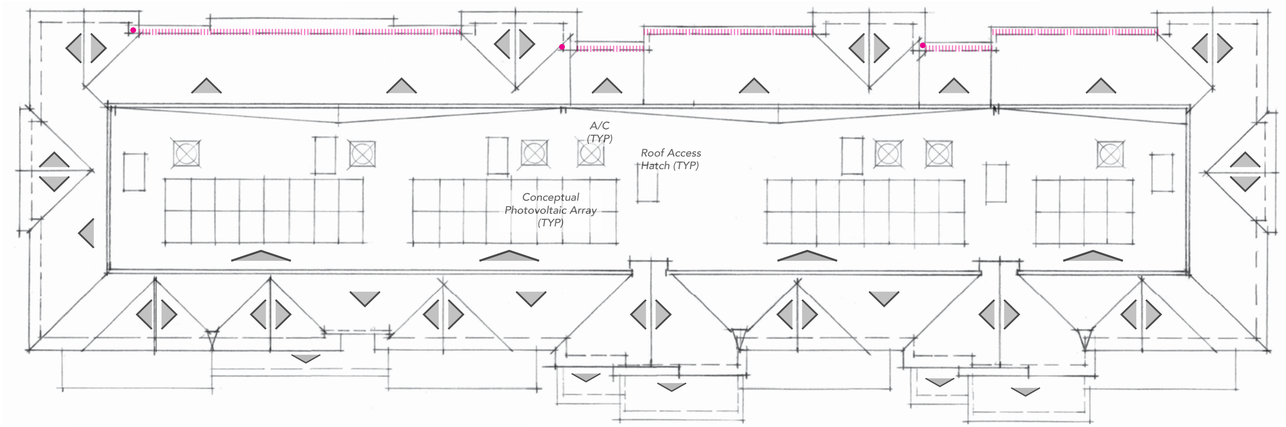
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A-7

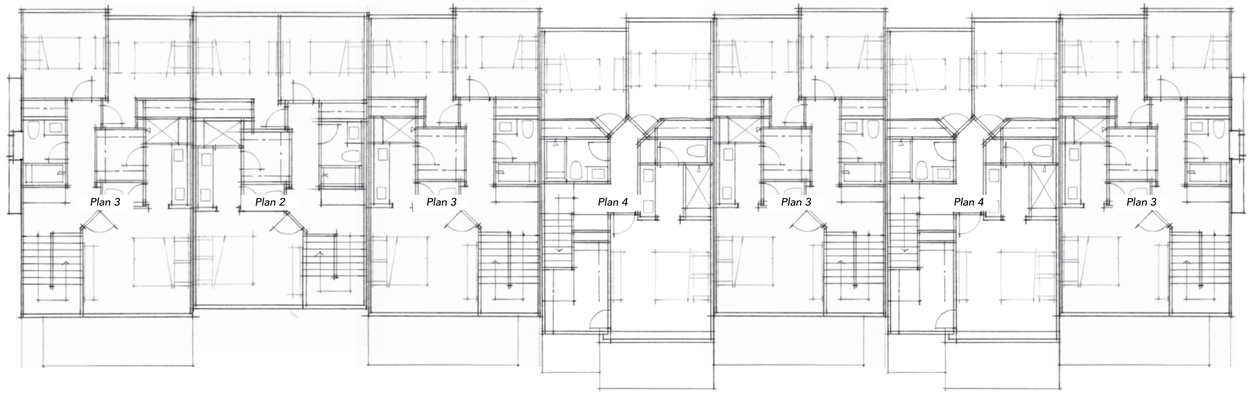
FDS #24010



ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 8:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



3rd FLOOR

BUILDING 5

CONCEPTUAL BUILDING FLOOR & ROOF PLANS

SCALE 0' 8' 16' 32'

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A-7.1

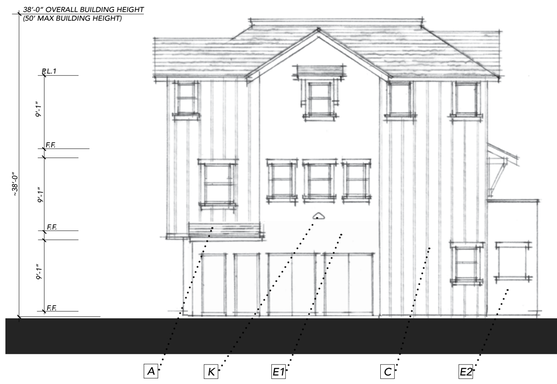
FDS #24010



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



EXTERIOR MATERIALS LIST		COLOR SPECIFICATIONS (Conceptual)
		(or equal)
Asphalt Composition Shingle Roofing	A	Weathered Wood; CertainTeed
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ELEVATION NOTES

All color/material changes to occur at inside corner

IIIIII Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

BUILDING 5

CONCEPTUAL ELEVATIONS COLORS & MATERIALS

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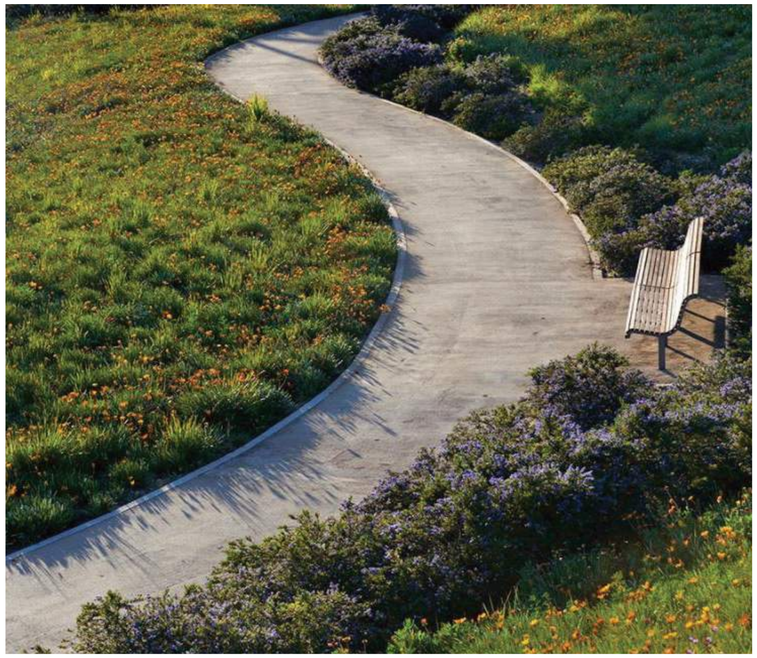
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CONCEPTUAL IMAGERY

September 30th, 2024

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L-1
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LEGEND

1. Community Entry Seating Area (See Enlargement)
2. Community Entry Pedestrian Corridor (See Enlargement)
3. Community Open Space (See Enlargement)
4. Fruit Tree Grove
5. Pedestrian Loop through Community
6. Parking Stalls
7. Private Patio
8. Stormwater Basin
9. Existing Creek Setback
10. Transformer
11. Screening Planting at Perimeter

0 15' 30' 60'

Scale: 1" = 30'-0"

CONCEPTUAL SITE PLAN

September 30th, 2024

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L-2
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LEGEND

1. Seat Wall
2. Focal Tree
3. Enhanced Paving
4. Vineyard Trellis with Fruiting Vines
5. Meandering Path at Pedestrian Corridor
6. Landscape Mounds for Perimeter Screening
7. Natural Turf Lawn
8. Picnic Area with Community Seating
9. Cluster Mailbox Units
10. Parking Stalls
11. Fruit Trees
12. Screening Planting at Perimeter

0 5' 10' 20'
Scale: 1" = 10'-0"

CONCEPTUAL ENLARGEMENT PLAN

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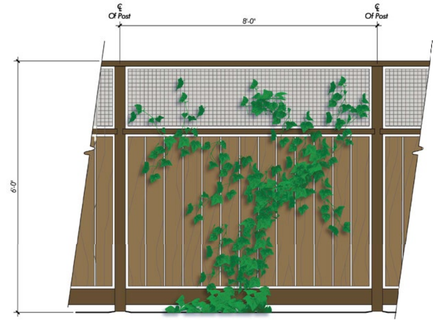
September 30th, 2024
L-3
FDS #24010



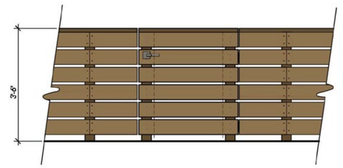
0 15′ 30′ 60′

Scale: 1″ = 30′-0″

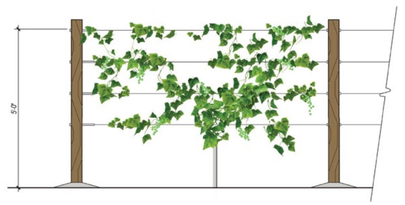
LEGEND



Conceptual Wood Perimeter Fence - 6′ ht. min.



Conceptual Wood Patio Fence/Gate - 3′-6″ ht.



Conceptual Vineyard Trellis - 5′ ht.

Retaining Wall - Height Varies per Civil

CONCEPTUAL WALL AND FENCE PLAN

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September 30th, 2024
L-4
FDS #24010



0 15′ 30′ 60′

Scale: 1″= 30′-0″

TREES:

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Acacia cultriformis	Knife Acacia	24″ Box	L
Acer ssp.	Autumn Blaze Red Maple	36″ Box	M
Araucarua heterophylla	Norfolk Island Pine	36″ Box	M
Arbutus ‘Marina’	Marina Strawberry Tree	36″ Box	L
Cassia leptophylla	Gold Medallion Tree	36″ Box	L
Cercidium ‘Desert Museum’	Desert Museum Palo Verde	36″ Box	VL
Cercis canadensis	Eastern Redbud	24″ Box	M
Cercis occidentalis	Western Redbud	24″ Box	VL
X Chitalpa tashkentensis ‘Pink Dawn’Chitalpa	Chitalpa	36″ Box	L
Cornus ssp.	Dogwood	24″ Box	M
Ginkgo biloba ‘Autumn Gold’	Autumn Gold Maidenhair Tree	36″ Box	M
Jacaranda mimosifolia	Jacaranda	36″ Box	M
Lagerstroemia spp.	Crape Myrtle	24″ Box	L
Laurus nobilis	Bay Laurel	24″ Box	L
Liriodendon tulipifera	Tulip Tree	36″ Box	M
Magnolia grandiflora	Southern Magnolia	36″ Box	M
Magnolia stellata	Star Magnolia	24″ Box	M
Melalueca quinquervia	Paperbark Tree	24″ Box	L
Olea europaea ‘Swan Hill’	Olive	36″ Box	VL
Pinus halepensis	Aleppo pine	24″ Box	L
Pinus pinea	Italian Stone Pine	36″ Box	L
Pistacia chinensis	Chinese Pistache	36″ Box	L
Platanus x acerfolia ‘Columbia’	London Plane Tree	36″ Box	M
Platanus racemosa	Western Sycamore	36″ Box	M
Podocarpus gracilior	African Fern Pine	36″ Box	M
Podocarpus elongatus ‘Monmal’	Icee Blue Yellow-wood	24″ Box	M
Prunus ssp.	Cherry Plum	24″ Box	L/M
Punica granatum	Pomegranate	24″ Box	L
Pyrus ssp.	Pear	36″ Box	M
Quercus ssp.	Valley Oak	36″ Box	L/M
Rhus lancea	African Sumac	36″ Box	L
Tillia ssp.	Linden	24″ Box	M
Ulmus parvifolia ‘True Green’	True Green Chinese Elm	36″ Box	M
Umbellularia californica	California Bay	24″ Box	M

SHRUB AND GROUNDCOVER:

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Acacia redolens	Prostrate Acacia	1 gal.	VL
Agave spp.	Agave	5 gal.	VL
Aloe spp.	Aloe	5 gal.	L
Alogyne huegelli	Blue Hibiscus	15 gal.	L
Arctostaphylos spp.	Manzanita	5 gal.	L
Artemisia ssp.	Sagebrush	1 gal.	L
Asparagus densiflorus	Asparagus Fern	5 gal.	M
Bouteloea gracilis	Blue Grama	1 gal.	L
Buxus japonica ‘Green Beauty’	Japanese Boxwood	5 gal.	M
Callistemon spp.	Bottle Brush	5 gal.	L
Carex tumulicola	Foothill Sedge	1 gal.	L
Chondropetalum tectorum	Small Cape Rush	5 gal.	L
Cistus ‘Sunset’	Magenta Rockrose	5 gal.	L
Cotoneaster spp.	Cotoneaster	5 gal.	L
Crassula spp.	Jade Plant	5 gal.	L
Dasyliron spp.	Desert Spoon	5 gal.	VL
Dianella ssp.	Flax Lily	5 gal.	L
Dietes bicolor	Fortnight Lily	5 gal.	L
Festuca mairei	Atlas Fescue	5 gal.	L
Hesperaloe spp.	Yucca	5 gal.	L
Heteromeles arbutifolia	Toyon	15 gal.	VL
Ilex spp.	Holly	5 gal.	M
Juncus patens	California Gray Rush	5 gal.	M
Lavandula ssp.	Lavender	5 gal.	L
Leucophyllum spp.	Barometer Bush	5 gal.	L
Leymus condensatus ‘Canyon Prince’	Canyon Prince Wild Rye	5 gal.	L
Ligustrum japonicum ‘Texanum’	Waxleaf Privet	5 gal.	L
Lomandra spp.	Dwarf Mat Rush	5 gal.	L
Myoporum p. ‘Putah Creek’	Creeping Myoporum	1 gal.	L
Myrtus communis	Common Myrtle	5 gal.	L

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Olea europaea ‘Montra’	Little Ollie Dwarf Olive	5 gal.	VL
Pittosporum tobira variegata	Variegated Mock Orange	5 gal.	M
Phormium spp.	New Zealand Flax	15 gal.	L
Prunus caroliniana ‘Bright n Tight’	Bright N Tight Carolina Laurel	15 gal.	L
Rhaphiolepis spp.	Indian Hawthorn	5 gal.	L
Rosmarinus officinalis	Rosemary	5 gal.	L
Rosa ssp.	Rose	5 gal.	M
Salvia ‘Bees Bliss’	Bee’s Bliss Sage	5 gal.	L
Trachelospermum asiaticum	Asian Star Jasmine	1 gal.	M
Westringia spp.	Coast Rosemary	5 gal.	L

VINES AND ESPALIERS:

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Bougainvillea spp.	Bougainvillea	15 gal.	L
Calliandra haematocephala	Pink Powderpuff	15 gal.	M
Distictis ssp.	Trumpet Vine	5 gal.	M
Eriobotrya deflexa	Bronze Loquat	15 gal.	M
Jasminum polyanthum	White jasmine	5 gal.	M
Lonicera japonica	Japanese Honeysuckle	5 gal.	M
Macfadyena unguis-cati	Cat’s claw	5 gal.	L
Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia	15 gal.	M
Trachelospermum jasmnoides	Star Jasmine	15 gal.	M
Rosa banksiae	Lady Banks Rose	15 gal.	L
Vitis ssp.	Roger’s Red California Grape	1 gal.	L/M

LEGEND

- Focal Tree at Entry
- Large Accent Tree
- Medium Accent Tree
- Basin Tree
- Flowering Accent Tree at Open Space
- Fruiting Tree
- Small Paseo Tree
- Large Accent Shrub

CONCEPTUAL PLANT PALETTE

September 30th, 2024

CITY VENTURES
Building It Forward

Spring Grove

APN: 009-590-003, -005, -010
1447~1505~1515 Spring Street
St. Helena, CA

TARRAR UTILITY CONSULTANTS | C2 Collaborative | adobe associates, inc. | HUNT HALE JONES | FDS FOURNIER DESIGN STUDIO Planning | Design | Collaboration Roland@FournierDesign.Studio (562) 719-4650

September 30th, 2024
L-5
FDS #24010



HYDROZONE LEGEND

- Low Water Use (Drip Irrigation) 19,633 SF
- Moderate Water Use (Drip Irrigation) 6,030 SF
- High Water Use (Turf - Overhead Spray) 924 SF

Total Landscape Area: 26,587 SF
Maximum Applied Water Allowance (MAWA): 235,822
Estimated Total Water Usage (ETWU): 227,625

*Refer to MWELO Landscape Documentation Package for full Calculation Worksheet

0 15' 30' 60'
Scale: 1" = 30'-0"

HYDROZONE AND MWELO PLAN

September 30th, 2024

CITY VENTURES
Building It Forward

Spring Grove
APN: 009-590-003, -005, -010
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St. Helena, CA

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Roland@FournierDesign.Studio (562) 719-4650

September 30th, 2024
L-6
FDS #24010

SPRING GROVE - VESTING TENTATIVE MAP PACKAGE

1447, 1505, & 1515 SPRING STREET

St Helena, California

APN 009-590-003, -005, -010

APPLICANT
City Ventures Homebuilding LLC
444 Spear Street, Suite 200
San Francisco, CA 94105
(646) 522-4260

ARCHITECT
Fournier Design Studio
311 Main Street #10-C
Seal Beach CA, 90740
Phone: (562) 719-4650

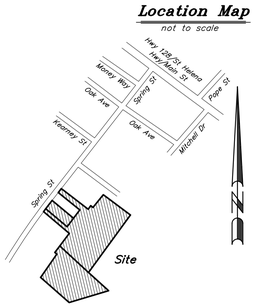
LANDSCAPE
C2 Collaborative
100 Avenida Miramar
San Clemente, CA 92672
Phone: (949) 366-6624

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David R. Brown RCE 41833
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SURVEYOR
Aaron R Smith PLS 7901
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GEOTECHNICAL
Quantum Geotechnical, Inc.
6288 San Ignacio Ave Suite A
San Jose, CA 95119
Phone: (408) 629-3822

Location Map
not to scale

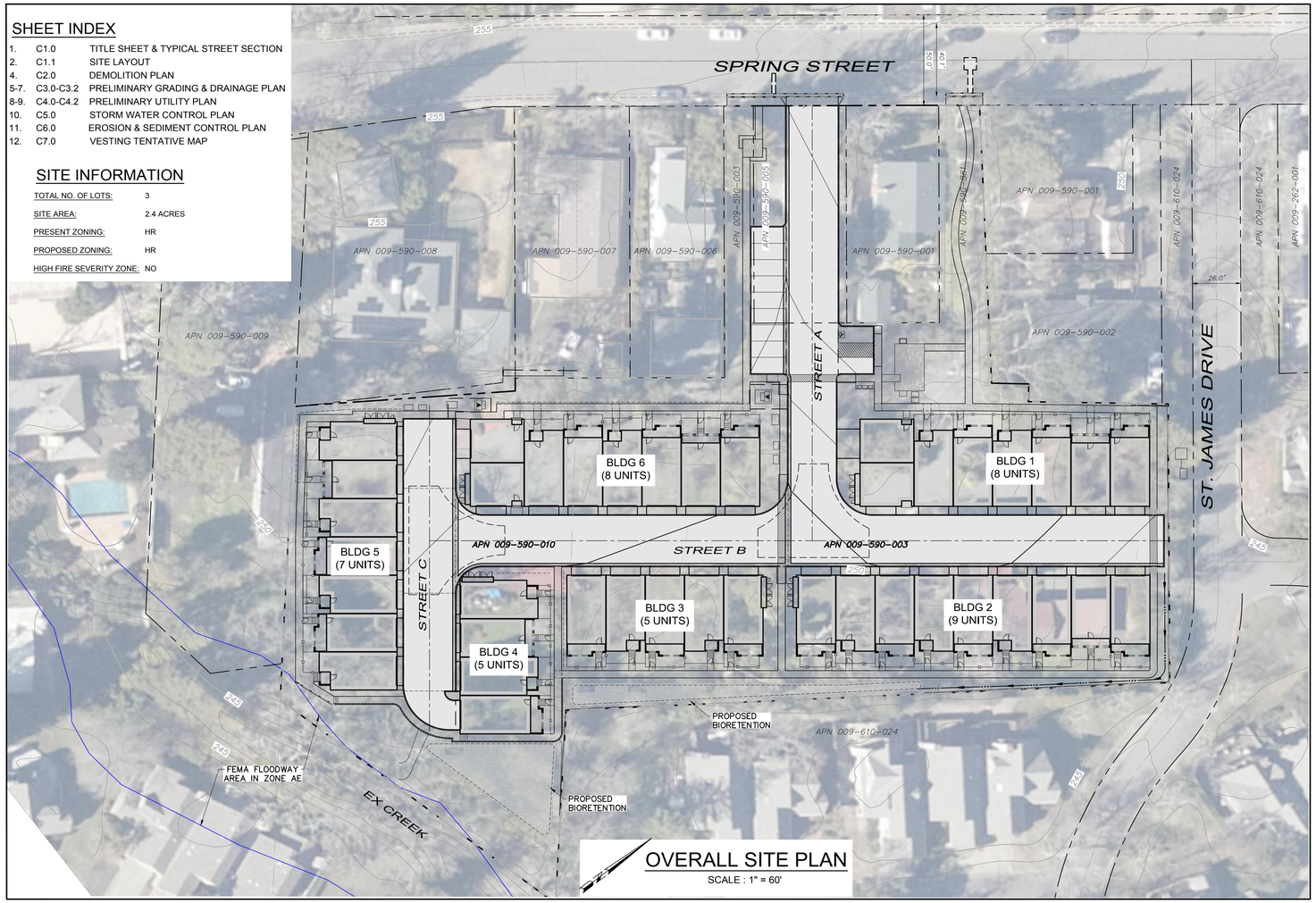


SHEET INDEX

1.	C1.0	TITLE SHEET & TYPICAL STREET SECTION
2.	C1.1	SITE LAYOUT
4.	C2.0	DEMOLITION PLAN
5-7.	C3.0-C3.2	PRELIMINARY GRADING & DRAINAGE PLAN
8-9.	C4.0-C4.2	PRELIMINARY UTILITY PLAN
10.	C5.0	STORM WATER CONTROL PLAN
11.	C6.0	EROSION & SEDIMENT CONTROL PLAN
12.	C7.0	VESTING TENTATIVE MAP

SITE INFORMATION

TOTAL NO. OF LOTS:	3
SITE AREA:	2.4 ACRES
PRESENT ZONING:	HR
PROPOSED ZONING:	HR
HIGH FIRE SEVERITY ZONE:	NO



OVERALL SITE PLAN
SCALE : 1" = 60'

LEGEND

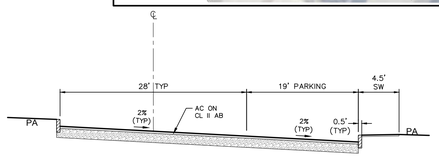
PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
SSMH	SSMH	SANITARY SEWER & MANHOLE
8" W	W	WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STORM DRAIN & CATCH BASIN (CB)
		PVT DWY EASEMENT
		PVT SD EASEMENT
		PVT ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
	#	EXISTING TREE WITH TAG NUMBER FROM ARBORIST REPORT. "X" INDICATES REMOVAL. SEE HORTICULTURAL ASSOCIATES REPORT DATED APRIL 10, 2019.

HATCHING LEGEND:

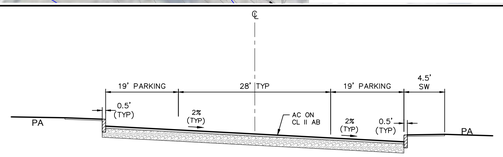
- TI=5, 0.33' AC OVER 0.67' CL II AB
- 4" PCC OVER 4" CL II AB
- PAVERS (BY OTHERS)
- BIORETENTION AREA

ABBREVIATIONS

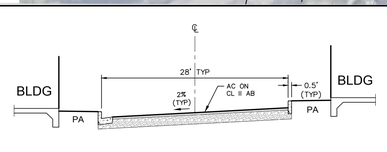
AAI	ADOBE ASSOCIATES, INC.	MIN	MINIMUM
AB	AGGREGATE BASE	NTS	NOT TO SCALE
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRE
AD	AREA DRAIN	PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
AE	ACCESS EASEMENT	PL	PROPERTY LINE
APN	ASSESSORS PARCEL NUMBER	PS	PLANTER STRIP
BM	BENCHMARK	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVT	PRIVATE
CL	CLASS	RCE	REGISTERED CIVIL ENGINEER
℄	CENTERLINE	R/W	RIGHT OF WAY
CO	CLEANOUT	S	SLOPE
DI	DROP INLET	SAP	SEE ARCHITECTURAL PLANS
DN	DOCUMENT NUMBER	SD	STORM DRAIN
DWY	DRIVEWAY	SLP	SEE LANDSCAPE PLANS
EG	EXISTING GROUND	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SPV	SEE PLAN VIEW
EL	ELEVATION	SS	SANITARY SEWER
ESMT	EASEMENT	SSCO	SANITARY SEWER CLEANOUT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SSMH	SANITARY SEWER MANHOLE
		STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TYP	TYPICAL
FS	FINISHED SURFACE	W	WATER
GR	GRATE	WE	WATER EASEMENT
IG	INVERT GRADE	WS	WATER SERVICE
JT	JOINT TRENCH		
LF	LINEAR FEET		
MAX	MAXIMUM		
MH	MANHOLE		



A1 STREET A - TYPICAL SECTION
NTS



A2 STREET A - TYPICAL SECTION
NTS



B STREET B & C - TYPICAL SECTION
NTS

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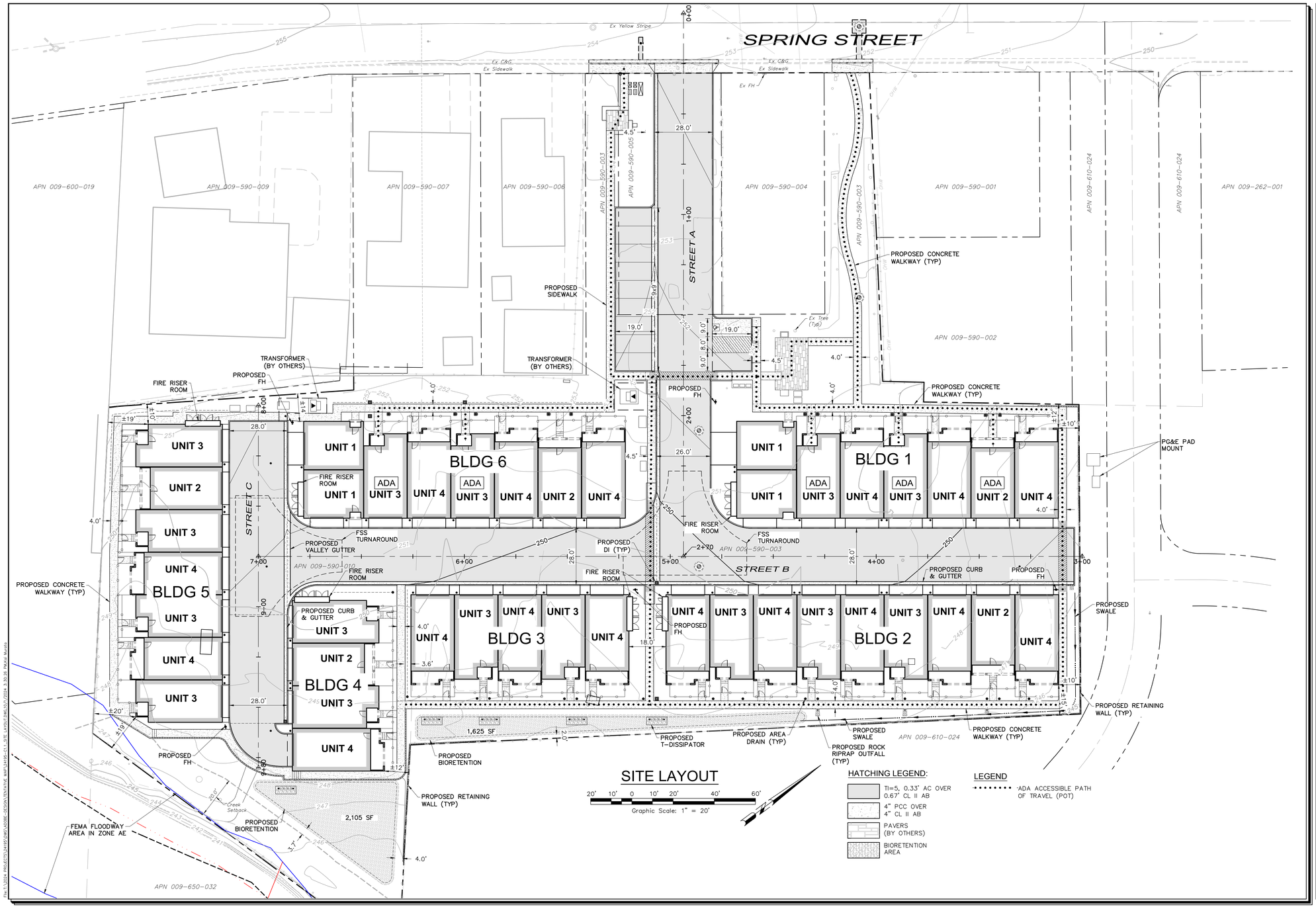
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TENTATIVE MAP
SPRING GROVE
TITLE SHEET & TYPICAL STREET SECTION
1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

SCALE: AS SHOWN
Date: October 1, 2024
Design by: KM/AL
Drawn by: KM/AL
Checked by: CT

Sheet
C1.0
1 of 12 Sheets
Job 24195

I:\2024 PROJECTS\24195\Dwg\Adobe-Design\Tentative Map\24195-C1.0_Title Sheet.dwg, Kyi Murotti, 10/7/2024 3:30:12 PM



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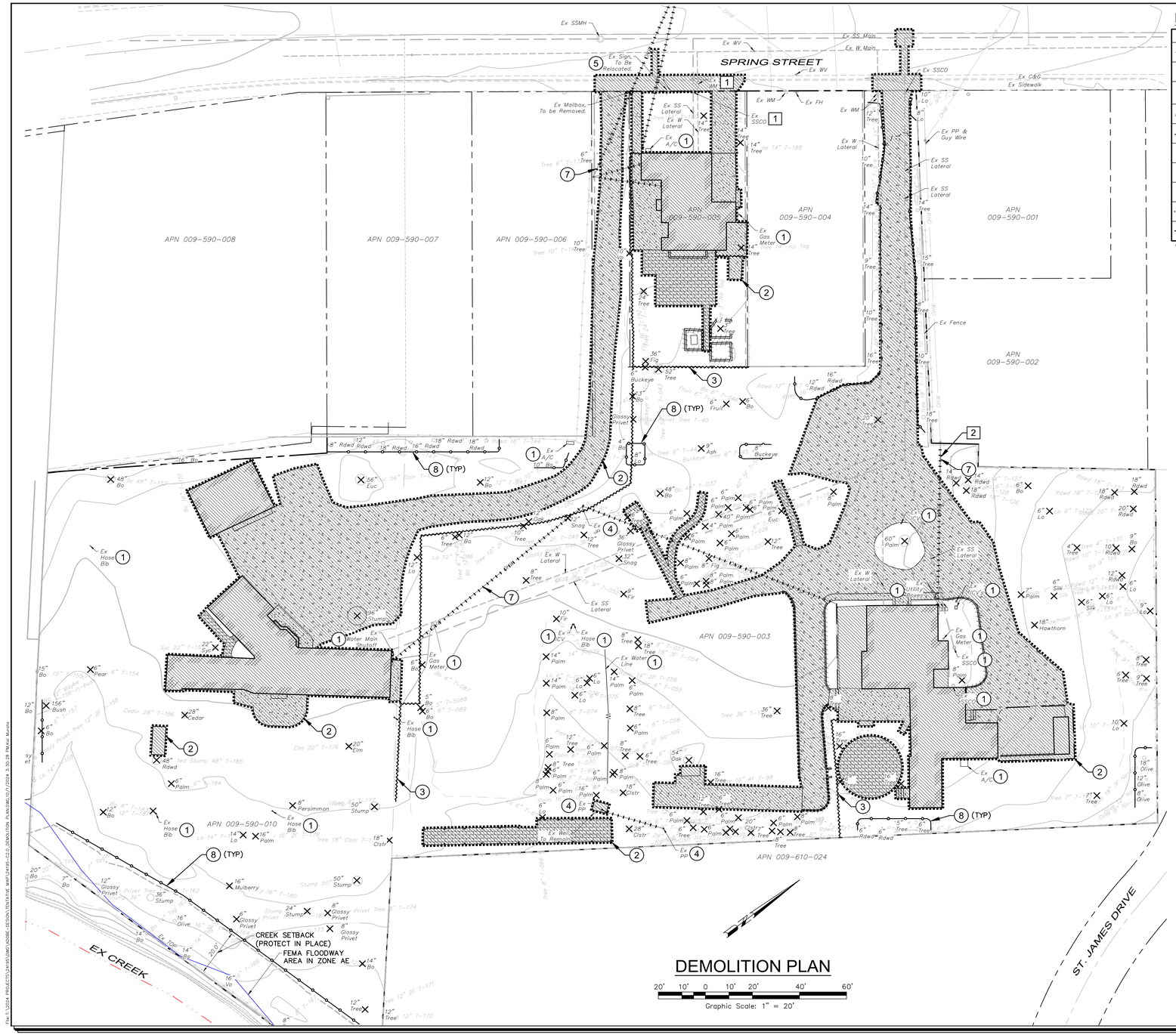
TENTATIVE MAP
SPRING GROVE
SITE LAYOUT

1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

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2 of 12 Sheets
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DEMOLITION TABLE *

SYMBOL	DEMOLITION FEATURE	UNITS	QUANTITY
.....	APPROXIMATE LIMIT OF DEMOLITION WORK	SQ FT	±33,789
(1)	REMOVE UTILITY	EA	15
(2)	REMOVE EXISTING BUILDING, HARDSCAPE, & GRAVEL	SQ FT	±30,036
/ / / / / / / / / /	REMOVE EXISTING WALL	LF	±395
(3)	REMOVE EXISTING FENCE	LF	±485
(4)	REMOVE EXISTING UTILITY/LIGHT POLE	EA	3
(5)	REMOVE EXISTING SIGNS	EA	1
(X) Tree	REMOVE EXISTING TREE	EA	153
(7)	REMOVE EX OVERHEAD WIRE	LF	±539
(8)	TREE PROTECTION FENCING	LF	±600

* CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION

KEY NOTES:

1. PROTECT IN PLACE, ADJUST TO GRADE IF NEEDED.
2. REMOVE GUY WIRE.

DEMOLITION PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

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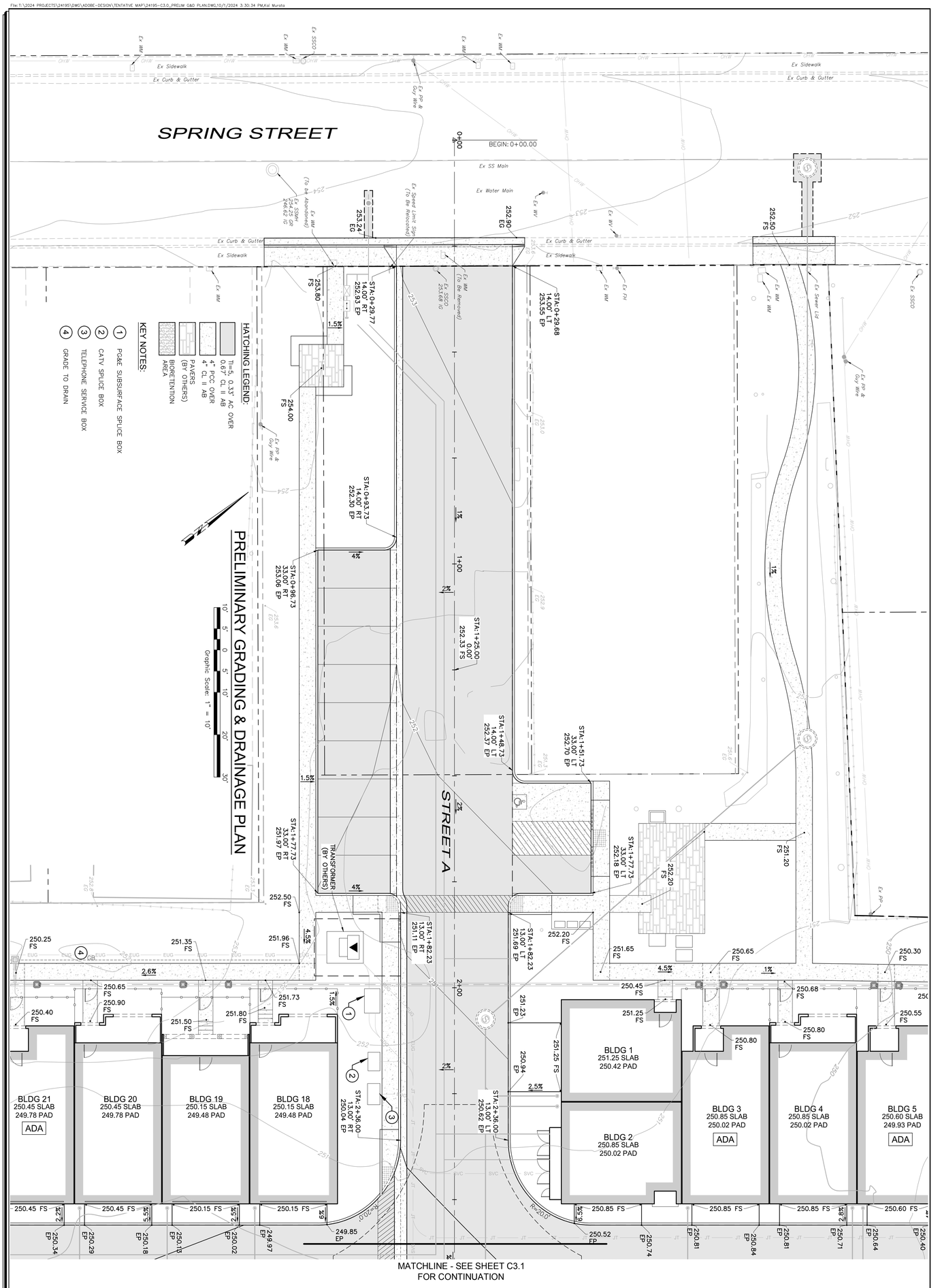
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TENTATIVE MAP
SPRING GROVE
DEMOLITION PLAN

1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

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3 of 12 Sheets
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Job 24195	4 of 12 Sheets	Sheet C3.0	SCALE: AS SHOWN
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TENTATIVE MAP
SPRING GROVE
PRELIMINARY GRADING & DRAINAGE PLAN

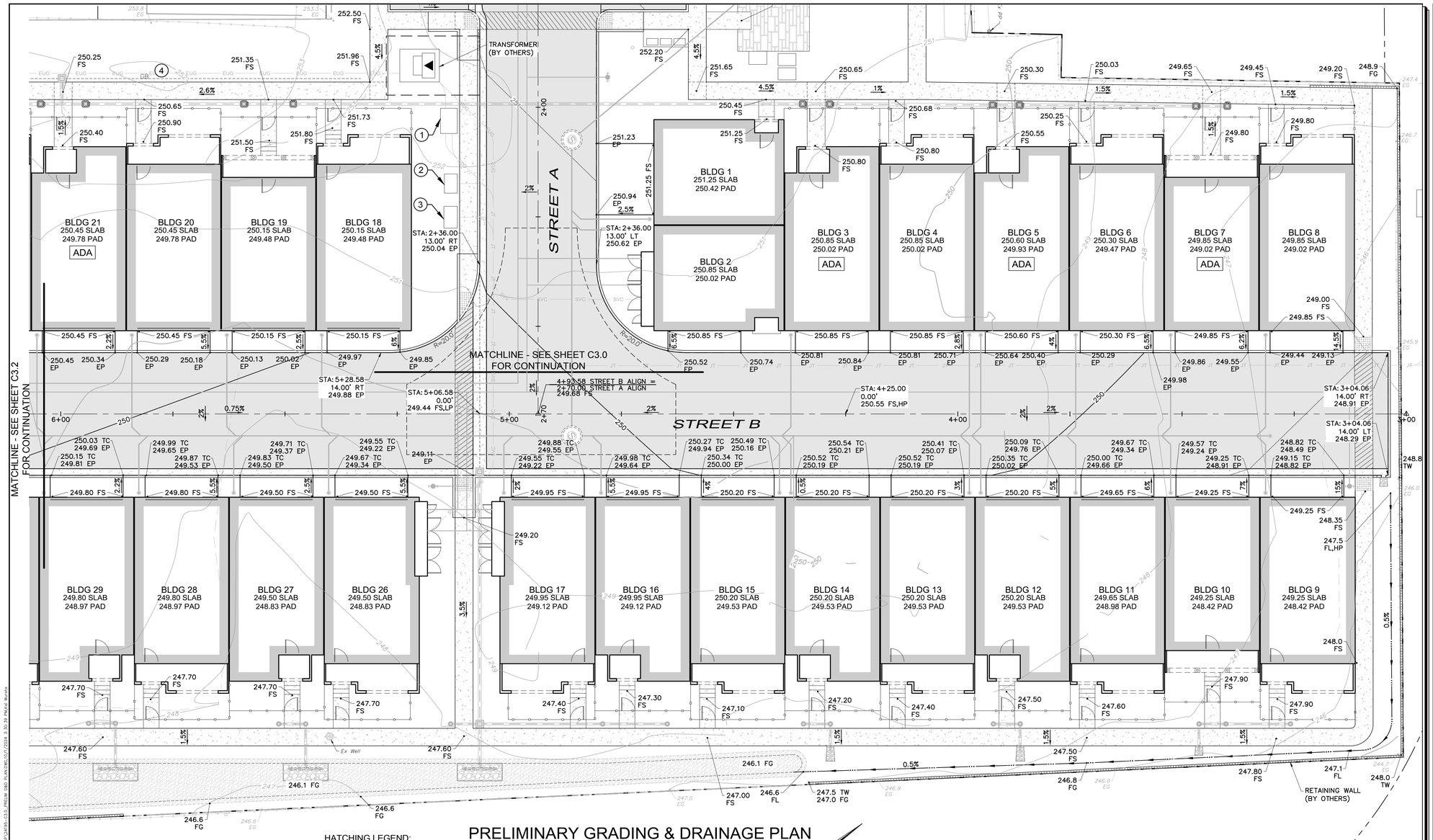
1447, 1505, 1515 Spring Street
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APN 009-590-003, -005, -010

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PRELIMINARY GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

HATCHING LEGEND:

- TI=5, 0.33' AC OVER 0.67' CL II AB
- 4" PCC OVER 4" CL II AB
- PAVERS (BY OTHERS)
- BIORETENTION AREA

KEY NOTES:

1. PG&E SUBSURFACE SPLICE BOX
2. CATV SPLICE BOX
3. TELEPHONE SERVICE BOX
4. GRADE TO DRAIN

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TENTATIVE MAP
SPRING GROVE
PRELIMINARY GRADING & DRAINAGE PLAN

1447, 1505, 1515 Spring Street
St Helena, California
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Sheet C3.1
5 of 12 Sheets
Job 24195

MATCHLINE - SEE SHEET C3.1
FOR CONTINUATION

BLDG 22
250.65 SLAB
249.98 PAD

BLDG 23
250.75 SLAB
250.08 PAD
ADA

BLDG 24
251.80 SLAB
251.13 PAD

BLDG 25
251.00 SLAB
250.33 PAD

BLDG 30
249.95 SLAB
249.28 PAD

BLDG 31
250.20 SLAB
249.53 PAD

BLDG 32
250.20 SLAB
249.53 PAD

BLDG 33
250.20 SLAB
249.53 PAD

BLDG 34
250.20 SLAB
249.53 PAD

BLDG 41
252.25 SLAB
251.58 PAD

BLDG 40
252.25 SLAB
251.58 PAD

BLDG 39
251.75 SLAB
251.08 PAD

BLDG 38
251.35 SLAB
250.68 PAD

BLDG 37
250.90 SLAB
250.23 PAD

BLDG 36
250.70 SLAB
250.03 PAD

BLDG 35
250.70 SLAB
250.03 PAD

STREET B

STREET C

RETAINING WALL
(BY OTHERS)

TRANSFORMER
(BY OTHERS)

FEMA FLOODWAY
AREA IN ZONE AE

Ex Deck

Ex Fence
(Typ)

Rdwd 8"
T=149

Bo 16"
T=151

Olive 16"
2F T=182+164

Stump 36"

Glossy Privet Tree
12" 2F T=158

Bo 15"
T=155

Bo 12"
T=156

Lb 14"
T=159

Tree 12"
T=170

Tree 8"
T=167

Vo 16"
T=166

Bo 14"
Tag 165

Bo 14"
Tag 163

Bo 7"
No Tag

Bo 20"
No Tag

Cherry Tree

Ex Top

Ex Toe

Ex Flowline

Ex Edge

PRELIMINARY GRADING & DRAINAGE PLAN

10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'

HATCHING LEGEND:

- TI=5, 0.33' AC OVER 0.67' CL II AB
- 4" PCC OVER 4" CL II AB
- PAVERS (BY OTHERS)
- BIORETENTION AREA

KEY NOTES:

1. PG&E SUBSURFACE SPLICE BOX
2. CATV SPLICE BOX
3. TELEPHONE SERVICE BOX
4. GRADE TO DRAIN

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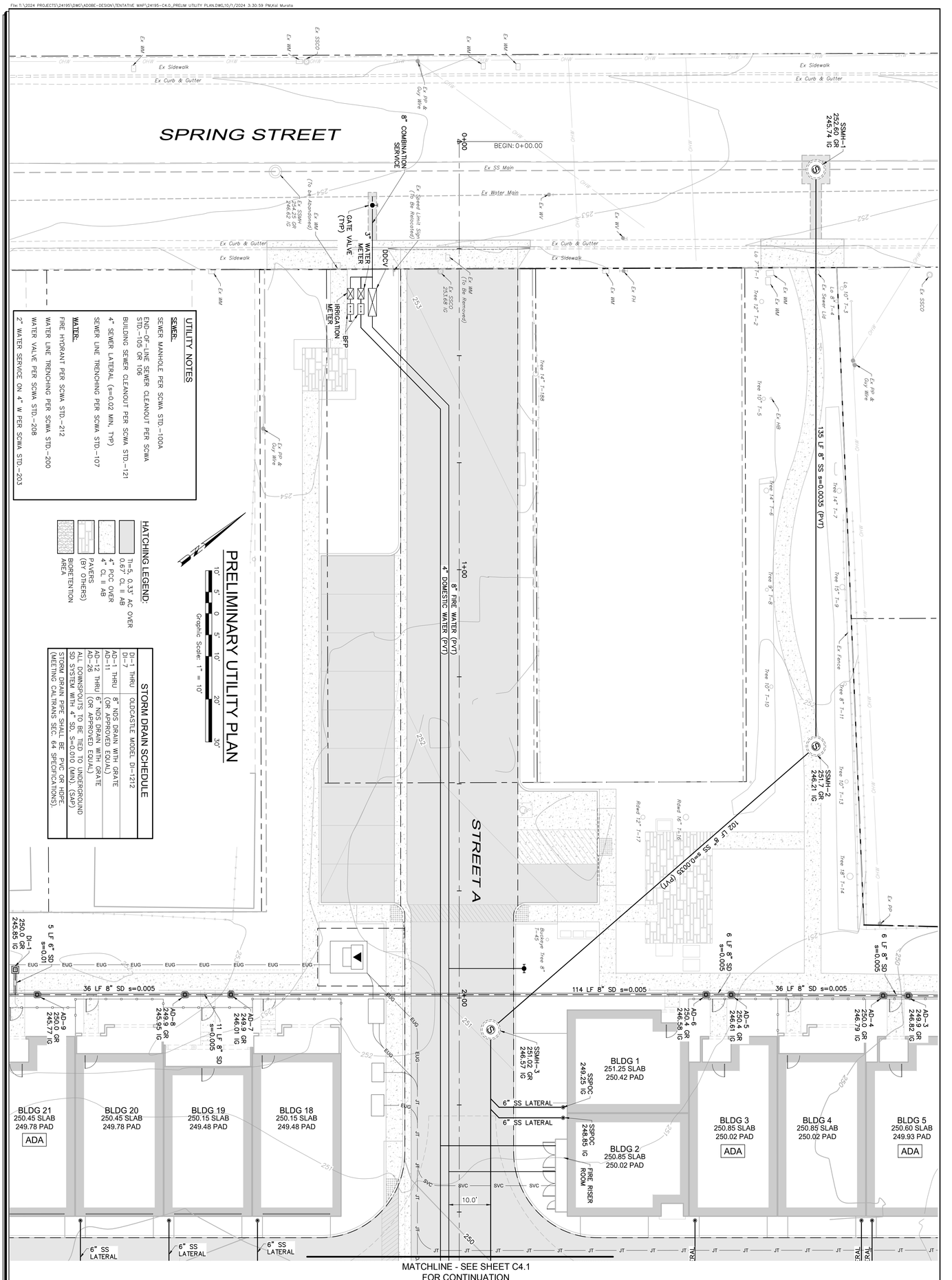
TENTATIVE MAP
SPRING GROVE
PRELIMINARY GRADING & DRAINAGE PLAN

1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

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Sheet
C3.2
6 of 12 Sheets
Job 24195

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Job 24195	7 of 12 Sheets	Sheet C4.0

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TENTATIVE MAP
SPRING GROVE
PRELIMINARY UTILITY PLAN

1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

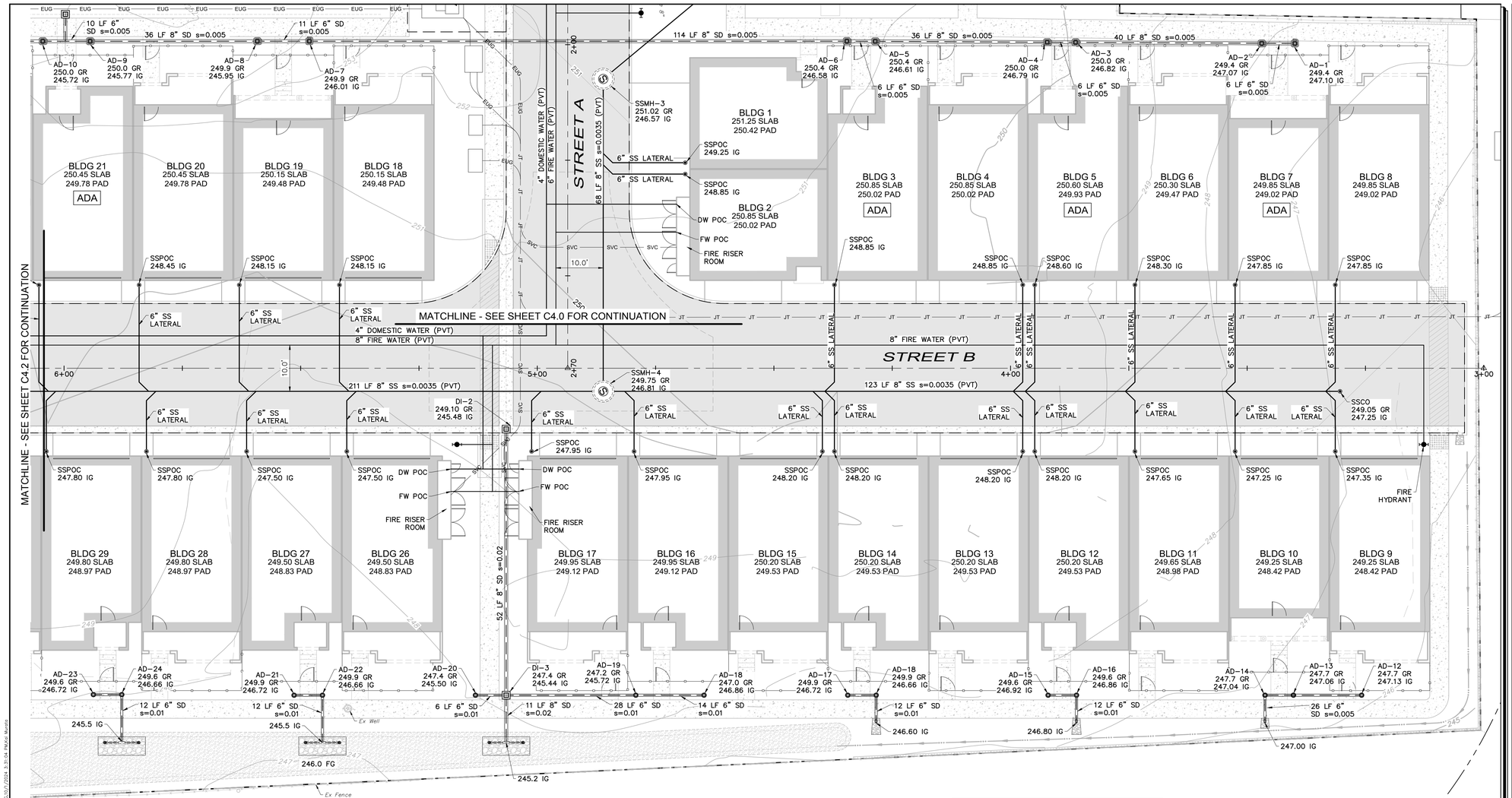
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UTILITY NOTES

SEWER:

SEWER MANHOLE PER SCWA STD.–100A

END–OF–LINE SEWER CLEANOUT PER SCWA STD.–105 OR 106

BUILDING SEWER CLEANOUT PER SCWA STD.–121

4" SEWER LATERAL (s=0.02 MIN, TYP)

SEWER LINE TRENCHING PER SCWA STD.–107

WATER:

FIRE HYDRANT PER SCWA STD.–212

WATER LINE TRENCHING PER SCWA STD.–200

WATER VALVE PER SCWA STD.–208

2" WATER SERVICE ON 4" W PER SCWA STD.–203

HATCHING LEGEND:

- TI=5, 0.33' AC OVER 0.67' CL II AB
- 4" PCC OVER 4" CL II AB
- PAVERS (BY OTHERS)
- BIORETENTION AREA

PRELIMINARY UTILITY PLAN

10' 5' 0 5' 10' 20' 30'

Graphic Scale: 1" = 10'

STORM DRAIN SCHEDULE	
DI–1 THRU DI–7	OLDCASTLE MODEL DI–1212
AD–1 THRU AD–11	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD–12 THRU AD–26	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

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TENTATIVE MAP
SPRING GROVE
PRELIMINARY UTILITY PLAN

1447, 1505, 1515 Spring Street
St Helena, California
APN 009–590–003, –005, –010

SCALE: AS SHOWN
Date: October 1, 2024
Design by: KM/JAL
Drawn by: KM/JAL
Checked by: CT

Sheet
C4.1
8 of 12 Sheets
Job 24195

MATCHLINE - SEE SHEET C4.1 FOR CONTINUATION

BLDG 22 250.65 SLAB 249.98 PAD
BLDG 23 250.75 SLAB 250.08 PAD ADA
BLDG 24 251.80 SLAB 251.13 PAD
BLDG 25 251.00 SLAB 250.33 PAD
BLDG 30 249.95 SLAB 249.28 PAD
BLDG 31 250.20 SLAB 249.53 PAD
BLDG 32 250.20 SLAB 249.53 PAD
BLDG 33 250.20 SLAB 249.53 PAD
BLDG 34 250.20 SLAB 249.53 PAD
BLDG 41 252.25 SLAB 251.58 PAD
BLDG 40 252.25 SLAB 251.58 PAD
BLDG 39 251.75 SLAB 251.08 PAD
BLDG 38 251.35 SLAB 250.68 PAD
BLDG 37 250.90 SLAB 250.23 PAD
BLDG 36 250.70 SLAB 250.03 PAD
BLDG 35 250.70 SLAB 250.03 PAD

STREET B
STREET C

11 LF 6" SD s=0.005
DI-4 250.0 GR 245.85 IG
AD-9 250.0 GR 245.77 IG
10 LF 8" SD s=0.005
AD-10 250.0 GR 245.72 IG
32 LF 8" SD s=0.005
AD-11 250.3 GR 245.59 IG
8 LF 8" SD s=0.005
DI-5 250.0 GR 245.55 IG
DI-6 250.3 GR 245.55 IG
42 LF 8" SD s=0.005
211 LF 8" SS s=0.0035 (PVT)
155 LF 8" SD s=0.005
49 LF 6" SS s=0.005 (PVT)
83 LF 8" SS s=0.0035 (PVT)
52 LF 6" SD s=0.01
16 LF 6" SD s=0.01
32 LF 8" SD s=0.01
AD-23 249.6 GR 246.72 IG
AD-25 249.5 GR 246.18 IG
AD-26 247.4 GR 245.66 IG
DI-7 249.99 GR 244.52 IG
SSCO 251.72 GR 248.04 IG
SSCO 250.91 GR 247.55 IG
SSCO 250.91 GR 247.85 IG
245.30 IG
244.2 IG
245.5 IG
246.0 FG
245.0 FG
SSPOC 247.80 IG
SSPOC 248.45 IG
SSPOC 248.65 IG
SSPOC 248.20 IG
SSPOC 248.75 IG
SSPOC 249.00 IG
SSPOC 249.80 IG
SSPOC 248.20 IG
SSPOC 248.20 IG
SSPOC 248.20 IG
SSPOC 250.25 IG
SSPOC 250.25 IG
SSPOC 249.75 IG
SSPOC 249.35 IG
SSPOC 248.90 IG
SSPOC 248.70 IG
SSPOC 248.70 IG
6" SS LATERAL
4" DOMESTIC WATER (PVT)
8" FIRE WATER (PVT)
FIRE HYDRANT
FIRE RISER ROOM
DW POC
FW POC
R=15.0'
R=250'
0.5%
8+00
9+00
9+80
7+00
Rdwd 8 T-149
Bo 16" T-151
Bo 15" T-155
Bo 12" T-156
Glossy Privet Tree 12" 2F T-158
Lo 14" T-159
Tree 12" T-170
Ex Well
Tree 6" T-169
Bo 38" T-168
Tree 8" T-167
Vo 16" T-166
Bo 14" Tag 165
Olive 16" 2F T-182+164
Bo 14" Tag 163
Glossy Privet Tree 12" 2F T-162
Bo 7" No Tag
Bo 20" No Tag
Ex Fence (Typ)
Ex Deck
Stump 36"
20.0' Creek Setback
Ex Top
Ex Toe
Ex Thalweg
Ex GB
Ex Pole
FEMA FLOODWAY AREA IN ZONE AE

STORM DRAIN SCHEDULE

DI-1 THRU DI-7	OLDCASTLE MODEL DI-1212
AD-1 THRU AD-11	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-12 THRU AD-26	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

PRELIMINARY UTILITY PLAN

10' 5' 0 5' 10' 20' 30'
Graphic Scale: 1" = 10'

HATCHING LEGEND:

- TI=5, 0.33' AC OVER 0.67' CL II AB
- 4" PCC OVER 4" CL II AB
- PAVERS (BY OTHERS)
- BIORETENTION AREA

UTILITY NOTES

SEWER:

SEWER MANHOLE PER SCWA STD.-100A

END-OF-LINE SEWER CLEANOUT PER SCWA STD.-105 OR 106

BUILDING SEWER CLEANOUT PER SCWA STD.-121

4" SEWER LATERAL (s=0.02 MIN, TYP)

SEWER LINE TRENCHING PER SCWA STD.-107

WATER:

FIRE HYDRANT PER SCWA STD.-212

WATER LINE TRENCHING PER SCWA STD.-200

WATER VALVE PER SCWA STD.-208

2" WATER SERVICE ON 4" W PER SCWA STD.-203

Revisions

No.	Date	Description	Approved

adobe associates, inc.
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1220 N. Dutton Ave., Santa Rosa, CA 95401
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Website: www.adobeinc.com
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David R. Brown, RCE 41833
My license expires 3/31/2026

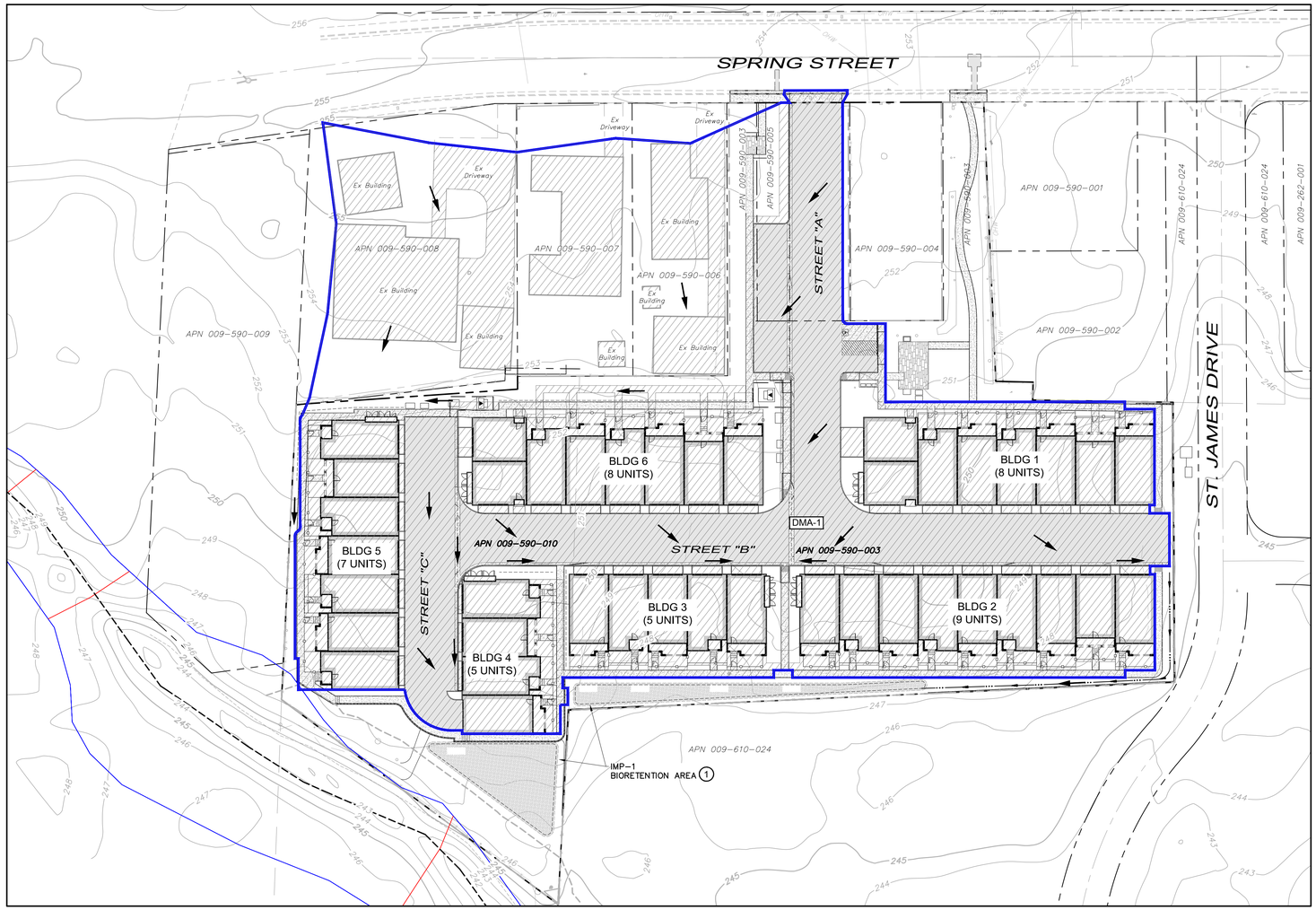
TENTATIVE MAP
SPRING GROVE
PRELIMINARY UTILITY PLAN

1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

SCALE: AS SHOWN
Date: October 1, 2024
Design by: KM/JAL
Drawn by: KM/JAL
Checked by: GT

Sheet C4.2
9 of 12 Sheets
Job 24195

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30' 15' 0 15' 30' 60' 90'

Graphic Scale: 1" = 30'

DRAINAGE AREA TABLE

DMA-1 = 2.13 AC
(92,603 SF)

DRAINAGE AREA LEGEND

- DMA-1 — DRAINAGE MANAGEMENT AREA
- (1) — POINT OF CONCENTRATION
- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- DIRECTION OF FLOW

DRAINAGE ROUTING

DMA-1 → (1) IMP-1

DMA Name	Total Area (SF)	IMP Name	Required Bioretention Area (SF)	Design Bioretention Area (SF)
DMA-1	92,603	IMP-1	3,704	3,800

HATCHING LEGEND

- IMPERVIOUS AREA
- BIORETENTION FACILITY

Revisions

No.	Date	Description	Approved

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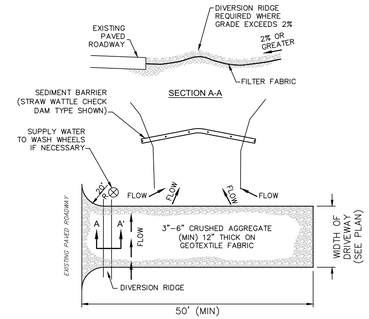
TENTATIVE MAP
SPRING GROVE
STORM WATER CONTROL PLAN

1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

SCALE: AS SHOWN
Date: October 1, 2024
Design by: KM/AL
Drawn by: KM/AL
Checked by: CT

Sheet
C5.0
10 of 12 Sheets
Job 24195

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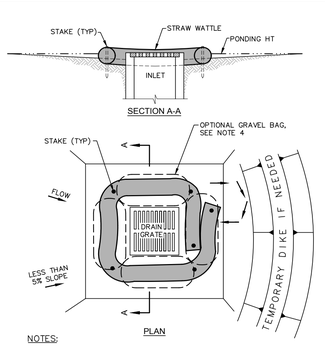


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS– OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

(IF NEEDED – VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION)

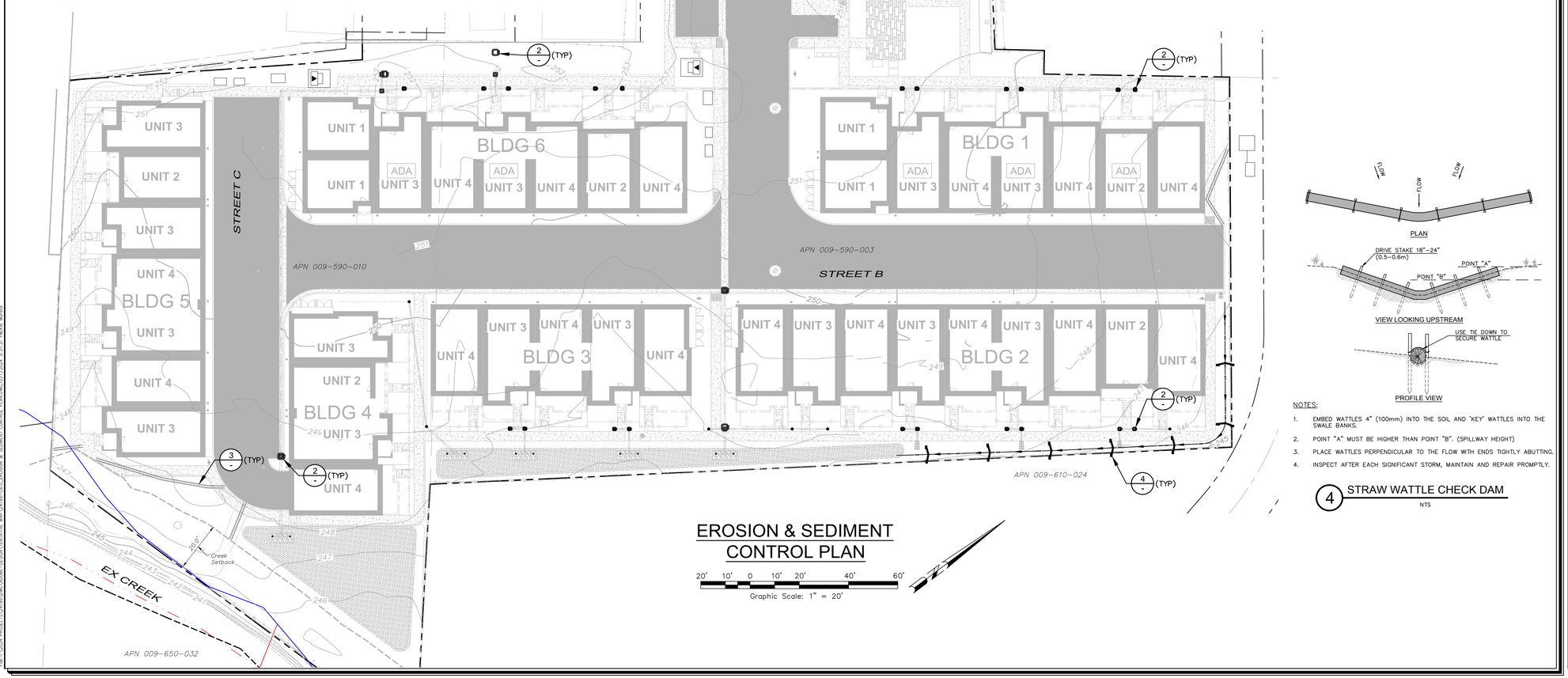


NOTES:

1. INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT MIN LENGTH).
3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
4. GRAVEL BAGS TO BE USED IN LIEU OF STRAW WATTLE AFTER PAVEMENT HAS BEEN INSTALLED.

2 INLET SEDIMENT BARRIER

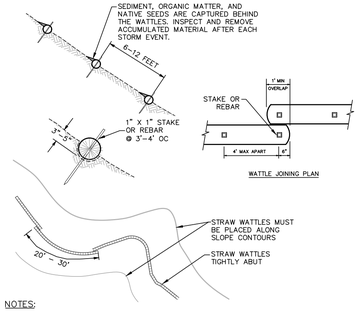
NTS



EROSION & SEDIMENT CONTROL PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'



NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW AND BOUND W/ BIO–DEGRADABLE WRAPPED NETTING. THEY ARE APPROXIMATELY 8" DIA AND 20 – 30 FT LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.

3 STRAW WATTLE

NTS

STRAW WATTLES (CONSTRUCTION SPECIFICATIONS)

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL, LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.

INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

NOTES:

1. EMBED WATTLES 4" (100mm) INTO THE SOIL AND "KEY" WATTLES INTO THE SWALE BANKS.
2. POINT "A" MUST BE HIGHER THAN POINT "B". (SPILLWAY HEIGHT)
3. PLACE WATTLES PERPENDICULAR TO THE FLOW WITH ENDS TIGHTLY ABUTTING.
4. INSPECT AFTER EACH SIGNIFICANT STORM, MAINTAIN AND REPAIR PROMPTLY.

4 STRAW WATTLE CHECK DAM

NTS

Revisions			
No.	Date	Description	Approved

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My license expires 3/31/2026

PROFESSIONAL ENGINEER * REGISTERED * DAVID R. BROWN * No. 41833 * Exp 3/31/2026 * CIVIL * STATE OF CALIFORNIA

TENTATIVE MAP
SPRING GROVE
EROSION & SEDIMENT CONTROL PLAN
1447, 1505, 1515 Spring Street
St Helena, California
APN 009–590–003, –005, –010

SCALE: AS SHOWN
Date: October 1, 2024
Design by: KM/AL
Drawn by: KM/AL
Checked by: GT

Sheet
C6.0
11 of 12 Sheets
Job 24195

File: X:\2024 PROJECTS\24195\PLANS\SDR\E-DESIGN\TENTATIVE MAP\24195-DR-E-EROSION & SEDIMENT CONTROL PLAN.DWG 10/7/2024 3:31:31 PM kai Marks

Vesting Tentative Map

For Condominium Purposes:

42 Residential Condo Units

1447, 1505 & 1515 Spring Street, St. Helena Ca.

Assessor's Parcel Number 009-590-003, 005 & 010

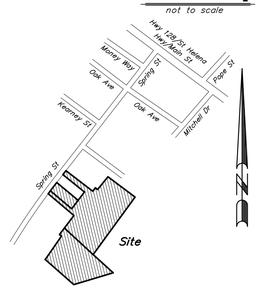
Per Gov. Code Section 66456.1, the subdivider intends to file and reserves the right to file multiple final maps.

CURRENT ZONING

HR (High Density Residential)

Location Map

not to scale



SURVEYOR/ENGINEER:

ADOBE ASSOCIATES, INC.
1220 N. Dutton Avenue
Santa Rosa, CA. 95401
(707) 541-2300 phone
(707) 541-2301 fax
asmith@adobeinc.com

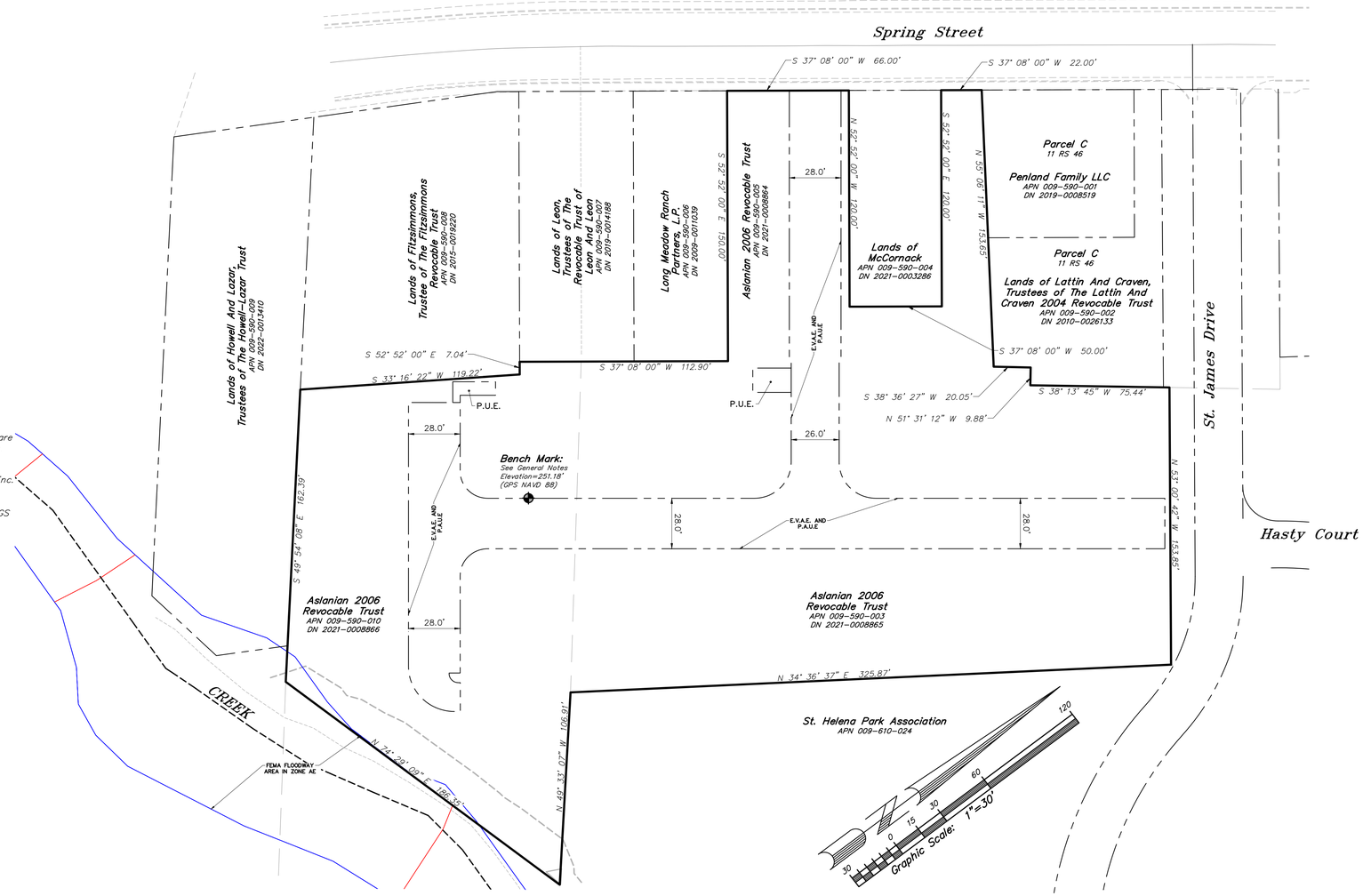
OWNER/SUBDIVIDER:

City Ventures Homebuilding, LLC
c/o Kelso Barnett
444 Spear Street, Suite 200
San Francisco, CA 94105
(646) 522-4260 phone
kbarnett@cityventures.com

General Notes

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., in July and August of 2024.

Bench Mark: Set 1/2" rebar and cap, Adobe Associates, Inc.' Control Point #80, as shown hereon. Elevation = 251.18' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected July 31, 2024 and adjusted using the NGS OPUS adjustment tool according to Geoid 18.



Revisions			
No.	Date	Description	Approved

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Website: www.adobeinc.com
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Aaron R. Smith, PLS 7901

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

Vesting Tentative Map

City Ventures Homebuilding LLC
1447, 1505 & 1515 Spring Street, St. Helena Ca.
Assessor's Parcel Number 009-590-003, 005 & 010

Scale: 1" = 30'

Date: October 2024
Design by: IAL
Drawn by: IAL
Checked by: ARS

Sheet 1

12 of 12 sheet
Job No. 24195

File: I:\2024 PROJECTS\24195\Survey\Adobe-Survey\24195-Vesting Tentative Map.dwg Time: Oct 01, 2024 - 3:31pm

CITY VENTURES

SPRING GROVE



PRE-SUBMITTAL PUBLIC MEETING

JANUARY 21, 2025

PL24-065

CITY VENTURES

- Bay Area Builder
- Creates communities in **urban infill & transit-oriented** sites
- All-electric, **solar-powered** homes – panels come standard
- **Energy efficient** building materials, heating & cooling, and appliances
- Pre-wiring for **electric car chargers** in every home
- **Low impact** landscaping and **low flow water fixtures**

SUNPOWER™

Solar Panels power everything in your home

nest

Smart thermostat learns your lifestyle, saving energy and money

Milgard WINDOWS & DOORS

Dual-glazed windows + ultra-violet coating offer insulation against cold & heat

ENERGY STAR

Energy Star® rated high-efficiency appliances so you don't have to worry

THE BOLD LOOK OF KOHLER

Faucets and shower heads offer significant water savings reducing water bills

TITLE 24

City Ventures Homes' Energy Efficiency exceeds 15% of the state required minimum







CITY VENTURES

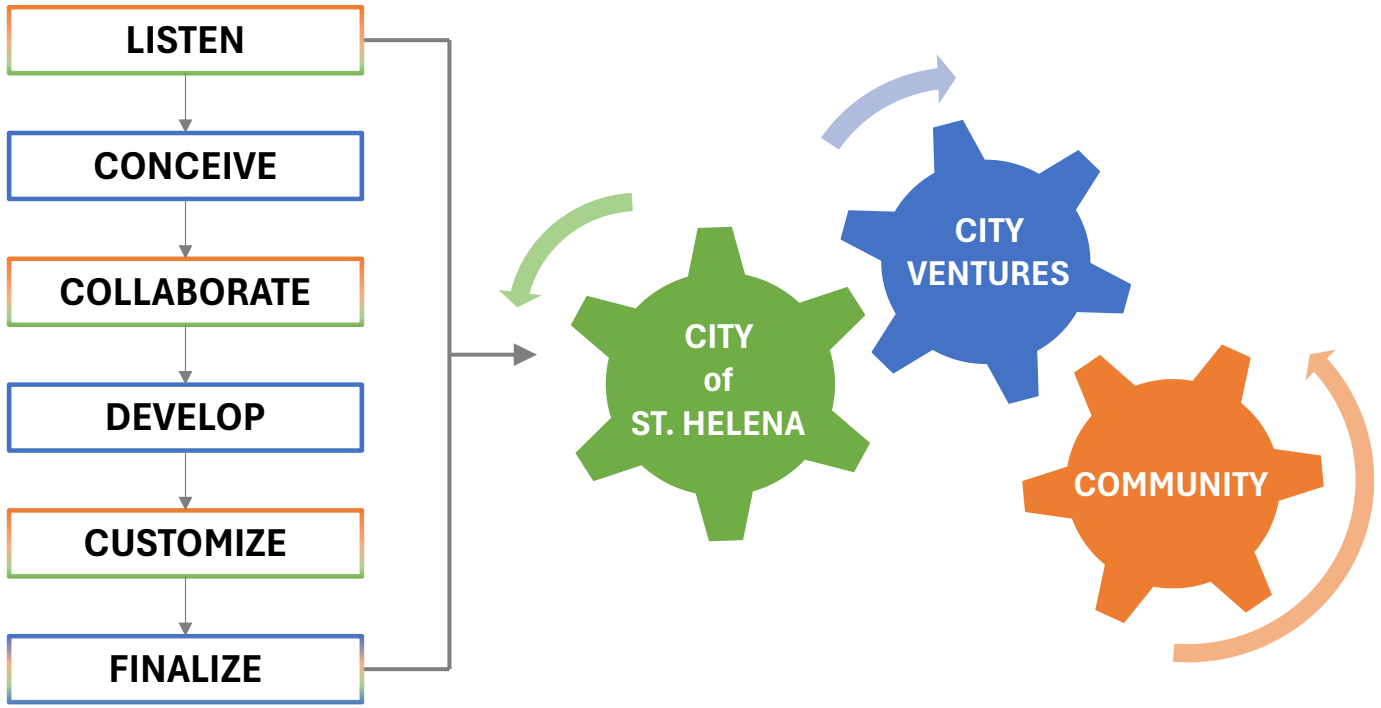








CITY VENTURES







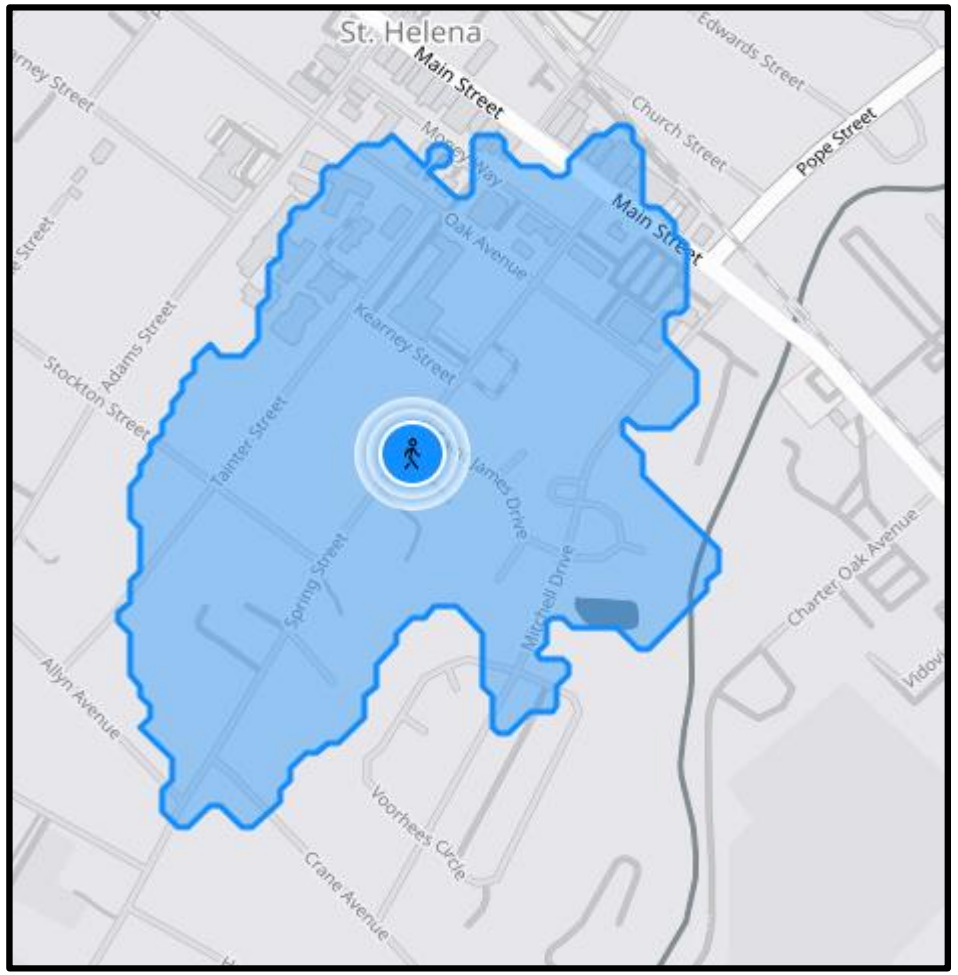


1447, 1505 & 1515 SPRING STREET

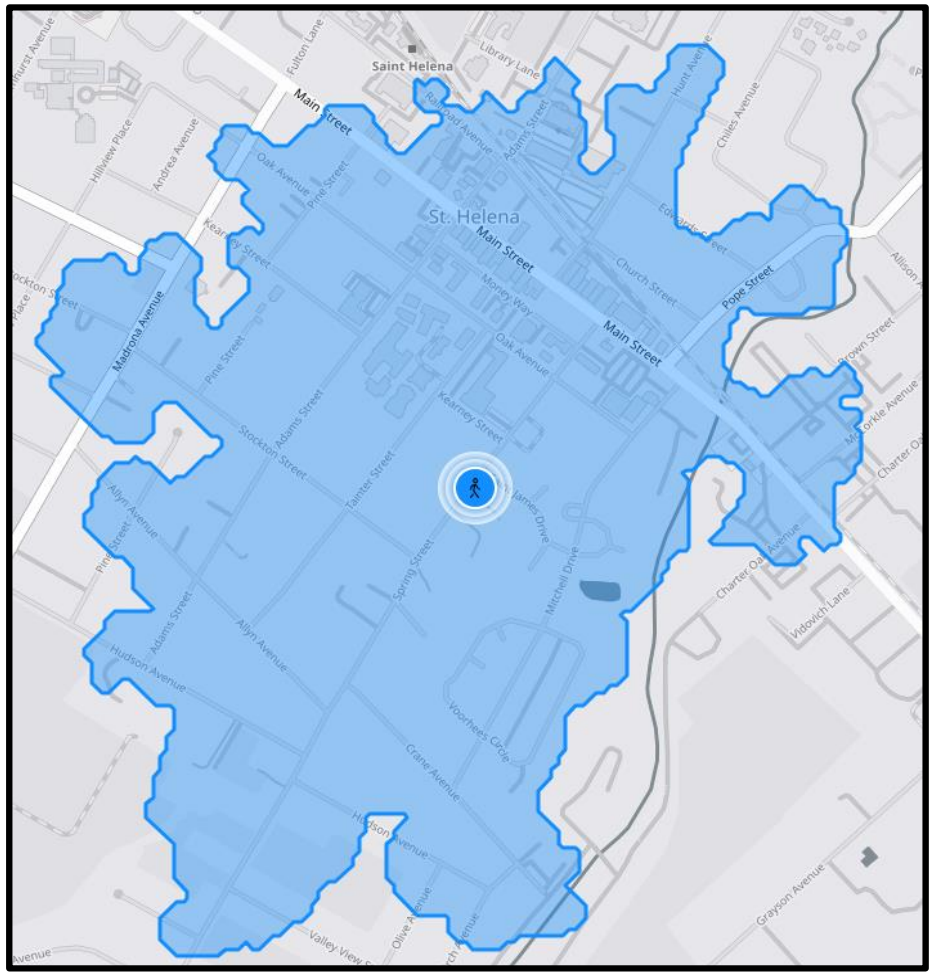


SITE PEDESTRIAN RADIUS

5-minute walk from site



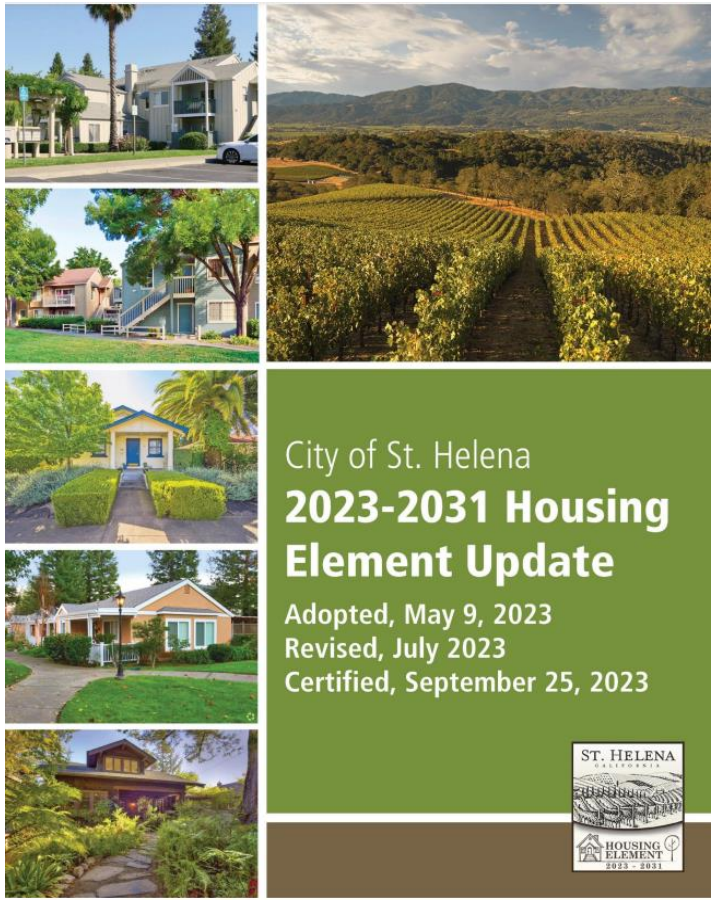
10-minute walk from site

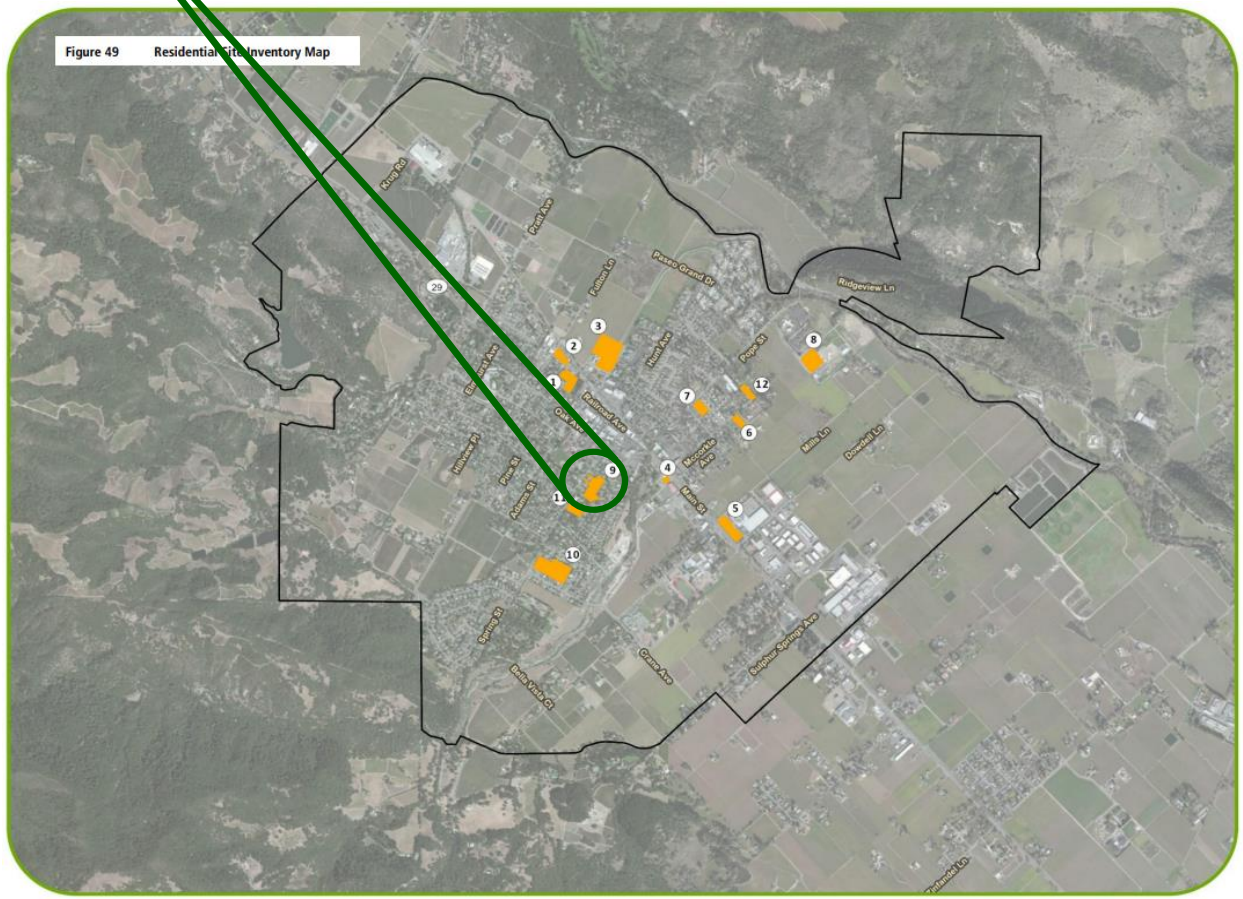


SITE CONTEXT

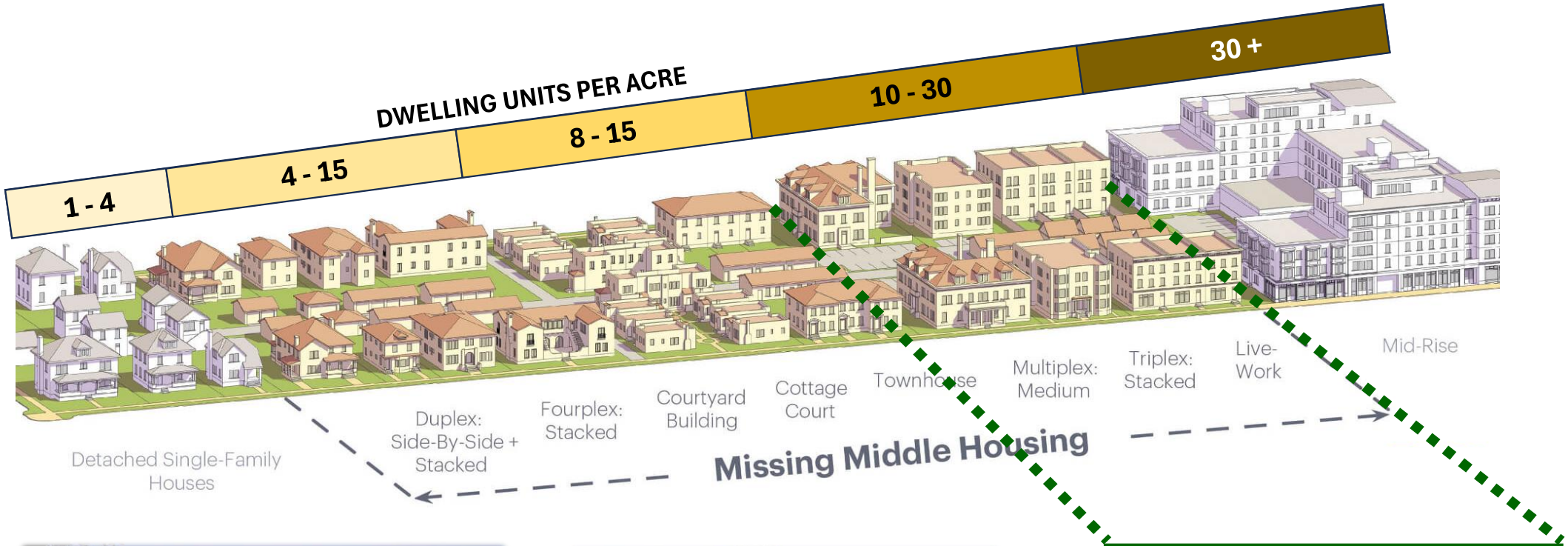


HOUSING ELEMENT: SITE 9





VISUALIZING DENSITY







HIGH DENSITY RESIDENTIAL
16.1 – 28 DUA

SPRING GROVE
16.2 DUA

YOUR FUTURE NEIGHBORS

33 Market Rate Units

- 3 – 4 bedrooms
- 1,595 – 1,810 sf
- First-time home buyers
- Young families
- Seniors looking to downsize
- Firefighters, teachers, nurses





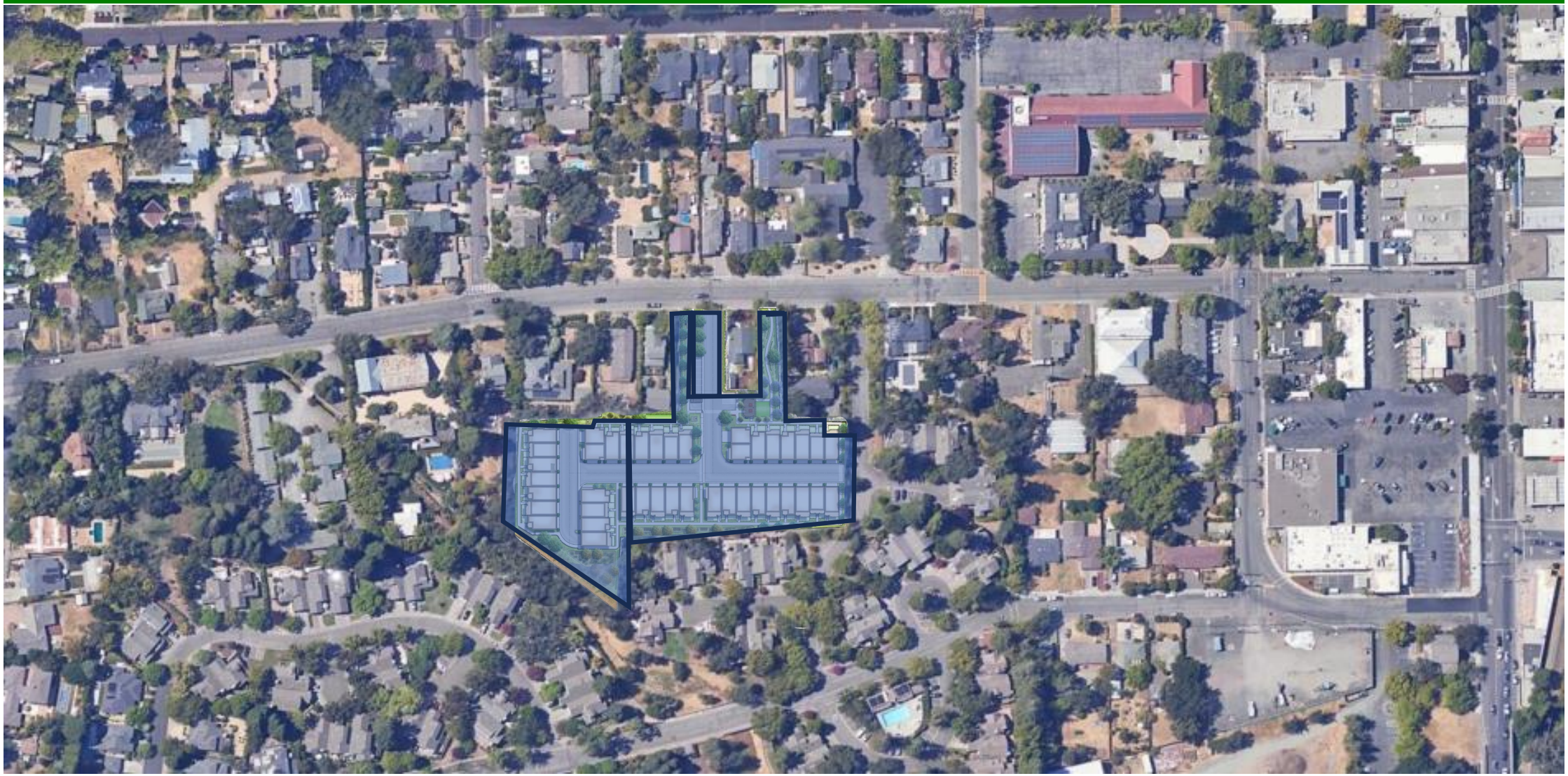
8 Inclusionary Units

- 3+ bedrooms
- 1,480 – 1,595 sf
- 4 units at 100% AMI
  - $129,600 (family of four)
- 4 units at 120% AMI
  - $155,500 (family of four)
- Community organizations
- Density Bonus





SPRING GROVE: SITE CONTEXT



ZONING COMPARISON

		ST. HELENA MUNICIPAL CODE	SPRING GROVE
Acreage		2.53 ac	2.53 ac
Units Allowed/ Proposed		70.84	41
Zone		High Density Residential	High Density Residential
Density		16.1-28 du/ac	16.2 du/ac
Site Coverage		55 % (Max)	26 %
Building Height		42 Feet (Max)	38 Feet
Building Stories		3 Stories	3 Stories
Open Space			
Common	150 sf/du	6,150 sf	13,585 sf
Private (ground floor only)	60 sf/du	2,460 sf	6,290 sf
Parking			
Residential (3-4 Bedroom)	1.5 spcs/du	61.5 spcs	82 spcs
Open/Guest	.25 spcs/du	10.3 spcs	11 spcs

Note: Preliminary Calculations; staff will verify conformance with zoning standards

SITE DESIGN

	ST. HELENA MUNICIPAL CODE	SPRING GROVE
Streets		
Entry	28 Feet	28 Feet
Main Drive	28 Fire Access	28 Fire Access
Alley Clearance	21 Feet	24 Feet
Alley Garage to Garage	25 Feet	30 Feet
Setbacks		
Front	15 Feet	N/A
Front - 3rd Floor	25 Feet	N/A
Rear	10 Feet	10-15 Feet
Interior Side	10 Feet	10-15 Feet
Parking		
Covered	19 x 19 2-car	19 x 19 2-car
Open (Standard)	9 x 19 1-car	9 x 19 1-car
Open (Parallel)	9 x 23 1-car	9 x 23 1-car

Note: Preliminary Calculations; staff will verify conformance with zoning standards

ARCHITECTURAL INSPIRATION














CONCEPTUAL ELEVATIONS



FRONT ELEVATION
(Similar)



SW 7005 Pure White	SW 7009 Pearly White	SW 9117 Urban Jungle	SW 7050 Useful Gray	SW 6221 Moody Blue	Comp Shingles Weathered Wood	Architectural Lighting

EXISTING SITE









SITE OPPORTUNITIES





LANDSCAPE INSPIRATION












Kelso Barnett: 707.758.3805, kbarnett@cityventures.com
Michael Brewer: 925.878.5787, mbrewer@cityventures.com

City of St. Helena
Planning Commission

Project: 1447, 1505, 1515 Spring St. Pre-Submittal Application (PL24-065)

Staff: Mike Janusek, AICP, Consulting Planner

Community Development Department

January 21, 2025

Entitlement Requests and Status

- Tentative Subdivision Map
- Minor Design Review (staff level approval)
- Density Bonus
- Demolition Permit
- Pre-Submittal Application
- Current Status: Incomplete, December 20, 2024

State Streamlining

Senate Bill (SB) 330

- Amends the Housing Accountability Act (HAA)
- Vest zoning and objective design standards with a Preliminary Application
- Limits the number of public hearings to five
- Prohibits a local government from disapproving or reducing the density of qualifying housing development project based on subjective standards

State Density Bonus Law

- Projects with at least 10% affordable units eligible for concessions and waivers

Next Steps

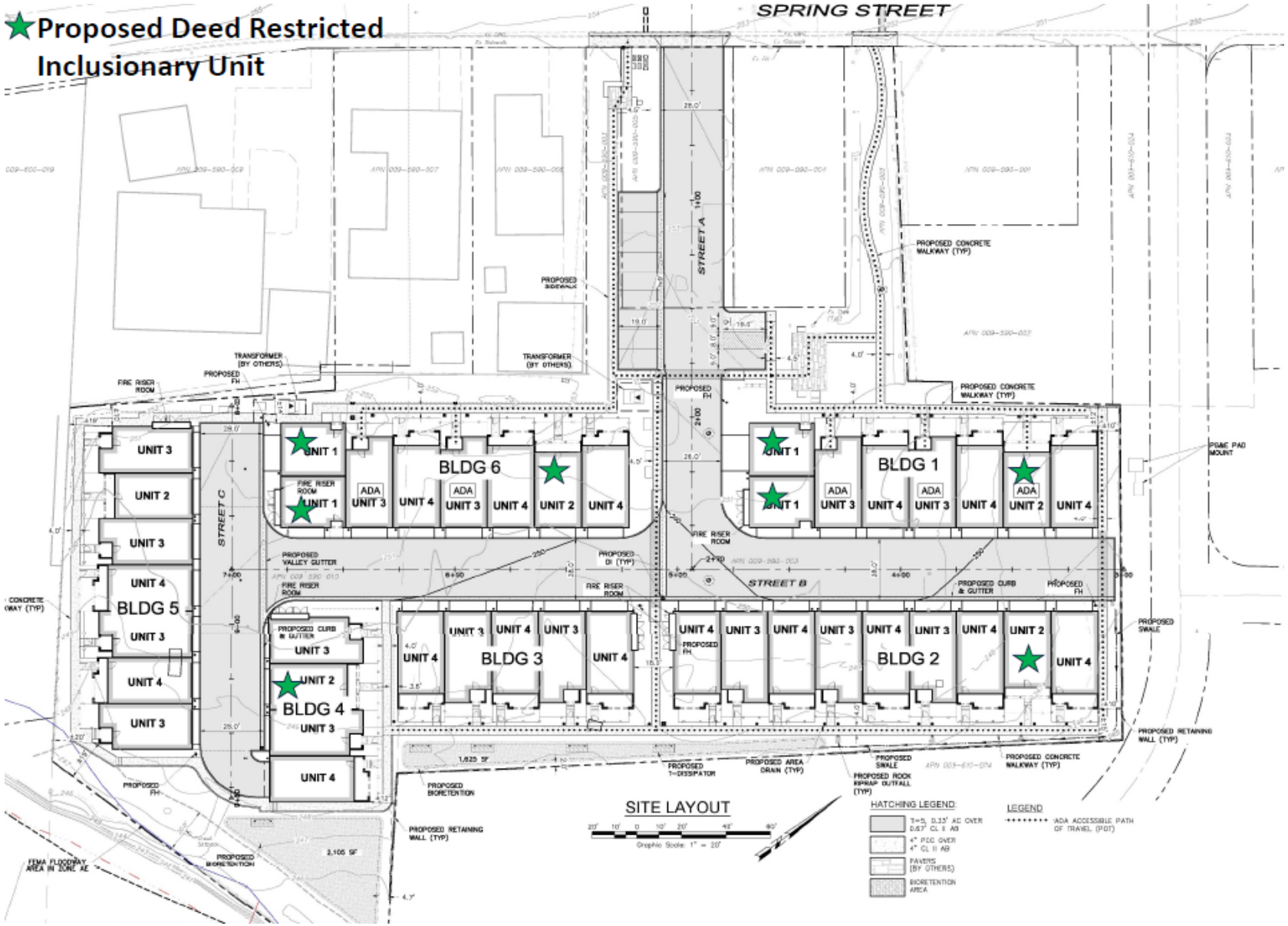
- Applicant receives feedback from Pre-Submittal meeting
- Applicant submits complete application including Minor Design Review application
- City conducts consistency review post receipt of complete application
- City makes CEQA determination post completion of technical studies
- Planning Commission public hearing on Tentative Map, Density Bonus, Demolition Permit
- City Council public hearing on Tentative Map, Density Bonus, Demolition Permit

(Anticipated timeframe to City Council ~6 months)

Items for Discussion

1. Proposed Tentative Subdivision Map
2. Overall design, circulation and amenities
3. The affordable housing proposal

Questions?


★Proposed Deed Restricted Inclusionary Unit
SPRING STREET
STREET A
STREET B
STREET C
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
UNIT 1
UNIT 2
UNIT 3
UNIT 4
ADA
SITE LAYOUT
HATCHING LEGEND
LEGEND
PROPOSED CONCRETE WALKWAY (TYP)
PROPOSED RETAINING WALL (TYP)
PROPOSED BIORETENTION
PROPOSED SWALE
PROPOSED FH
FIRE RISER ROOM
TRANSFORMER (BY OTHERS)
PG&E PAD MOUNT
FEMA FLOODWAY AREA IN ZONE AE

From:	Christine Free
To:	Public Comment
Cc:	mjanusek@cityofsthelena.gov
Subject:	[External] Multi Family Project on Spring Street
Date:	Friday, January 17, 2025 9:14:26 AM

To Whom It May Concern —

My mother purchased a St Helena Park condo in 1982 located at 1421 Wallis Court and moved into it permanently in 1983. It was a peaceful, restorative place to live and has remained so for the past 42 years. However, the application for 41 townhome style residential units of six three story clusters situated adjacent to Wallis Court will surely change that.

I understand that the City is responding to a state mandate to build affordable housing. But to place such a dense project among single family homes on Spring Street and condo units of two per structure in St Helena Park seems unreasonable. A height of three stories for the proposed project will allow new residents to peer easily into the two story condos on the even numbered side of Wallis Court. Would anyone on the Planning Commission or the City Council be happy with that living situation? I think not.

Please scale this project back to half the number of proposed townhomes on Spring Street and find another suitable site for the remainder. Surely the members of the Commission and the Council can come up with other site(s).

Sincerely,
Chris Free
1421 Wallis Court

From: David Lattin
To: Public Comment
Cc: Kendra Craven
Subject: [External] Spring Grove Project
Date: Monday, January 20, 2025 4:38:35 PM

Sent from my iPhone

Hello,

We write you today to voice our concern about the scope of the **Spring Grove Project**.

My wife, Kendra Craven, and I purchased our home at **1433 Spring Street** in the Spring of 1987. As new winemaking graduates and newly married, we felt so fortunate to be able to buy the second cheapest home on the market at that time and loved our new home. With the arrival of our second child, we opted to remodel the old original home rather than trading up to something larger because we loved the location for its privacy and proximity to all that St. Helena has to offer. We continue to love our home but upon retiring, we decided to lease our home for several years while we traveled North America. We are currently in Louisville, KY and won't return to St. Helena until March 1 of 2026.

We were not surprised to hear that the property behind our home is/was sold. It has honestly languished for years and been a source of frustration for us because the poor condition of the home, the relentless dropping of sycamore leaves and branches into our yard and onto our roof, and the occasional party noise from the absentee owners on Sundays. We are surprised, however, that the City is considering the approval of 41 three-story units to be built in that 2.5 acre parcel surrounded by single story homes. We have always felt that St. Helena has needed more affordable housing for obvious reasons. Gone are the days that a cellar worker, a postal worker, a law enforcement officer, a City staffer, or a teacher can afford a home here. So many of the existing homes are now second or third homes of absentee owners. We write you today not so much to oppose the intention of the proposal but its scope. Three-story units in a residential area of mostly single-story homes seems like *developer overreach*. If the City needs to create a targeted number of affordable homes, we ask that it not be done in so dense a fashion on a single piece of property. Our concerns are these:

1. FIRE RISK. The proposed home density poses an *i*ncreased risk of fire damage to our home should fire sweep into town. We have self-evacuated several times over the last few years and left with 'fingers crossed' that we would return to our lovely home. Having only a single exit from the Project means that the developer will likely be required to or ask for an easement directly onto St. James, also behind our property.

2. COMPROMISE OF PRIVACY. Four of the proposed 3-story units will compromise our privacy as they will have views down into the end of our driveway, into our dining room, our laundry room, over the garage into our kitchen, over the garage into one of our bathrooms, and directly into our back

yard near our main bedroom.

3. INCREASE IN NOISE AND TRAFFIC. Forty-one units means anywhere between 82 and 164+ more people living directly behind us. The increased noise and car traffic from so many more people will degrade the desirability and value of our home and all homeowners surrounding the development.

To reiterate, we are not opposed the building of affordable housing adjacent to our home of 37 years or anywhere else in St. Helena. We are simply asking the City not put the burden of meeting an affordable housing mandate onto those of us who will be adversely effected by it in its current iteration. ***We ask that the City reject the idea of these units being three-storied and be limited to two-story.*** The three-story plan is simply a way around providing reasonable parking for a more standard type of housing and a way for the developer to cram as many units into the parcel as possible for profit.

As we will not be able to attend the January 21 Planning Commission meeting, we ask that this letter be read at the meeting so that our concerns can be placed into the record. Please let us know how else we can participate in this discussion as the City deliberates on this project.

Sincerely,

David Lattin and Kendra Craven

From: Pat Friday
To: Public Comment; mjanusek@cityofsthelena.gov
Subject: Fwd: [External] Spring Grove project, draft
Date: Monday, January 20, 2025 3:13:41 PM

Dear Planning Commission,
I am writing about the housing project proposed for behind my home in St. Helena Park. I am enjoying living in this condo development, which has plenty of mature trees and open space for the number of people in this community. And the 2-story design of our buildings is compatible with this area of town.

For the Spring Grove project, I am concerned about the **height** and **number of units** being planned for this 2+ acre parcel. And if the market for these units is families, where do the children play?

I am very concerned about **loss of privacy, loss of light** and the **noise** generated by 41 families.

Traffic on Spring Street will be heavier, of course. And there is not good circulation within the development: where do delivery vehicles park to deliver a package to the front door of a unit? How do fire trucks turn around? How does the traffic flow out of one entrance/exit during an evacuation?

Three story buildings are not compatible with this neighborhood.

St. Helena does need more housing, particularly low-income housing, and I would rather see Our Town St. Helena develop this property. They have more sensitivity in their planning than City Ventures is showing.

I am not opposed to the property being developed for housing, but I am opposed to 3-story buildings and 41 units; that is a lot. Surely a better plan can be developed.

Regards,
Pat Friday

Pat Friday
1430 Wallis Court
St. Helena CA 94574
707.484.4579

January 21, 2025

Regarding: Proposed Development of 41 Units on Site 9 (1447, 1505, and 1515 Spring Street)

Dear St. Helena City Council & Planning Commission,

I am writing to express my profound concerns regarding the proposed development of 8 lower-income and 33 above-moderate-income units on the three adjacent parcels directly behind my parents' home. As a lifelong resident of this neighborhood, I am deeply invested in the unique charm and character that St. Helena embodies, which I believe is at risk with this development. The potential loss of privacy, loss of 196 trees, increased noise, and safety concerns for my family are deeply troubling.

Traffic and Infrastructure Concerns

Although the existing zoning is high-density residential, the proposed number of units presents significant issues regarding parking and pollution. Spring Street is already congested; an additional 41 units would mean at least 96-144 more vehicles. This increase poses a grave risk to pedestrians, including children who ride their bikes and older adults who walk these streets daily. My father, who is almost 80, is among those who walk downtown regularly. The heightened traffic increases the danger of accidents and pedestrian injuries.

Moreover, water availability is a pressing concern. Residents, including my parents, are already facing rising water bills and are urged to conserve water. Adding 41 units will strain an already overburdened water supply and lead to further rate increases. Where will the additional water come from if there is a shortage for current residents?

Furthermore, the increased burden on the existing infrastructure could lead to overextended services, reduced quality of life, and potential degradation of local amenities. It is crucial to consider whether the city's infrastructure can support this influx without negatively impacting current residents' daily lives.

Privacy, Noise, Safety, and Aesthetic Concerns

From my residence, I see firsthand the lack of privacy and natural space when living in high-density developments. My parents' backyard, currently shielded by redwood trees, would lose its privacy with the construction of multi-story apartment complexes. The proximity of these units, the potential removal of privacy trees, and the increased noise from 96-144 new residents will significantly disrupt my family's tranquility.

Safety is another critical concern. The influx of new residents increases the potential for crime, making my family feel unsafe in their home. We fear that the increased population density could lead to more burglaries, vandalism, and other criminal activities. Considering the long-term implications of such a significant change on local safety and the overall sense of security that residents currently think is essential.

Community Character

The proposed development fundamentally threatens to alter the character of our community. It appears that the developers prioritize profit over the well-being of St. Helena's residents. Allowing such a development sets a dangerous precedent for out-of-town developers to exploit our town for financial gain, potentially leading to a shift in the local economy and a decrease in property values. This could undermine the small-town charm that makes St. Helena special.

The essence of St. Helena lies in its community-oriented, peaceful, and visually appealing environment. High-density developments like this one can erode our town's unique character, making it resemble the more urbanized and densely populated areas that many of us moved away from. The potential for increased noise, traffic, and a reduction in green spaces are all factors that detract from the quality of life that St. Helena's residents cherish. The loss of our town's unique character is a loss for all of us.

Alternative Solution

There is ample open land in the unincorporated areas around St. Helena that could be developed instead. This project could also facilitate funding for a needed sewer system in these areas, benefiting the broader community without compromising the integrity of our town. The development of these areas could provide affordable housing options while preserving the character and quality of life in St. Helena.

Conclusion

I respectfully but firmly request that you reject the proposal for the 41 townhome units on these parcels. I am hopeful that you will consider the best interests of St. Helena locals and preserve what makes our town unique and special.

Thank you for your attention to this critical matter.

Sincerely,

Concerned resident of Spring Street
St. Helena, CA 94574

NAPA COUNTY BICYCLE COALITION

January 17, 2025

Re: Agenda Item 5.1) Spring Grove Multifamily Project

Dear Planning Commissioners,

The Napa County Bicycle Coalition (NCBC) represents over 2,000 members and supporters throughout Napa County in advocating to make riding a bicycle in our communities safe, convenient, and accessible for riders of all ages and abilities. For over 15 years, NCBC has worked with local organizations, businesses, elected officials, and the public to align our transportation infrastructure with the needs of cyclists and other active transportation users.

We appreciate the opportunity to provide input on the Spring Grove Multifamily project plans under pre-submittal review. Centrally-located, higher-density developments such as the Spring Grove project provide prime opportunities to for the City to grow its housing supply while minimizing Vehicle Miles Travelled (VMT) impacts through optimizing alternative travel modes, particularly active transportation. We believe that the Spring Grove project as presented has some important features that encourage active transportation; however, there are some components not currently included in the project application that we believe will allow this project to fully leverage its potential for active transportation use by residents and visitors. In embracing this potential, the project stands to reduce potential traffic and emissions impacts of the development, increase value and desirability of the units by improving walkability and bikeability, and better align with city goals around infrastructure, environmental sustainability, and quality of life.

The location of the proposed Spring Grove development is within walking and biking distance of most, if not all, St. Helena has to offer within its central city. Downtown shopping and dining, local schools, grocery stores, public destinations such as parks and the library, and notably, the future Vine Trail alignment, which will act as an active transportation spine through the City of St. Helena. Ensuring that future Spring Grove residents of all ages and abilities feel safe and comfortable walking, biking, and rolling to and from their homes is crucial to embracing the potential offered in the site's location.

We first want to acknowledge the applicant for those components provided in the development plans that contribute towards walking and biking for transportation. We commend the applicant's inclusion of secure long-term bicycle parking for each unit, as well as short-term bicycle parking racks throughout the site. Secure, convenient long-term bicycle parking is critical to allowing residents to embrace bicycling for transportation. Short-term bicycle racks throughout the property will also enable visitors to bike to and from the development. Additionally, ensuring pedestrian access throughout the site and to Spring Street on both sides of "Street A" in the plans, along with the crosswalks enabling pedestrians to take more direct routes, are important active transportation components included in the application.

PO Box 5157 | Napa, CA 94581 | (707) 258-6318 | www.napabike.org

However, **bike parking and sidewalks alone will not suffice to encourage residents to opt for walking or biking instead of driving**. In order to reduce potential traffic impacts, residents must feel safe and comfortable walking or biking in the area. **Spring Street has been identified numerous times by residents and the City as an unwelcoming corridor for active transportation** due to motorist speeding and lack of active transportation facilities. This area of Spring Street is challenging for bicyclists and pedestrians in particular, as nearby destinations (like churches, the Native Sons Hall, Sunshine Market, downtown Main Street, and the neighboring elementary school) draw heavy vehichle volumes. Additional steps should be taken with this development within the project footprint and on nearby Spring Street to improve bicyclist and pedestrian safety and comfort. NCBC requests that the following recommendations be considered as part of the Spring Grove project application:

Bicycle Facilities

Class II bike lanes - Spring Street is recommended for Class II painted bike lanes in the 2019 Napa Countywide Bicycle Plan and the City of St. Helena General Plan. Given Spring Street's significance as a direct east/west corridor on the west side of town, connecting residents of several neighborhoods to downtown St. Helena, routes to schools and the future Vine Trail, providing safe and comfortable multimodal facilities is necessary to manage traffic volumes and ensure accessible, equitable transportation for all. We recommend implementation of the adopted Bike Plan on Spring Street fronting the project as a condition of project approval as a traffic demand mitigation effort for the development.

The City has thus far implemented Spring Street's bike lanes in a piecemeal approach. While bike lanes were installed west of Valley View Street, the recently repaved segment east of Valley View Street did not receive its planned bike lanes. In order for a bicycle facilities to be effective, **they must be continuous and consistent**, which is not currently the experience on Spring Street. If the City were to revisit the recently repaved section and add the planned bike lanes, in conjunction with bike lane installation fronting this project, the Spring Street bike lanes would be nearly complete, providing vastly improved bicyclist access along this key route. We ask that the City embrace the opportunity to improve its bicycle network that this development offers, both in its own contributions and in the contributions from the applicant.

Short-term bike parking racks – While bicycle racks used for short-term parking were included in the project description, their exact location was not labelled on site maps. We recommend that the applicant install these bicycle racks in visible locations near entrances of each of the five buildings to ensure that bicyclists, regardless of which building they are travelling to, have a clear place to park near their destination. The Association of Bicycle and Pedestrian Professionals, whose standards the League of American Bicyclists uses to evaluate Bicycle Friendly Cities, recommends bike parking placement within 50' of main entrances.

Pedestrian Facilities

Traffic-calming and crossing improvements – Motorist speeding has long been identified as a concern for bicyclists and pedestrians on Spring Street. In order to begin reducing motorist speeding around the project site, we recommend that bulb-outs be installed at the Spring Street and Kearney Street intersection, which will also improve visibility for pedestrians crossing Spring at this location. Additional traffic-calming elements west of the project site may also be appropriate, as eastbound traffic on Spring Street is travelling along a straight, long road with no traffic control or calming, allowing motorists to pick up speed.

Pedestrian visibility around Street A driveway – As a pedestrian route to schools, downtown, local churches, and the future Vine Trail alignment, pedestrian visibility around the Street A driveway on Spring Street should be maximized to reduce risk of motorist/pedestrian conflicts. To ensure visibility of pedestrians to motorists entering and exiting the project site, we request implementing daylighting strategies around the Street A driveway on Spring Street. Additionally, we ask that the 6-foot perimeter fence be lowered or terminated before Spring Street in order to allow motorists exiting Street A to see Spring Street pedestrians before pulling onto the sidewalk.

Allow pedestrian access to St. James Drive – Dead-end street and cul-de-sac neighborhoods can work against walkability and bikeability by reducing connectivity and lengthening routes. We request that the applicant include a gate allowing pedestrian access to St. James Drive at the end of Street B. Small access improvements for bicyclists and pedestrians like this can counter the negative effects of dead-end streets on walkability and bikeability by creating more direct routes and can encourage mode shift toward walking and biking.

Pedestrian-scale lighting – Lighting is a crucial component of pedestrian safety and comfort, and is particularly necessary for pedestrian trips during the winter season when dark hours are longer. We request that the applicant include pedestrian-scale lighting along the walking paths around the development to facilitate a safer and more comfortable walking experience. Pedestrian-scale lighting is less intrusive to residents than street-scale lighting, and can be combined with motion-sensor activation to conserve energy and minimize impacts on adjacent residences.

Should commissioners, city staff, or project applicants have any questions about our requests, please do not hesitate to reach out to us at the phone number below or at csainato@napabike.org and kvernor@napabike.org. Thank you for your time and consideration.

Sincerely,
Carlotta Sainato
Program Manager, Napa County Bicycle Coaltion

January 20, 2025

TO: John Ponte, Christopher Warner, Autumn Anderson, Hector Lopez, Sue Furdek, & Maya DeRosa.
RE: Proposed Spring Grove Project

My name is Michael Caldarola. I live at 1671 Vineyard Avenue in St. Helena. Although I don't live near the proposed Spring Grove Project and thus won't be *directly* affected by its presence, all St. Helenans have an interest in preserving and protecting the unique character of our town and thus each of us enjoys standing to complain about a project that threatens a neighborhood, for neighborhoods are just indivisible areas of single, unified community.

I have reviewed the proposed plans and specifications: 41 units, 38-feet tall, on 2.53 acres surrounded by an existing medium-density, mostly single-story neighborhood. Yes, the project may technically comply with the specs in the high-density zoning ordinance. But does that necessarily and/or automatically render the project a desirable, reasonable, and appropriate addition to the immediate area and town as a whole? Regardless of what a high-density zoning designation permits, given its sheer scale, the project will loom over the neighborhood like a residential fortress, with 3-story banks of multiple, common-wall, yardless, cookie-cutter units towering over the neighboring homes, whose residents will suddenly be vulnerable to a visual invasion of their privacy from the upper floors of each unit. This is not intelligent community integration and enhancement; it's community detraction.

No other high-density residential housing in town presents such a jarring contrast to the surrounding residential areas as this project. Compare this huge collective box of housing to the Magnolia high-density development. There, housing units are not crammed together, shoulder-to-shoulder. Rather, the homes are spaced and naturally integrated into the space allotted. It's a calm, uncongested-looking addition to the surrounding community. It looks, well, normal.

The proposed Spring Grove is no grove, and it's far from normal. For example, although every unit has a garage, the Project provides only 9 public parking spaces. All of the garages are situated on what is essentially a back alley behind the units, creating a row of garage doors, kind of like a storage facility. There is no additional space for parking on the alley, and there is no parking in the front of the units because there is no street in front of the units. So, what happens when a family has two cars? What happens when several residents have visitors? This is not the sort of residential planning that adds to the general look and feel St. Helena; nor is it planning that acknowledges how people live and is sensitive the character of the immediate area and St. Helena as a whole. Rather, Spring Grove is simply a project for storing people.

It is painfully evident that St. Helena needs more housing for full-time residents, especially affordable and work force housing. However, that need should not blind planners. I'm sure that wise, thoughtful, and experienced minds can devise a project that does not just solve a problem but adds to and improves the whole of which it is a part.

Thank you for your time and consideration.

Michael Caldarola

From: natalie polovneff klug
To: mjanusek@cityofsthelena.org; Public Comment
Subject: [External] Spring Grove Project
Date: Tuesday, January 21, 2025 3:08:40 PM

Dear Planning Commission,
I am writing about the proposed housing project behind my home in St. Helena Park. I enjoy living in this condo development, which has plenty of mature trees and open space for many people in this community. The two-story design of our buildings is compatible with this area of town.

I am concerned about the **height** and **number of units** planned for the Spring Grove project on this 2+- acre parcel. If the market for these units is families, where will the children play?

I am very concerned about **the loss of privacy, light, and noise** generated by 41 families.

Of course, traffic on Spring Street will be heavier. And there is not good circulation within the development: Where do delivery vehicles park to deliver a package to a unit's front door? How do fire trucks turn around? How does traffic flow out of one entrance/exit during an evacuation?

Three-story buildings are not compatible with this neighborhood.

I am not opposed to the property being developed for housing, but I am opposed to 3-story buildings and 41 units; that is a lot. Indeed, a better plan can be created.

Regards,
Natalie

Natalie P. Klug, CPA
PO Box 822
St Helena, CA 94574
=>/

707-481-8822 cell

From: Debbie Cossi
To: Public Comment; mjanusek@cityofsthelena.gov
Subject: [External] ***IMPORTANT. Spring grove project.
Date: Tuesday, January 21, 2025 3:31:48 PM

Dear planning commission.

I am writing to you today to voice my concerns about the scope of the SPRING GROVE PROJECT.

I live in the St Helena Parks Association condos and have the privilege of living in this peaceful quiet neighborhood near a common area and creek near to where the project is to be built.

I am surprised and quite frankly alarmed, that the City is considering the approval of 41 three-story units to be built in that small 2.5 acre parcel surrounded by single story homes.

I am in favor of affordable housing in St Helena.

I am not in favor of the size of this project in this location.

Forty-one units means anywhere between 82 and 164+ more people living on a small 2.5 acre parcel.

These units are for families??? Where will the children play outside??

And I am concerned that this project will not be good for the surrounding creek and pond that is home to MANY species of animals. This includes ducks who give birth every year to over 10 ducklings, fox, coyotes, raccoons, skunks and possums. We even saw a beaver swimming upstream in the creek last winter.

***I ask that the City reject the idea of these units being three-storied and be limited to two-stor*ies.**
I also ask that the number of units be lowered by half.

Many of my neighbors and myself who live in the condos and on spring street, are sick over the three-story plan and the dense scope of this project.

Please scale this project back to half the number of proposed townhomes on Spring Street and find another suitable site for the remainder.

Please consider your current
full-time residences and our peace and privacy in our homes.

We matter.

Sincerely,
Debbie Cossi
1451 Wallis court.

PLANNING COMMISSION REPORT

Planning Commission Meeting of January 21, 2025

FILE NUMBER: PL23-048

SUBJECT: Request by Katie and Miles MacDonnell for adoption of a resolution approving a demolition and design review permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool, and a spa on the property located at 710 Kidd Ranch Road in the Medium Density Residential (MR) zoning district.

PREPARED BY: Ami Upadhyay

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:10/17/23 **ACCEPTED AS COMPLETE:**05/13/24

LOCATION OF PROPERTY: 710 Kidd Ranch Road

APN: 009-100-030

GENERAL PLAN/ZONING: Medium Density Residential (MR) zoning district

APPLICANT: Katie and Miles MacDonnell

BACKGROUND

On October 17, 2023, the applicant submitted applications for a Demolition Permit and Design Review. The code adoption occurred during the time of the submittal and the applicant submitted plans based on the previous zoning code despite staff advising the property owner that the project would be subject to the new zoning code. The owner has no vested right to proceed under the prior zoning.

The property now enjoys legal-nonconforming status as to minimum density: There is only one primary dwelling on the property today; the current zoning requires a minimum of nine. Staff has repeatedly informed the owner that the demolition of over 50 percent of the exterior walls of the existing legal-nonconforming dwelling will result in a loss of legal-conforming status, and the only allowable project at that point would be to build at least nine units on the property. The applicant has persisted in seeking to demolish 100 percent of the exterior walls, even though staff has warned that it could only recommend denial. The applicant has not withdrawn the application for the demolition and replacement dwelling, so staff brings it to the Planning Commission for denial for the reasons stated herein.

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 17.05.070 B (6) design review is required for the construction of a new single-family home and per SHMC Section 17.05.030 D, Planning Commission approval is required for the demolition of the proposed structures.

PROJECT DESCRIPTION

The applicant is seeking approval of demolition of an existing pool and a single-family home of approximately 1,557 square feet which was constructed in 2009, as well as design review approval for the construction of a new 3,732 square foot one-story, single-family residence with basement, pool and spa. An existing barn with living space will remain on-site.

The proposal is sited on a corner lot of 73,616 square feet, at the southeast corner of the Kidd Ranch Road.

ANALYSIS

CEQA

Staff is recommending denial. Disapproval of a project is exempt from CEQA under CEQA Guidelines section 15061.

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 and establishes density range of 5.1 to 16 du/ac. 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. Housing Element policy H-O: The City will amend zoning regulations to prohibit exemptions from the minimum density requirement.
   Staff Response: The City amended the zoning code on October 24, 2023 and there are no longer provisions for exemptions from the minimum density. The

project as designed does not meet the minimum density requirements of the Medium Density designation in the General Plan and MR zone.

ZONING

Pursuant to SHMC Table 17.16.030B, the proposal is inconsistent with the following development standards:

1. Density - minimum of 5.1 du/acre, maximum of 16 du/acre allowed. Minimum of 9 units yield is required based on lot size of 73,616 square feet. Project proposes 2 units in total — a new primary residence and an ADU (not part of this approval). The new-primary-dwelling project does not comply with the density requirement.

2. Gross Floor area – 4,000 square feet maximum allowed including all accessory structures for lots over 20,000 square feet. (Please refer to SHMC Section 17.16.030, Table 17.16.030B, footnote 4). Project proposes 4,199 square feet of building area. Project does not comply.

Staff Response: The project as proposed does not meet gross floor area and density requirements prescribed within the St. Helena Municipal Code.

DEMOLITION PERMIT

As provided in SHMC Section 17.05.030 D, 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 finding, among others: That design review of the proposed replacement structure is approved prior to or in conjunction with, approval of the demolition of a structure.

DESIGN REVIEW

SHMC Section 17.05.070 requires design review approval for a new structure or building. An entitlement approval may not be granted if the proposed project is inconsistent with the General Plan or a zoning development standard. This proposal is inconsistent with two separate development standards — minimum density and gross floor area. The minimum density requirement is also stated in the Land Use Element. Additionally, the City cannot issue a building permit for a project that does not meet zoning standards. Therefore the Planning Commission must deny the application.

ISSUES

Minimum Density

As discussed earlier in this staff report, the property is located in the Medium Density Residential (MR) zone. Per SHMC Sections 17.16.010 and 17.16.030, the minimum density in the MR zone is 5.1 dwelling units per acre. The subject site is approximately 1.69 acres in size and would therefore require a minimum yield of 9 units. As submitted, the proposal would result in a total yield of 2 units (primary residence and ADU (not a part of the application here)).

Floor Area

Per SHMC Section 17.16.030, Table 17.16.030B, footnote 4, the maximum gross floor area on lots greater than 20,000 square feet in the Medium Density Residential Zone is 4,000 square feet, with exceptions provided for 200 square feet of covered parking area, any ADU, and non-habitable basement areas. The proposed gross floor area of 4,199 square feet exceeds this limit by 199 square feet.

As the project is not in conformance with the above two zoning development standards and compliance would require a substantially different project and design, staff cannot make the findings to support the project as proposed and recommends denial of the project as submitted .

CORRESPONDENCE

All public comments received on this application are attached to the staff report. Additionally, in 2024, the property owner sent the City an email with statements about the project history which staff has separately responded to as an attachment "Staff responses to Property Owner Statements".

STAFF RECOMMENDATION

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

1. Determine that the action (project denial) is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15601; and

2. Accept the required findings and adopt the attached resolution denying demolition permit and design review denial for the proposed single family house on the property located at 710 Kidd Ranch Road.

ATTACHMENTS

Resolution_deny 710 Kidd Ranch Rd
Written Statement
Project Plans
Landscape Plans
Civil Plans_091923
Water Use Analysis Report
1. Public Comment_Filice
2. Public Comment_Larsen
3. Public Comment_Skinner
Staff Responses to Property Owner Statements

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
TO DENY A DEMOLITION PERMIT AND DESIGN REVIEW REQUEST AT 710 KIDD RANCH ROAD (File No. PL23-048) THEREBY DENYING THE PROJECT

PROPERTY OWNER: Katie and Miles MacDonnell **APN:** 009-100-030

Recitals

1. The property owner requests adoption of a resolution approving a demolition and design review permit for the demolition of an existing single-family home in order to accommodate the construction of a new single-family home, a pool and a spa on the property located at 710 Kidd Ranch Road 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 January 21, 2025; and
4. Now, therefore let it be found that the Planning Commission denies the demolition permit, and design review based on the findings below.

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 may not approve the demolition permit or design review application if the proposed project is inconsistent with development standards in the General Plan or zoning. The proposed project is inconsistent with two separate zoning development standards; minimum density and maximum gross floor area. Consequently, for all the reasons set forth in the accompanying staff report, the demolition-permit and design-review applications are denied.

I HEREBY CERTIFY that the foregoing demolition permit and design review applications were duly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on January 21, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

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City of St. Helena
Planning Department
1088 College Avenue
St. Helena, CA 94574

15 September 2023

Re: **710 Kidd Ranch Road,**
St. Helena, CA, 94574
APN: 009-100-030

Written Statement

710 Kidd Ranch Road is a 1.69 acre property located at the south-eastern end of the cul-de-sac road. It currently contains a 742 sq.ft. residence, an adjacent 541 sq.ft. pool, and a detached 1,557 sq.ft. 'barn-style' accessory dwelling unit (850 sq.ft. conditioned space and a 707 sq.ft. unconditioned garage), clustered around the property's main entrance at the southern, street-facing boundary line. The proposed project calls for the demolition of the existing pool and single story wood clad residence (which is not on the City of St Helena's Historic Resources List), and subsequent construction of a new single story, single family residence, basement and pool. The existing barn will be retained as an accessory dwelling unit and garage.

The proposed residence is 22'-2" in height with 3,692 sq.ft. of habitable space (and 1,303 sq.ft. unconditioned basement and 40 sq.ft. trash vestibule/accessory structure). The maximum Floor to Area Ratio for this project site is 4,200 sq.ft. excluding a 200 sq.ft. covered parking allowance, 120 sq.ft. accessory structure allowance, 850 sq.ft. ADU allowance, and inhabitable basement. With these allowances taken into consideration, the existing ADU contributes 507 sq.ft. (of excess covered parking), towards the site's F.A.R, with the total proposed F.A.R for this project being 4,199 sq.ft.

The predominately flat site has little existing vegetation, however, vineyards surround the site on every side. The new residence has been situated on the vacant north end of the property and orientated perpendicular to the site to take advantage of vineyard views and to provide the residence with a sense of separation and privacy from the street and existing ADU. The residence will additionally be constructed a few feet above existing grade on a raised building pad to allow for greater views, and to minimize site disturbance for a basement installation. Any excavation and site work that takes place will be strategically utilized across the site, to create a gentle, gradual slope towards the raised pad.

The existing entry drive is to be extended and provide a graceful approach to the new residence, which coincidentally mirrors the condition at neighboring property, 740 Kidd Ranch Road. The new driveway and auto court will be screened along its entirety by native California tree species to create privacy to the new residence and neighboring dwelling. The rest of the property will be fully landscaped and incorporate predominately low water-use native plants. A new steel vehicular gate and low stone wall is proposed at the property's entrance, in keeping with the traditional street frontage of Kidd Ranch Road and wider St. Helena.

The projects' outdoor living terraces, pool and spa have been designed to take advantage of the south-east sun exposure year round, while the north-east corner of the property contains a private courtyard accessible from the master suite. However, one of the defining characteristics of the site is the public pedestrian footpath through the

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vineyards located along the south-east boundary line within the property's setback. Small hedges are proposed along this edge in an attempt to provide a privacy screen to the projects' outdoor living areas, while still maintaining a natural and harmonious passage to those passing by on the path.

The overall aesthetic of the project is contemporary in style with natural materials in a neutral, earth toned color palette, homogenous with surrounding dwellings and the agricultural environment. Warm wood siding, stone, and plaster are the proposed main building materials, with steel accents framing the outdoor terraces. The proposed residence will have minimal, if any, effect on the City of St. Helena's water use as the site will continue to utilize well and tank water.

We believe this project will both blend in with and enhance its immediate surroundings, and is compatible with the natural aesthetic in the greater context of St. Helena.

Sincerely,

Kelsey Stearns

Taylor Lombardo Architects
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kelsey@taylorlombardo.com

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General Notes

1. All work shall comply with the current adopted 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Fire Code, 2022 California Green Building Standards Code, 2022 California Energy Code, State codes, and all local amendments and state industrial and O.S.H.A. regulations.

2. Do not scale drawings.

3. Any discrepancies to be reported to Architect.

4. Contractors are reponsible for understanding all drawings prior to commencing work or ordering of materials.

5. Contractors shall be responsible for construction in conformance with the approved plans, specifications and all code requirements under which the plans and specifications were approved.

6. Contractors shall verify all existing conditions and dimensions prior to commencing work.

7. The General Contractor shall coordinate all design-build systems with the Architect.

8. See Structural Drawings for required inspections and reviews. Special testing agency credentials and letter of hire shall be addressed to Codes Administrator prior to construction.

9. See Title 24 Energy Calculations for minimum insulation and water heater requirements.

10. See also Construction Notes.

Under Separate Permit

1. Pool and Spa.

2. Gate and Fence.

Site Data

SITE ADDRESS:
710 Kidd Ranch Road
St Helena, CA 94574

ASSESSOR'S PARCEL NUMBER:
009-100-030

ZONING DISTRICT:
MR (Medium Density Residential)

USE GROUP & OCCUPANCY:
R-3 (Main House), U-1 (Trash)

LAND SIZE:
1.69 acres

CONSTRUCTION TYPE:
VB, automatic sprinklers throughout

STORIES:
1

CLIMATE ZONE:
2

FLOOD ZONE:
Parcel not in FEMA Flood Zone

FIRE HAZARD SEVERITY:
No Fire Hazard severity applies

GAS SERVICE:
natural gas

BUILDING HEIGHT (see sheet A3.01):
Single story building: 22'-2" (30' allowable)

BUILDING WIDTH (see sheet A3.02):
The width of a structure shall not exceed 60% of the width of the lot as measured at the front elevation.
Building width: 122'

YARD SETBACK REQUIREMENTS:
Front setback: 20 feet
Side setback: 20 feet
Side yard: 10 feet
Rear yard: 20 feet

Project Summary

PROJECT SCOPE
New one-story, single-family residence with basement, pool and spa. Existing dwelling and pool to be removed. Existing barn (ADU) to remain.

SQUARE FOOTAGE CALCULATION:

FLOOR AREA PROPOSED STRUCTURE:
New Residence:

Main Floor Area: 3,692 sq.ft. (conditioned space)

Trash Vestibule Area: 40 sq.ft. (accessory; exempt from FAR)

Total Area: 3,732 sq.ft.

Total Area FAR:
3,692 sq.ft.

FLOOR AREA PROPOSED PATIOS:
Covered Terrace Areas: 1,271 sq.ft.

Uncovered Terrace Areas: 378 sq.ft.

Uncovered Parking Area: 529 sq.ft.

FLOOR AREA EXISTING STRUCTURE:
Detached Accessory Unit (to remain):

Main Floor Area: 850 sq.ft. (conditioned space; exempt from FAR)

Garage Area: 707 sq.ft. (non-conditioned space; 200 sq.ft. exempt from FAR)

Total Area: 1,557 sq.ft.

Total Area FAR:
507 sq.ft.

FLOOR AREA DEMOLISHED STRUCTURE:
Exisiting Residence:

Main Floor Area: 742 sq. ft. (conditioned space)

ALLOWABLE BUILDING COVERAGE:
45% (Including Accessory Dwelling Unit)

Net Parcel Area: 73,616 sq. ft. (> 20,000 sq. ft.)
Allowable Building Coverage: 33,127 sq.ft.

TOTAL BUILDING COVERAGE:
New Residence:

Building Coverage: 4,963 sq.ft. (Main Floor area + Covered Terraces = 6.2%)

Existing ADU: 1,557 sq.ft. (2.1%)

Total Building Coverage:
6,520 sq. ft. (8.8%)

MAX ALLOWABLE GROSS FLOOR AREA (FAR):
4200 sq. ft. (Excluding 850 sq.ft. Accessory Dwelling Unit; 200 sq.ft. covered parking)

Total FAR (proposed and existing):
4,199 sq. ft.

Project Team

CLIENT:

Katie and Miles MacDonnell
710 Kidd Ranch Road
St Helena, CA, 94574

ARCHITECT:

TAYLOR LOMBARDO ARCHITECTS LLP
Tom Taylor
Maurice Lombardo (CA License C-26362)
Kelsey Stearns

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Kate Cannon

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Cort Munselle

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cort@munsellecivil.com

Index of Drawings

ARCHITECTURAL
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A0.02 Site Photos + Maps

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A1.02 Site Plan
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L6.1 Irrigation Notes & Legend
L6.2 Irrigation Details
L6.3 Irrigation Details
L6.4 Irrigation Worksheet
L7.0 Planting Plan
L7.1 Planting Notes

Symbols Legend

elevation reference

section reference

interior elevation reference

grid line

detail reference

01 — door symbol

01 — window symbol

top of slab ±0" - 0" — datum or work point

2 — wall type symbol

new wall

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MAURICE LOMBARDO
C-26362
EXP 6-30-21
STATE OF CALIFORNIA

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Cover Sheet

scale: as noted

revision:	date:
Design Review	09.15.23

job no: 1911

drawn: KS

checked: TT

date: 09.15.23

sheet no:

A0.01

Vicinity Map 1" = 500'



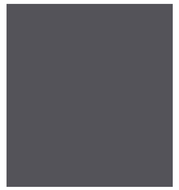
Plot Map 1" = 200'



Exterior Materials



1. Standing Seam Metal Roofing (matte finish); *AEP Design Span hp Metal Roofing 'Slate Gray'*



2. Metal Fascia/Trim (matte finish); *AEP Span 'Slate Gray'*



3. Metal Windows and Doors (matte/low sheen); *'Midnight Bronze'*



4. Wood Siding and Soffit (matte/low sheen) color match Benjamin Moore 1027



5. Stucco (matte/low sheen) color match Benjamin Moore 861



6. Limestone Thin Profile Veneer (natural rough texture) average color match Benjamin Moore 858

Site Photos



Site Key (NTS)



1. View of accessory building from entrance



2. View of existing residence from entrance



3. View of existing residence from SE side entrance



4. View from proposed residence location; SW facing



5. View from proposed residence location; NE facing

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Site Photos & Map

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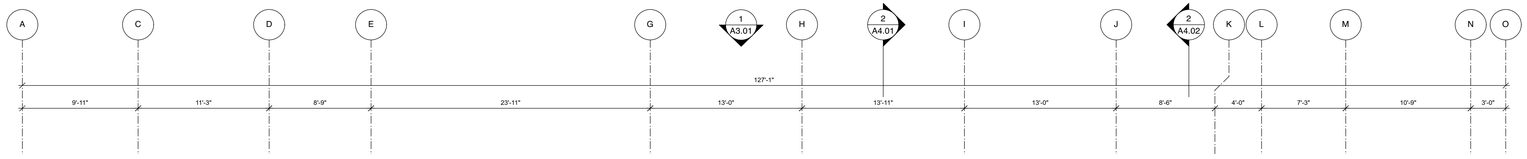
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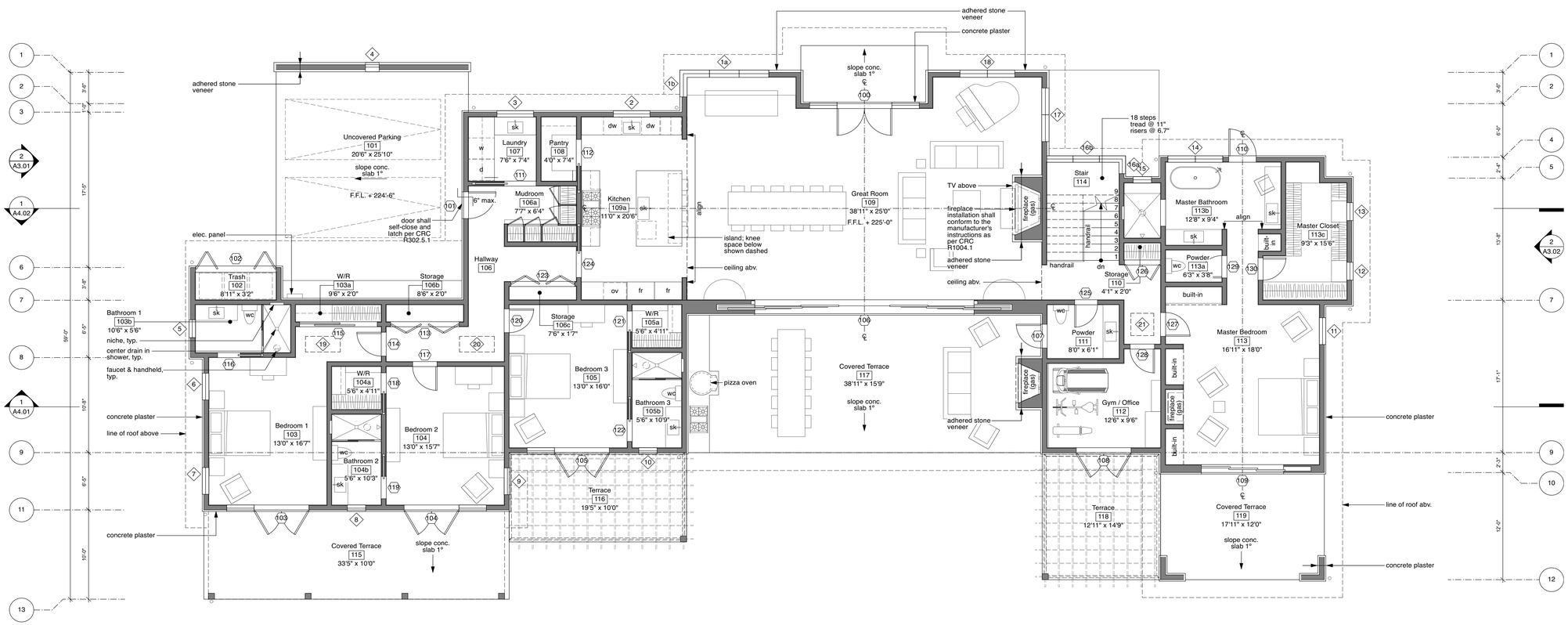
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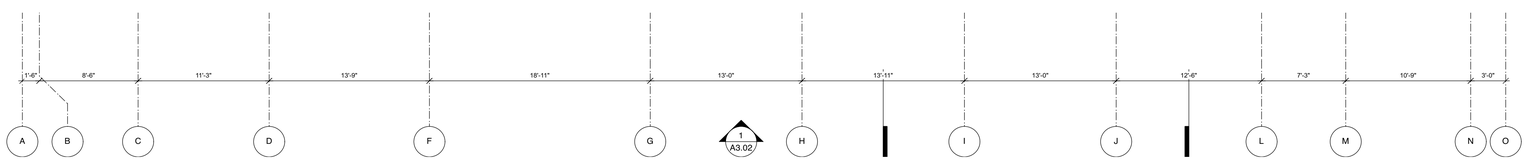
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Floor Plan

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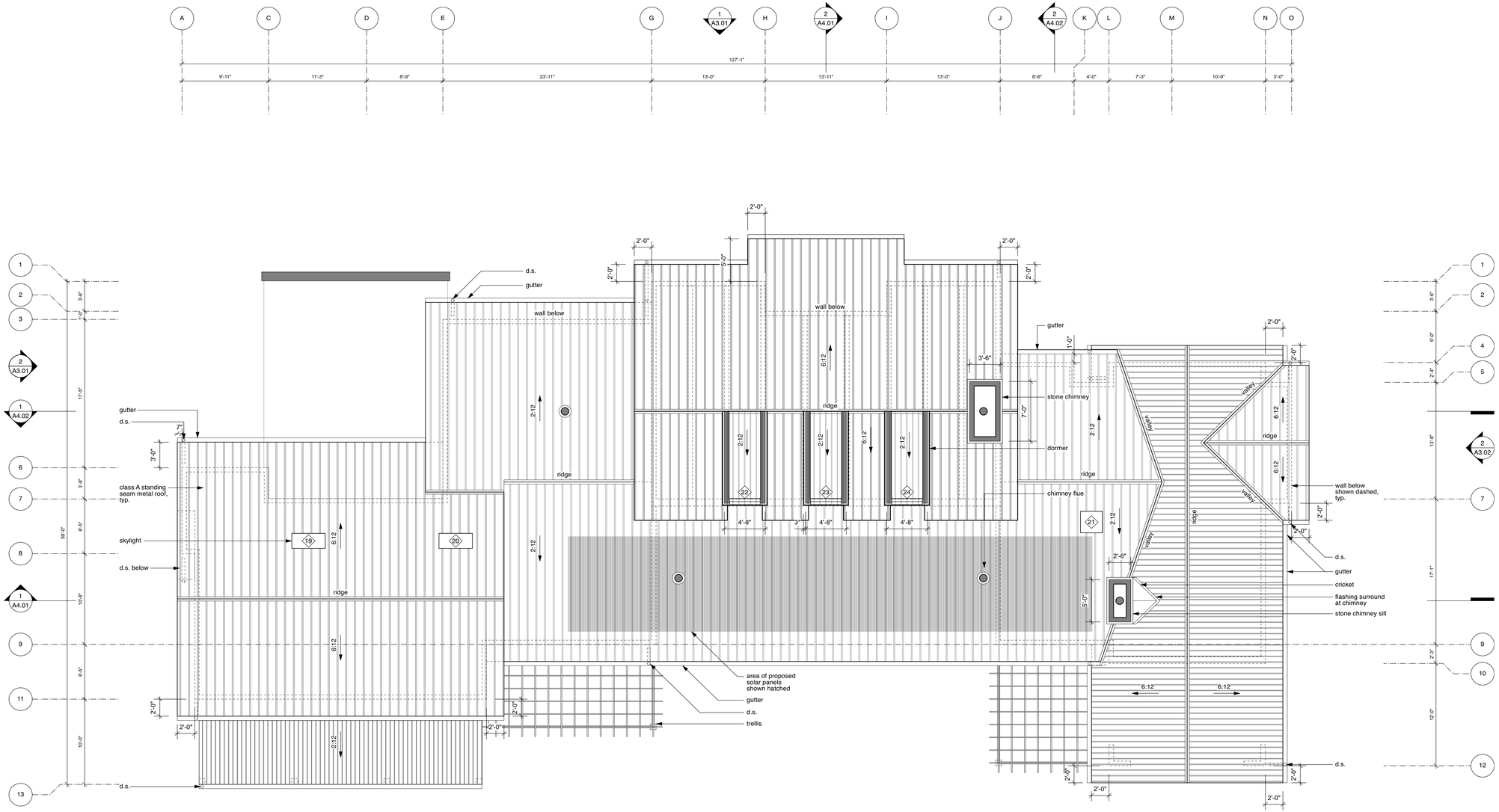
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Roof Plan

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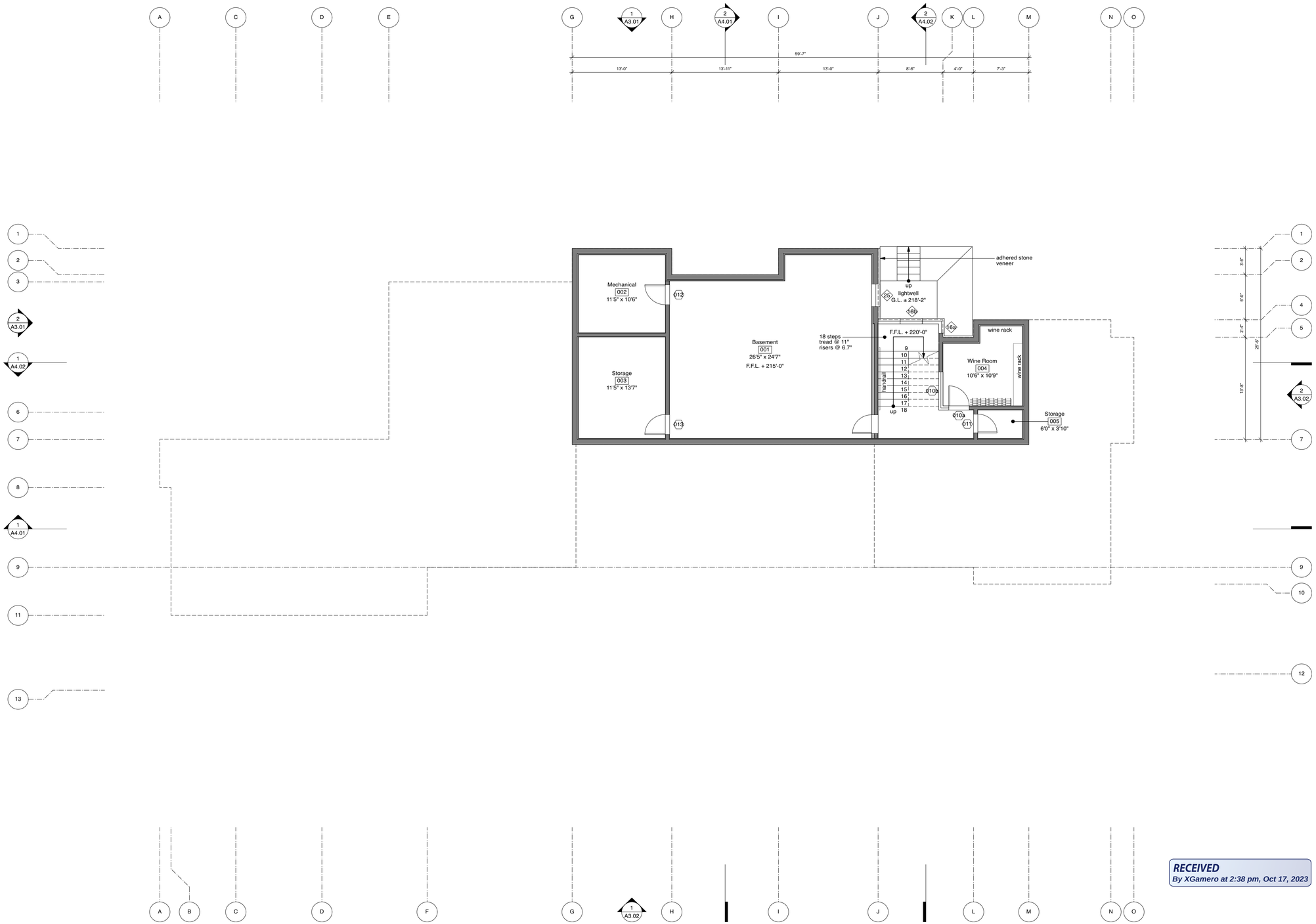
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Basement Floor Plan

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sheet no:

A2.03

Typical Sheet Notes

01. Property lines shall be accurately identified by a surveyor by staking and string, to be in place for the inspection of the setbacks and foundation.

02. Construction site fire safety: construction site to comply with applicable provisions of CFC chapter 33 and Standard Detail and Specifications SI-7.

03. No parking is allowed on pathways during construction.

04. The ground adjacent to the foundation shall be sloped 20:1 (5%) for 10 feet or if not physically possible provide 5% slope to an approved alternate method of diverting water. Swales used for this purpose shall be a minimum of 2% slope when within 10 feet of the building. Minimum slope to exterior paved surfaces shall be 2%.

05. See civil drawing set for location of all drainage structures, drainage improvements, drainage patterns, locations, grading specifications, paved area, lot slope, utilities and sanitary sewer information.

06. All site improvements shown shall be considered new u.o.n.

07. Existing trees shall remain unless otherwise noted.

08. Any new fencing shall be approved by the planning department prior to installation.

09. Perimeter dimensions are to face of concrete and plywood, u.o.n.

10. All exterior window and door glazing to be dual pane low-e and tempered as required. Glazing in hazardous locations shall comply with CRC section R308.4.

11. Notify Architect prior to installation of any potential projections below the ceiling plane not represented in the Reflected Ceiling Plan.

12. Roof flashings, trims, gutters and downspouts shall match metal roofing. All other flashings shall be stainless steel.

13. Only Class A fire-rated roofing material shall be installed.

14. Provide pressure treated wood framing where framing contacts concrete.

15. At all inswinging and sliding doors the maximum drop from top of threshold to top of exterior landing shall be 6 inches.

16. At all outswinging doors the maximum drop from top of threshold to top of exterior paving shall be 2 inch.

17. Pre-fabricated fireplaces shall be installed per research report and manufacturer's instructions per CRC R1004.1. Provide manufacturer's recommended clearances to combustible materials. Installation instructions shall be provided to Building Inspector at job site.

18. Each fireplace unit requires one exhaust and one combustion air intake. Exhaust duct to route to vent located at decorative chimney cap. Combustion air intake to route to exterior location determined in the field with the Architect.

19. Fireplace ducts shall be UL listed and sized per fireplace manufacturer's requirements.

20. Verify fireplace wall control location with Architect.

21. Electrical box penetration of fire-rated assemblies: Provide electrical boxes that are rated for use in 1-hour assemblies and that do not exceed 16 square inches in area. Boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24 inches.

22. Provide fire tape and caulk at all gypsum board joints within fire-resistive assemblies. Joints installed in or between fire-resistive walls, floors and floor-ceiling assemblies shall be protected by an approved joint system designed to resist the passage of fire for 1-hour (minimum).

23. Fire blocking shall be provided at ceilings, floors, furred down ceilings, showers, soffits and at concealed draft openings at horizontal and vertical increments not to exceed 10 feet. (CRC section R302.11)

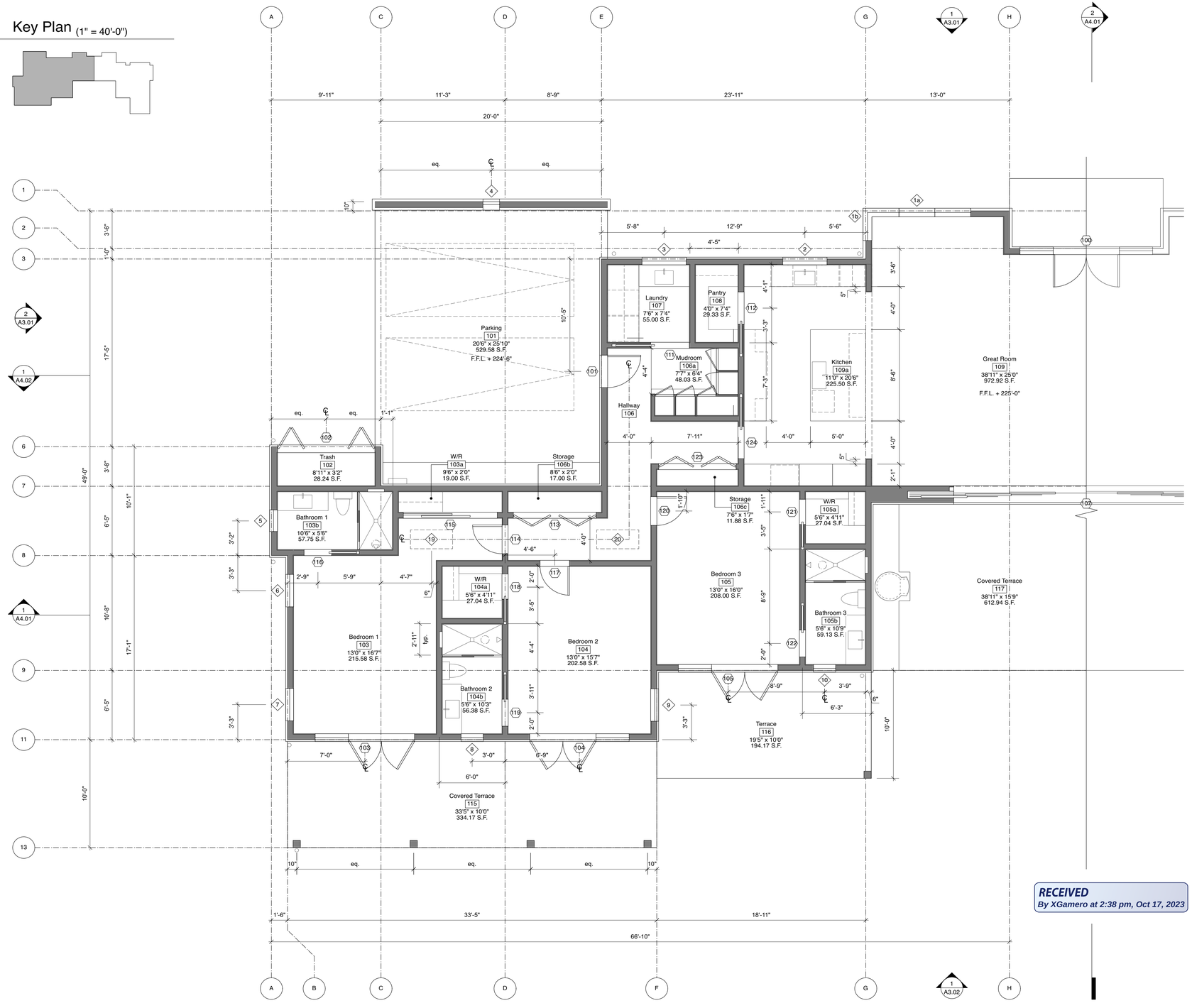
24. Provide fireblocking between stair stringers at top and bottom and between studs along and in line with run of stair, adjoining stud walls and partitions.

25. Provide automatic residential fire sprinkler system throughout, including garages, in accordance with National Fire Protection Assocation (NFPA) Standard 13D and per CRC Sec. R313.2.

26. Potable water supplies to be protected from contamination caused by fire protection water supplies, per 2016 CFC Sec. 903.3.5 and Health Safety Code 13114.7.

27. All guardrails shall have a minimum height of 42" above finish floor to top of railing with intermediate rails spaced such that a sphere of 4 inches in diameter cannot pass through. Guardrails shall be mounted such that the completed handrail and supporting structure are capable of withstanding a load of at least 200 pounds applied in any direction at any point on the rail. (CRC section R311.7.8.1 and CBC1607A.7)

Key Plan (1" = 40'-0")



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Partial Dimension Plan

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

revision:	date:
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job no: 1911

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sheet no:

A2.10

Typical Sheet Notes

01. Property lines shall be accurately identified by a surveyor by staking and string, to be in place for the inspection of the setbacks and foundation.

02. Construction site fire safety: construction site to comply with applicable provisions of CFC chapter 33 and Standard Detail and Specifications SI-7.

03. No parking is allowed on pathways during construction.

04. The ground adjacent to the foundation shall be sloped 20:1 (5%) for 10 feet or if not physically possible provide 5% slope to an approved alternate method of diverting water. Swales used for this purpose shall be a minimum of 2% slope when within 10 feet of the building. Minimum slope to exterior paved surfaces shall be 2%.

05. See civil drawing set for location of all drainage structures, drainage improvements, drainage patterns, locations, grading specifications, paved area, lot slope, utilities and sanitary sewer information.

06. All site improvements shown shall be considered new u.o.n.

07. Existing trees shall remain unless otherwise noted.

08. Any new fencing shall be approved by the planning department prior to installation.

09. Perimeter dimensions are to face of concrete and plywood, u.o.n.

10. All exterior window and door glazing to be dual pane low-e and tempered as required. Glazing in hazardous locations shall comply with CRC section R308.4.

11. Notify Architect prior to installation of any potential projections below the ceiling plane not represented in the Reflected Ceiling Plan.

12. Roof flashings, trims, gutters and downspouts shall match metal roofing. All other flashings shall be stainless steel.

13. Only Class A fire-rated roofing material shall be installed.

14. Provide pressure treated wood framing where framing contacts concrete.

15. At all inswinging and sliding doors the maximum drop from top of threshold to top of exterior landing shall be 6 inches.

16. At all outswinging doors the maximum drop from top of threshold to top of exterior paving shall be 2 inch.

17. Pre-fabricated fireplaces shall be installed per research report and manufacturer's instructions per CRC R1004.1. Provide manufacturer's recommended clearances to combustible materials. Installation instructions shall be provided to Building Inspector at job site.

18. Each fireplace unit requires one exhaust and one combustion air intake. Exhaust duct to route to vent located at decorative chimney cap. Combustion air intake to route to exterior location determined in the field with the Architect.

19. Fireplace ducts shall be UL listed and sized per fireplace manufacturer's requirements.

20. Verify fireplace wall control location with Architect.

21. Electrical box penetration of fire-rated assemblies: Provide electrical boxes that are rated for use in 1-hour assemblies and that do not exceed 16 square inches in area. Boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24 inches.

22. Provide fire tape and caulk at all gypsum board joints within fire-resistive assemblies. Joints installed in or between fire-resistive walls, floors and floor-ceiling assemblies shall be protected by an approved joint system designed to resist the passage of fire for 1-hour (minimum).

23. Fire blocking shall be provided at ceilings, floors, furred down ceilings, showers, soffits and at concealed draft openings at horizontal and vertical increments not to exceed 10 feet. (CRC section R302.11)

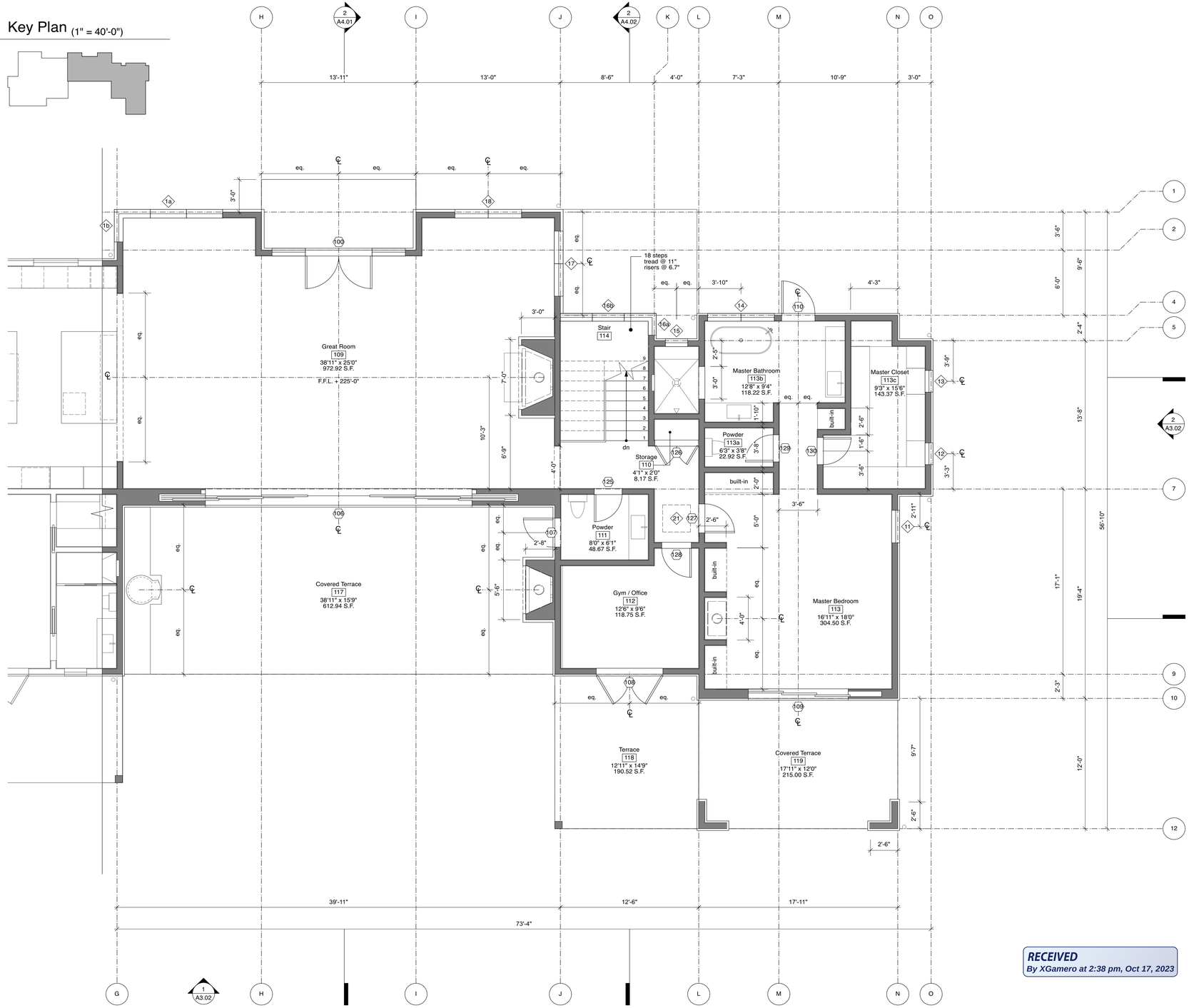
24. Provide fireblocking between stair stringers at top and bottom and between studs along and in line with run of stair, adjoining stud walls and partitions.

25. Provide automatic residential fire sprinkler system throughout, including garages, in accordance with National Fire Protection Assocation (NFPA) Standard 13D and per CRC Sec. R313.2.

26. Potable water supplies to be protected from contamination caused by fire protection water supplies, per 2016 CFC Sec. 903.3.5 and Health Safety Code 13114.7.

27. All guardrails shall have a minimum height of 42" above finish floor to top of railing with intermediate rails spaced such that a sphere of 4 inches in diameter cannot pass through. Guardrails shall be mounted such that the completed handrail and supporting structure are capable of withstanding a load of at least 200 pounds applied in any direction at any point on the rail. (CRC section R311.7.8.1 and CBC1607A.7)

Key Plan (1" = 40'-0")



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EXP 6-30-21
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Partial Dimension Plan

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

revision:	date:
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job no: 1911

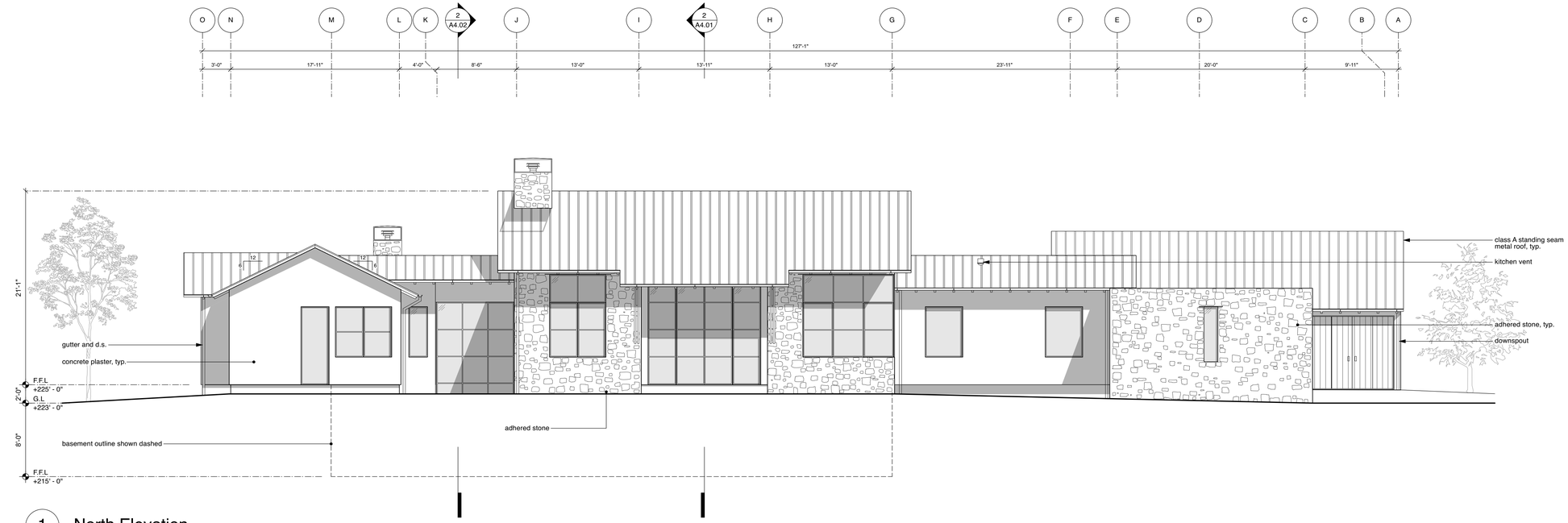
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checked: TT

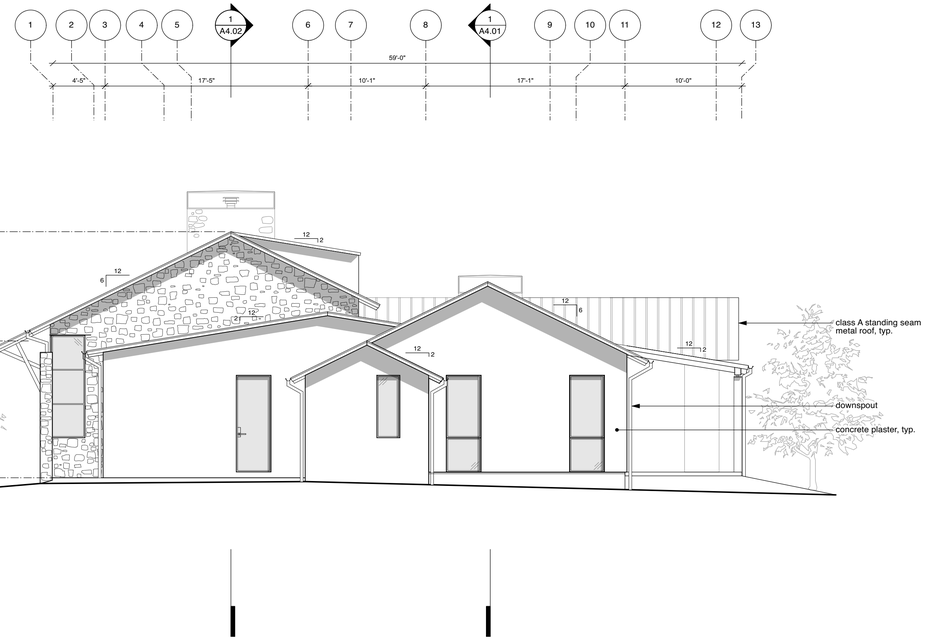
date: 09.15.23

sheet no:

A2.11



1 North Elevation
scale: 3/16" : 1'-0"



2 West Elevation
scale: 3/16" : 1'-0"

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Elevations

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

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Design Review	09.15.23

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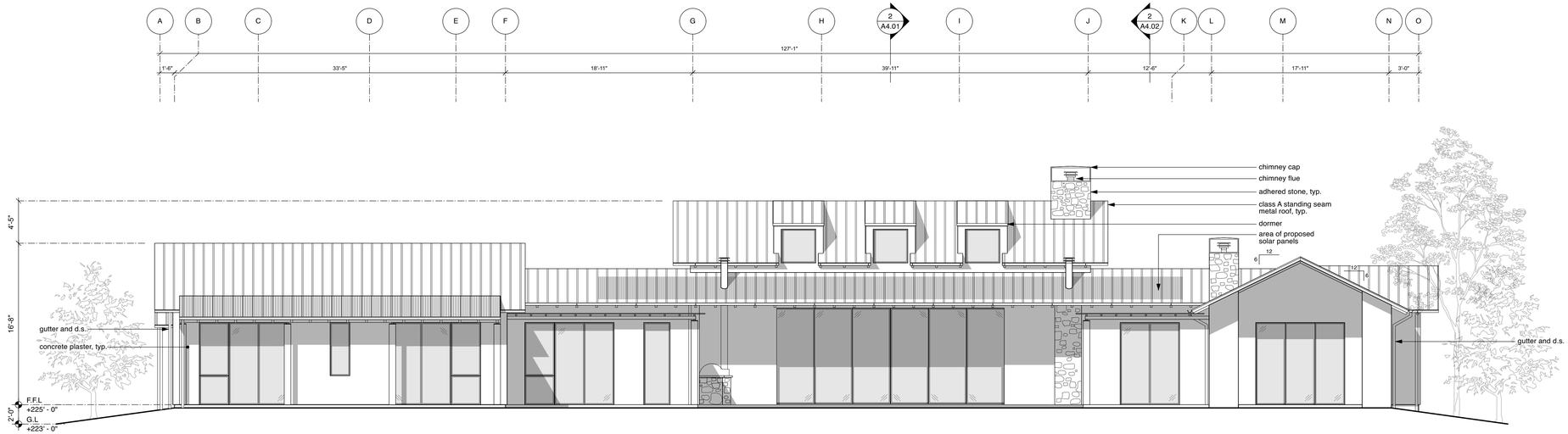
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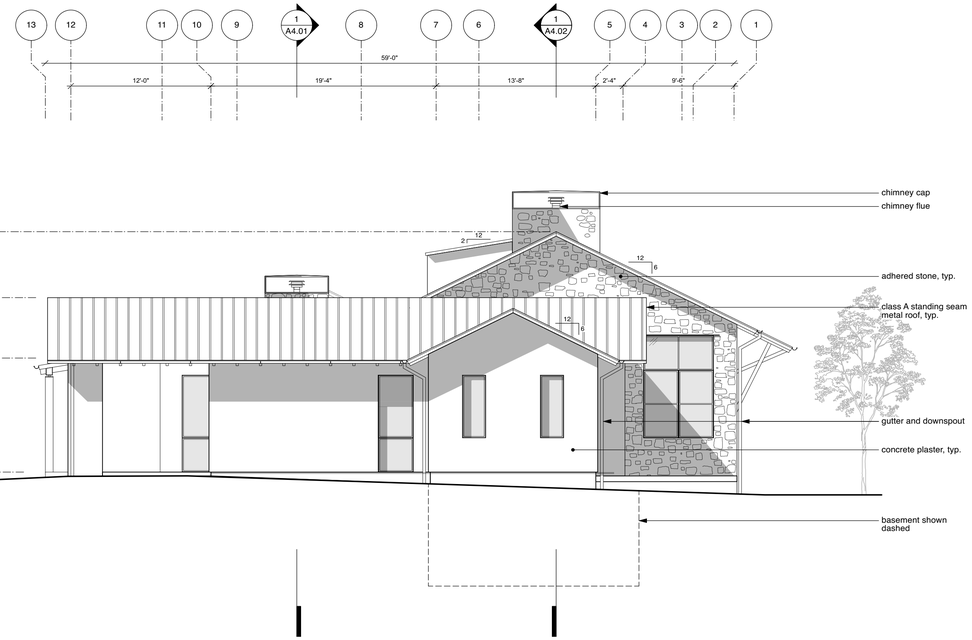
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A3.01



1 South Elevation
scale: 3/16" : 1'-0"



2 East Elevation
scale: 3/16" : 1'-0"

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Elevations

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revision:	date:
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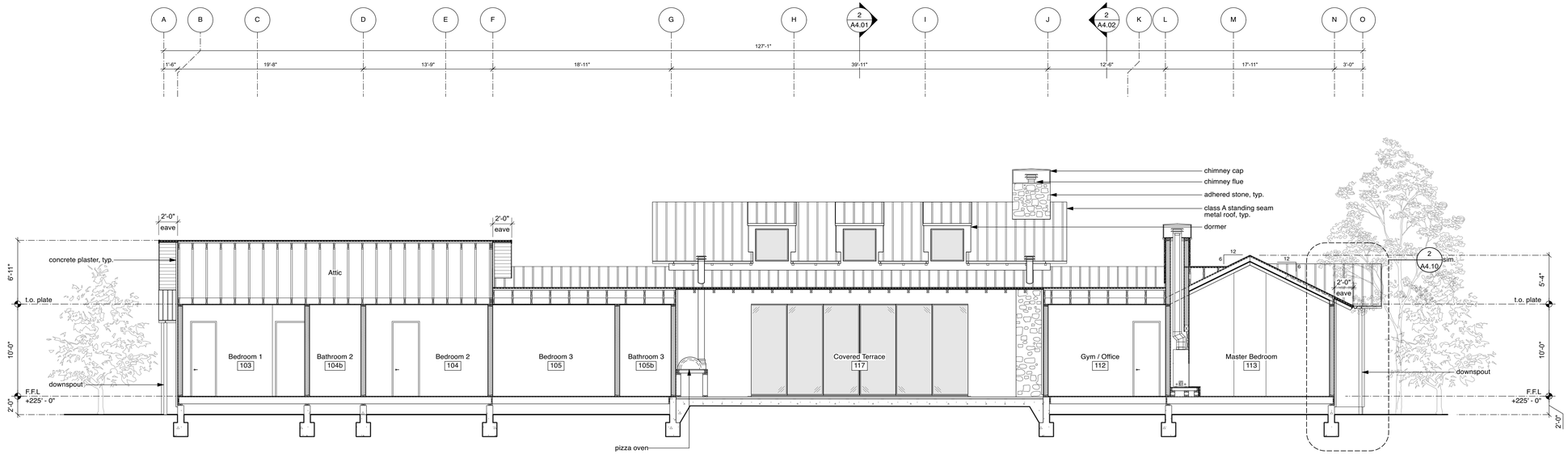
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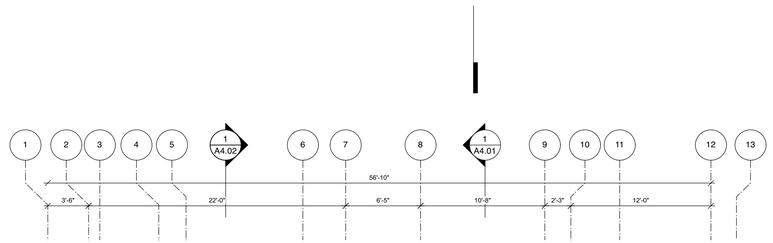
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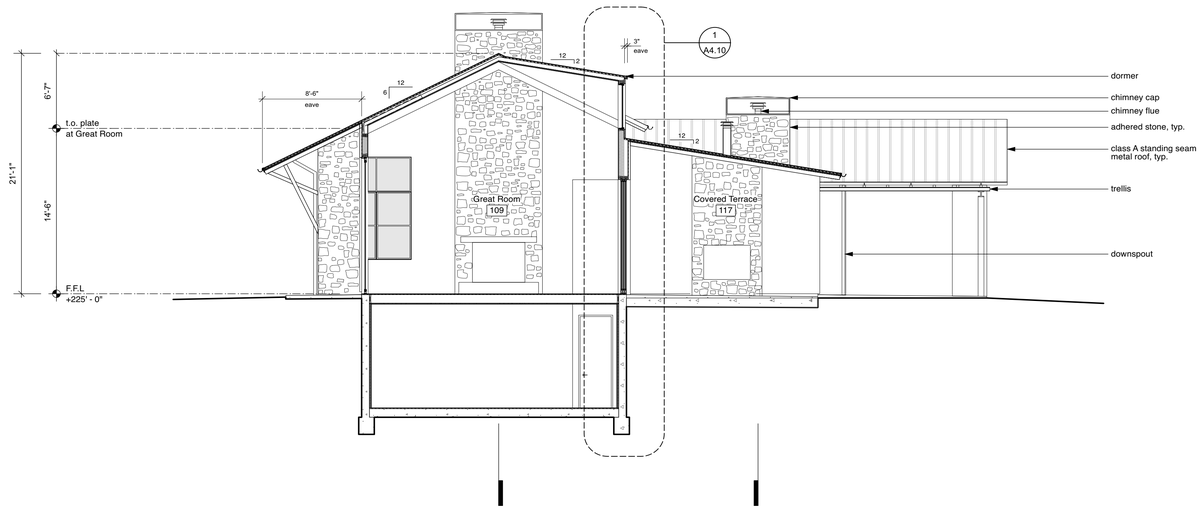
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A3.02



1 Section
scale: 3/16" : 1'-0"





2 Section
scale: 3/16" : 1'-0"

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Sections

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

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job no: 1911

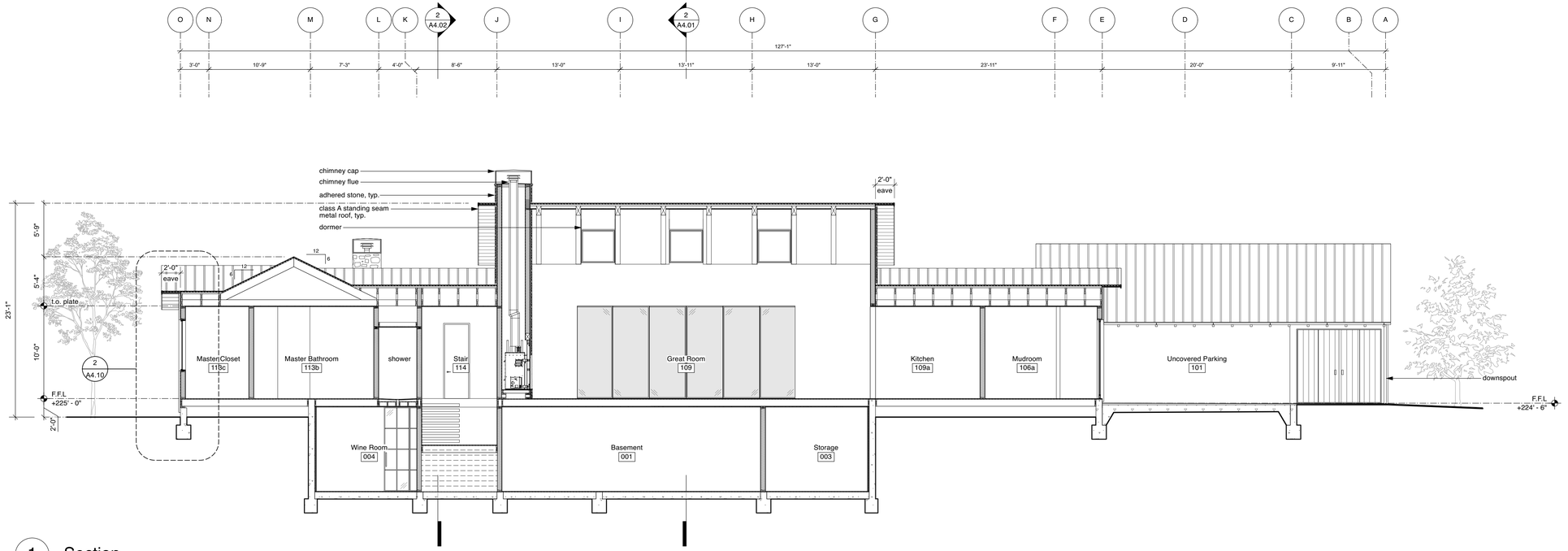
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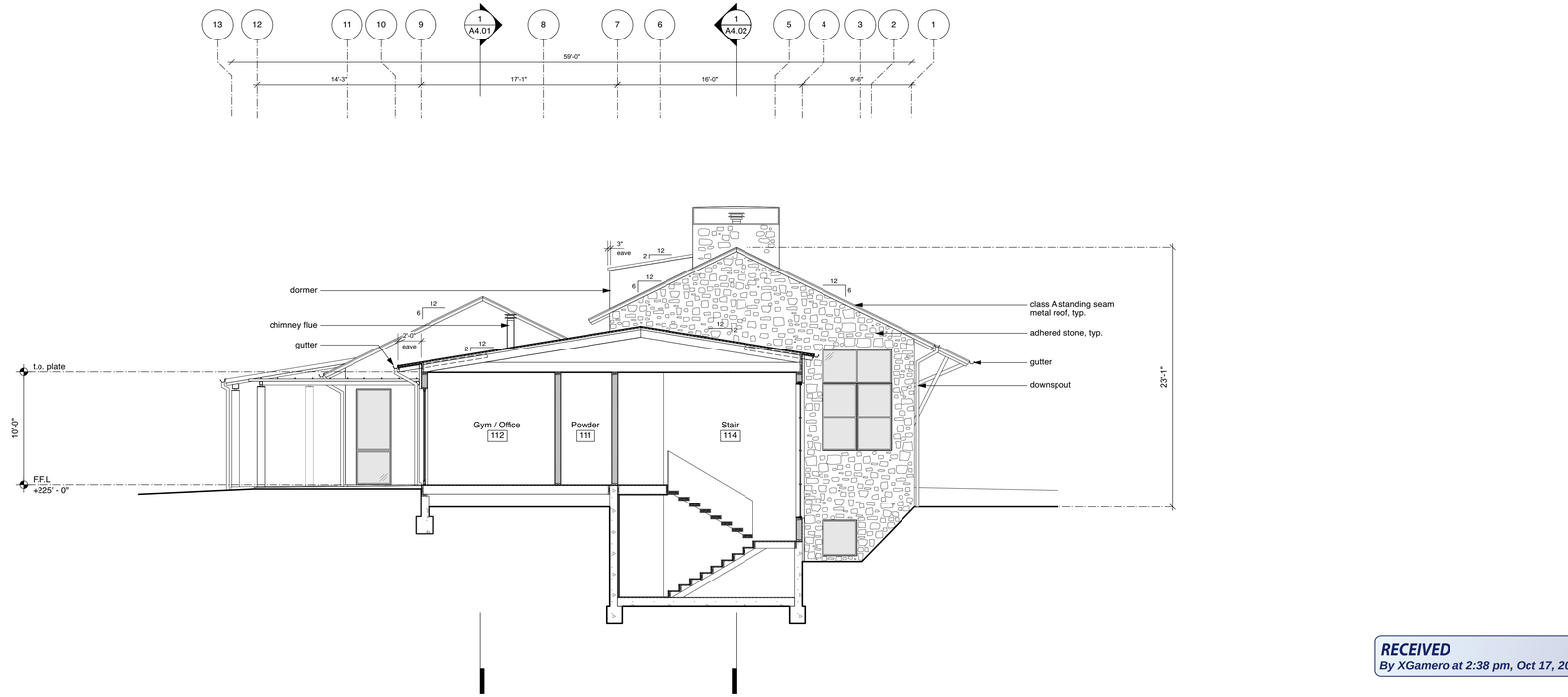
date: 09.15.23

sheet no:

A4.01



1 Section
scale: 3/16" : 1'-0"



2 Section
scale: 3/16" : 1'-0"

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Sections

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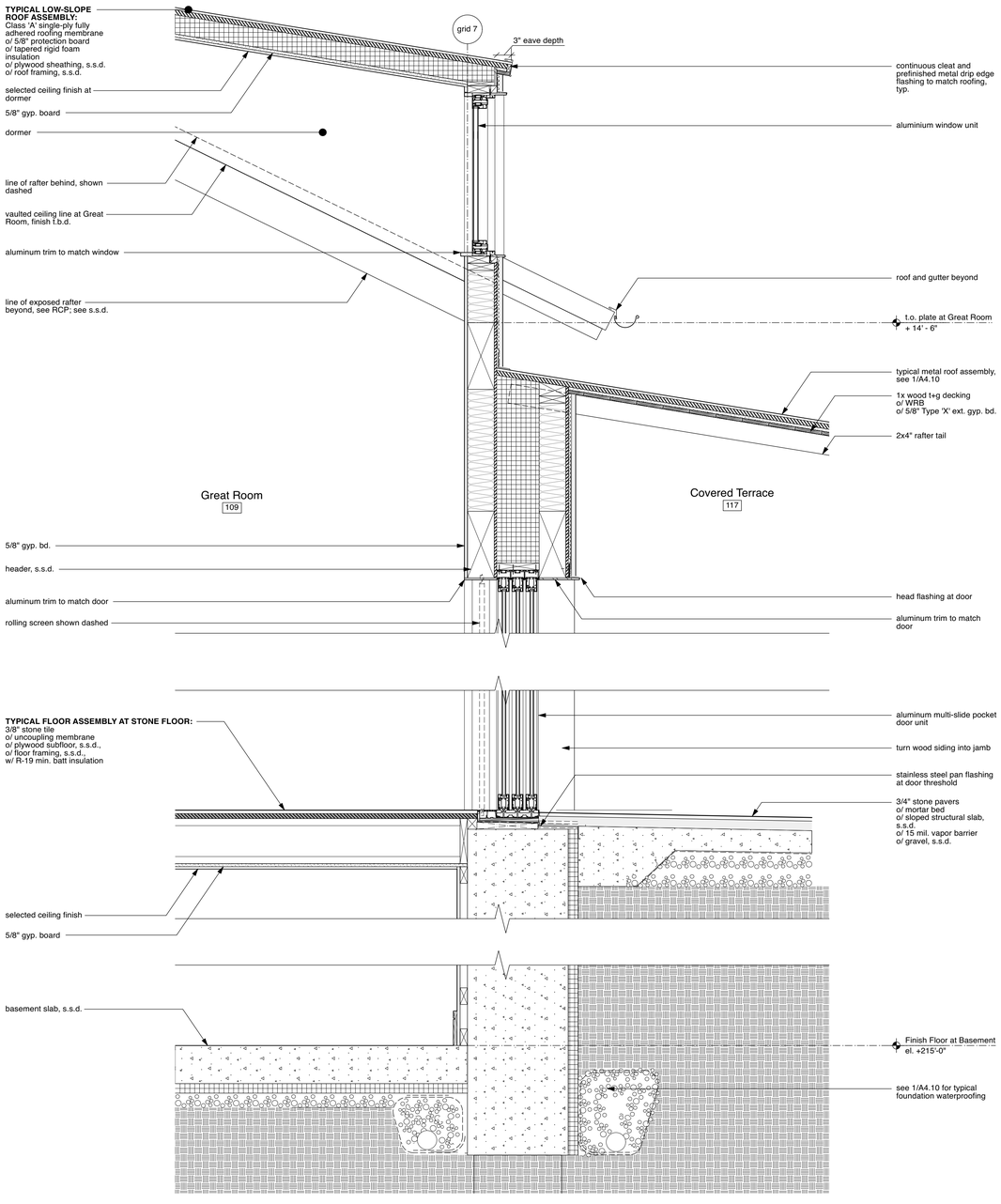
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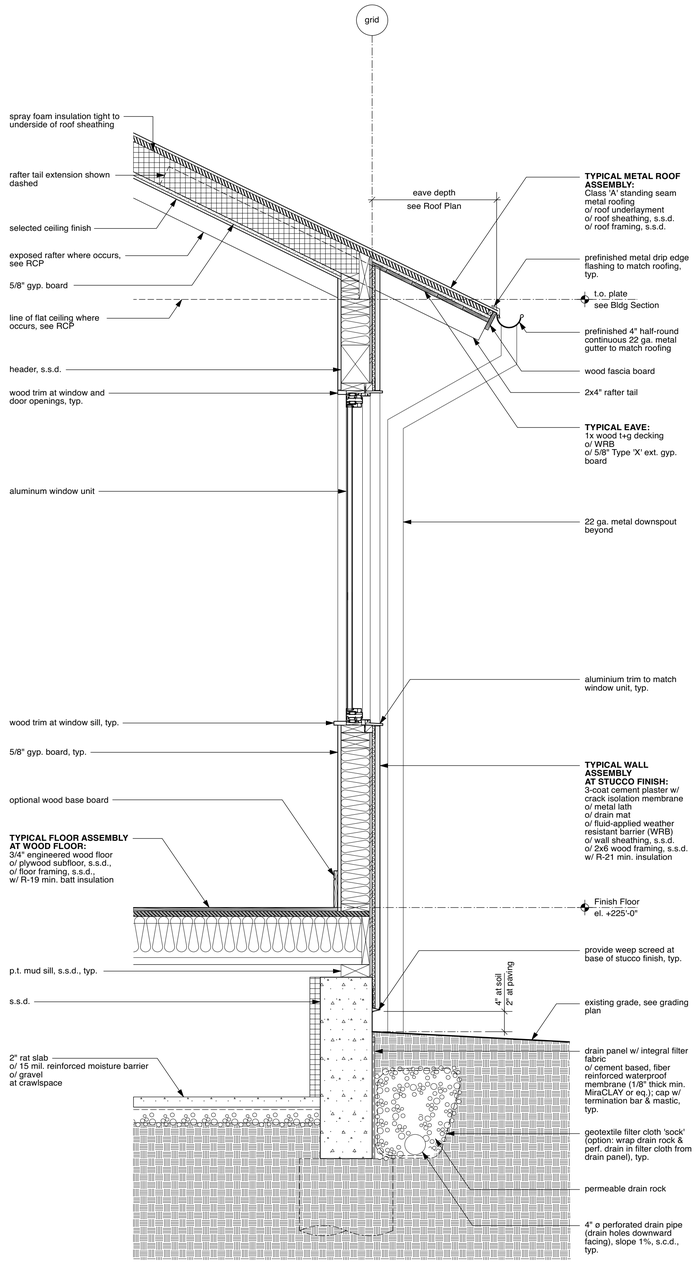
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1 Wall Section at Great Room [109]
scale: 3/16" : 1'-0"



2 Typ. Wall Section
scale: 1" : 1'-0"

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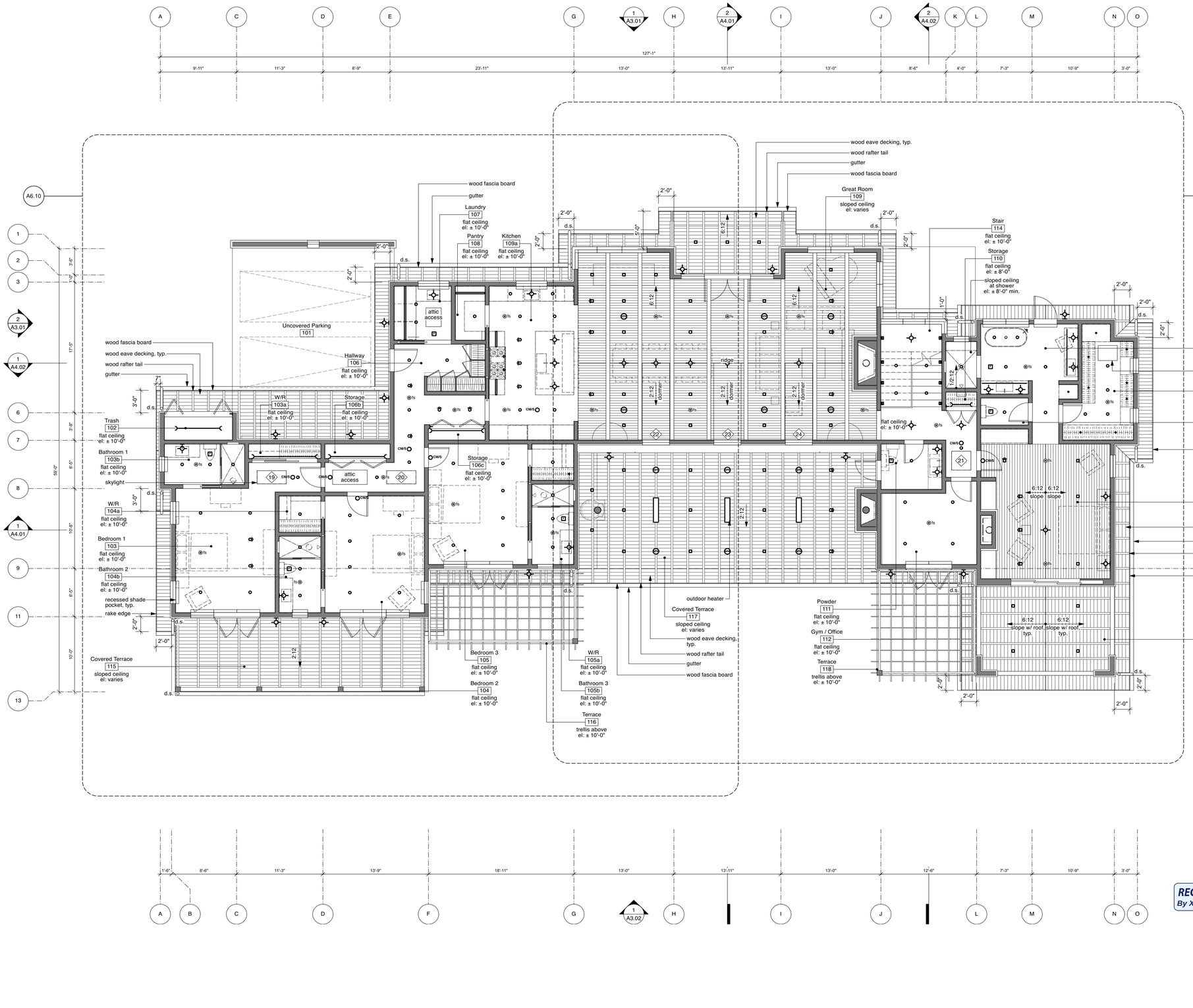
Wall Sections

scale: 1" = 1'-0"

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Reflected Ceiling Plan

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

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Design Review	09.15.23

job no: 1911

drawn: KS

checked: TT

date: 09.15.23

sheet no:

A6.01

Lighting Notes

01. Exterior lighting shall be controlled by an energy management control system. See also Electrical Notes on A0.02 for additional information.

02. Exterior recessed light fixtures in soffits/overhangs/under floor above must be IC/AT rated recessed downlights, with a sealed metal box housing or a five-sided type 'X' box enclosure.

03. See also Electrical Notes on A0.02.

Key Plan (1" = 40'-0")

Lighting Symbols

- SURFACE-MOUNTED CEILING LIGHT
- SURFACE-MOUNTED WALL LIGHT
- or ADJUSTABLE RECESSED DOWNLIGHT
- or RECESSED DOWNLIGHT
- LED WALL RECESSED STEP LIGHT
- LED PUCK LIGHT
- LED STRIP LIGHT
- LED UNDERCABINET LIGHT
- FLUORESCENT LIGHT
- $ SWITCH
- $3 THREE-WAY SWITCH
- $OS OCCUPANCY SENSOR SWITCH
- $DM DIMMER SWITCH
- $MS MOTION SENSOR SWITCH
- DOOR JAMB SWITCH
- $GD GARBAGE DISPOSAL SWITCH
- $GD GARBAGE DISPOSAL COUNTER-MOUNTED BUTTON SWITCH
- KP KEYPAD
- DB DOORBELL PUSHBUTTON SWITCH
- CH DOORBELL CHIME
- F EXHAUST FAN
- CM/S CARBON MONOXIDE/SMOKE DETECTOR
- SPK SPEAKER
- fs SPRINKLER

Lighting Fixture Schedule

Interior Fixtures:

F1: 3" LED recessed downlight; IC airtight, round

F2: 3" LED recessed downlight; IC airtight, square

F3: 3" LED recessed downlight; IC airtight, adjustable, round

F4: 3" LED recessed downlight; IC airtight, adjustable, square

F5: 3" LED recessed downlight; IC airtight, wet rated, round

F6: 3" LED recessed downlight; IC airtight, wet rated, square

F7: LED strip light; recess into surface above where applicable

F8: LED low-profile under cabinet fixture

F9: LED surface-mounted linear fixture

F10: Decorative ceiling-mounted fixture by owner

F11: Decorative wall-mounted fixture by owner

F12: LED surface-mounted puck light fixture

F13: 2" LED recessed wall-mounted step light; dimmable, square

Exterior Fixtures:

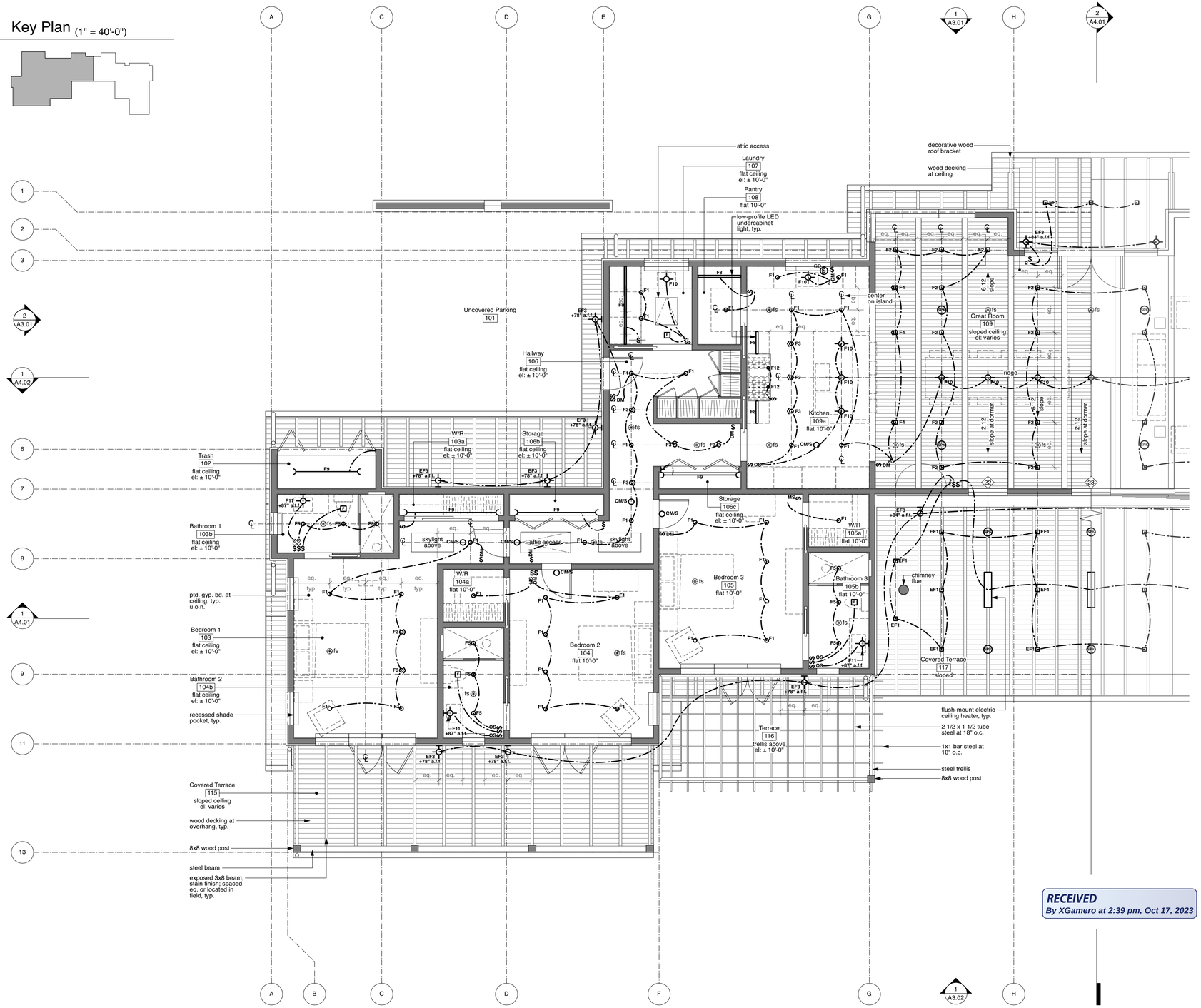
EF1: 3" LED recessed downlight; exterior rated, square

EF2: 3" LED recessed downlight; exterior rated, adjustable, square

EF3: Decorative surface-mounted fixture by owner

EF4: LED landscape fixture; exterior rated, adjustable

NOTE: Design-build low voltage control system throughout.



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Partial Reflected Ceiling Plan

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

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date: 09.15.23

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Lighting Notes

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03. See also Electrical Notes on A0.02.

Key Plan (1" = 40'-0")

Lighting Symbols

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- SURFACE-MOUNTED WALL LIGHT
- ADJUSTABLE RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT
- LED WALL RECESSED STEP LIGHT
- LED PUCK LIGHT
- LED STRIP LIGHT
- LED UNDERCABINET LIGHT
- FLUORESCENT LIGHT
- SWITCH
- THREE-WAY SWITCH
- OCCUPANCY SENSOR SWITCH
- DIMMER SWITCH
- MOTION SENSOR SWITCH
- DOOR JAMB SWITCH
- GARBAGE DISPOSAL SWITCH
- GARBAGE DISPOSAL COUNTER-MOUNTED BUTTON SWITCH
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- SPRINKLER

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F7: LED strip light; recess into surface above where applicable

F8: LED low-profile under cabinet fixture

F9: LED surface-mounted linear fixture

F10: Decorative ceiling-mounted fixture by owner

F11: Decorative wall-mounted fixture by owner

F12: LED surface-mounted puck light fixture

F13: 2" LED recessed wall-mounted step light; dimmable, square

Exterior Fixtures:

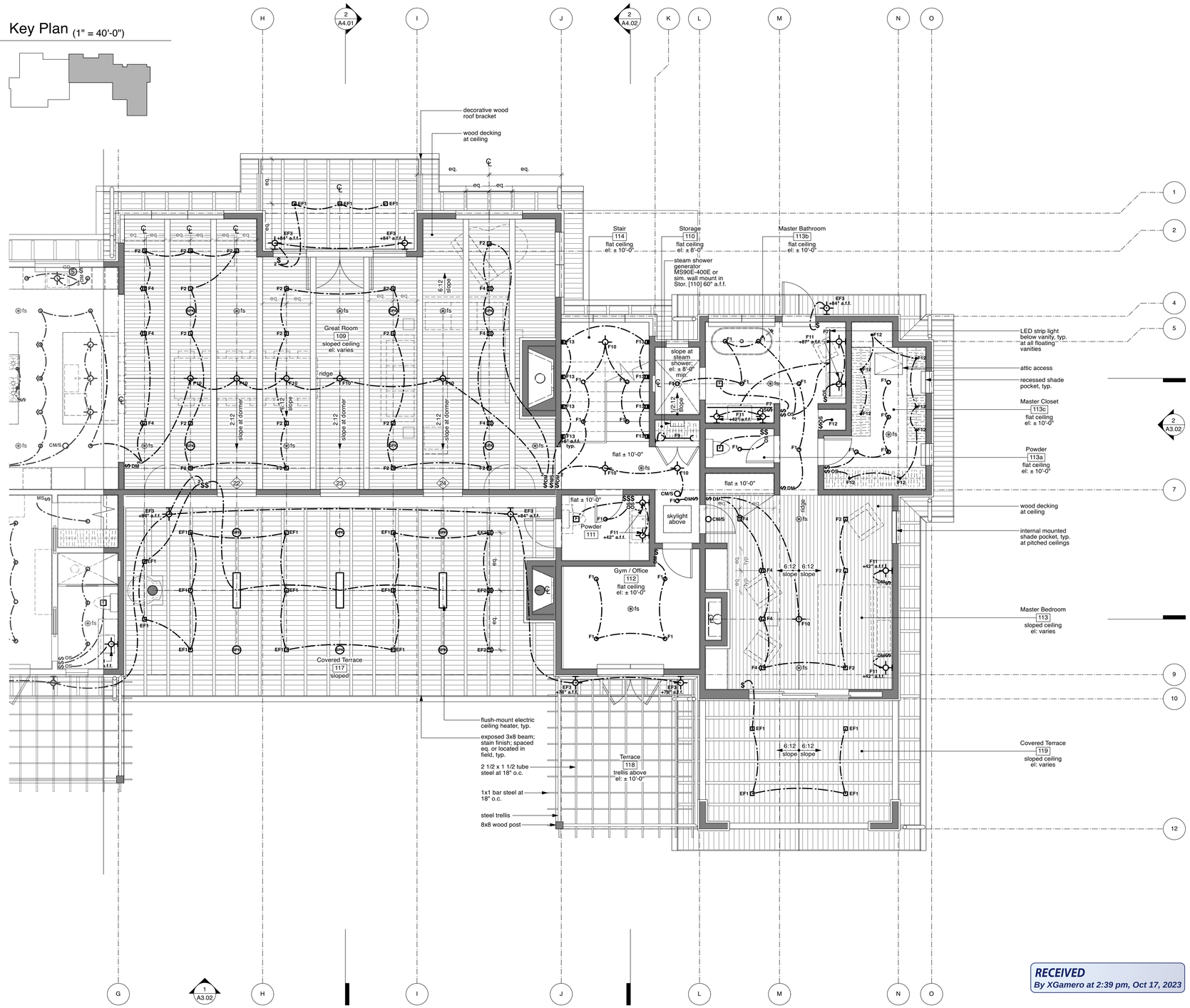
EF1: 3" LED recessed downlight; exterior rated, square

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EF4: LED landscape fixture; exterior rated, adjustable

NOTE: Design-build low voltage control system throughout.



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Partial Reflected Ceiling Plan

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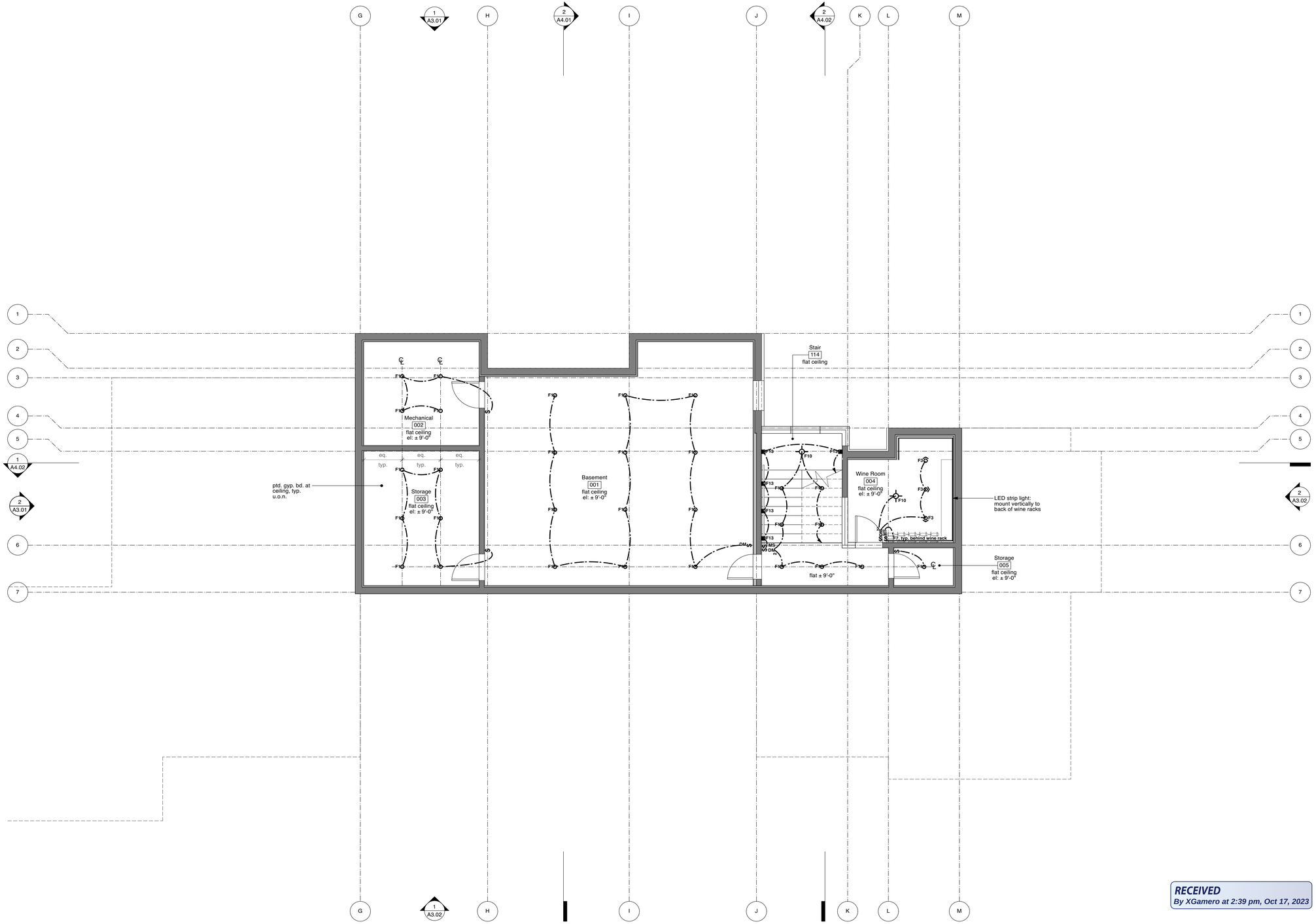
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Basement
RCP

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

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job no: 1911

drawn: KS

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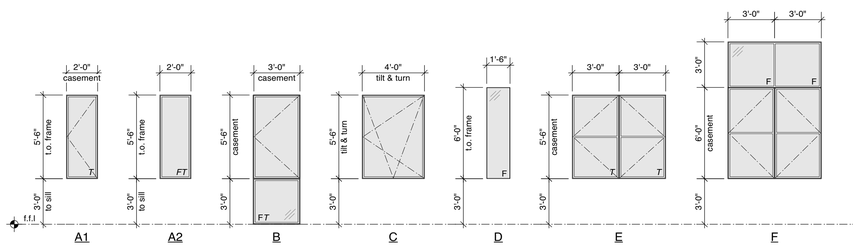
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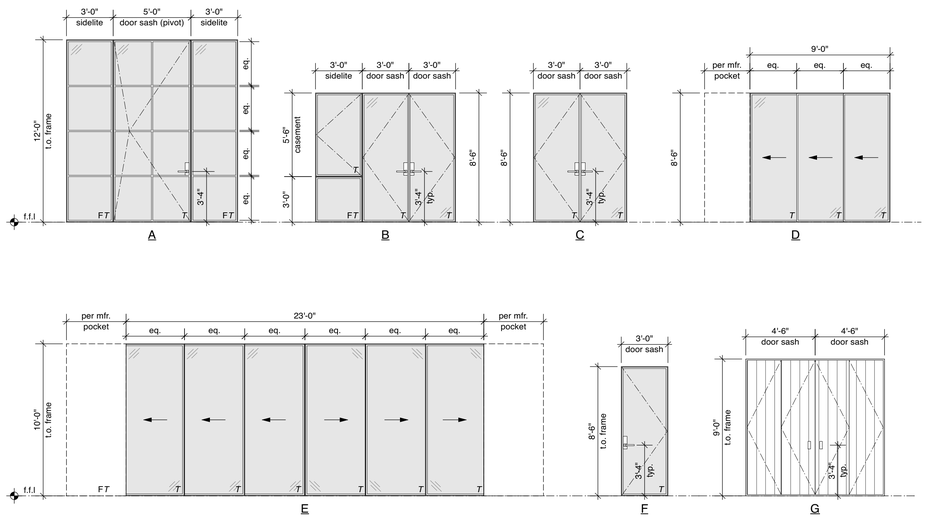
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Window Types



Exterior Door Types as seen from exterior



Window & Exterior Door Notes

NOTE:

1. F = fixed glazing, typ.
2. *T* = tempered glazing, typ.
3. All units to have thermal break and weatherstripping unless otherwise noted.
4. See Window Schedule for locations of tempered glazing at windows.
5. Provide aluminum break metal to match windows and doors where noted in Drawings.
6. All glazing shall be clear dual pane insulated with low-e coating unless otherwise noted.
7. See energy calculations for U-value and SHGC requirements.
8. All exterior windows shall have a minimum of one tempered pane. See Window Schedule for locations required to have both inner and outer pane tempered or laminated as safety glazing.
9. All exterior doors and sidelite windows shall have tempered glazing each pane.
10. Exterior wood doors shall have stiles and rails not less than 1-3/8" thick with interior field panel thickness of not less than 1-1/4" thick.
12. All casement and awning windows shall have latch handle and retractable/removable interior screen.
13. Skylights shall have tempered glazing per CRC R337.
14. Egress windows shall meet requirements specified in CRC R310.2:
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 sq.ft. The net clear opening dimensions shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.
Window sill height shall have the bottom of the clear opening not greater than 44 inches measured from the floor.

WINDOW SCHEDULE

		UNIT SIZE	NET FRAME DIMS SHOWN; VERIFY ALL SIZES & ROUGH OPENINGS		MATERIAL	FINISH		DETAILS	R.O. HEIGHT FROM B.O. FRAMING A.F.F. LEFT/ RIGHT JAMB AS VIEWED FROM EXT				SHADE	REMARKS
#	TYPE	W	H	STYLE		INTERIOR	EXTERIOR	HEAD	SILL	LEFT JAMB	RIGHT JAMB	R.O. HEIGHT		
1a	G	9'0"	9'0"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK / CORNER FRAME
1b	G	3'0"	9'0"	FIXED	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK / CORNER FRAME
2	C	5'6"	4'0"	TILT & TURN	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
3	C	5'6"	4'0"	TILT & TURN	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
4	D	1'6"	6'0"	FIXED	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	9'0"	-	
5	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	OBSCURE / SAFETY GLAZING
6	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
7	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
8	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	OBSCURE / SAFETY GLAZING
9	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
10	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	OBSCURE / SAFETY GLAZING
11	B	3'0"	8'6"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
12	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
13	A1	2'0"	5'6"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	INT. MOUNT	
14	E	6'0"	5'6"	DBL. CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	OBSCURE / SAFETY GLAZING
15	A2	2'0"	5'6"	FIXED	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	-	OBSCURE / SAFETY GLAZING
16	F	6'0"	9'0"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK INSERT
17	F	6'0"	9'0"	FIXED / CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	RECESSED	STEEL-LOOK INSERT
18	J2	1'9"	3'9 3/4"	SOLAR OP. SKYLIGHT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	See Roof Plan	-	VELUX SOLAR VSS C06
19	J2	1'9"	3'9 3/4"	SOLAR OP. SKYLIGHT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	See Roof Plan	-	VELUX SOLAR VSS C06
20	J1	2'6 1/8"	2'6"	SOLAR OP. SKYLIGHT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	See Roof Plan	-	VELUX SOLAR VSS M02
21	H	3'6"	3'6"	AWNING	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	19'8"	RECESSED	MECH. OPERATED
22	H	3'6"	3'6"	AWNING	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	19'8"	RECESSED	MECH. OPERATED
23	H	3'6"	3'6"	AWNING	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	19'8"	RECESSED	MECH. OPERATED
24	I	3'0"	3'0"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	17'0"	-	ATTIC
25	I	3'0"	3'0"	CASEMENT	ALUMINUM	FACTORY	FACTORY	TBD	TBD	TBD	TBD	17'0"	-	ATTIC

EXTERIOR DOOR SCHEDULE

		NET FRAME DIMENSION/OPENING SHOWN U.O.N.; VERIFY SIZES W/ SHOP DRAWINGS			MATERIAL	FINISH		DETAILS	R.O. HEIGHT = B.O. FRAMING A.F.F. LEFT/ RIGHT JAMB AS VIEWED FROM EXT.				SHADE	REMARKS
#	TYPE	W	H	STYLE		INTERIOR	EXTERIOR	HEAD	SILL	LEFT JAMB	RIGHT JAMB	R.O. HEIGHT		
100	A	11'0"	12'0"	SIDELITE / PIVOT / SIDELITE	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	12'0"	-	STEEL-LOOK INSERTS
101	F	3'0"	8'6"	INSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	-	STEP FROM CARPORT ≤ 6"
102	G	9'0"	9'0"	DUAL BI-FOLD	WOOD FACING	TBD	TBD	TBD	TBD	TBD	TBD	8'6"	-	
103	B	9'0"	8'6"	SIDELITE / DUAL OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
104	B sim.	9'0"	8'6"	DUAL OUTSWING / SIDELITE	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	MIRRORED
105	B	9'0"	8'6"	SIDELITE / DUAL OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
106	E	23'0"	10'0"	DUAL STACK SLIDE POCKET PXXXXXXP	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	10'0"	RECESSED	WIDTH EXC. POCKET / FLUSH SILL
107	C	6'0"	8'6"	DUAL OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	
108	D	9'0"	8'6"	STACK SLIDE POCKET PXXX	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	WIDTH EXC. POCKET / FLUSH SILL
109	F	3'0"	8'6"	OUTSWING	ALUM./ TEMPERED GLASS	FACTORY	FACTORY	TBD	TBD	TBD	TBD	8'6"	RECESSED	

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MAURICE LOMBARDO
C-26362
EXP 6-30-21
STATE OF CALIFORNIA

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Door & Window Schedule

scale: N/A

revision:	date:
Design Review	09.15.23

job no: 1911

drawn: KS

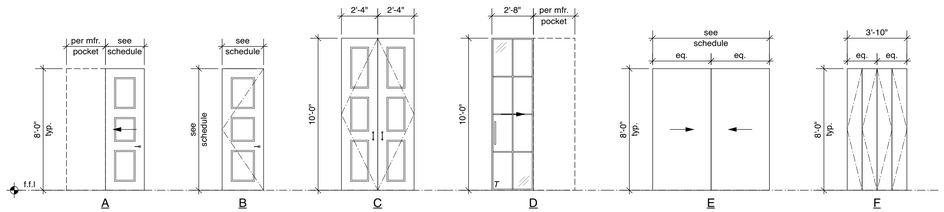
checked: TT

date: 09.15.23

sheet no:

A9.01

Interior Door Types



INTERIOR DOOR SCHEDULE

		DOOR				SASH DIMENSIONS SHOWN; VERIFY ALL SIZES & ROUGH OPENINGS		FRAME		DETAILS	REMARKS
#	TYPE	W	H	THK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	HEAD (JAMB SIM.)	
110	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
111	F	3'10"	8'0"	1 3/4"	FLUSH	WHITE OAK	STAIN	WOOD	STAIN	TBD	
112	E	7'6"	8'0"	1 3/4"	FLUSH	WHITE OAK	STAIN	WOOD	STAIN	TBD	
113	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
114	E	8'6"	8'0"	1 3/4"	FLUSH	WHITE OAK	STAIN	WOOD	STAIN	TBD	
115	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
116	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
117	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
118	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
119	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
120	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
121	A	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	POCKET DOOR
122	C	4'8"	10'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
123	D	2'8"	10'0"	TBD	TBD	GLASS/ALUM.	STAIN	ALUMINIUM	POWDER COAT	TBD	POCKET DOOR / STEEL LOOK / SAFETY GLAZING
124	B	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
125	G	3'11"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
126	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
127	B	2'8"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
128	B	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
129	B	2'6"	8'0"	1 3/4"	RAISED PANEL	WHITE OAK	STAIN	WOOD	STAIN	TBD	
130a	H	8'2"	10'0"	TBD	TBD	GLASS/ALUM.	STAIN	ALUMINIUM	POWDER COAT	TBD	STEEL LOOK HINGE W/ SIDELITE / SAFETY / CORNER
130b	H	4'7"	10'0"	TBD	TBD	GLASS/ALUM.	STAIN	ALUMINIUM	POWDER COAT	TBD	STEEL LOOK / SAFETY GLAZING / CORNER FRAME

FINISH SCHEDULE preliminary

NO.	ROOM NAME	FLOOR			WALLS		CEILING		OTHER / REMARKS
		MATERIAL	COLOR	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
101	UNCOVERED CARPORT	CONCRETE	TBD	TBD	STONE VENEER STUCCO	- -	TBD	-	BUILT IN CUSTOM CABINETRY/WORK BENCH
102	TRASH	CONCRETE	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
103	BEDROOM 1	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
103a	WARDROBE 1	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
103b	BATHROOM 1	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	RECESSED SHOWER PAN
104	BEDROOM 2	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
104a	WARDROBE 2	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
104b	BATHROOM 2	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	RECESSED SHOWER PAN
105	BEDROOM 3	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
105a	WARDROBE 3	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
105b	BATHROOM 3	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	RECESSED SHOWER PAN
106	HALLWAY	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
106a	STORAGE	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
107	LAUNDRY	HARD WOOD	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
108	PANTRY	STONE / TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
109	GREAT ROOM	STONE / TILE	TBD	TBD	STONE VENEER GYPSUM BOARD	- LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	EXPOSED WOOD TRUSSES
109a	KITCHEN	STONE / TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
110	STORAGE	STONE / TILE	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
111	POWDER	TILE	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
112	GYM / OFFICE	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	
113	MASTER BEDROOM	HARD WOOD	TBD	TBD	STONE VENEER GYPSUM BOARD	- LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
113a	MASTER POWDER	HARD WOOD	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
113b	MASTER BATHROOM	HARD WOOD	TBD	TBD	TILE GYPSUM BOARD	TBD LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY RECESSED SHOWER PAN / BUILT IN BENCH
113c	MASTER CLOSET	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	BUILT IN CUSTOM CABINETRY
114	WINE ROOM	HARD WOOD	TBD	TBD	GYPSUM BOARD	LEVEL 5/ PAINT	GYPSUM BOARD	LEVEL 5/ PAINT	CUSTOM WINE SHELVING
115	COVERED TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD	STAIN	
116	TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD TRELLIS	STAIN	FREESTANDING
117	COVERED TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD	STAIN	BUILT IN CUSTOM CABINETRY
118	TERRACE	STONE / TILE	TBD	TBD	-	-	WOOD TRELLIS	STAIN	FREESTANDING
119	COVERED TERRACE	STONE / TILE	TBD	TBD	STONE VENEER	-	WOOD	STAIN	

Interior Door and Finish Notes

NOTE:

1. F = fixed glazing, typ.
2. *T* = tempered glazing, typ.
3. See Interior Door Schedule for locations of tempered glazing at doors.
4. 1x6" wood trim at base of interior walls, typ; see Sheet A8.0_ for additional information.
5. Confirm with owner/architect all finishes prior to install.
6. Interior fixtures by owner.

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EXP 6-30-21
STATE OF CALIFORNIA

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Interior Door Schedule

scale: N/A

revision:	date:
Design Review	09.15.23

job no: 1911

drawn: KS

checked: TT

date: 09.15.23

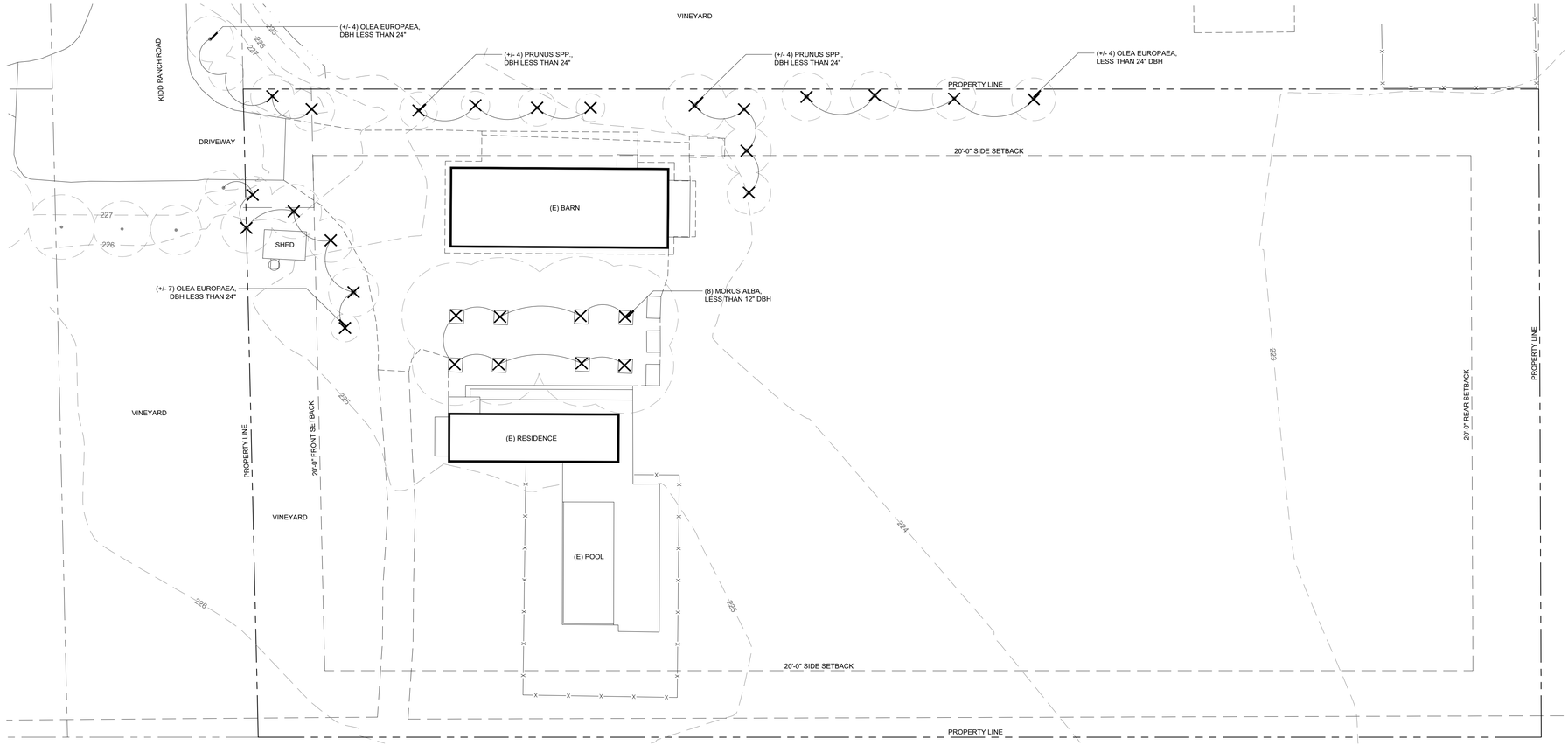
sheet no:

A9.02

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TREE PROTECTION/REMOVAL LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	TREE PROTECTION FENCING
100	(E) CONTOURS
100	PROPOSED CONTOURS
	(E) TREES
	TREES TO BE REMOVED
XX	TREE IDENTIFICATION



NORTH

0 8 16 32

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

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MACDONNELL RESIDENCE

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APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
WILLIAM VINCENT CHAMBERLAIN
No. 6161
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE:	7/31/23
DRAWN BY:	KC
CHECKED BY:	EB
SCALE:	1/16"=1'-0"
PROJECT #:	2104

TITLE

EXISTING VEGETATION PLAN

SHEET NO.

L1.0

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COORDINATION LEGEND

SYMBOL	DESCRIPTION
○	PVC PIPE PENETRATION. ALL PENETRATIONS SHALL BE 1" AND SHALL BE PLACED AND INSTALLED BY THE PLUMBING CONTRACTOR
⊗	ELECTRICAL CONDUIT PENETRATION. ALL CONDUIT PENETRATIONS SHALL BE 1" AND SHALL BE PLACED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

JANET S. LUEHERS
Certified Irrigation Designer
CID
43274

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

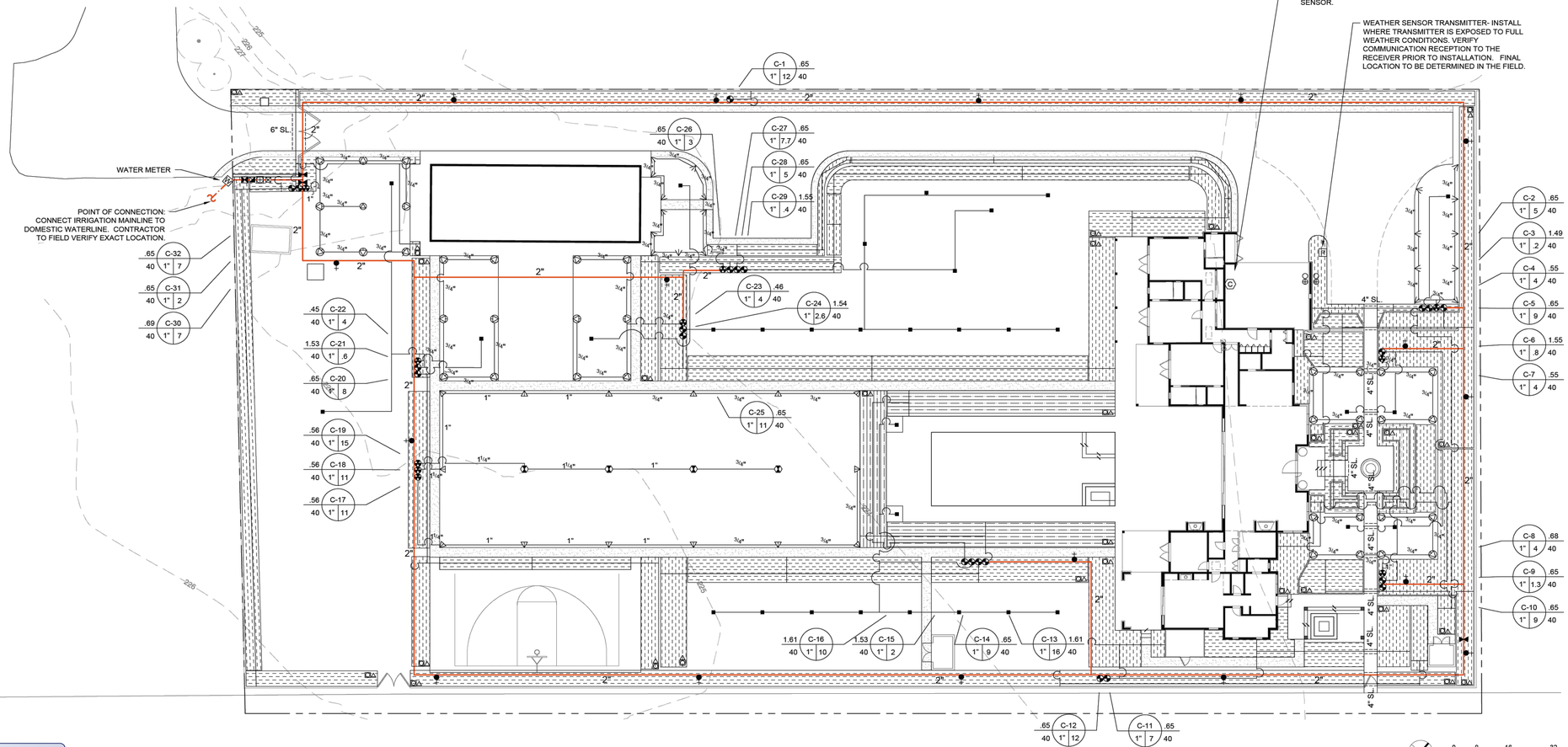
BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

IRRIGATION DEMAND: 16 GPM AT 60 PSI. STREET PRESSURE IS 95 PSI. SET PRV AT 50 PSI. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK.

IF SIMULTANEOUS OPERATION OF VALVES IS REQUIRED, THE WORKING MAXIMUM IS 45 GPM AND THE ABSOLUTE MAXIMUM IS 50 GPM

IRRIGATION CONTROLLER 'C' - WALL MOUNT AS DIRECTED BY ARCHITECT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL SERVICE TO THIS LOCATION PROVIDED BY ELECTRICAL CONTRACTOR. GROUND CONTROLLER AND CONFORM TO ALL APPLICABLE LOCAL CODES. RUN A SEPARATE 1" CONDUIT WITH MANUFACTURER APPROVED DIRECT BURY SHIELDED FLOW SENSOR CABLE FROM CONTROLLER TO FLOW SENSOR.

WEATHER SENSOR TRANSMITTER- INSTALL WHERE TRANSMITTER IS EXPOSED TO FULL WEATHER CONDITIONS. VERIFY COMMUNICATION RECEPTION TO THE RECEIVER PRIOR TO INSTALLATION. FINAL LOCATION TO BE DETERMINED IN THE FIELD.



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APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
WILLIAM VO CH NGUYEN
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: EK
CHECKED BY: JO
SCALE: 1/16"=1'-0"
PROJECT #: 2104

TITLE
IRRIGATION PLAN

SHEET NO.
L6.0

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IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

6. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

7. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

8. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

9. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.

10. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

11. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

12. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE OR ONE (1) SPARE WIRE FOR EVERY TWO (2) VALVE BOX LOCATIONS. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

13. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)

14. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.

15. INSTALL 1/2 INCH GALVANIZED MESH GOPHER WIRE ABOVE PEA GRAVEL AND BELOW AND ENCIRCLING EACH VALVE BOX. LINE WITH FILTER FABRIC.

16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

17. LOCATE HOSE BIBS A MINIMUM OF 12" FROM HARDSCAPE AREA.

18. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

19. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

20. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

21. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

22. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

23. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

24. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

25. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

26. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

27. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

28. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

29. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

30. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

31. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

32. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

33. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

34. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

35. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

36. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

RECEIVED
By XGamero at 2:36 pm, Oct 17, 2023

JANET S. LUEHERS
Certified Irrigation Designer
CID
Janet Lueehrs
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"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
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IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE	MAX. RADIUS	MAX. SPACING
	PROS-06-PRS40-CV-MP1000-90	HUNTER POP-UP SHRUB SPRAY	40	.21-.49	15'	14'
	PROS-06-PRS40-CV-MP2000-90	HUNTER POP-UP SHRUB SPRAY	40	.43-.86	21'	20'
	PROS-06-PRS40-CV-MP2000-360	HUNTER POP-UP SHRUB SPRAY	40	1.48	21'	20'
	PROS-06-PRS40-CV-MP3000-90	HUNTER POP-UP SHRUB SPRAY	40	.86-2.12	30'	26'
	PROS-06-PRS40-CV-MP3000-360	HUNTER POP-UP SHRUB SPRAY	40	3.64	30'	26'
■	DB-09-PC-CV	TORO PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	40	9 GPH		
△	TLSOV	NETAFIM MANUAL FLUSH VALVE				
NOT SHOWN	TLAVRV	NETAFIM AIR/VACUUM RELIEF VENT				
	OPERIND	RAIN BIRD OPERATION INDICATOR				
	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / KBI PVC BALL VALVE				
	ICZ-101-40 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE				
	261	ARROWHEAD-CHAMPION HOSE BIB WITH INTEGRAL VACUUM BREAKER				
	T-585-70-66	NIBCO BALL VALVE (LINE SIZE)				
	HFS-FCT-100	HUNTER FLOW SYNC FLOW SENSOR IN 1 1/2" PVC TEE				
	3200100	SUPERIOR 1 1/2" MASTER CONTROL VALVE (NORMALLY CLOSED)				
	600L-1 1/2"	1 1/2" WILKINS PRESSURE REGULATING VALVE				
	975XL2-1 1/2"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER				
R	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR				
C	IC-3600-M ROAM-KIT	HUNTER I-CORE MODULAR CONTROLLER (36 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE				
C-1		CONTROLLER AND STATION NUMBER				
1.6		APPLICATION RATE (INCHES)				
1" 15 30		OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY				
1"		APPROXIMATE GALLONS PER MINUTE				
		REMOTE CONTROL VALVE SIZE				
		MAIN LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE. USE SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER				
		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		SUB-SURFACE DRIPLINE: NETAFIM TLHCVXR5-12 TECHLINE. USE ONLY NETAFIM TECHLOCK FITTINGS. 2" COVER. (12" EMITTER SPACING; 18" ROW SPACING; .53 GPH PER EMITTER)				
		SUB-SURFACE DRIPLINE: ECO-MAT FLEECE-WRAPPED DRIPLINE. USE ONLY 17mm BARB FITTINGS. 12" COVER. (12" EMITTER SPACING, 14" ROW SPACING; .6 GPH PER EMITTER)				
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.				

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
   - 0-8 GPM - 3/4"
   - 8.1-15 GPM - 1"
   - 15.1-25 GPM - 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
10. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.
11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	NO. OF BUBBLERS*	PIPE SIZE
BUBBLERS - 4 GPH	1-5 5.1-15	1-75 76-225	3/4" 1"
BUBBLERS - 9 GPH	1-5 5.1-15	1-32 33-96	3/4" 1"

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE AND ONE BUBBLER PER SHRUB. LATERAL LINE FROM REMOTE CONTROL VALVE TO FIRST BUBBLER SHALL BE 1" MINIMUM.

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LICENSED LANDSCAPE ARCHITECT
W. BRIANNA CH No. 6436
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

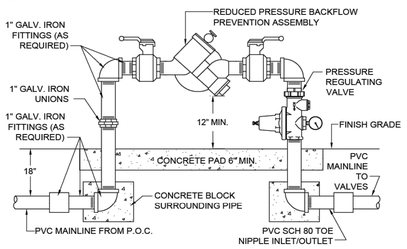
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PROJECT #: 2104

TITLE
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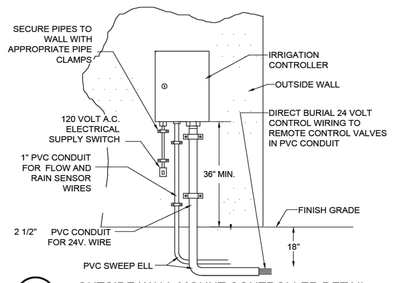
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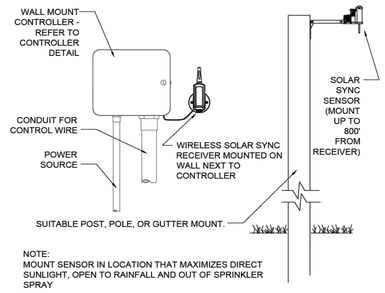
NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.



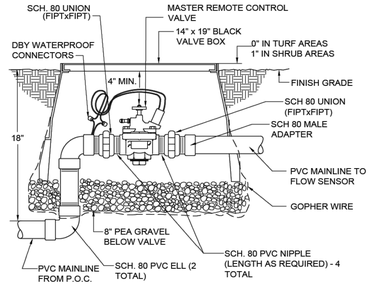
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



2 OUTSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE



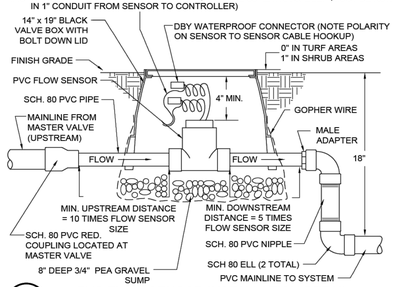
3 HUNTER SOLAR SYNC WEATHER SENSOR
NOT TO SCALE



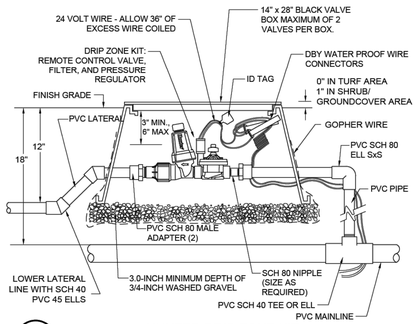
4 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.

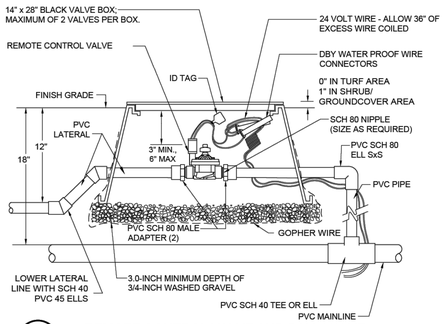
#18 GAUGE DIRECT BURIAL SENSOR CABLE, PROVIDE 36" EXTRA CABLE. (MUST BE RUN IN 1" CONDUIT FROM SENSOR TO CONTROLLER)



5 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



6 HUNTER DRIP ZONE KIT
NOT TO SCALE



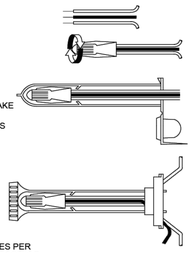
7 REMOTE CONTROL VALVE AND BALL VALVE
NOT TO SCALE

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

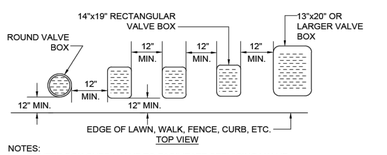
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.



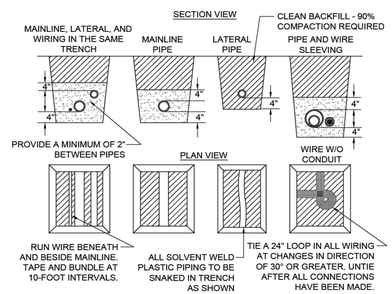
NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

8 WIRE CONNECTION DETAIL
NOT TO SCALE



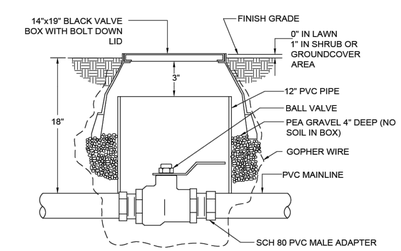
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.
8. BOXES AND LIDS SHALL BE BLACK IN COLOR.

9 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

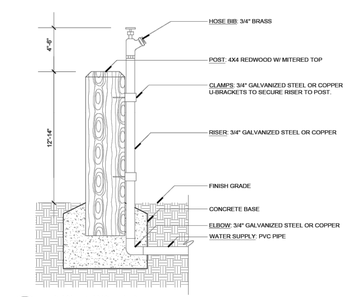


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

10 PIPE AND WIRE TRENCHING
NOT TO SCALE



11 BALL VALVE DETAIL
NOT TO SCALE



12 IRRG - HOSE BIB
DETAIL TYPE — NOT TO SCALE

RECEIVED
By XGamero at 2:36 pm, Oct 17, 2023

JANET S. LUEHERS
CID
43274

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WILLIAM KOCH
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

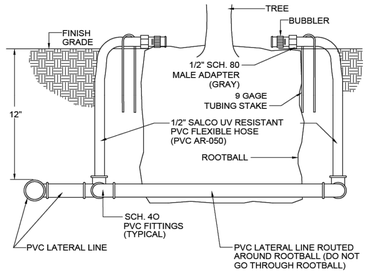
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PROJECT #: 2104

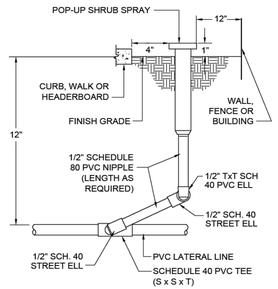
TITLE
IRRIGATION DETAILS

SHEET NO.
L6.2

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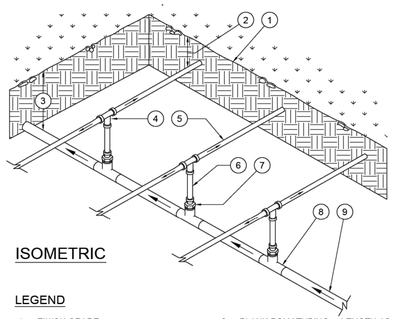


13 TREE BUBBLER DETAIL
NOT TO SCALE



NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED. SWING JOINTS SHALL BE BY LASCO, RAINBIRD, OR EQUAL

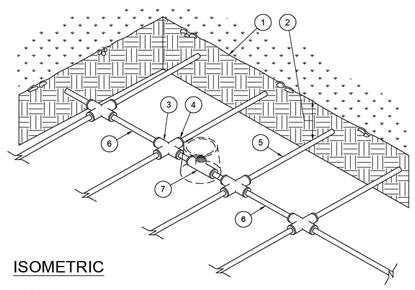
14 SHRUB POP-UP INSTALLATION DETAIL
NOT TO SCALE



LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

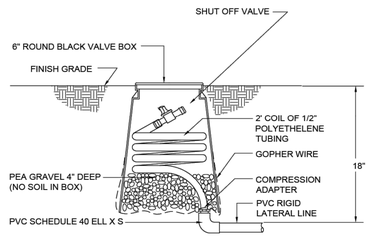
15 CENTER FEED MANIFOLD
NOT TO SCALE



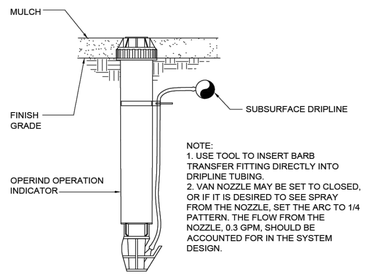
LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. PVC CROSS (SxSxSxS)
4. COMPRESSION ADAPER.
5. DRIPLINE LATERAL.
6. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM
7. AIR/VACUUM RELIEF VALVE AT HIGH POINT. REFER TO AIR/VACUUM RELIEF VALVE DETAIL.

16 AIR/VACUUM RELIEF LATERAL
NOT TO SCALE

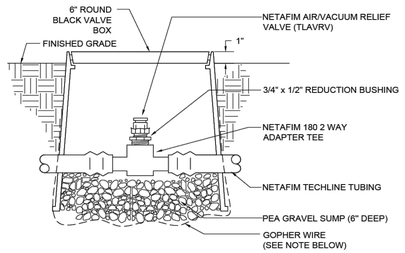


17 SHUT OFF FLUSH VALVE DETAIL
NOT TO SCALE



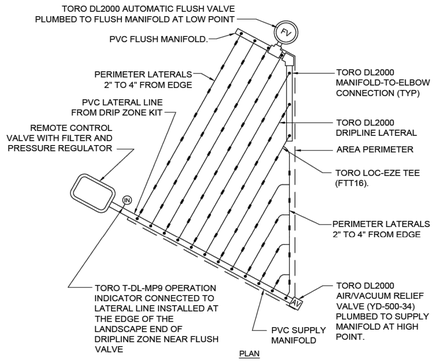
NOTE:
1. USE TOOL TO INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO 1/4 PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

18 RAIN BIRD OPERIND OPERATION INDICATOR
NOT TO SCALE



NOTE:
1. AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

19 NETAFIM AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE



PLAN

20 TYPICAL ISLAND LAYOUT END FEED
NOT TO SCALE

RECEIVED
By XGamero at 2:36 pm, Oct 17, 2023

JANET S. LUEHERS
CID
43274

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
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TERRA FERMA LANDSCAPES
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Fine Gardening
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PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
JOHN WILLIAM YOCH No. LA 2576
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

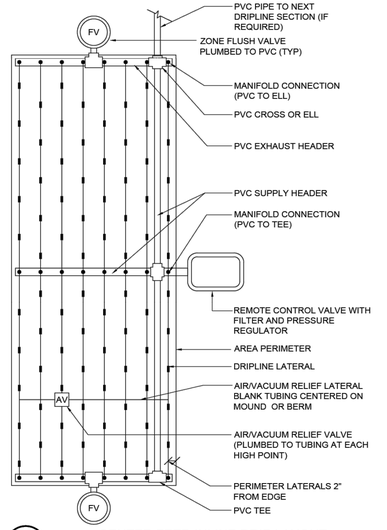
#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: EK
CHECKED BY: JO
SCALE: AS SHOWN
PROJECT #: 2104

TITLE
IRRIGATION DETAILS

SHEET NO.
L6.3

The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.



21 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE

MACDONNELL RESIDENCE
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	0.30	DL	0.81	0.37	1,654	613	16,750	5.8%
C-2	SHRUB	LW	0.30	DL	0.81	0.37	740	274	7,494	2.6%
C-3	TREE	LW	0.30	B	0.81	0.37	13	5	132	0.0%
C-4	SHRUB	LW	0.30	S	0.75	0.40	552	221	6,037	1.9%
C-5	SHRUB	LW	0.30	DL	0.81	0.37	1,284	476	13,003	4.5%
C-7	SHRUB	LW	0.30	S	0.75	0.40	603	241	6,595	2.1%
C-8	SHRUB	LW	0.30	S	0.75	0.40	491	196	5,370	1.7%
C-10	SHRUB	LW	0.30	DL	0.81	0.37	1,303	483	13,195	4.5%
C-11	SHRUB	LW	0.30	DL	0.81	0.37	936	347	9,479	3.3%
C-12	SHRUB	LW	0.30	DL	0.81	0.37	1,653	612	16,739	5.8%
C-13	TURF	LW	0.30	DL	0.81	0.37	947	351	9,590	3.3%
C-14	SHRUB	LW	0.30	DL	0.81	0.37	1,227	454	12,425	4.3%
C-15	TREE	LW	0.30	B	0.81	0.37	126	47	1,276	0.4%
C-16	TURF	LW	0.30	DL	0.81	0.37	555	206	5,620	1.9%
C-17	SHRUB	LW	0.30	S	0.75	0.40	1,876	750	20,517	6.5%
C-18	SHRUB	LW	0.30	S	0.75	0.40	1,887	755	20,638	6.6%
C-19	SHRUB	LW	0.30	S	0.75	0.40	2,518	1,007	27,539	8.8%
C-20	SHRUB	LW	0.30	DL	0.81	0.37	1,134	420	11,484	4.0%
C-21	TREE	LW	0.30	B	0.81	0.37	38	14	385	0.1%
C-22	SHRUB	LW	0.30	S	0.75	0.40	701	280	7,667	2.4%
C-23	SHRUB	LW	0.30	S	0.75	0.40	692	277	7,568	2.4%
C-24	TREE	LW	0.30	B	0.81	0.37	163	60	1,651	0.6%
C-25	SHRUB	LW	0.30	DL	0.81	0.37	1,600	593	16,203	5.6%
C-26	SHRUB	LW	0.30	S	0.75	0.40	407	163	4,451	1.4%
C-27	SHRUB	LW	0.30	DL	0.81	0.37	1,142	423	11,565	4.0%
C-28	SHRUB	LW	0.30	DL	0.81	0.37	733	271	7,423	2.6%
C-29	TREE	MW	0.50	B	0.81	0.62	25	15	422	0.1%
C-30	SHRUB	LW	0.30	S	0.75	0.40	887	355	9,701	3.1%
C-31	SHRUB	LW	0.30	DL	0.81	0.37	219	81	2,218	0.8%
C-32	SHRUB	LW	0.30	DL	0.81	0.37	1,017	377	10,299	3.6%
POOL / SPA COVERED		WF	0.50		1.00	0.50	1,288	644	17,608	4.5%
TOTALS (REGULAR LANDSCAPE AREAS)							**28,411**	**11,010**	**301,041**	**99.2%**
SPECIAL LANDSCAPE AREA										
C-6	TREE	MW		B		1.00	50	50	1,367	0.2%
C-9	SHRUB	MW		DL		1.00	184	184	5,031	0.6%
TOTALS (SPECIAL LANDSCAPE AREAS)							**234**	**234**	**6,398**	**0.8%**
TOTALS FOR ALL AREAS							***28,645***	***11,244***	***307,439***	***100%***

RECEIVED
By XGamero at 2:37 pm, Oct 17, 2023

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDIANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925.855.0417 FAX 925.855.0357
E-MAIL JANET@BROOKWATER.COM

CITY OF
St. Helena
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **MACDONNELL RESIDENCE**
PROJECT ADDRESS: 710 KIDD RANCH

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)

"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)	28,645 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	234 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**433,645 GALLONS PER YEAR**
	TOTAL ACRE FEET	1.33 ACRE FEET
PART TWO	**ESTIMATED TOTAL WATER USE (ETWU)**	
		(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.39
	ETWU FOR REGULAR LANDSCAPE AREAS	**301,041 GALLONS PER YEAR**
	SITE WIDE ETAF	0.39
	ETWU FOR ALL LANDSCAPE AREAS	**307,439 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.94 ACRE FEET

*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)	25	0.1%
Low Water Use Plants (LW)	27,098	94.6%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	1,288	4.5%
Special Landscape Area (SLA)	234	0.8%
TOTAL	28,645	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)	10,614	38.8%
Bubbler (B)	415	1.5%
Drip (D)	0	0.0%
In-Line Drip (DL)	16,328	59.7%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

TERRA FERMA LANDSCAPES
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Landscape Construction
Fine Gardening
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So. San Francisco, CA 94080
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e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE
710 KIDD RANCH
ST HELENA, CA 94574
APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
RAYMOND CHI No. 6459
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: EK
CHECKED BY: JO
SCALE: AS SHOWN
PROJECT #: 2104

TITLE
IRRIGATION WORKSHEET

SHEET NO.
L6.4

The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

PLANT SCHEDULE

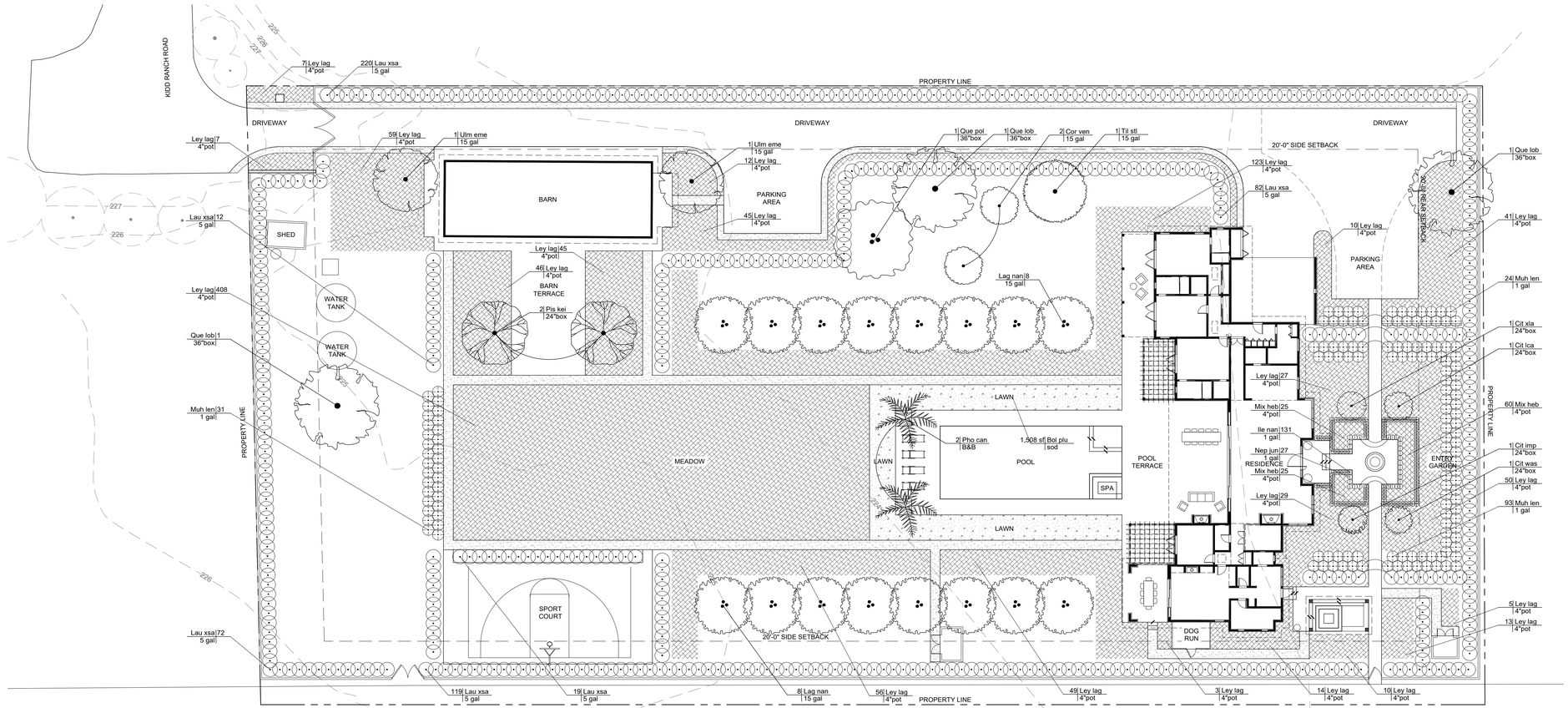
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Cit lca	1	CITRUS RETICULATA `GOLD NUGGET`	GOLD NUGGET MANDARIN ORANGE	24"BOX	MULTI-TRUNK/BUSH
	Cit xla	1	CITRUS X LATIFOLIA `BEARSS SEEDLESS`	BEARSS SEEDLESS LIME	24"BOX	MULTI-TRUNK/BUSH
	Cit imp	1	CITRUS X LIMON `IMPROVED MEYER`	MEYER LEMON	24"BOX	MULTI-TRUNK/BUSH
	Cit was	1	CITRUS X SINENSIS `DWARF WASHINGTON`	DWARF WASHINGTON NAVEL ORANGE	24"BOX	MULTI-TRUNK/BUSH
	Cor ven	2	CORNUS X 'KN30-8'	VENUS FLOWERING DOGWOOD	15 GAL	
	Lag nan	16	LAGERSTROEMIA INDICA X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE	15 GAL	NATURAL LOW BRANCH
	Pho can	2	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	B&B	18' TRUNK HEIGHT
	Pis kei	2	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	
	Que lob	3	QUERCUS LOBATA	VALLEY OAK	36"BOX	
	Que pol	1	QUERCUS POLYMORPHA	NETLEAF WHITE OAK	36"BOX	
	Til stl	1	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	15 GAL	
	Ulm eme	2	ULMUS PROPINQUA `JFS-BIEBERICH`	EMERALD SUNSHINE ELM	15 GAL	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Ile nan	131	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	1 GAL	12" O.C.
	Lau xsa	524	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	5 GAL	36" O.C. MULTI-TRUNK
	Muh len	148	MUHLENBERGIA LINDHEIMERI 'LENI'	AUTUMN GLOW LINDHEIMER'S MUHLY	1 GAL	36" O.C.
	Nep jun	27	NEPETA X FAASSENII 'JUNIOR WALKER'	JUNIOR WALKER CATMINT	1 GAL	18" O.C.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	Bol plu	1,508 SF	BOLERO PLUS		SOD		
	Ley lag	1,059	LEYMUS TRITICOIDES 'LAGUNITA' (OVERSEED WITH 50% ESCHSCHOLZIA CALIFORNICA AND 50% NEMOPHILIA MENZIESII)	WILD RYE MEADOW	4"POT	48" o.c.	SPRAY IRRIGATE W/ 18" RISERS TO ESTABLISH.
	Mix heb	110	MIXED HERBS (PHENOMENAL LAVENDER, ROSEMARY, OREGANO, BASIL, THYME, TARRAGON, AND BERGGARTEN SAGE)		4"POT	18" o.c.	

PLANTING LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACKS
	EASEMENT
	LIMIT OF WORK
100	(E) CONTOURS
100	PROPOSED CONTOURS
	ENLARGEMENT KEY
	(E) TREES
QTY| GEN SPE | SIZE	PLANT IDENTIFICATION CODE



RECEIVED
By XGamero at 2:36 pm, Oct 17, 2023

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Landscape Construction
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PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT — WILLIAM D. CHUNG — No. LA 6161 — Signature — 06/30/24 Renewal Date — 07/31/23 Date — STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE: 7/31/23
DRAWN BY: KC
CHECKED BY: EB
SCALE: 1/16"=1'-0"
PROJECT #: 2104

TITLE

PLANTING PLAN

SHEET NO.

L7.0

The limit of professional liability for this project shall be limited to an amount equal to the fee paid or all work performed by Terra Ferma Landscapes, Inc.

PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DISTANCES, AND DIMENSIONS AS RELATED TO TREE AND SHRUB PLACEMENT IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

2. SOIL SAMPLES SHALL BE TAKEN BY CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS, SEE GRADING NOTES. PROVIDE LANDSCAPE ARCHITECT WITH SOILS REPORT AND PROPOSED SOIL AND AMENDMENT MATERIALS FOR APPROVAL, PRIOR TO INSTALLATION OF MATERIALS.

3. ALL PLANTS TO BE OF THE FINEST QUALITY, GOOD FORM, AND FREE OF PESTS OR PLANT DISEASES AND DAMAGE. ALL PLANT MATERIAL SHALL BE CERTIFIED BY STATE DEPARTMENT OF AGRICULTURE AS FREE OF DISEASE OR HAZARDS INSECTS.

4. PLANT MATERIAL SHALL BE TYPICAL OF THE SPECIES, OR VARIETY, AND HAVE NORMAL HABITS OF GROWTH.

5. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6. PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. PRIOR TO INSTALLATION LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT OF PLANTS. FIELD ADJUSTMENTS MAY BE MADE AT THIS TIME.

7. PLANT SPACING SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX, PIPE, AND OTHER EQUIPMENT LOCATIONS.

8. NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.

9. PLANTING AND PLANT OPERATION WHICH COULD ENDANGER THE PUBLIC SAFETY BY OBSTRUCTING THE VISION OF PUBLIC TRAFFIC OR CONFLICTING WITH THE SAFE FUNCTION OF UTILITY WIRES WILL NOT BE PERMITTED IN THE PUBLIC RIGHT OF WAY. ANY SUCH INSTANCES SHOULD BE BROUGHT TO THE ATTENTION OF LANDSCAPE ARCHITECT.

10. CONTRACTOR SHALL SUBMIT FOR APPROVAL, PHOTOS OF ONE REPRESENTATIVE EXAMPLE OF EACH TREE VARIETY. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE. TREE SPECIFICATIONS SHALL INCLUDE PLANTED HEIGHT, SPREAD, AND CALIPER SIZE.

11. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS.

12. PROVIDE PLANT QUANTITIES AS INDICATED IN LEGEND. PLANT SYMBOLS SHOWN ON PLAN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANTS AS REQUIRED TO MEET ON-CENTER SPACING AS NOTES IN THE PLANT LEGEND.

13. CULTIVATE ALL AREAS TO BE PLANTED (EXCEPT SLOPES EXCEEDING 3:1) AND AMEND EVENLY PER SOILS REPORT.

14. BACKFILL FOR ALL PLANTING PITS SHALL BE PER SOILS REPORT/DETAILS.

15. CONTRACTOR TO EXCAVATE PLANT PITS AND CONDUCT PERCOLATION TESTS AT LEAST 2 WEEKS PRIOR TO TREE OR PLANT INSTALLATION. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF PITS DO NOT PERCOLATE IN FIRST 24 HOURS.

16. ALL MATERIAL SHALL BE INSTALLED WHERE BOTTOM OF ROOT BALL RESTS ON NATIVE SUB-GRADE TO PREVENT SETTLING.

17. ALL AREAS THAT ARE 2:1 SLOPE OR LESS SHALL BE COVERED WITH 3" DEEP ORGANIC MULCH TO COMPLETELY COVER SOIL SURFACE, UNLESS OTHERWISE NOTED. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION.

18. SEE PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, STAKING, AND EXECUTION.

19. ALL GROUND COVERS SHALL BE TRIANGULARLY SPACED AND APPLIED IN ALL PLANTING AREAS INDICATED ON PLAN AS WELL AS UNDER SHRUBS UNLESS NOTED OTHERWISE.

20. ALL TREES PLANTED IN PUBLIC RIGHT OF WAY SHALL BE PLANTED PER CITY STANDARDS.

21. MULTI-TRUNK INDICATES (2) TRUNKS MINIMUM. BRANCHED FROM BASE OF TREE.

22. DO NOT DELIVER ANY PLANT MATERIAL OR TREES UNTIL ALL PLANTING PREPARATIONS HAVE BEEN COMPLETED.

23. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED PER SOIL REPORT RECOMMENDATIONS.

24. FINISHED GRADES FOR PLANTING AREAS VARIES, SEE PLANS AND DETAILS. LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FINISH SOIL ELEVATIONS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL MAKE ADJUSTMENTS AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT.

25. LYNGSO
A. AMENDMENT SOIL FOR ALL TREES AND SHRUBS
B. POTTING MIX FOR ALL CONTAINER PLANTINGS

26. AMERICAN SOIL & STONE
A. MULTIPURPOSE FOR ALL TREES AND SHRUBS
B. ULTRA POTTING MIX FOR ALL CONTAINER PLANTINGS
C. CLOUDBREAKER FOR ALL CLAY SOIL SITES

27. WHEELER FARMS
A. SPECIAL BLEND PLANTING MIX FOR ALL VEGETABLE AND EDIBLE GARDEN PLANTINGS

28. MULCH SHALL BE HELD 1/2" BELOW TOP OF PAVING, CURBS, AND STEEL HEADERS IN ALL PLANTING AREAS UNLESS OTHERWISE NOTED. MULCH TO BE HELD MINIMUM 4" FROM CROWN/ TRUNK OF PLANTS.

29. NO PLANTING SHALL COMMENCE UNTIL IRRIGATION MAINLINE HAS BEEN INSTALLED, REVIEWED, AND THE LATERALS ARE FULLY INSTALLED AND OPERATIONAL. DRIP IRRIGATION TO BE INSTALLED AFTER ALL PLANTS HAVE BEEN INSTALLED.

30. ALL PLANT MATERIAL SHALL BE VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED ROOT SYSTEMS TO OUTSIDE OF EACH CONTAINER WITHOUT BEING ROOT BOUND. NO WEEDS OR OXALIS ALLOWED IN ROOTBALL OF PLANTS.

31. DO NOT PRUNE ANY PLANTS OR TREES PRIOR TO DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUNSCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE ADEQUATE PROTECTIVE COVERING DURING TRANSPORT AND DELIVERY TO AVOID WIND BURN. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS OR TREES IF THEY DO NOT MEET THESE MINIMUM STANDARDS.

32. CONTRACTOR SHALL INSTALL PLANTS AS SOON AS POSSIBLE UPON ARRIVAL AT SITE. AFTER ARRIVAL ONSITE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND PROTECTING PLANTS FROM ANY CONDITIONS WHICH THREATEN THEIR SURVIVAL OR ABILITY TO THRIVE ONCE INSTALLED EXCEPT FOR WEATHER INTERFERENCE.

33. PLANT MATERIAL SHALL BE GUARANTEED TO BE AVAILABLE AND MEET OR EXCEED REQUIRED SPECIFICATION ON ESTIMATED DATE OF START OF PLANTING.

34. ALL PLANTS SHALL BE LABELED WITH PLANT NAME FOR IDENTIFICATION.

35. WHEN PLACING PLANT OR TREE INTO HOLE, MAKE SURE TO SCARIFTY ALL ROOTS TO PREVENT ANY GIRDLING. IT IS ACCEPTABLE AND ENCOURAGED TO SEVER AND REMOVE SOME ROOTS THAT COULD CAUSE FUTURE ROOT GIRDLING; THIS INCLUDES REMOVAL OF ROOTS AT BOTTOM OF CONTAINER SHAPED ROOT BALL. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING PLANT MATERIAL PLANTED WITHOUT ADEQUATE ROOT LOOSENING.

36. BACKFILL TO BE A MIX OF 50% NATIVE MATERIAL AND 50% AMENDMENT OR PER SOILS TESTING SPECS.

37. ALL TREES REQUIRING STAKING SHALL BE STAKED WITH (3) STAKES IN A TRIANGULAR FASHION. STAKES MUST BE REMOVABLE WITHIN THE FIRST 1-2 YEARS. DO NOT ALLOW BRANCHES OR TREE TO RUB AGAINST ANY STAKE. USE CANVAS BIO-TIE FOR GUYING PURPOSES.

38. CONTRACTOR SHALL REMOVE ALL EXISTING WEEDS AND THEIR LIVING PARTS (AND AGGRESSIVE GROUND COVERS). WEED SHALL BE ERADICATED AND REMOVED FROM THE SITE PRIOR TO BEGINNING OPERATIONS.

39. TFL WARRANTIES THE INSTALLATION OF ALL NEW PLANT MATERIAL FURNISHED BY THEM. ALL PLANT MATERIAL 15 GAL. SIZE AND LARGER HAS A WARRANTY PERIOD OF ONE YEAR. ALL OTHER PLANT MATERIAL, INCLUDING SOD LAWNS HAS A WARRANTY PERIOD OF SIX MONTHS. WARRANTY PERIOD STARTS UPON ACCEPTANCE OF PLANTING IN PART OR IN FULL. WARRANTY DOES NOT COVER ANY EXISTING PLANT MATERIAL, DAMAGE CAUSED BY RODENTS, INSECTS, DISEASES AND POOR MAINTENANCE PRACTICES BY OTHERS.

40. PRIOR TO IRRIGATION INSTALLATION THE LANDSCAPE ARCHITECT SHALL APPROVE ALL FREESTANDING PLANTER LOCATIONS.

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TERRA FERMA LANDSCAPES

Landscape Architecture
Landscape Construction
Fine Gardening

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p: 650.952.5659
f: 650.952.0667
e: info@tflandscapes.com

PERMIT SET

MACDONNELL RESIDENCE

710 KIDD RANCH
ST HELENA, CA 94574

APN: 009-100-030-000

LICENSED LANDSCAPE ARCHITECT
W. BRIANNOCH No. 4505
Signature
06/30/24
Renewal Date
07/31/23
Date
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	ISSUED FOR:

DATE:	7/31/23
DRAWN BY:	KC
CHECKED BY:	EB
SCALE:	N/A
PROJECT #:	2104

TITLE

PLANTING NOTES

SHEET NO.

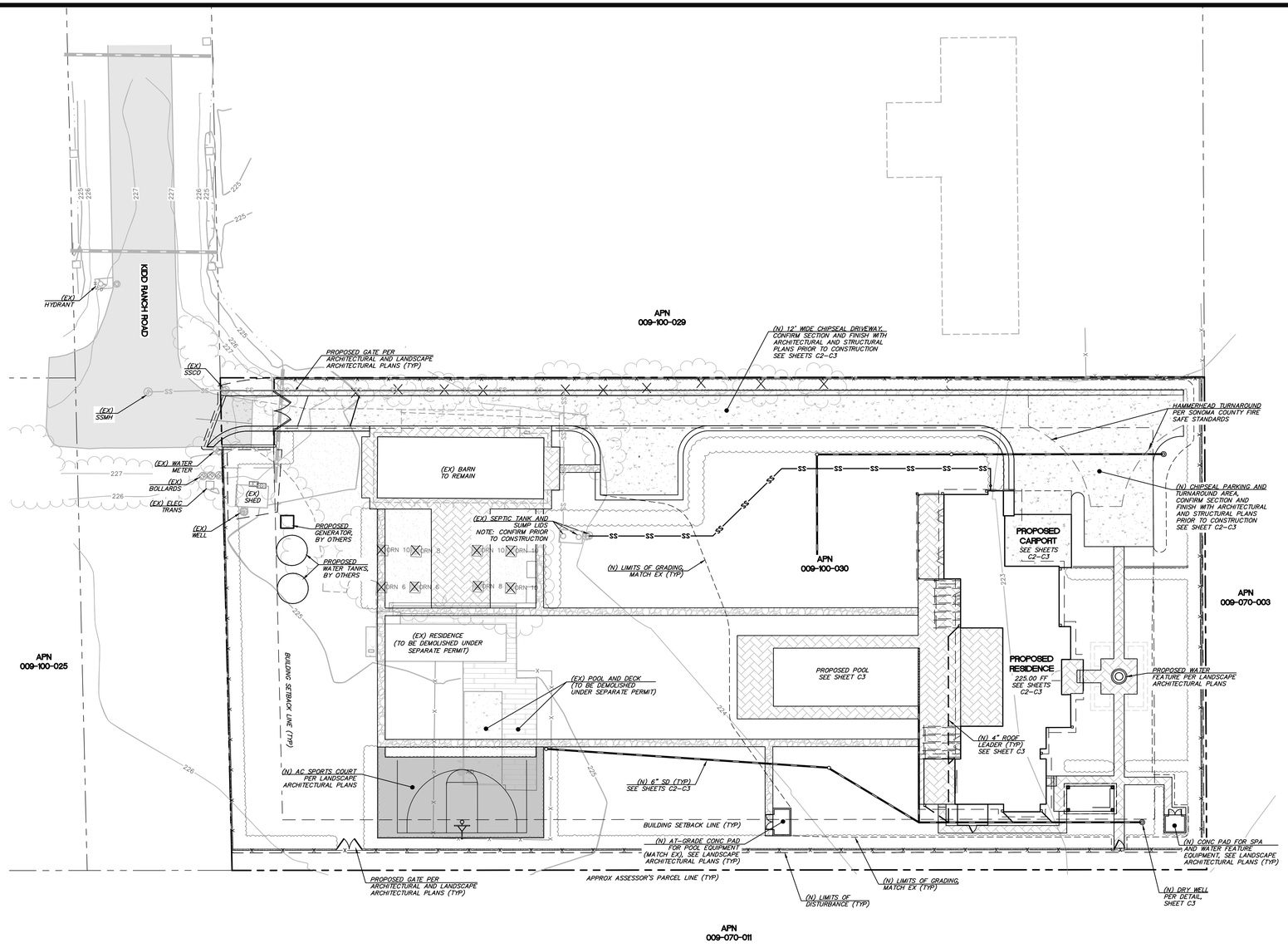
L7.1

GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARDSCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETTED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
4. FOUNDATION SUBDRAINS SHALL BE INSTALLED AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT SUBDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
5. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
6. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
7. ALL WALKING SURFACES ADJACENT TO DROPS IN ELEVATION GREATER THAN 30 INCHES REQUIRES GUARDRAILS PER THE BUILDING CODE. THE 30 INCH VERTICAL MEASUREMENT APPLIES TO ANY POINT WITHIN 36 INCHES MEASURED HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE OF THE WALKING SURFACE. GUARD RAIL DESIGN SHALL BE BY OTHERS.
8. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
9. CONTRACTOR SHALL COORDINATE GRADING AND DRAINAGE IMPROVEMENTS WITH FENCING AND LANDSCAPE PLANS. FENCES AND LANDSCAPE IMPROVEMENTS SHALL NOT IMPEDE POSITIVE DRAINAGE. CONSULT ENGINEER IF DISCREPANCIES BETWEEN GRADING AND DRAINAGE PLANS AND LANDSCAPE/FENCING IMPROVEMENTS ARE FOUND.

LEGEND

- APPROX ASSESSOR'S PARCEL LINE
- APPROX ADJACENT ASSESSOR'S PARCEL LINE
- BUILDING SETBACK LINE
- (EX) EDGE OF GRAVEL
- (EX) TREE DRIPLINE
- (EX) FENCE/GATE
- PROPOSED FENCE
- PROPOSED STORM DRAIN (SD)
- PROPOSED ROOF LEADER
- PROPOSED SWALE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE
- (EX) TREE TO BE SAVED
- (EX) TREE TO BE REMOVED
- EXISTING AC ROAD
- PROPOSED CHIPSEAL DRIVEWAY
- PROPOSED AC SPORT COURT
- PROPOSED DG PATH PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED STONE PAVERS ON CONC BASE PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED GRAVELPAVE DRIVEWAY BORDER PER LANDSCAPE ARCHITECTURAL PLANS
- PROPOSED GRASSPAVE DRIVEWAY BORDER PER LANDSCAPE ARCHITECTURAL PLANS



OVERALL SITE PLAN

SCALE: 1" = 20'

0 20 40 60

(GRAPHIC SCALE IN FEET)

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513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0945

PROFESSIONAL ENGINEER ★ REGISTERED ★ CIVIL ★ STATE OF CALIFORNIA
CORY L. MUNSELLE No. 69941

CORY L. MUNSELLE DATE
RCE 69941

MACDONNELL RESIDENCE
OVERALL SITE PLAN
APN 009-100-030
710 KIDD RANCH RD
ST. HELENA, CA 94574

SEPTEMBER 2023

JOB NO. 149-19

SHEET NO. C1

OF 3 SHEETS

GRADING AND DRAINAGE NOTES

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DRAINAGE SCHEDULE

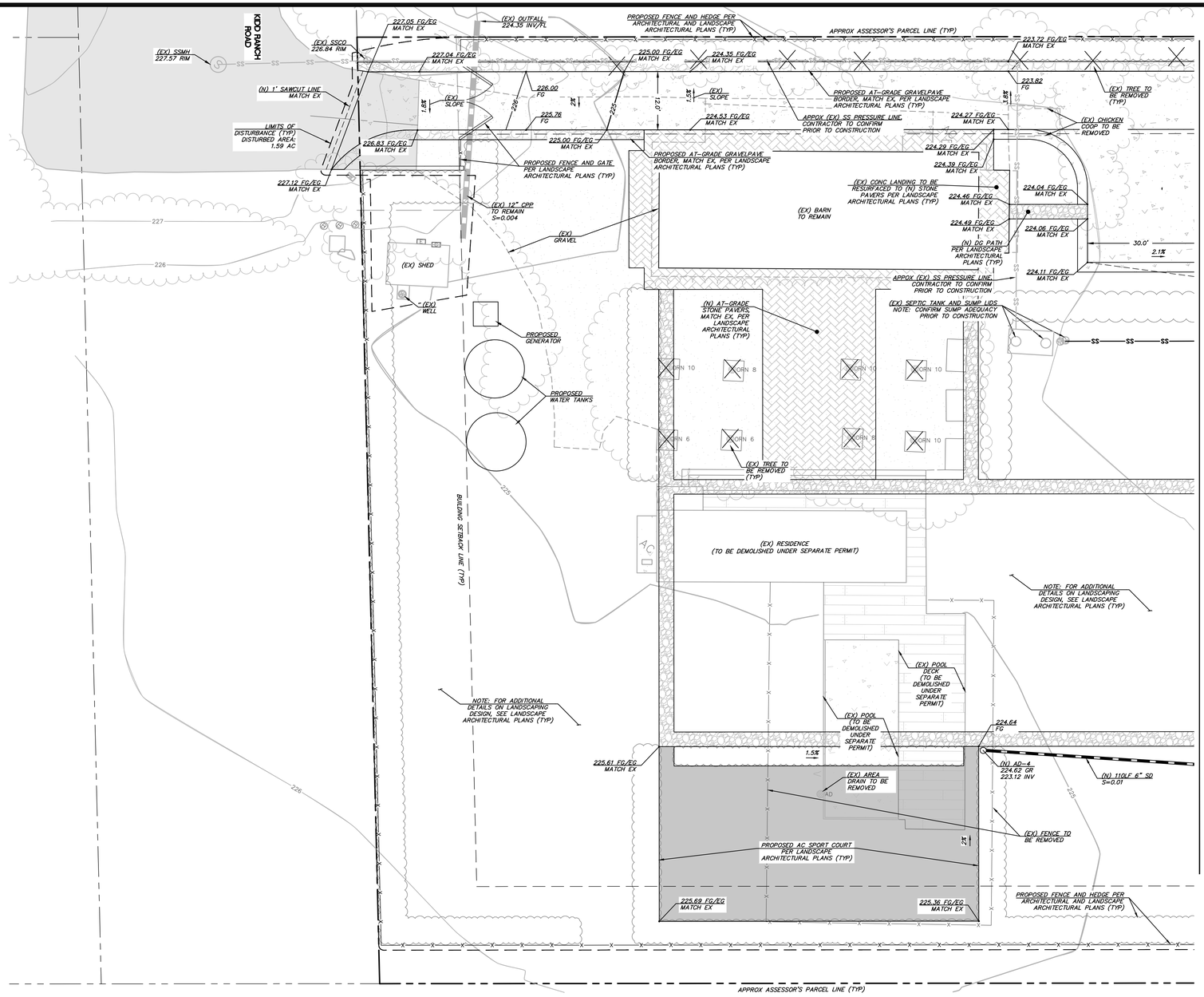
AD ○ 9" NDS CATCH BASIN OR APPROVED EQUIVALENT

ALL STORM DRAINS SHALL BE HDPE DUAL WALL OR APPROVED EQUIVALENT, SIZE AND SLOPE PER PLAN, WITH MINIMUM 1% SLOPE AND MINIMUM 12" COVER.

ALL ROOF LEADERS SHALL BE 4" PVC SDR-35 OR APPROVED EQUIVALENT.

TRENCH DRAIN SHALL BE ACO BRICKSLOT 100, USING KLASSKIDRAIN K100 WITH K301C CATCH BASIN WITH J OUTLET, OR APPROVED EQUIVALENT.

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SEE SHEET C3

PRELIMNARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

N W E S

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◆ LAND PLANNING SERVICES ◆
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(707) 395-3845

REGISTERED PROFESSIONAL ENGINEER ★ CORY L. MUNSELLE ★ No. 59941 ★ CIVIL ★ STATE OF CALIFORNIA

CORY L. MUNSELLE — DATE
RCE 59941

MACDONNELL RESIDENCE

PRELIMINARY GRADING AND DRAINAGE PLAN (1 OF 2)

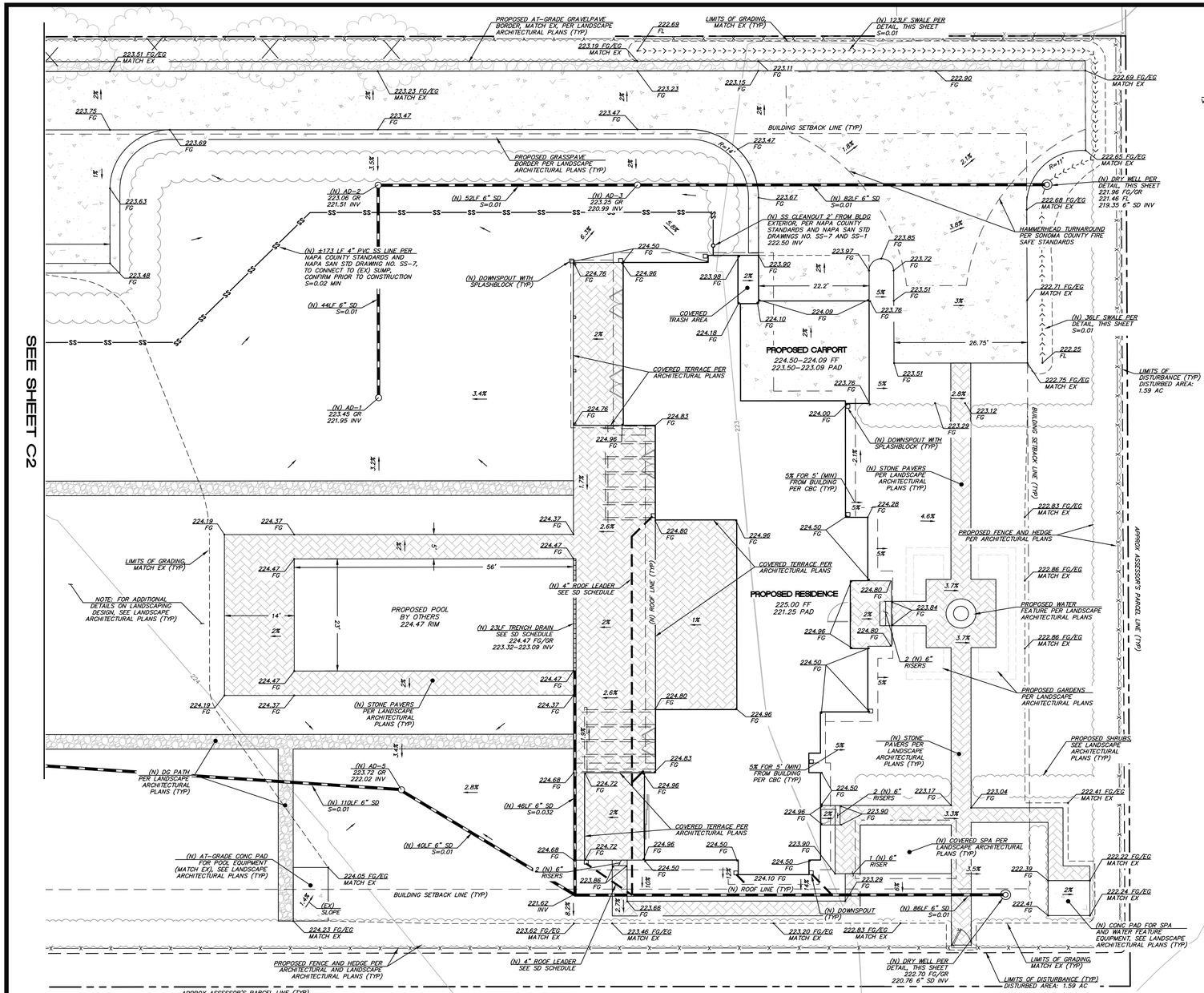
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ST. HELENA, CA 94574

SEPTEMBER 2023

JOB NO. 149-19

SHEET NO. C2

OF 3 SHEETS

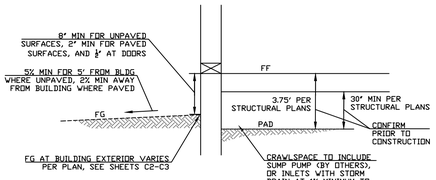


PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

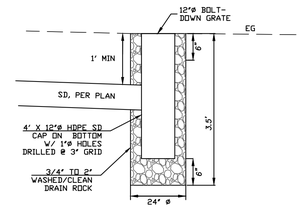
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(GRAPHIC SCALE IN FEET)



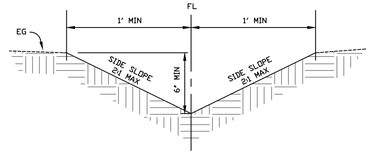
TYPICAL GRADING AT BLDG EXTERIOR DETAIL

NOT TO SCALE



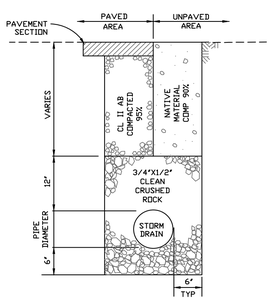
DRY WELL DETAIL

NOT TO SCALE



EARTH SWALE DETAIL

NOT TO SCALE



STORM DRAIN TRENCH DETAIL

NOT TO SCALE

NOT TO BE USED FOR CONSTRUCTION

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◆ LAND PLANNING SERVICES ◆
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0965

MCE CIVIL ENGINEERING

REGISTERED PROFESSIONAL ENGINEER * CORY L. MUNSELLE * No. 69941 * CIVIL * STATE OF CALIFORNIA

CORY L. MUNSELLE
RCE 69941
DATE

MACDONNELL RESIDENCE

PRELIMINARY GRADING AND DRAINAGE PLAN (2 OF 2)

APN 009-100-030
710 KIDD RANCH RD
ST. HELENA, CA 94574

SEPTEMBER 2023

JOB NO.
149-19

SHEET NO.
C3
OF 3 SHEETS

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Entitlements
Concept Design
Feasibility Studies

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WATER USE REPORT

for

MACDONNELL RESIDENCE

710 Kidd Ranch Road
St. Helena, CA 94574
APN 009-100-030



Prepared for:
Katie and Miles MacDonnell
P.O. Box 833
Rutherford, CA 95543
(559) 287-2238

Prepared under the supervision of:
Cort L. Munselle
RCE #69941

Report Date: September 2023

HEALDSBURG OFFICE:
513 Center Street
Healdsburg, CA 95448

phone (707) 395-0968
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Table of Contents:

1. Project Description
2. Existing Water Use
3. Proposed Water Use
4. Conclusions

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Project Description:

The MacDonnell Residence project is located at 710 Kidd Ranch Rd, in St. Helena, CA. The proposed project includes the construction of a new residence, garage, pool, and driveway extension, and the resulting necessary grading and drainage improvements. The existing residence, existing pool, and some related impervious areas will be demolished, with the existing barn will remain. The proposed project, therefore, will result in a net insignificant change in use on the site, since the existing residence will essentially be replaced with the proposed residence, and the newer fixtures are estimated to have improved efficiency in comparison to the existing older fixtures. The purpose of this report is to demonstrate compliance with the City of St. Helena water use requirement, that all proposed projects are water neutral.

Existing Water Use:

The existing site contains an existing residence; estimated existing water use is based on estimating the existing residence has two bedrooms, with 150 gallons per day (gpd) per bedroom per the attached guide from the City of St. Helena on acceptable values to use for estimates. This results in a total of an estimated 300 gpd existing water use.

Proposed Water Use:

The proposed residence has five proposed toilets, six proposed sinks and two proposed kitchen sinks, four proposed showers, and a proposed dishwasher and washing machine. The estimated number of regular occupants is two. Refer to the proposed architectural plans for the proposed layout.

Refer to the table below for the calculated estimated proposed water use, and refer to the attached guide from the City of St. Helena as the source on acceptable values used for the flow rates, durations, and daily uses.

Fixture	Quantity	Flow Rate (gal/min or gal/use - flush, load, cycle)	Flow Duration (min, flush, load)	Daily Uses per Occupant	Number of Occupants	Total (gpd)
Toilet	5	1.28	1	3	2	38.4
Faucet	6	1.5	0.25	3	2	13.5
Shower	4	1.5	8	1	2	96
Kitchen Faucet	2	1.5	4	1	2	24
Clothes washer	1	12	1	0.34	2	8.16
Dishwasher	1	4	1	0.1	2	0.8
					Total	**180.86**

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Conclusions:

In conclusion, the estimated proposed water use of 180.86 gpd is far less than the estimated existing water use of 300 gpd, which makes sense due to older fixtures typically being less efficient, so the proposed project will comply with the requirement that all projects are water-neutral will respect to City water use.

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St. Helena Water Neutral Policy for Development

City Codes Relating to Water Use

The 1993 General Plan provides at policy 9.2.1 that "new development" shall be contingent upon the ability of the City to provide water without exceeding safe yield.

Pursuant to the City Council meeting of March 22, 2011, the City Council adopted the definition of “Safe Yield” as proposed by the Safe Water Yield Committee as follows:

“The safe annual yield of the St. Helena water supply system is that quantify of water which can be reliably delivered on an annual basis through most rainfall years, including a Dry year (rainfall at 22” to 25.9”) without undue hardship on water customers through water shortage restrictions. It is recognized that the safe annual yield, as so defined, could place significant hardship on water customers in a Critically Dry Year (rainfall at 21.9” or less) or in periods of two or more consecutive Dry Years.”

The City’s Safe Water Yield Committee recently reported that the St. Helena potable water supply system, under current conditions, **is not currently in balance** under the definition of safe yield as adopted by the City Council.

Per the City Council meeting of March 22, 2011, item 17, the CC adopted the definition of Safe Yield as proposed by the Safe Yield Committee, and it is now City policy. This policy will therefore be applied to new development.

“New development” means any of the following construction projects that have not received a certificate of occupancy from the city or county building department prior to September 13, 1994, or that was issued a building permit and did not construct a foundation prior to September 13, 1994:

1. Any freestanding building that contains water-using fixtures;
2. Any floor area additions to existing nonresidential structures;
3. Any residential additions or remodeling that increases the number of independent living units.

Water Demand Analysis

The applicant must be water-neutral (from the City-delivered water system) through any combination of on-site water conservation measures and/or off-site retrofitting and/or well water. Water neutrality shall be demonstrated in a quantitative water analysis of the project.

The analysis must consist of the calculation of the baseline existing demand, the proposed water demand, a comparison of the two and the proposed retrofits to achieve a zero water use increase from the proposed development. Flows are calculated in gallons per day (gpd) with two (2) occupants per bedroom. Offices, dens, tv rooms, etc. are considered bedrooms with or without a closet.

If onsite retrofits cannot achieve net zero increase, the developer shall identify offsite retrofits. The City does not maintain a list of offsite retrofit needs. Per City Municipal Code 13.12.050, the developer shall be responsible for identifying residential or nonresidential properties eligible for retrofitting and verify to the department of public works that the required number of retrofits have been completed prior to the issuance of a certificate of occupancy.

Existing

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. The commercial standards are attached; for residential projects, use of 150 gpd/bedroom is accepted. For onsite irrigation with City water, calculation of actual usage is obtained by ascertaining the number of drippers/sprinklers and the time watered and using 75% of the total value, assuming no irrigation in the winter months.

Proposed

Proposed water conservation efforts shall be compared to those existing flows quantitatively. Those standards can be found at websites for the LEED standards, Energy Star standards and major cities like San Francisco's water conservation guides. Water conservation devices proposed in the water analysis will be required by conditions of approval, must be included on the building plans and inspected/verified at certificate of occupancy.

Acceptable theoretical demand for residential flows/uses:

Toilet	3 flushes/day/occupant
Faucet	0.25 min/3 times/day/occupant
Shower	8 min/shower/day/occupant
Kitchen faucet	4 min/day/occupant
Clothes washer	0.37 load/day/occupant
Dishwasher	0.1 load/day/occupant

Typical calculation:

Fixture	Flow Rate gal/min or gal/flush		Flow Duration (min., flush, load, etc.)		Daily Uses per Occupant		Number of Occupants		Gallons per Day
Showerheads	2	x	8	x	1	x	10	=	160
Sink Faucets	1.5	x	0.25	x	3	x	10	=	11
Kitchen Faucet	1.5	x	4	x	1	x	10	=	60
Toilet	1.3	x	1	x	3	x	10	=	39
Clothes Washer	19.7	x	1	x	0.37	x	10	=	73
Dish Washer	6.3	x	1	x	0.1	x	10	=	6
									349

Great strides have been achieved by applicants through the use of low flow toilets, waterless urinals, sensor driven faucets, smart yard sensors, low flow dishwashers and washing machines. Retrofitting off-site is acceptable, though the City does not maintain a list of facilities.

Retrofit fees are not being accepted by the Public Works Director in lieu of actual retrofit applications.

From:	John Filice
To:	Public Comment
Cc:	Katie MacDonnell; Susan and Niels Larsen; carl@brannancottageinn.com; Paul Skinner; joberkowitz@att.net; John Filice
Subject:	[External] MacDonnell Residence 710 Kidd Ranch Rd. PL 23-048
Date:	Wednesday, August 28, 2024 11:10:44 AM

St Helena Planning Commission

RE: PL 23-048

Dear Chairman Ponte and Commissioners:

My wife and I live at 741 Kidd Ranch Rd. We have owned the property since 1999.

I have reviewed the staff report filed in this matter. I am supplementing the report with facts relative to past actions taken by the City to limit density on all parcels on Kidd Ranch Rd. In approving this subdivision over twenty-five years ago, the City took the unusual step of imposing a deed restriction on all parcels that limited the number of homes that could be built on each parcel. This deed restriction imposed by the City is enforceable by the City as well as by every parcel owner. I was informed by City staff at the time I bought the property that the medium density zoning was incorrect and would be changed to conform with the deed restrictions. It is also noted that Kidd Ranch road was not built to city standards.

In order to correct this anomaly, the City should rezone these parcels to Low Density Residential. Because these deed restrictions predate current state law, the General Plan and the MDR zoning, the City is not engaged in “down-zoning” but, rather, enforcing current density restrictions. Enforcing a density violating the deed restrictions creates an untenable legal conundrum that could constitute a “taking” under state law since the MacDonnell parcel could not be developed for any residential use. With the deed restriction of record and enforceable, any attempt to develop nine lots would create a serious title problem.

In keeping with the rural character of this area, my neighbors and I restored over three acres of fifty-year-old dry farmed head pruned Zinfandel vineyards.

Please take these matters under consideration. You have the discretion to resolve this situation in a manner that can satisfy everyone.

Please include this email in the public record.

Sincerely,

John Filice

From: Susan Larsen
To: Xinia Gamero
Subject: Re: [External] MacDonnell Residence 710 Kidd Ranch Rd. PL 23-048
Date: Wednesday, August 28, 2024 1:13:55 PM

My husband Niels and I live at 701 Kidd Ranch Road. We are in complete agreement with all our neighbors on Kidd Ranch Road. We have a large Zinfandel vineyard on our property that adjoins the McDonalds property. We also grow many fruits and vegetables. The McDonalds and us maintain a pathway at the end of the culdesac with olive trees and various plants for the enjoyment of the entire neighborhood at our expense. Kidd Ranch Road is enjoyed by all for its rural farming nature. We have no sidewalks or parking on the street. This short street is enjoyed by young children learning to ride bikes, scooters in a safe environment. Many neighbors get their daily exercise through our vineyard.
The addition of the condominium project has created a parking overload on Mccorkle. None of the owners use their garages, all park on the street often blocking the entrance to Kidd ranch making egress very dangerous.
Mccorkle is overloaded with multifamily units and cars. I think it is a mistake to try and add to the burden and destroy the enjoyment of this neighborhood. When the vineyard workers come with their equipment and trucks, or any other maintenance workers, Kidd ranch becomes a real hazard. To force more units on this short street seems unnecessary and dangerous. We believe the McDonalds should be allowed to develop their property in a way that is consistent with the rest of the homes on Kidd ranch.
Sincerely,
Susan and Niels Larsen
Sent from my iPhone

> On Aug 28, 2024, at 11:45 AM, Xinia Gamero <XGamero@cityofsthelena.org> wrote:
>
> Your public comment was received.
>
> Thank you,
>
> **XINIA GAMERO**
> **PERMIT TECHNICIAN III- PLANNING DIVISION**
> City of St. Helena | Community Development Department
> 1088 College Ave. | St. Helena, CA 94574
> Direct: (707) 968-2659 | Mobile: (707) 312-3475 | xgamero@cityofsthelena.org
>
> ---
>
> **From:** John Filice <filicej@glenloma.com>
> **Sent:** Wednesday, August 28, 2024 11:11 AM
> **To:** Public Comment <publiccomment@cityofsthelena.org>
> **Cc:** Katie MacDonnell <katiemac@me.com>; Susan and Niels Larsen <susan@antiochbuilding.com>; carl@brannancottageinn.com; Paul Skinner <skinnerpw@gmail.com>; joberkowitz@att.net; John Filice <filicej@glenloma.com>

From: Paul Skinner
To: Xinia Gamero
Subject: [External] Re. MacDonnell Residence 70 Kidd Ranch Road PL 23-048
Date: Wednesday, August 28, 2024 5:10:13 PM

St. Helena Planning Commission

Re: MacDonnell Residence 710 Kidd Ranch Road PL23-048

August 28, 2024

Dear Commissioners:

My wife, Anita, and I bought our two parcels on and adjacent to Kidd Ranch Road from Bill Bartolucci and Paul Stremel in 1998. One parcel fronts McCorkle Ave and the other is at 780 Kidd Ranch Road. When we bought our properties Kidd Ranch was still approximately a 10 acre vineyard that was being divided into 5 approximately equal parcels. Kidd Ranch Road did not exist. We were told by both Bill and Paul that we would only be allowed to build one house with the possibility of adding a smaller additional unit on our Kidd Ranch parcel. They assured us that would be true for the other 4 parcels that they were in the process of selling as well. Over the next 5 years we designed and built our home. It took that long because our original design, which was approved by the City, was for a house slightly larger than 5,000 Ft2. We decided that house would be too large for us and so we downsized our house to approximately 3,600 ft2, but in doing so we had to start all over again with the design review and approval process. Thus, the 5 year long delay from start to finish for the construction of our home on Kidd Ranch in 2003. In the interim, Kidd Ranch Road was approved and installed which made our access directly to Kidd Ranch Road.

Kidd Ranch Road is unique. There are no other City streets like it in St. Helena or anywhere else that I know of. Because the original 10 acre parcel was a vineyard and the intent was for the 5 subdivided parcels to remain in predominantly vineyard and not dwellings, the elevated street was designed not only as an “unimproved country road” (no sidewalks or curbs) but as an integrated French drain system that would allow for both overland flow during high rainfall events under Kidd Ranch Road and the collection and passage of water via two drainage ditches on either side of Kidd Ranch Road into the aquifer via 6 drop inlets that feed the water to gravel lenses approximately 10 feet in depth. This was the City’s design. A modified country road to prevent any significant flooding across the 5 single family homeowner parcels. This street cannot function as a drainage system for our neighborhood if there is a substantial increase in traffic or continual parking along the earthen sides of the road. The slopes are subject to normal erosion due to weather events and need constant maintenance via protecting ground covers such as perennial grasses, trees, and rocks. If there is added disturbance during wet periods of the year due to increased traffic or parking on the sides of the road, the slopes will collapse and the sediment will block both the overland flow component of the drainage system as well as the drop inlet structures, subjecting our 5 homes to increased risk of flooding. During the last several winters I have monitored the Kidd Ranch Road drainage system during the increased intensity rainfall events that we have been experiencing due to climate change. I have witnessed and photographed several large ponding events that have occurred due to the intensity of the rainfall, but over a short period of time they have decreased due to the continued adequate functioning of our streets drainage system. However, I have had to clean the drop inlets out more than once from sediment clogging that the eroding banks of the road have produced due to the intensity of individual storms. Seeing this occur, I have gone to considerable personal expense to seed and maintain a new hybrid perennial grass, Oakville bluegrass, on the bank of Kidd Ranch Road to protect it during the winter months from any further erosion. There is no doubt in my mind that the failure of Kidd Ranch Road to function properly as the drainage system it was designed to be through increased traffic, parking, or sediment loading due to significant new construction would endanger our entire neighborhood with increased flood risk.

Therefore, I request that the Planning Commission grant the MacDonnell's single family home request. It is in keeping with the original promises made by the two former owners, Bill and Paul, who are now both deceased, to the 3 remaining original purchasers of Kidd Ranch parcels and with all 5 parcel owner's desires to maintain and protect our properties as vineyard homes and Kidd Ranch Road as a wonderful dog walking, bike riding, slow traffic area that many people in our adjacent neighborhoods and others within the city enjoy with us.

Please include this email in the public record.

Sincerely,

Paul Skinner, PhD

Anita Davena, PhD

710 Kidd Ranch Road City response to Ms. MacDonnell 8/27/2024 email (city responses in blue)

Here is our position -

We currently own a 1.69-acre lot located on a cul-de-sac at the edge of town, which features 2 dwellings - a partially vandalized modular home and an accessory dwelling unit (ADU)-barn.

The property is zoned for medium density, a classification that we believe is *inappropriate* for our circumstances, as elaborated below. Under the medium-density zoning requirements, a minimum of 8.6 units is mandated, which Maya has decided to round up to 9 units.
Staff response: By policy, staff has always rounded up when a fraction situation comes up on a housing calculation. Also see SHMC 17.34.010 A which notes that fractions of one-half or greater shall be rounded up to the nearest whole number.

However, the zoning code allows for discretion, permitting a rounding down to 8 units instead.
Staff response: No the zoning code does not state any allowance for discretion to round down.

Maya contends that 9 units necessitate subdividing the lot into 5 individual lots.

Staff response: The applicant previously discussed subdividing the property into 4 lots, however assuming that a house and ADU were built on each lot, that would only provide for 8 units. The subject application is not a Tentative Map and this is not germane to the requested application.

In contrast, I believe that the valuation of ADUs and Junior Accessory Dwelling Units (JADUs) only requires a subdivision into 3 lots.

Staff response: Staff does not understand the preceding statement.

The city attorney has stated that JADUs no longer contribute to the density calculation under the new code; however, I have been unable to locate the specific section in the code that outlines this change, and the attorney has not provided that reference.

Staff response: Staff would like to correct the record regarding any prior statements pertaining to JADUs not counting towards density prior to the new code adoption in October 2023. To clarify, JADUs do count toward minimum density. Please refer to SHMC 17.32 and the definition of Residential Density in regards to what units count towards density. It notes that primary and accessory units are included in the calculation of residential density. This does include JADUs. That wasn't always clear from the plain text of the zoning code, but it was affirmed in the October 2023 zoning code update.

Further, in an email to Ms. MacDonnell on November 23, 2021, the City explained that density is calculated based on gross parcel size, not net land area.

Additionally, the lot is encumbered by a deed restriction that prohibits subdivision into more than 4 lots.

Staff response: On 10/21/2021, Director DeRosa emailed Ms. MacDonnell sharing clarification from the City Attorney. City land-use and zoning regulations are and must be kept separate from private covenants. The city has no authority to allow private covenants between landowners dictate zoning. Our zoning sets a minimum density for this parcel, and you have to comply with that and if a subdivision is proposed, it must meet the standards in the municipal code.

2018: Initial Guidance from the City - Ok to built a single family home anyplace on the property
In 2018, we received verbal confirmation from the City that we could construct a single-family home anywhere on the property.

Staff response: The City does not have knowledge of this statement from staff. This claim is not supported by evidence.

Concerned about the potential conflict between the zoning classification and the deed restriction, we consulted with then city planner Aaron Hecock while we were in escrow to confirm our ability to build a single-family residence. Aaron assured us that demolishing the modular home and constructing a new single-family home would be permissible anywhere on the property, in accordance with the conditional uses allowed under medium-density zoning.

Staff response: The City does not have knowledge of this statement from staff. This claim is not supported by evidence.

It is important to note that medium-density zoning allows for a single-family home that is not required to meet the general density criteria.

Staff response: This is an incorrect statement. All new construction must meet the development standards of the zoning, including the minimum density and there are no exemptions included in the zoning code adopted in October 2023. Further, the adopted and certified 6th Cycle Housing Element includes Policy H-O specifically states “Prohibit Exemptions from the Minimum Density requirements”.

The "conditional" aspect implies that the city planner has the discretion to approve the permit. If the planner denies support, the city council can also exercise its discretion to approve it. Aaron indicated that the city planning department would back our permit application for a single-family home, even if the property did not meet the density threshold. He further mentioned that neither the city planning department nor the city council would likely support any subdivision efforts, as the city has an anti-growth policy.

Staff response: Please see staff response immediately preceding this response the zoning code no longer includes a provision for exceptions to the minimum density.

September 2021: New Subdivision Requirements from the City
In September 2021, we met with current city planner Maya DeRosa to review our application for a single family home. During this meeting, Maya indicated that the City had undergone a shift in attitude, now adopting a pro-growth stance.

Staff response: Staff does not create policy; the City Council, through both the General Plan and zoning code, which must be in conformance with State mandated Housing Laws, set growth policy for the City.

Thus, she would not support our application to build a single-family home under the conditional uses allowed for medium density. Instead, she insisted that we would need to propose 9 units across 5 lots to receive her approval.

Staff response: The minimum density in the MR zoning district is 5.1 units per acre. Staff notified Ms. MacDonnell that 9 units would be needed to meet the minimum density requirements for their 1.69 acre lot. Fractions are rounded up pursuant to SHMC 17.34.010 (A).

Anticipating her position, we had prepared a proposal for a minor subdivision comprising 4 lots and a total of 8 units. We explained our inability to create 5 lots due to the existing deed restriction and highlighted that we lacked the necessary expertise and budget for a major subdivision, which requires extensive environmental studies, improvements to city infrastructure, and other significant commitments. Despite our explanations, Maya maintained that she could not support any proposal with fewer than 5 lots.

Staff Response: SHMC 16.16.080 requires that all subdivisions must conform to both the General Plan and Zoning, which includes the minimum density requirements. The overall density of the subdivision must comply with the minimum density requirements, in this case of 5.1 units per acre.

November 2021: The City Acknowledged that KRR was Improperly Zoned Medium Density and agreed to Down-Zone
In light of the conflict between the zoning density and the deed restriction, we escalated the matter by involving the city attorney, Ethan Walsh. At the time, Ethan and Maya were preoccupied with the ongoing Hall litigation, which delayed their response to our situation. After several communications, Ethan conducted research and established that the deed, which predated the current medium density zoning, took precedence over the zoning regulations.

Staff Response: As noted in an earlier response to this subject, City land-use and zoning regulations are and must be kept separate from private covenants. The city has

no authority to allow private covenants between landowners dictate zoning. Our zoning sets a minimum density for this parcel, and you have to comply with that and if a subdivision is proposed, it must meet the standards in the municipal code.

Under the 1975 code, the city has 2 zone for density - low density and high density. KRR was low density. When the city adopted a new code in 1993, they created a 3rd density zone - medium density.

Staff Response: The City adopted a new General Plan in 1993, not a new zoning code. The 1993 General Plan created the Medium Density land use designation and the subject property was reclassified at that time to Medium Density Residential.

The majority of town was to be designated medium-density except those that fell into the low density criteria - those that were on the perimeter of town, where large, residentially subdivided parcels already exist in the 1 to 5 acre range. Even thought KRR appropriately met the criteria for remaining low density, the city included it in the medium density zoning. Ethan told us that the city improperly up-zoned Kidd Ranch and that we could not legally subdivide the property into more than 4 lots due to the valid deed restriction.

Staff Response: As previously addressed in this response, City land-use and zoning regulations are and must be kept separate from private covenants. The city has no authority to allow private covenants between landowners dictate zoning. Our zoning sets a minimum density for this parcel, which must be met and if a subdivision is proposed, it must meet the standards in the municipal code.

To rectify this zoning error, both Ethan and Maya agreed that the City would move forward with down-zoning all of Kidd Ranch to low density. However, they indicated that they would require time to identify comparable properties that could be up-zoned to offset the loss of housing resulting from this correction.

Staff Response: Clarification-the City did not state it would proceed with down zoning but would consider it while clarifying there were complications requiring that concurrently other properties would need to be upzoned in accordance with State Housing laws of no net loss of density.

June 2022: The City Decided it was "Too Challenging" to Down-Zoning and Offered Few Alternative Solutions
Maya and Ethan were heavily engaged in the Hall lawsuit, which significantly delayed their responsiveness to our concerns. As the months dragged on, Maya eventually informed us that she and the city attorney had concluded that rectifying the improper zoning issue was too arduous a task. Unfortunately, Ethan was unavailable to join that call. Staff Response: Maya proposed that the only feasible resolution to the zoning-deed

conflict would be for us to donate part of our land to the City, thereby reducing the required units to 8. In return, she indicated that she would support our application for a 4-lot subdivision. Specifically, she suggested we create and donate a small park to the City. In summary, Maya's approach resulted in: (1) a nearly one-year delay due to her slow responses and avoidance of critical questions, (2) an unresolved improper zoning issue, and (3) a proposal asking us to gift part of our property to the City. Given their persistent lack of responsiveness and helpfulness, we began to feel that our attempts to address the improper zoning issue were a dead end.

Consequently, we decided that the most expedient way forward was to remodel and expand the existing modular home. Maya indicated that we must retain at least 50% of the exterior walls as part of the remodel.

Staff Response: The SHMC defines demolition to be removal of more than 50% of the exterior walls which would require compliance with the zoning standards. In exploring alternatives where the property owner would not trigger the minimum density requirement, they were informed in the June 11, 2024 issues letter that pursuant to SHMC Section 17.09050(B) they could remodel, rehabilitate or make a structural alteration to the main residence.

However, after six months of attempts at redesigning, we struggled to create a good solution. The existing modular home presents inherent challenges for renovation and addition due to its close proximity to the Barn-ADU, along with its damaged prefabricated structure set on a 4-foot high concrete slab.
Each redesign attempt felt awkward and inefficient, leading to wasted square footage in the effort to incorporate the modular's existing exterior walls.

March 2023: Request for Reexamination of Improper Zoning
In March 2023, we approached Maya with a request to reexamine the improper zoning issue. Our land-use consultant had identified comparable properties whose owners were interested in up-zoning, which could potentially offset the loss of housing. Maya acknowledged our request and agreed to discuss the matter further with the city attorney. However, despite our continued follow-ups over the following months, Maya consistently delayed and evaded providing a substantive response, repeatedly suggesting that we either subdivide the property into 5 lots or remodel the existing modular home.

Staff Response: Staff's responsibility is to advise applicants to submit projects that conform to City regulations and standards. The property owner evaluated the direction provided but ultimately submitted a project that did not conform to adopted General Plan and zoning regulations.

By this time, the neighborhood was already feeling the impact of increased density of Brenkle Court, a recently developed 8-unit subdivision on McCorkle. The density impact became increasingly precarious, leading the city council to publicly declare that McCorkle and Kidd Ranch could not accommodate additional density.

Staff Response: We are unaware of a consensus of City Council directing staff to not allow additional housing units in an area where clearly both the General Plan and zoning allow for housing on Kidd Ranch Road.

September 2023: Application Submission for a Single-Family Home
In light of the ongoing challenges and to avoid presenting a compromised design, we decided to submit our original application for a single-family home under the conditional uses permit on September 18, 2023—a process that had been delayed for two years.

Staff Response: On multiple occasions in writing, City staff advised Ms. MacDonell and her representatives that the City was in the adoption process of the new zoning code. The following statement was posted on the Planning Division webpage as a banner alerting the public of the new zoning code pending:

> *"Notice to applicants with discretionary applications (Design Review, Use Permit, Parcel Maps, and Variances): The City is undergoing a Comprehensive Update to the Zoning Code and the new code is expected to be fully adopted by late fall 2023. If you receive approval of discretionary entitlements prior to the effective date of the Zoning Code, you will be permitted to continue to process your project through building permit phase as approved. If you have not received approval of entitlements prior to the effective date, you will be required to meet the new zoning standards as adopted by the Council. The draft zoning code can be viewed here. Note the zoning code will not be final until the City Council approves the zoning code following the adoption hearing."*

Despite this notification and clarification by staff on September 20, 2023 that their application would not be approved by the Planning Commission prior to the effective date of the zoning code, the property owner submitted a demolition and design review application on October 17, 2023, one week after the City Council adopted the new zoning code. Director DeRosa sent the email below to Ms. MacDonnell on October 12, 2023: *"Please refer to my email noted below of September 20th, regarding waiting until mid October to determine timing of new code. Since we have passed the important milestone of the Council adoption hearing which occurred on October 10th and know your project will not have a Planning Commission approval by 11/21, your submittal should be consistent with the standards in the new zoning code. My understanding is what was emailed to the City for a submittal was based on the old code."*

However, Maya refused to process our application, insisting that we redesign our plan to meet the density requirements and comply with the proposed amendments to the city code. Seeking clarity, I formally requested a legal determination of either rejection or acceptance of our application, cc'ing Ethan in my correspondence. After further delay, Maya accepted our application. The contract city planner formally rejected the application for failing to meet the minimum density requirements.

Staff Response: The City finds that processing an application that does not meet zoning regulations is an unproductive use of staff time and further of no value to the applicant as the Planning Commission must make findings of consistency with the General Plan and zoning in approving an application. When the applicant chose not to withdraw their application, staff issued a letter to the applicant dated June 11, 2024 outlining the substantial issues of non-conformance and also outlined alternatives on how the project could be revised to avoid a recommendation of denial.

We are now appealing to the city council for approval based on: (1) a single family home is permitted under the conditional uses, (2) Kidd Ranch was improperly up-zoned by the city, and (3) our neighborhood cannot support additional density.

Staff response: This item is only being considered by the Planning Commission at this time as they have full authority to approve or deny demolition permits and design review applications.

1. **Improper Zoning Concerns**: The lots in Kidd Ranch are subject to a deed restriction that conflicts with the current zoning. Both the former city attorney, Ethan Walsh, and the current city planner, Maya, have acknowledged that Kidd Ranch was improperly zoned in 1993.

Staff response: The City Council has the final authority over zoning matters and has not chosen to rezone the Kidd Ranch Road area when discussing future areas for General Plan Amendments and Zoning Map Amendments. If any comments were made by staff about Kidd Ranch Road being improperly zoned, it was prior to further researching the deed and the fact that City land-use and zoning regulations are and must be kept separate from private covenants. The city has no authority to allow private covenants between landowners dictate zoning.

However, the current city attorney, Todd Leishman, has stated that the city will not dedicate time or resources to reevaluate the zoning issue.

City response: The author is mistaken. Best Best & Krieger remains the city attorney, and Ethan Walsh remains the appointed general counsel from BBK for St. Helena. Todd Leishman only serves as occasional special counsel to the city on housing issues. There is no evidence that Mr. Leishman or anyone else from BBK or the city told the applicant or the applicant's attorney that "the city will not dedicate time or resources to reevaluate the zoning issue." Staff and BBK don't know what to make of this claim. The applicant can apply for a zone change; the council can initiate a zone change; and staff can recommend initiating a zone change, and staff has declined to recommend initiating one here in light of the council's clear direction through the general plan policy document to encourage more-dense residential development in this area.

Instead, the city's focus remains on enforcing the existing code and zoning regulations. He has emphasized that we must adhere to the density requirements and take personal

responsibility to defend against any potential lawsuits from our neighbors regarding the deed restriction.

City response: All property owners filing applications for development must conform to General Plan and zoning requirements of the SHMC. Conformance to adopted regulations isn't optional. The city cannot give this or any other applicant a free pass from the rules without being arbitrary and capricious. If the rule doesn't fit, the rule may be changed by the council, in accordance with law — but there is no option to grant a waiver here.

Additionally, under minimum density requirements, Kidd Ranch should accommodate a minimum of 40 dwellings—potentially exceeding 120 dwellings.

Staff Response: The subject parcel is 1.69 acres and requires a minimum of 9 units to be constructed if the owners choose to demolish more than 50% of the residence and rebuild. The issue of future buildout of Kidd Ranch Road is not germane to the application under review.

2. **Neighborhood Cannot Support Additional Density**: McCorkle and Kidd Ranch are dead-end roads that lack the necessary municipal infrastructure to support increased density. Specifically, both McCorkle and Kidd Ranch:
1. Are poorly maintained dead-end streets.
2. Lack designated parking lanes and sufficient parking for current residents, which results in frequent obstructions from trash cans and parked vehicles.
3. Do not have adequate curbs and sidewalks.
4. Are deficient in street lighting.
5. Lack proper storm drainage systems.
6. Do not provide sufficient fire turnaround access.

Staff response: The items noted above are items evaluated by City Departments as part of the development review process to ensure City standards are met.

City of St. Helena
Planning Commission

Project: 710 Kidd Ranch Road, Demolition Permit and Design Review

Staff: Maya DeRosa, AICP

Community Development Department

January 21, 2025

Project Description

- General Plan and Zoning for property is Medium Density Residential
- Project located southeast corner of Kidd Ranch Road
- Lot Size is 1.67 Acres
- Applications filed October 17, 2023 for Demolition of residence and construction of a new single family home

Background

- Existing home is 1,557 SF built in 2009
- Existing barn with ADU on the site
- Project has a deed restriction limiting number of lots
- Staff sent applicant issues letter dated November 15, 2023 noting:
  - Areas of zoning inconsistency and the issue that the project does not meet the minimum density
  - Option to maintain legal non-conforming status by remodeling, rehabilitation, or structural alteration but not demolishing the existing residence

Background

- On May 13, 2024 the applicant sent a response with an updated Title Report but did not address the zoning issues
- On June 11, 2024 staff sent two separate letters to the applicant:
  - Notice of Complete Application but reiterated that major zoning compliance and consistency issues remain
  - Notice of Non-compliance with Zoning Code (floor area and density)
- Post June 2024, applicant considered their options internally on how they wanted to move forward outside of receiving a staff recommendation for denial

Issues

Minimum Density

- The minimum density in the MR zone is **5.1 dwelling units** per acre. Site is approximately 1.69 acres in size and would therefore require a minimum yield of **9 units**. As submitted, the proposal would result in a total yield of **2 units** (primary residence and ADU (not a part of the application).

Gross Floor Area

- The maximum gross floor area on lots greater than 20,000 square feet in the Medium Density Residential Zone is **4,000 square feet**. The proposed Floor Area Ratio of **4,199 square feet** exceeds this limit by **199 square feet**.

Recommendation

1. Determine that the action (project denial) is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15601; and

2. Accept the required findings and adopt the attached resolution denying demolition permit and design review denial for the proposed single-family house on the property located at 710 Kidd Ranch Road.

*Provided at Meeting 1/21/25

NOTICE OF VIOLATION OF THE PERMIT STREAMLINING ACT - DELAYED PUBLIC HEARING

To: St. Helena Planning Commission
From: Katie and Miles MacDonnell
Date: January 21, 2025

Subject: Notice of Violation of the California Permit Streamlining Act Due to Unreasonable Delay in Scheduling a Public Hearing for PL23-048

Dear Members of the Planning Commission,

We are writing to formally notify you that the current timeline for the public hearing on application PL23-048 constitutes a violation of the California Permit Streamlining Act (PSA). Specifically, the St. Helena Planning Commission has failed to hold a public hearing within the mandated timeframe, which reflects an unreasonable delay and may trigger the deemed approval provisions outlined in California Government Code Section 65957.

Relevant Facts:
- Application Submission: The application for PL23-048 was deemed complete on May 13, 2024.
- Required Public Hearing Timeframe: Under the PSA, a public hearing must be conducted within 30 days of the application being deemed complete. No extensions, continuances, or waivers of the PSA's time limit are permissible beyond the one-time, 90-day extension specified in Section 65957.
- Current Status: The public hearing scheduled for today, January 21, 2025, exceeds the mandated timeframe.

Given that the public hearing was not held within the required timeframe, we respectfully request that the Planning Commission determine that the application be considered "deemed approved" in accordance with the PSA.

Thank you for your attention to this matter.
Sincerely,

Katie MacDonnell

Miles MacDonnell

* Provided at Meeting 1/21/25

1998 027308
OFFICIAL RECORDS OF
NAPA COUNTY
JOHN TUTEUR

AT REQUEST OF: CITY OF ST HELENA
09/21/1998 10:42 am
Fee: $ .00 Pgs: 5
TT : $ .00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Planning Director
City of St. Helena
1480 Main Street
St. Helena, CA 94574

EXEMPT FROM RECORDING FEES -
GOVERNMENT CODE SECTION 6103

I V C

TENTATIVE PARCEL MAP EXTENSION NO. 98-40

AN EXTENSION OF TENTATIVE PARCEL MAP 96-57 OF THE CITY OF ST. HELENA, STATE OF CALIFORNIA, GRANTED TO KIDD RANCH 741 CHARTER OAK

PROPERTY OWNER: Ardyth and William Bartolucci
Marjorie and Lino Bartolucci
Diane and Paul Stremel

APN: 009-100-015

Recitals

William Bartolucci submitted an application for a **TENTATIVE PARCEL MAP** to divide a 9.32 acre parcel at 741 Charter Oak Avenue, southeast of McCorkle and Allison Streets into four parcels ranging in size from 1.55 to 2.06 acres and a remainder parcel of 2.05 acres.

The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 20, 1996, continued the hearing to September 17, 1996. The Planning Commission of the City of St. Helena approved the Tentative Parcel Map by a 5-0 vote.

On July 7, 1998 the property owners requested and the Planning Commission recommended approval of a one year extension of the map to September 17, 1999. The City Council held a noticed public hearing on the request on July 14, 1998, and approved the extension as follows.

Section 1. The City Council hereby finds that this project is exempt from CEQA, the California Environmental Quality Act pursuant to Section 15315, Class 15, which exempts minor land divisions.

Section 2. The City Council makes the following findings for the approval of a Tentative Parcel Map Extension.

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of this Code.

* Provided at Meeting

2. Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Section 3. The Tentative Parcel Map for the above described use is granted subject to compliance with the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

CONDITIONS

1. The expiration date of the Tentative Parcel Map approval has been extended to September 17, 1999.

2. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.

3. Any request for an additional extension of the Tentative Parcel Map must be justified in writing and received by the Planning Department at least twenty (20) days prior to expiration. Two additional one-year extensions may be approved pursuant to Section 25.65 of the Subdivision Ordinance.

4. All required fees shall be paid prior to recordation of final map. Compliance with all per... conditions shall occur in accordance with specific regulations but in all cases no later than p... to occupancy or initiation of use unless another time is set by law or by this approval.

5. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

6. Provided they are in general compliance with the Tentative Parcel Map, minor modification may be approved by the Planning Director.

7. The Tentative Parcel Map 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.

8. This document replaces the document titled Tentative Parcel Map No. 96-57. The conditions of approval in that document are included in this document.

9. The preparation and filing of Parcel Maps shall conform to the provisions of the State Subdivision Map Act and Section 25.94 of the City of St. Helena Subdivision Ordinance. The Parcel Map shall be consistent with the Tentative Parcel Map received 9/10/96 except that the property boundaries shall be revised to reflect the changes resulting from the Colesworthy Lot Line Adjustment #97-157.

10. An archaeological investigation and report shall be prepared and submitted for review prior to the approval and recordation of the Parcel Map.

11. A deed restriction shall be recorded with each of the four parcels and the remainder parcel which limits further subdivision to no more than four parcels on each of the parcels and remainder parcel. This deed restriction shall state that the actual number of units exceeding one unit per parcel is a discretionary action of the city and subject to approval of parcel maps, use permits, or design review applications. The initial construction of one unit on each of the parcels is subject to design review approval.

12. Kidd Ranch Road shall be constructed within a dedicated right-of-way of 56 feet. The initial street construction may be limited to a width of at least 24 feet as shown on the tentative parcel map.. A deferred improvement agreement shall be signed by the property owner for future street improvements within the 56' wide right-of-way. The City Engineer may modify street standards that more accurately reflect the rural character of the neighborhood.

13. A fire hydrant shall be installed in a location to be approved by the Fire Chief.

14. A percolation field shall be constructed for on-site storm water retention. The percolation trench will be located within the Kidd Ranch road right-of-way as shown on Exhibit D.

15. An access easement from Charter Oak to Parcel 4 and the Remainder Parcel currently exists at the easterly end of Charter Oak. This access easement shall be abandoned upon the sale of Parcel 4 and the remainder parcel. At the time of abandonment of the easement access will be provided to the three existing units on the remainder parcel from Kidd Ranch Road. Prior to and/or after abandonment of the existing easement from Charter Oak use of the easement shall be limited to the three existing units on the remainder parcel and for agricultural purposes only. All new units on Parcel 4 shall access from Kidd Ranch Road and all new units on the remainder parcel shall access from Kidd Ranch Road.

16. The three existing houses on the Remainder Parcel utilize on-site septic systems. The property will be required to connect to City Sewer if it is developed with new housing or as required by Napa County Environmental Management.

17. A geotechnical investigation and report, prepared by a geotechnical engineer, shall be submitted for the subject lots. The report shall be completed prior to the application of building permits for any of the lots.

18. Pursuant to Section 27.379 of the Zoning Ordinance of the City of St. Helena, any structures proposed for construction on the lots created by this map shall be subject to Design Review by the City of St. Helena.

Section 4. The City Clerk is hereby directed to record the Tentative Parcel Map at the office of the County Recorder of the County of Napa.

I HEREBY CERTIFY that the foregoing Tentative Parcel Map Extension was duly and regularly approved by the City Council of the City of St. Helena at a regular meeting of said Council held on July 14, 1998 by the following roll call vote:

AYES: **Councilmembers Potter, Slavens, Savidge, Brown, Mayor Toller**

NOES: **None**

ABSENT: **None**

CITY OF ST. HELENA STATE OF CALIFORNIA Incorporated March 24, 1876 Re-Incorporated May 14, 1909

ATTEST:

Jerry Cormack, Planning Director

Ardyth Bartolucci, Owner

William Bartolucci, Owner

Diane Stremel, Owner

Paul Stremel, Owner

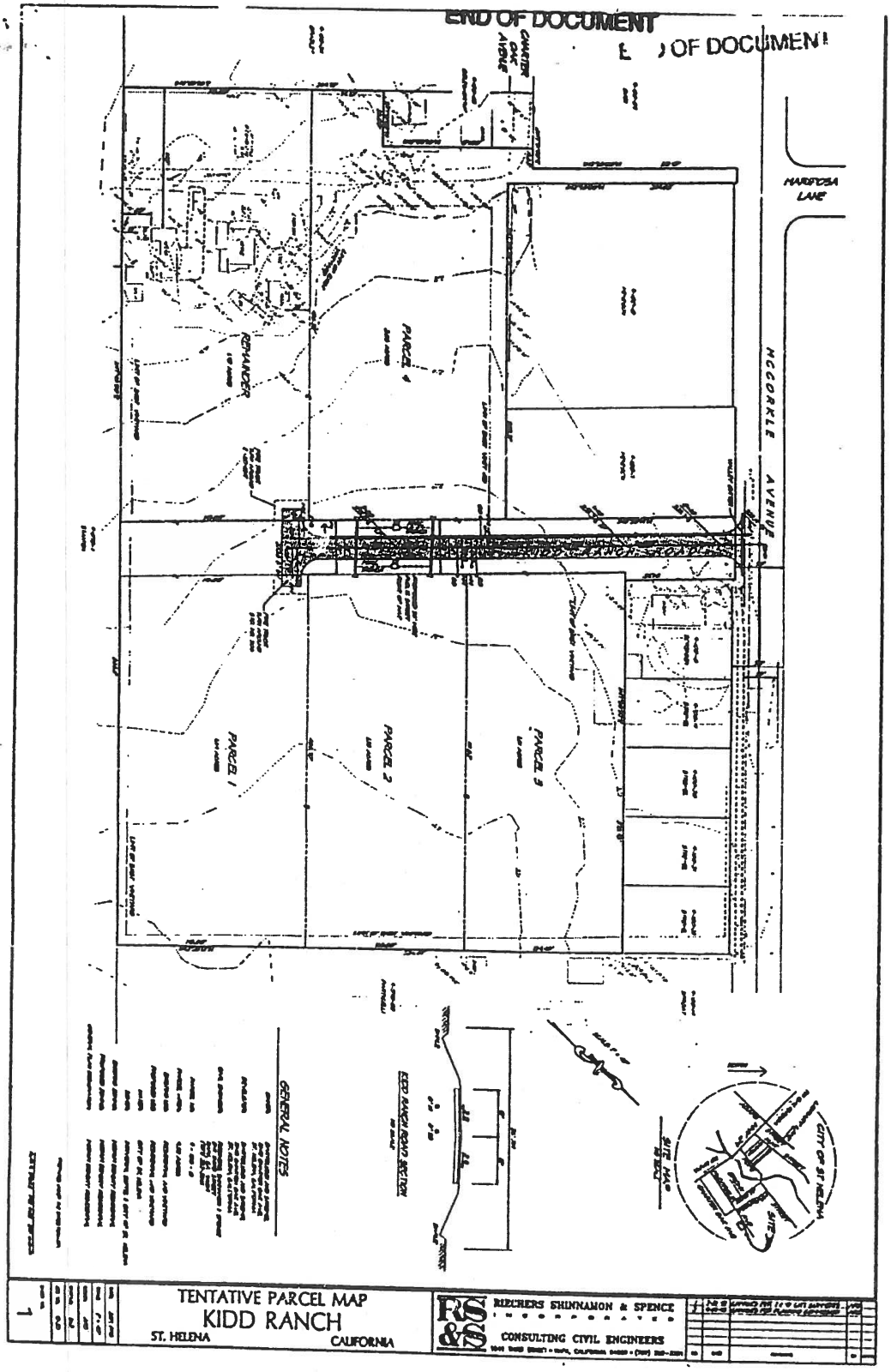
Marjorie Bartolucci, Owner

Lino Bartolucci, Owner

((Planning/98.Projects/98-40/TPMExt)

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END OF DOCUMENT



9602 7644 0004

MEMORANDUM

DATE: January 21, 2025

TO: Planning Commission

FROM: Maya DeRosa, AICP, Community Development Director

RE: 2024 Accomplishments and Permit Report

As the City enters a new year, staff has prepared this report to share significant accomplishments with the Planning Commission and public in addition to reporting out on 2024 Planning Application activity.

DISCUSSION

Key 2024 Community Development Department Accomplishments:

- Housing Element recertification
- Housing Element required zoning map amendments adoption
- Green energy permit sale
- Kickoff of Downtown Specific Plan and completion of stakeholder interviews and first community meeting
- Completed Surplus Lands Act process for two city owned sites
- Released RFQ for two city owned sites (selection of developer to occur by summer 2025)
- Annual Governance Training completed
- Completed Senior Planner Recruitment (Welcome Jackie Oneal!)
- Preparation of 9212 Report in response to the St. Helena Agritourism Initiative
- Selected vendor for permitting software upgrade and data migration complete

Planning Permit Activity 2024:

The Community Development Department has compiled a data table (attached) of all the Planning Applications received in 2024, and information on how many items were approved by the Planning Commission, staff approvals, and applications withdrawn. From the period of January 1, 2024 to December 31, 2024, 84 applications were filed (includes a City initiated zoning ordinance amendment). The Planning Commission approved 13 applications and 42 applications were approved by staff (ministerial), therefore, collectively a total of 55 applications approved. The table also provides a list of how many of each application were filed within the 12 month period. Temporary Use Permits (14) and Short Term Rental

Renewals (14) were the most frequently submitted application, followed by Minor Sign Permits (13).

Post the zoning code adoption and the streamlined review process for many projects has resulted in the shift to more staff level review applications than Planning Commission applications.

*Note: Many of the applications submitted in 2024 are still in the review process and therefore are not included in the total number of applications approved.

2024 Planning Department Statistics	
(January 1, 2024 - December 31, 2024)	
Total Number of Applications Approved:	**55***
PC Applications Approved	13**
Major Design Review	*2*
Demolition	*1*
Conditional Use Permit	*3*
Use Permit Amendment	*1*
Tent. Parcel Map	*1*
HP Overlay Removal	*1*
Lot Line Adjustment	*1*
Pre-Application	*1*
Major Sign	*2*
Administrative Approved Projects	42
Projects Withdrawn/ Closed	5
Applications Submitted:	
Administrative Determination	1
Appeal	
Conditional Use Permit	3
Design Review (Major)	8
Design Review (Minor)	
Demolition	3
Demolition (Historic)	1
Density Bonus	2
Development Agreement	1
Final Subdivision Map	1
General Plan Amendment	3
Historic Overlay (Removal)	1
Lot Line Adjustment	
Lot Line Merger	
Minor Use Permit	1
Mural Application	1
Planned Development	1
Preliminary Housing Development	1
Pre-Application Review	1
Pre-Submittal Application	1
SB 330 Application	2
Sign Permit (Major)	2
Sign Permit (Minor)	13
Short-Term Rentals (New)	
Short-Term Rental (Renewal)	14
Sidewalk Dining Permit	3

Temporary Use Permit	14
Tentative Subdivision Map	1
Tentative Parcel Map	2
Use Permit Amendment	2
Urban Lot Split	
Variance	
Williamson Act	
Zoning Ordinance Text Amendment	1
Zoning Compliance Letter	
TOTAL Number of Applications:	**84**

**Note: Many of the applications submitted in 2024 are still in the review process and therefore are not included in the total number of applications approved.*
***Note: Most Planning Commission applications approved were submitted in 2023.*