# City of St. Helena
# Planning Commission
# Regular Meeting
# Tuesday, February 18, 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.**

   3.1. Public Comment 7 - 11
   1. Public Comment_Hale
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4. CONSENT ITEMS

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

4.1. Approval of Minutes: January 21, 2025 13 - 16

Planning Commission Minutes 01.21.25

5. PUBLIC HEARINGS

5.1. Request by Landon Patterson, representing Double Vee Properties, LLC, for a Design Review Permit, Variances and a Conditional Use Permit amendment for the Fortunate Son Winery Renovation Project. The Project includes renovation of a historic residence and tank house, renovation and addition to an existing winery building, and construction of a new barrel barn, equipment storage barn, mechanical building and trash enclosure. Variances to the building height limit and habitable space limit for accessory structures are needed. A Conditional Use Permit amendment is requested to authorize construction of the new winery-related facilities and to increase the number of winery employees from 1 family member and 1 full-time employee, to add 1 additional full-time employee and 1 part-time employee. No increase in wine production, tasting room visitors, or events is requested. Property is a 14.47-acre parcel located at 825 Fulton Lane and is within the Twenty-Acre Agriculture (A-20) zoning district and the Historic Preservation (HP) Overlay zone. 17 - 242

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15301 "Existing Facilities" (renovation of historic residence and water tower, renovation/addition to existing winery building); section 15303 "New Construction or Conversion of Small Structures" (construction of barrel barn, storage barn); and section 15311 "Accessory Structure" (mechanical building, trash enclosure).

Prepared By: Linda Ruffing, Planning Consultant

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15303, and 15311; and
2. Accept the required findings and approve the attached Resolution (Attachment 1) approving an amendment to the small winery Conditional Use Permit for the Fortunate Son Winery at 850 Fulton Lane to authorize construction of a new barrel storage barn, equipment barn, mechanical building and trash enclosure along with other site improvements and to increase the authorized number of winery employees to add one full-time employee and one part-time employee based on the suggested findings and subject to the recommended Conditions of approval; and
3. Accept the required findings and approve the attached

Resolution (Attachment 2) approving Variances to: a) the height limit to allow for a 30' high barrel storage barn; and b) to the habitable space limitations for accessory structures to allow a 975 sf tasting room addition to the winery building; 232 sf of habitable space in the barrel storage barn, and rehabilitation of the tank house to include 302 sf of habitable space; and approving a Design Review permit for the renovation of a historic residence and tank house, renovation and addition to existing winery building, construction of a new barrel barn, equipment barn, mechanical building, trash enclosure and related site improvements and landscaping at the Fortunate Son Winery at 850 Fulton Lane based on the suggested findings and subject to the recommended Conditions of approval.

825 Fulton Ln.- Staff Report

5.2. Request by Craiker Architects & Planners, on behalf of property owner Erich Klein, for adoption of a resolution approving Major Design Review to allow for the construction of a new 3,025 square foot accessory building to be utilized for warehousing for the existing approved food manufacturing, packaging, and distribution business, Olivier Napa Valley, at 1020 Vintage Ave. in the Industrial Zoning District. 243 - 271

CEQA Determination: the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, which exempts the construction or conversion of small structures including up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use when said use does not involve the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.
Prepared By: Jackie Oneal
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303; and
2. Accept the required findings and approve the attached resolution granting Major Design Review approval for the proposed construction on the property located at 1020 Vintage Way in the Industrial zoning district.

1020 Vintage Ave.- Staff Report

6. SCHEDULED MATTERS

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

7.1. Director Report- Annual Permit Report 273 - 276

PC Director Report

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 March 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 February 10, 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.

| | |
|---|---|
| **From:** | Daniel Hale |
| **To:** | Public Comment; Erika Opp |
| **Subject:** | [External] public comment for 18 FEB Planning Commission and 25 Feb City Council meetings please. |
| **Date:** | Monday, February 17, 2025 11:39:01 AM |
| **Attachments:** | letter plea 15 FEB 2025 (dragged).pdf<br>letter plea 15 FEB 2025 (dragged) 2.pdf<br>rough time line outline (dragged).pdf<br>rough time line outline (dragged) 2.pdf |

Erika,

I would like to submit the following public comments to be posted on agenda for both the 18 Feb 2025 Planning Commission and 25 Feb 2025 City Council meetings.

Please call text or email with any questions.

Thank you,

Daniel Hale
PO Box 644
Saint Helena, CA 94574
707.227.4322

## Citizens of St Helena, St Helena City Council, St Helena Planning Commission,

While working on a project I discovered that a critical section of Municipal Code had been altered after its approval by City Council in Oct 2023. It was not published until 1 Oct 2024. A timeline of events has been attached. I asked members of city staff how that occurred. Instead of answering the question the choice was made by the Planning Director and City Manager to coordinate a fabricated smear campaign. It is clear that effort was undertaken to sidestep the serious obligation to answer the reasonable question that pointed to improper activities that city management chose to embark upon. To be most clear, I can assure you the result of that smear has been personally and professionally excruciating. However, it will not succeed in eliminating the city's responsibility or accountability.

It is in NO WAY what I believe my city should accept as a proper way for city management to conduct business. However, I believe this case illustrates a critical flaw in both the culture and understanding of the roles of city management, but also inescapably the city council in their role of taking the responsibility to oversee, shape and correct (when needed) actions and activities undertaken by city management. I believe these habitual conducts and culture are holding this city back. I believe these are CORRECTABLE conditions. I have no doubt those can be challenging tasks. I also have no doubt that WE as a city will not thrive until WE undertake that required effort.

I asked this very simple question on *17 October 2024* in the course of normal business:

**"Can you clarify and illustrate how and when that material change (the word "uncovered") was inserted AFTER code was legally approved?"**

To be most concise here is the crux of this issue:

From approved code draft (approved by City Council first and second reading See *10 Oct 2023* and *24 Oct 2023* CC meeting minutes) : See section 5. iv. "A balcony, porch, deck, or other structure that is unenclosed on at least three sides"

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | LR-1A | LR | MR | HR | Key |
|---|---|---|---|---|---|

**Notes:**

[1] Greater residential densities are allowed under state law if a site meets the standards for two-unit development as described in Chapter 17.31, Two-Unit Projects.

[2] Densities existing as of January 1, 2023, are permitted to remain.

[3] Parcels created by lot line adjustments may be less than 1 acre provided the number of parcels does not increase and that no lots are less than 7,000 square feet. [4] Max. building gross floor area (all floors) for single-family residences including accessory structures is as follows:

| | |
|---|---|
| Lots < 6,000 sf: | 1,995 sf |
| Lots 6,000 – 9,999 sf: | 2,945 sf |
| Lots 10,000 – 14,999 sf: | 3,705 sf |
| Lots 15,000 – 19,999 sf: | 3,971 sf |
| Lots ≥ 20,000 sf: | 4,000 sf |

[5] The following additional standards apply for existing development and new construction in the LR-1A, LR, MR, and HR zoning districts:

a. The max. building gross floor area may be increased by 400 sf for construction of an ADU.

b. The following buildings and areas are exempt from max. building gross floor area:

i. One covered parking space with a max. floor area of 200 sf;

ii. Non-habitable accessory buildings less with a max. floor area of 120 sf;

iii. A non-habitable basement or attic; and

iv. A balcony, porch, deck, or other structure that is unenclosed on at least three sides.

[6] Additional standards for accessory buildings are described in Section 17.22.020, Accessory Uses.

[7] Landscaped setback areas count toward this requirement.

From now published Municipal Code (published *1 Oct 2024*): See section 5.iv. "An uncovered balcony, porch, deck, or other structure that is unenclosed on at least three sides" (note critical and MATERIAL Insertion of the word "UNCOVERED". This alteration has far reaching consequences. I will welcome the opportunity to discuss and debate at an appropriate future agenda item when it comes to pass in proper course.

**Table 17.16.030.B: Development Standards – Residential Zoning Districts**

| Standard | *LR-1A* | *LR* | *MR* | *HR* | Key |
|---|---|---|---|---|---|
| *Min. Dimension for Common Usable Open Space* | n/a | n/a | 15 ft<br>20 ft for small lot development | 15 ft<br>20 ft for small lot development | ⑩ |
| *Max. Paved/ Hardscaped Area* | 25% of a front setback area | 25% of a front setback area | 30% of a front setback area | 30% of a front setback area | |
| *Min. Landscaped Area* [7] | 35% of lot area<br>25% for small lot development | 35% of lot area<br>25% for small lot development | Min. 25% of lot area | Min. 25% of lot area | |
| *Required Buffer Abutting Agricultural Use* | n/a | A landscaped buffer min. 15 ft width with street trees at 30 ft on center | | | |

**End Notes:**

[1] Greater residential densities are allowed under state law if a site meets the standards for two-unit development as described in Chapter 17.31, Two-Unit Projects.

[2] Densities existing as of January 1, 2023, are permitted to remain.

[3] Parcels created by lot line adjustments may be less than 1 acre provided the number of parcels does not increase and that no lots are less than 7,000 square feet.

[4] Max. building gross floor area (all floors) for single-family residences including accessory structures is as follows:

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i. One covered parking space with a max. floor area of 200 sf;

ii. Non-habitable accessory buildings with a max. floor area of 120 sf;

iii. A non-habitable basement or attic; and

iv. An uncovered balcony, porch, deck, or other structure that is unenclosed on at least three sides.

[6] Additional standards for accessory buildings are described in Section 17.22.020, Accessory Uses.

[7] Landscaped setback and buffer areas count toward this requirement.

I have no power. I am calling upon and pleading to my city council to appropriately intervene. I am calling upon the citizens of St Helena to express to their representatives that they believe that **altering and replacing the legally approved resolution** behind closed doors and without correct and legal notice and public discussion is an activity that matters to them. Reckless vendettas and retributions, spreading false accusations and making false police reports by city management designed to intimidate a citizen going about his trade is not the way I believe the city of St Helena should be run. I am alerting St Helena citizens that now published (altered) code now counts porches toward their allowed square footage. I am alerting them that now published (altered) code has thrown many of their homes into non conformance and their assumed ability to expand has been sneakily curtailed without consent or consideration. I am calling on the city manager and the planning director to reverse their vendetta, take responsibility for the deeds they have chosen to undertake, and do what they should to correct them. I am putting light on the fact that we (as citizens) are paying for the city attorney who is being directed by staff to produce specious dodges instead of putting the energy and resources into correcting a critical error in judgement and conduct.

I know I am not the only one some version of this game plan has been applied. But in what manner is it serving our city?…And who is next? What is the true cost? Who asks the next awkward question? What retribution awaits them? Enough is enough. Meanwhile my clients project and my livelihood is being held hostage. PLEASE do something…

Sincerely,
Daniel Hale  1851 Madrona Avenue  St Helena CA 94574

**Timeline/outline events relating to 1443 Madrona project**

4 prelim meetings with Planner Aaron Hecock up to the beginning of September 2024
Had worked through any issues and all seemed in conformance…All set to submit/ no issues

*9 Sept 2024* Planner Hecock leaves City employment just as Design Review package is submitted (9 Sept) pay fee of $7100 (expected to cover through Planning Commission hearing and if not used up will receive refund)

All goes on hold waiting for interim planner

Check in with Xinia Gamero on expectation to relay to client when project may get back in the queue and on PC calendar. I meet Planner Galbraith in office and I "welcome to the team and look forward to working with you."

*2 Oct 2024* Meet with Planner Galbraith
Tour project site and meet in office at City Hall to present and discuss plan

Wait for comments/issues letter

*11 Oct 2024* The Issues letter from Galbraith (11 Oct 2024) presents alternate interpretation to Planner Hecock on several material points: building setbacks/heights garage connected/definition of cupola and also make discovery of improperly (after code approval) "inserted" language in relation to porches ("*uncovered*" porches) Changed interpretations and applications of code will require revision of plans.

*17 October 2024*, I Meet with planner Galbraith to walk through areas of concern in issues letter. He and I were the only ones present in this meeting.

*17 Oct 2024* request detail on anatomy of code change(s) from both planner Galbraith and cc'd Maya DeRosa

*18 October 2024* Meet again with planner Galbraith on Friday, 18 October 2024.
I called Planner Galbraith (as call logs demonstrate) requested to come by and show him 3 alt approaches before I offer solution to clients after city has already assured conformance. He invites me to City Hall and he assures me all 3 are viable options. He also volunteered that he had checked the record and that "yes code was in fact changed but said that M DeRosa assured him that she would answer that "query"…. That has yet to occur

I see M DeRosa at the COSH booth at SH Harvest festival and I pleasantly reiterate to M DeRosa the importance to please follow up on clarity on code change question. Her response was "I am not here to talk shop" (M. DeRosa) (while in COSH booth). City manager Comelo pulls M DeRosa to back of tent and they whisper…I leave the area.

*22 Oct 2024* I find out that Planner Galbraith has quit (I believe on Tuesday 22 Oct 2024)

*22 Oct 2024* I receive telephone call from Officer Randal Stephenson inquiring about an "incident" on the previous Thursday. I say "what incident"….. he comes to my house and informs me a report has been made that I had threatened Planner Galbraith. I inform him that is completely false and and that it did not happen I threatened no person and also that I met with Planner Galbraith the next day (18 Oct 2024) when he invited me to City hall offices where we had another cordial meeting to talk about the project. Officer Stephenson says…"well If I thought it was real I would have contacted you right after I got the report". He was also surprised to hear that I had met again with Galbraith and he said "So clearly he wasn't feeling threatened." There was absolutely no evidence that he felt threatened in our meeting. and there was no one else present at any of our meetings. Officer Stephenson also clarified that he had not yet spoken to Planner Galbraith and that he was not the one who had filed the complaint. He would not say who did.

*23 Oct 2024* some combination of M DeRosa and Anil Comelo send out false and slanderous letter to members of St Helena City Council and also the city attorney in an attempt to create a fabricated narrative and deflect from City obligation to answer a legitimately asked and critical code change question and also effectively nullify my ability to conduct business in SH. In what jurisdiction is it appropriate procedure or due process to send such a letter

personally attacking the character of a private citizen after Police have determined the “incident”: did not occur? I asked for and retained a copy of the police report and it is blank. I have not been able to get any notes on the reported “incident” and have seen no evidence that Planner Galbraith expressed that I had threatened him. None of our interactions nor the record reflect any hostility or disrespect.

Project again stalls awaiting third assignment to a planner.

*6 Dec 2024* As I continue to have no answer(and cannot operate my legal trade) to question on changed code language. Having received no answer I retain Attorney Farella Braun and Martel (make no mistake at certain cost) to ask Code language change question on my behalf

Again receive no response from City (updated see *now 3 Feb 2025* letter from City Atty)

*10 Dec 2024* Project assigned to Planner Alchin with M Group in Santa Rosa

Wait for a second issues letter from planner Alchin.

*12 Dec 2024* We schedule and have a zoom meeting 12 Dec 2024 and go over a (now 3rd) interpretation/application of code. Changed interpretations and applications of code will require revision of plans.

*8 Jan 2025* Follow up meeting have recalibrated plan and she has confirmed (verbally) we are now in complete conformance but project is again stalled as city is demanding I must now pay additional fees $8000 to cover extra required submissions. These extra submissions are due to the City changing planners and with each planner interpretation and application of the code to include the improper changing of code from the approved draft document and have cost me and my client much in both time and resources.

I have informed Planner Alchin and M DeRosa of my concerns of the appropriateness of requiring additional fees and have asked to discuss my concerns but have received no response.

*3 Feb 2025* receive response from City Atty confirming that code language was improperly changed sometime between code draft *10 Oct 2023/24 Oct 2023* was approved and code was published *1 Oct 2024*

To be clear planner Hecock, planner Galbraith and planner Alchin have been a pleasure to engage with.

I have compiled the record of all these events should you wish to see any of them.

Please call text or email with any questions

Daniel Hale
1851 Madrona Avenue St Helena CA 94574
7072274322

**MINUTES**
**City of St. Helena**
**Planning Commission Meeting**
**Tuesday, January 21, 2025 @ 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.

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| **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, Mike Janusek, Contract Planner, Todd Leishman, City Attorney with BBK (via zoom), Andreas Booher, City Attorney with BBK (via zoom), Ami Upadhyay, Contract Planner (via zoom) and Xinia Gamero, Planning Commission Secretary |

## 1. PLEDGE OF ALLEGIANCE

## 2. CALL TO ORDER AND ROLL CALL

## 3. PUBLIC FORUM:

Rich Corsetti addressed the Planning Commission.

## 4. CONSENT ITEMS

4.1 Approval of Minutes: October 15, 2024

Vice Chair Christopher Warner moved to approve the Planning Commission minutes of October 15, 2024. The motion was seconded by Commissioner Sue Furdek and on roll call carried by the following vote:

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

## 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.
**Prepared By:** Mike Janusek, Contract Planner

Vice Chair Warner and Commissioner Furdek disclosed attending an informal pre-filing meeting with the applicant. No merits or project details were discussed.

Applicant Kelso Barnett representing City Ventures addressed the Planning Commission and delivered a presentation.

Contract Planner Mike Janusek addressed the Planning Commission and delivered a presentation.

Chair Ponte opened the public comment.

Clark McCornack, Dona McCornack, Sandy Scott, Susan Colcagno, Linda Tunney, Pat Friday, Trish Hanley, Joe McGrath, John [last name unclear], Andrew McCornack, Mary Stephenson, Chris Hall, Katie Lazar, Alondra Diaz DeLeon, Chris Howell, Wayne Leong addressed the Planning Commission.

Chair Ponte called for a recess at 8:20 p.m.

The meeting reconvened at 8:30 p.m.

No discretionary action was required for this item.

## 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.
**Prepared By:** Ami Upadhyay, Contract Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Community Development Director Maya DeRosa reported on the item and showed a presentation noting that the project did not comply with the current zoning standards and therefore a denial of the applications was recommended.

Property owners Katie and Miles MacDonnell addressed the Planning Commission.

The applicant submitted documents for the record, including a Notice of Violation of the Permit Streamlining Act (Delayed Public Hearing) and a 1998 Tentative Parcel Map Extension approval.

City Attorney Todd Leishman (BBK) addressed the Planning Commission.

Chair Ponte closed the public hearing.

At 9:00 p.m., Vice Chair Warner moved to extend the meeting until 9:20 p.m., with Commissioner Lopez seconding the motion. The motion passed unanimously (5-0).

Chair Ponte reopened the public hearing.

Joe McGrath and Paul Skinner addressed the Planning Commission.

Chair Ponte called for a recess at 9:21 p.m.

The meeting reconvened at 9:25 p.m.

At 9:25 p.m., Vice Chair Warner moved to extend the meeting until 9:45 p.m., with Commissioner Furdek seconding the motion. The motion passed unanimously (5-0).

Chair Ponte reopened the public hearing.

Katie MacDonnell requested the Planning Commission continue this public hearing.

Chair Ponte clarified having already closed the public comment.

Chair Ponte closed the public hearing.

Vice Chair Christopher Warner moved to continue the item until the March 4th Planning Commission meeting. The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

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

**7. DEPARTMENT REPORTS**

7.1 Director Report- Annual Permit report

The discussion of the department report was postponed until the next Planning Commission meeting.

Community Development Director Maya DeRosa welcomed and introduced new Senior Planner Jackie Oneal to the Planning Commission.

Vice Chair Warner congratulated Community Development Director Maya DeRosa in advance on the department's yearly accomplishments, which will be discussed at the next meeting.

**8. AGENDA FORCAST**

**9. ADJOURNMENT**

Chair Ponte adjourned the meeting at **9:32 p.m.**

The January 21, 2025 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 February 18, 2025

**FILE NUMBER:** PL23-042

**SUBJECT:** Request by Landon Patterson, representing Double Vee Properties, LLC, for a Design Review Permit, Variances and a Conditional Use Permit amendment for the Fortunate Son Winery Renovation Project. The Project includes renovation of a historic residence and tank house, renovation and addition to an existing winery building, and construction of a new barrel barn, equipment storage barn, mechanical building and trash enclosure. Variances to the building height limit and habitable space limit for accessory structures are needed. A Conditional Use Permit amendment is requested to authorize construction of the new winery-related facilities and to increase the number of winery employees from 1 family member and 1 full-time employee, to add 1 additional full-time employee and 1 part-time employee. No increase in wine production, tasting room visitors, or events is requested. Property is a 14.47-acre parcel located at 825 Fulton Lane and is within the Twenty-Acre Agriculture (A-20) zoning district and the Historic Preservation (HP) Overlay zone.

**PREPARED BY:** Linda Ruffing, Planning Consultant

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

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

**APPLICATION FILED:**09/07/23 **ACCEPTED AS COMPLETE:**01/07/25

**LOCATION OF PROPERTY:** 825 Fulton Lane

**APN:** 009-030-041

**GENERAL PLAN/ZONING:** Agriculture/Twenty-Acre Agriculture (A-20); Historic Preservation Overlay (HP)

**APPLICANT:** Landon Patterson

**BACKGROUND**

The subject property was purchased in 1860 by David Fulton, a settler from Vermont. Fulton planted vineyards and, in 1861, constructed a barn and a winery. In 1863, he constructed the residence on the property and in 1890, a tank house was constructed. It is not known when the original barn was removed or destroyed. The winery building was destroyed in 1974 when it was crushed by a large oak tree. The historic residence and tank house remain standing.

In 2001, Conditional Use Permit 2001-20 was granted to Fulton's great grandson, Fulton Mather. The Conditional Use Permit authorized Mather to reestablish a small winery on the premises with a production capacity of 13,500 gallons per year. A Design Review permit also was approved authorizing reconstruction of the historic winery building and renovation of the existing residence and tank house. The Conditional Use Permit and Design Review were approved with 44 Conditions governing the winery operations and construction/restoration activities. In 2006, the Planning Commission approved Design Review #2006-13 for construction of a 1,245 square foot (sf) deck at the winery. Then, in 2012, Conditional Use Permit Amendment #2012-68 was granted to increase the number of visitors from 20 per week to 60 per week with a maximum of 15 people per visit, by appointment, between the hours of 10 AM and 5 PM; and to clarify and amend the permit to allow vehicles designed to hold 15 or less people to access the winery. The prohibition on tour buses was retained.

In September 2023, Landon Patterson on behalf of the property owner, Double Vee Properties, LLC, submitted Design Review and Conditional Use Permit amendment applications for approval of the proposed Fortunate Son Winery Renovation Project. Initially, the application was deemed incomplete, additional information was requested, and the applicant was advised of the City's pending Zoning Code Update (effective in November 2023) that included modifications to development standards for the A-20 district. The Project plans were then revised to address the new Code, including changes in lot coverage and ground level floor area standards and greater limitations on removal of property from active agricultural use. The new standards lowered the building height limit for accessory structures from 30' to 20'. At that time, the design team evaluated 20' high options for the barrel barn, but determined that the shorter, wider barn was more impactful to views from Fulton Lane, resulted in a greater loss of agricultural land, and resulted in exceedances in the maximum allowable lot coverage. Staff and the applicant considered addressing the building height exception with an application for Planned Development (PD) zoning to allow for the increased height but settled on an application for a Variance to the height limitation, based on special circumstances inherent to the property.

**PROJECT DESCRIPTION**

The applications that are currently before the Planning Commission request a Design Review permit for renovations and new construction; Variances to allow the barrel barn

to exceed the height limit in the A-20 zoning district and to address an exceedance of the Code limitation on habitable space for the tasting room in the winery building, the restroom and office in the tank house, and the employee breakroom and restrooms in the barrel barn; and a Conditional Use Permit amendment for the additional winery facilities and to allow for an additional 1 full-time employee and 1 part-time employee. The Conditional Use Permit amendment does not modify the production capacity of the winery or the limitations on visitors to the winery.

## ANALYSIS

### EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to the following sections of the CEQA Guidelines:

Section 15301, "Existing Facilities" allows for repair and maintenance and small additions to existing facilities involving negligible or no expansion of existing or former use, including restoration or rehabilitation of deteriorated structures; and additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. This exemption applies to the rehabilitation of the historic residence and tank house and the renovation and addition to existing winery building. The addition to the winery totals 1,273 sf which is less than 50% of the floor area of the existing winery.

Section 15303 "New Construction or Conversion of Small Structures" which exempts the construction or conversion of small structures including up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use when said use does not involve the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. This exemption applies to the construction of the barrel storage barn and the equipment storage barn.

Section 15311 "Accessory Structures" consists of construction of minor structures accessory to existing commercial, industrial or institutional facilities. The exemption applies to the construction of the proposed mechanical building and trash enclosure.

The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

### CONSISTENCY WITH TWENTY-ACRE AGRICULTURE (A-20) ZONING STANDARDS

The Fortunate Son Winery property is located in the A-20 zoning district which is intended to preserve agricultural land while providing for residential uses. The approximately 14.5-acre property is currently developed with a historic residence and tank house, a small winery and vineyards. St. Helena Municipal Code (SHMC) Section 17.19.020(A) allows single family dwellings in the A-20 district in conjunction with agricultural uses. The Code also allows "the processing of agricultural products primarily produced on the premises" including small wineries and tasting rooms affiliated with small wineries in the A-20 district with a Conditional Use Permit. The definition for a "Winery, small" states that the use is allowed as an accessory use to a residential use.

SHMC Sections 17.19.030(B) and 17.19.040 establish development standards for the A-20 district. The Project's compliance with the applicable standards is summarized in Table 1 Applicable A-20 Zoning Standards (attached). There are two standards for which the Project does not comply:

1. The maximum height limit for an accessory structure in the A-20 district is 20' and the proposed barrel barn is 30' in height. A Variance is required to exceed the height limitation.

2. The habitable space in an accessory structure is limited to 25% of the gross floor area of the primary structure. The habitable space in the winery building addition is 975 sf, the new office space and restrooms in the tank house total 302 sf, and the break room and restrooms in the barrel barn total 232 sf. The total amount of habitable space in accessory structures is 1,509 sf. This which the limitation on habitable space in accessory structures for the property, which based on the 1,145 sf historic residence, is 286 sf. A Variance is required to exceed the limitation on habitable space in accessory structures.

**VARIANCE TO BUILDING HEIGHT LIMIT FOR ACCESSORY STRUCTURES**

The applicant requests a Variance to the 20' height limit for accessory structures in the A-20 district to allow for construction of a 30' high barrel storage barn. A primary goal of the Project is to provide sufficient space for wine produced on the premises to be aged on-site for 3 years. The proposed barrel storage barn has sufficient volume to meet this objective while remaining within the 10,000 sf lot coverage limitation of the A-20 district. Compliance with the 20' height limitation while meeting the barrel storage objectives would require a building with a larger footprint and removal of planted vineyard. The requested increase in building height also allows for a building form and roof pitch that complement the historic form of the existing winery building. Furthermore, the topography of the Project site includes a nearly 11' elevation drop between the ground level at the upper entry to the winery building and the ground level at the barrel storage barn. Consequently, even at the 30' height, the peak of the barrel barn roof is nearly 5' lower than that of the winery building.

The design team prepared a visual study that illustrates the building shape and form of a 20' high barrel storage barn vs. the proposed 30' high barn (Attachment 10, Barrel Storage Barn Height Studies). As shown, the 20' high building has more of a "warehouse" shape, while the 30' high building has a "barn" shape. While either design would provide sufficient storage space for wines produced on the property, both would require a Variance. The 20' high building would need a Variance to the maximum lot coverage standards as it would require a larger footprint to provide the amount of on-site storage required to age the volume of wine produced on the premises.

The applicant submitted a written statement further explaining why the Variance is needed and justifiable (Attachment 11, Variance Summary & Findings). Of note is the reference to SHMC Section 17.22.230(D) which applies to "Pre-Prohibition Wineries" and speaks to the requirement that the "appearance of the renovated building must be consistent with the original appearance of the building, as documented by photographs or as recommended by a qualified architectural historian." Although the proposed barrel storage building is new rather than renovated, the goal of the Fortunate Son Winery Rehabilitation Project is for the rehabilitation historic residence and tank house and the new construction at the existing pre-Prohibition winery to complement the original historic architecture of the small winery.

> ***Recommendation**:* Staff recommends that the Planning Commission grant the requested Variance to the 20' height limit for an accessory building, as applied to the proposed barrel storage barn, based on the topography of the site, the protection of vineyard uses, and the conformity of the building form with City design review standards. These standards encourage the siting, form and architectural style (including roof design and building massing) of a proposed building to relate to the Project site and surrounding structures.

**Findings for Variance to the Building Height Limit for Accessory Structures.** The following findings must be made in order for the Planning Commission to grant a Variance to the development standards established in the Zoning Code.

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district.

> ***Consistency:*** The existing vineyards and view corridors, the sloped topography along Fulton Lane, and the historic nature of the tank house and residence are unique to the subject property. A strict application of the 20' height limit for the barrel barn would deprive the property of the privilege afforded to other small winery uses to storing wine produced on the property on-site insofar as a 20' high barrel barn would not allow for enough storage to meet the production totals while meeting zoning limitations on lot coverage and protection of vineyards.

2. The special circumstances applicable to the property were not created by an act of the property owner (e.g., a Variance shall not be granted for a self-imposed hardship).

***Consistency:*** The property owner purchased the property with a Conditional Use Permit that allows for production of up to 13,500 gallons of wine per year and a tasting room that can accommodate up to 60 visitors per week, with a maximum of 15 visitors per day, by appointment only. The proposed plans aim to utilize the historic small winery in a manner that maximizes functionality while respecting site setbacks, lot coverage limitations, existing agriculture, and the Conditional Use Permit limitations on visitors. The requested Variance to the building height limit is not for a self-imposed hardship.

3. Granting the Variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district governing the property.

***Consistency:*** A barrel storage barn is a necessary and acceptable accessory use for a small winery. The requested Variance to the building height standards would not authorize a use or activity that is not already permitted on the property by virtue of the A-20 zoning designation and the small winery Conditional Use Permit.

4. Granting the Variance will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent properties; and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the General Plan.

***Consistency:*** The requested Variance to the building height limit will optimize the amount of the site dedicated to agricultural use, consistent with public interests and the General Plan and will allow the small winery to function according to its existing Conditional Use Permit. It will also maximize views for neighboring property owners by not obstructing their view across the vineyard with the 20' tall, wider building. The topography of the parcel, combined with the roof shape and massing of the 30' high barrel barn complement the form of the existing winery building. The proposed barn would not be detrimental to the public health, safety, or welfare.

5. The Variance is consistent with the General Plan and any applicable specific plan, or the potentially adverse effects of the Variance in relation to the General Plan are exceeded by the individual hardship which would be relieved by granting the Variance.

***Consistency:*** The Variance to the building height limit for the barrel barn will allow for the operation of a functional small winery consistent with General Plan goals supporting agricultural uses. The Variance would maximize agricultural and green space on the site. It would enable the revitalization of the historic property and maintain architectural quality with the proposed new buildings.

**VARIANCE TO HABITABLE SPACE LIMITATION FOR ACCESSORY STRUCTURES**

As noted in Table 1, Section 17.19.030(B) of the Zoning Code establishes a limitation on the habitable space within an accessory structure of 25% of the gross floor area of the primary structure. Based on the 1,145 sf historic residence (which is the primary structure), the limitation on habitable space in accessory structures on the property is 286 sf.

The proposed Project includes the following additions of habitable space: the habitable space for the tasting room in the winery building addition is 975 sf. Rehabilitation of the tank house includes restrooms on the ground floor for winery visitors (104 sf) and an office space on the second story (198 sf), totaling 302 sf. The barrel barn includes two restrooms and an employee breakroom totaling 232 sf. The sum total of the proposed habitable space included in the Project is 1,509 sf. To accommodate these uses, a Variance to the habitable space limitation is needed.

> ***Recommendation***: Staff recommends that the Planning Commission grant a Variance to the habitable space limitation for accessory structures based on the relatively small size of the historic residence, restrictions on additions to the historic residence, and a finding that strict application of the Code would deprive the winery of a tasting room, break room, restrooms and an office - all uses that are consistent with the small winery Conditional Use Permit and consistent with the General Plan and Zoning designations for the site.

**Findings for Variance to Habitable Space Limitation for Accessory Structures.** The following findings must be made in order for the Planning Commission to grant a Variance to the development standards established in the Zoning Code.

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district.

> ***Consistency:*** With regard to the Variance to the habitable space limit, the small size of the existing historic residence is a special circumstance that significantly limits the amount of habitable space that can be developed in the winery, tank house and barrel barn (the associated accessory structures). This limitation deprives the existing permitted small winery of privileges enjoyed by other small wineries in the A-20 zoning district.

2. The special circumstances applicable to the property were not created by an act of the property owner (e.g., a Variance shall not be granted for a self-imposed hardship).

> ***Consistency:*** The fact that the property has a small historic residence- which significantly constrains the amount of habitable space that can be developed within accessory structures, is not a self-imposed hardship. The property owner

purchased with a small winery Conditional Use Permit and the project aims to utilize the small winery in a manner that maximizes its functionality while respecting the Conditional Use Permit limitations production capacity and on visitors.

3. Granting the Variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district governing the property.

***Consistency:*** The Variance would not authorize a use or activity that is not already permitted on the property by virtue of the A-20 zoning designation and the small winery Conditional Use Permit. The addition to the winery for a tasting room, the rehabilitation of the tank house to include restrooms and an office, and the inclusion of a breakroom and restrooms in the barrel barn are customary uses for a small winery and are permitted by the Conditional Use Permit.

4. Granting the Variance will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent properties; and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the General Plan.

***Consistency:*** The Variance to the limitation on habitable space in accessory buildings will allow the small winery to function according to its existing Conditional Use Permit. It would not be detrimental to the public health, safety, or welfare.

5. The Variance is consistent with the General Plan and any applicable specific plan or the potentially adverse effects of the Variance in relation to the General Plan are exceeded by the individual hardship which would be relieved by granting the Variance.

***Consistency:*** The Variance to the limitation on habitable space in accessory buildings will allow for the operation of a functional small winery in line with General Plan goals for agricultural uses. Furthermore, the adaptive reuse of the tank house enables the revitalization of the historic structure.

**CONDITIONAL USE PERMIT AMENDMENT FOR SMALL WINERY USE**

As noted above, the property was first developed with vineyards and a small winery by David Fulton in 1861. In 2001, Conditional Use Permit #2001-20 was granted to his great grandson, authorizing the reestablishment of a small winery and establishing conditions governing winery operations. In 2012, Conditional Use Permit amendment #2012-68 was granted to modify the limitations on the number of visitors to the winery and to clarify that vehicles designed to hold up to 15 people may access the winery. The requested Conditional Use Permit amendment addresses the expansion of the winery facilities with the addition to the winery building and construction of a barrel storage barn and equipment storage barn. The only requested amendment to the operating conditions is to allow one additional full-time employee and one additional part-time employee.

***Recommendation***: Staff recommends that the requested Conditional Use Permit amendment be structured as an "amended and restated" Conditional Use Permit and include all applicable conditions from the 2001 Conditional Use Permit and the 2012 amendment, as well as additional Conditions as recommended below and by the City Departments who reviewed the application. This reformatting makes it possible to refer to one comprehensive Conditional Use Permit document rather piecing together relevant conditions from the two prior Conditional Use Permits (both of which also include conditions pertaining to Design Review permits that were processed concurrently in 2001 and 2012). For the Fortunate Son Winery Rehabilitation Project, staff recommends that the Conditional Use Permit amendment and Design Review Permit be approved with separate resolutions and conditions of approval.

SHMC Section 17.22.230 provides regulations for the operation of small wineries. The small winery regulations, as stated in Section 17.22.230.A, are intended to:

1. Promote and implement the policies of the General Plan to preserve agricultural land uses within the City;
2. Support the economic feasibility of continuing agricultural use of the land where individual property owners can process grape crop into wine within a privately owned facility; and
3. Support the establishment of smaller, locally owned and operated wineries where an existing residential use exists.

Applicable requirements for the winery components of the proposed Project are summarized in Table 2, Applicable Small Winery Zoning Standards (attached).

**Water Use.** As noted in Table 2, while the winery would continue to utilize an on-site well for wine production, the Project proposes to connect the tasting room and the tank house to City water. The vineyards would continue to be served by the on-site well.

The applicant submitted a Water Use Analysis (Attachment 9), that demonstrates that the total municipal water demand generated by the Project would be less than that generated by a two-bedroom residence which was the previously approved use. The 47% reduction in use is projected based on the installation of low flow fixtures, and the proposed conversion of the existing two-bedroom residence to a one-bedroom use. As a result, the incremental additional water use associated with the tank house and the tasting room results in "no net increase" in water use. Public Works Department staff have reviewed the Water Use Analysis and concur with its findings.

***Recommendation****:* Staff recommends that the Condition in the existing Conditional Use Permit which requires that all winery uses be supplied by the on-site well, be modified to clarify that the winery tasting room and the restrooms and office in the tank house may be connected to City water.

**Additional Winery Employees.** The existing Conditional Use Permit includes a condition that limits winery employees (exclusive of vineyard workers) to one employee who is not a family member living on the premises. The Conditional Use Permit amendment application requests a modification to this Condition to allow for one additional full-time employee and one part-time employee.

> ***Recommendation****:* Staff recommends that the Condition that restricts the number of employees be modified to allow for a total of three full-time employees, one of whom resides on the property, plus one part-time employee.

**Outdoor Kitchen on Winery Deck.** As noted in Table 2, the Code does not allow facilities for assembly, public sales, or entertainment (including retail sales rooms, visitor centers, dining rooms separate from that within the residential unit, kitchens or food service facilities). The Conditional Use Permit strictly limits tasting room visitors and does not allow events of any kind. It is notable that there is an outdoor kitchen proposed on the deck of the winery.

> ***Recommendation:*** Staff recommends that a Condition be added to the Conditional Use Permit clarifying that the outdoor kitchen may not be used for assembly, public sales, or entertainment.

**Restrictions on Retail Sales.** The existing Conditional Use Permit does not address the Code restrictions on sales of wine and merchandise.

> ***Recommendation:*** Staff recommends that a Condition be added to the Conditional Use Permit restricting wine sales to wine that is produced on the property and prohibiting the sale of merchandise.

**Findings for Amendments to Conditional Use Permit for Small Winery.** To approve an expansion of the small winery facilities on the premises and the requested modification to the number of employees, the Planning Commission must make the six findings. The narrative following each finding, below, addresses the Project's consistency.

1. The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan.

> ***Consistency:*** The Project is consistent with General Plan policies supporting agriculture and low-intensity agricultural uses beyond the urban limit line. It also helps to implement the vision of the City's Economic Sustainability Element by supporting winery activities that do not adversely impact surrounding uses, city services, and/or the quality and character of the community.

2. The proposed use is appropriate for the zoning district in which it is located, compatible with uses allowed in the zoning district, and complies with all other applicable provisions of the Zoning Code.

***Consistency:*** The small winery use is permitted as a conditional use in the Twenty-Acre Agricultural district. The Project is compatible with surrounding agricultural and residential uses. It complies with all of the requirements of the Zoning Code, including the Historic Preservation Overlay - with the exception of the proposed 30' height of the barrel barn (which exceeds the 20' height limit), and the square footage of habitable space in the winery, tank house, and barrel barn (which exceeds the 25% of existing space limit). Upon approval of the requested Variances, the project complies with all of the requirements of the Zoning Code, including the Historic Preservation Overlay.

3. The proposed use will not be materially detrimental to the health, safety, and welfare of the public or the property and residents in the vicinity.

***Consistency:*** The small winery use on the property is existing and the proposed Conditional Use Permit amendment would not substantively alter the use of the property.

4. The subject site is physically suitable for the use and compatible with existing and future land uses, buildings and structures in the vicinity.

***Consistency:*** The winery use and the residential use were first established on the subject property over 150 years ago. The new facilities that are proposed are intended to improve the functionality of the winery, to provide on-site storage for aging the wine produced on the premises, and to improve the livability of the residence.

5. The subject site is served by streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate or that the streets in question are physically or financially impossible to be improved and that the proposed use is deemed to be beneficial to the city.

***Consistency*:** Fulton Lane provides access to the Project site. The proposed Conditional Use Permit amendment would not increase the volume of wine produced at the winery or the number or frequency of visitors to the winery. The on-site barrel storage will decrease the amount of truck traffic associated with hauling product to off-site storage facilities. The amendment seeks authorization for one additional full-time employee and one additional part-time employee. The impact of additional employee traffic would be minimal.

6. The Project is categorically exempt under CEQA or other applicable environmental documents have been certified as complete and adequate.

***Consistency:*** The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 "Existing Facilities" (renovation of historic residence and tank house, renovation/addition to existing winery building); Section 15303 "New Construction or Conversion of Small Structures" (construction of barrel barn, storage barn); and Section 15311 "Accessory Structure" (mechanical building, trash enclosure).

**CONSISTENCY WITH HISTORIC PRESERVATION STANDARDS**

The Project site is located within the City's Historic Preservation (HP) Overlay zone which is intended to protect the historic and architectural character of St. Helena by preserving significant historic and cultural resources. The property was documented by Page & Turnbull in 2006 and recommended as eligible for listing on the National Register of Historic Places (NRHP). Based on that documentation, the property is listed on the St. Helena Local Register of historic properties. For the proposed Fortunate Son Winery Rehabilitation Project, the City required the applicant to:

1. Complete a Historic Resources Evaluation (HRE) to determine if the property is individually eligible for the California Register of Historic Resources (CRHR)'
2. Complete an updated local assessment based on current City of St. Helena Historic Preservation Overlay district guidelines (SHMC Section 17.10.020).
3. If warranted, complete a review of the Project for consistency with the Secretary of Interior's Standards for the Rehabilitation of Historic Properties ("Standards Review").

A "Historic Resource Evaluation, Updated Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties Review" for the 825 Fulton Lane property (Attachment 8: HRE, Local Assessment & Standards Review) was prepared by Evans & De Shazo, Inc. (EDS). The report provides a detailed history of the property and a historic architectural survey of the ca. 1863 house, ca. 1890 tank house, 2001 barn/winery, and landscape. The report examined the individual eligibility of the house, tank house, and landscape for listing on the CRHR. The report concluded that the property is not individually eligible for listing in the CRHR as it does not possess significance under any of the four criteria for listing. Because the property was not found to be eligible under any of the CRHR significance criteria, an integrity analysis was not completed.

An updated local assessment was completed to help the City determine if any of the built environment resources within the property are eligible for local listing. The property was determined to be eligible for local listing under Criterion 1 (for association with the early settlement of St. Helena); under Criterion 2 (for association with David Fulton); and under Criterion 3 (for its association with Folk Victorian architecture, with a period of significance of ca. 1870). It was not found to be eligible under Criterion 4 (yielded or likely to yield important information in St. Helena's history or prehistory).

Since the updated local assessment determined that the property remains eligible for local listing on the St. Helena Local Register, EDS completed a Secretary of Interior Standards for Rehabilitation Review to ensure the Project meets the Standards for Rehabilitation. The conclusions of the Standards Review are summarized in Table 3, Summary of Secretary of Interior Standards for Rehabilitation of Historic Properties Review for Fortunate Son Winery Rehabilitation Project (attached).

**Compliance with Historic Preservation (HP) Overlay Standards.** SHMC Section 17.21.040 establishes design standards for preservation and rehabilitation of historically and culturally significant resources, and standards to ensure that new development in the Historic Preservation Overlay zone is architecturally compatible.

SHMC Section 17.21.040(D)(3) establishes General Rehabilitation Principles that emphasize retaining and restoring original elements whenever possible and if necessary, replacing with in-kind materials that convey the visual appearance of the original material. The standards emphasize the importance of doors, exterior materials, ornamentation and trim.

SHMC Section 17.21.040(D)(4) provides standards for Additions to Existing Structures. It notes that additions to historic structures may be necessary to ensure their continued use, but that modifications must be made with care so as not to compromise a structure's character defining features, finishes or materials. Section 17.21.040(E) requires compliance with the Secretary of the Interior's Standards for Rehabilitation "to help preserve the distinctive character of a historic building and its site, while allowing for reasonable changes to meet new needs."

As presented in Attachment 8: HRE, Local Assessment & Standards Review, and summarized in Table 3, the Project was found to be consistent with Section 17.21.040 and the Secretary of Interior Standards for Rehabilitation. It should be noted that the Architectural Historian from EDS who prepared the Standards Review worked very closely with the Project Architect and several aspects of the Project plans were revised to achieve consistency with the required standards for rehabilitation.

> ***Recommendation*:** The proposed resolution for approval of the Design Review permit and Variance for the Fortunate Son Winery Rehabilitation Project (Attachment 2: Resolution for Approval of Design Review & Variance) includes Conditions to ensure compliance with the agreed upon preservation and rehabilitation measures cited in the Attachment 8: HRE, Local Assessment & Standards Review.

**Alterations to Historic Residence.** The Standards Review in Attachment 8 provides a detailed evaluation of the proposed rehabilitation of the historic residence, which includes the following analysis and conclusions:

- The ca. 1863 house is locally significant for its association with Folk Victorian architecture, a design style added to the house in ca. 1870. These changes included the pyramid-shaped roof, the paired and single four-over-four, double-hung wood windows with horn styles, combination flat and pointed hoods and decorative corbels, and exterior wide notched shiplap wood boards. Although there are proposed changes to the elements of the ca. 1863 house associated with this style, the changes meet the Standards for Rehabilitation.

- The 1900s porch addition is not original and is not a character-defining feature; thus, removing it will not impact the integrity of the house to convey local significance.

- The Project also proposes constructing a hipped roof and wrap-around porch along all four elevations of the house. The new hipped roof porch is a simple element that does not consist of any designed embellishments that would imply the new porch is historic. Instead, it is a simple wood porch supported by square columns set on simple wooden bases. The porch roof will be clad in simple standing seam metal roof (in a dark color), which will not detract from the Folk Victorian design but clearly show that the porch is not original to the design. The porch roof will be attached below any original facia board on all four sides.

- All original wood cladding along the northeast, northwest, and southwest elevations will remain and only be replaced in kind, evidenced by photographs, if damaged beyond repair; however, a Secretary of Interior qualified architectural historian should be consulted before the removal and replacement.

- The current wood skirting foundation is not original to the house, and although the original skirting was likely wood, replacing the skirting with Napa Valley fieldstone veneer is an acceptable replacement material that meets the Standards. In addition, the design will include irregularly shaped stones stacked in a random pattern.

- Changes to what remains of the original ca. 1863 form along the southwest elevation include removing a pair of six-over-six, double-hung windows, of which, the left window is a vinyl replacement window and the right window is an original wood window (see Figure 22), and removing a three-over-three, double-hung, wood window that is deteriorated beyond repair. The windows are proposed to be replaced with tall, four-over-four, light solid wood windows and a pair of narrow four-over-four, light solid wood windows, each with simple wood trim.

- Changes to the ca. 1870 portion of the southwest elevation include the removal of a wood-paneled door, trim, and two-light transom. The ca. 1870 wood paneled door, trim, and two-light transom are character-defining features of the Folk Victorian house, and although not currently part of the proposed Project, EDS recommends reusing the door and transom window if possible. However, removing the door and transom and replacing the six-light wood window is appropriate for a rehabilitation Project.

- The changes to the ca. 1900 shed porch addition on the southeast elevation from a shed roof to a gable form will not remove any original or character-defining features. The changes to the southeast elevation of the ca. 1863 form include the removal of the off-centered pair of six-over-six, double-hung, wood windows with a simple trim, replacing them with wooden, divided light, French double doors. Although the pair of windows are original, the replacement is appropriate for a rehabilitation project. Changes to the northwest elevation include the removal of the exterior porch wall constructed in the 1900s and the removal of a pair of six-over-six, double-hung, wood windows with decorative horn stiles, replacing them with wooden, divided light, French double doors. The ca. 1870 section of the northeast elevation will be preserved, including the cladding, the two tall, one-over-one, double-hung, wood windows, and trim work.

> ***Recommendation:*** The ca. 1870 wood paneled door, trim, and two-light transom are character-defining features of the Folk Victorian house and should be restored and reused within the house. A Condition is recommended to incorporate this into the rehabilitation of the residence.

**Alterations to Historic Tank House**. There are no changes to the ca. 1890 tank house since its construction that have gained historic significance in their own right. The proposed changes to the tank house include moving it from its current location to a more visible location that is closer to the winery at the east side of the northeast elevation of the house and placing the tank house on a concrete foundation. The orientation of the tank house will be retained. The tank house will be rehabilitated, and include new exterior stairs constructed of wood and steel, a new standing seam metal roof, new metal clad wood and glazed doors, including two single entrance doors, and two double French doors, and a fixed, metal clad wood window set within a current opening. The wood cladding on the exterior of the tank house will be preserved and repaired as needed. If any exterior cladding is found to be damaged beyond repair and needs to be replaced, it should be replaced in-kind, evidence by photographs, and a Secretary of Interior-qualified architectural historian should be consulted prior to the removal and replacement. The Standards Review found that, although the Project proposes the relocation and removal of some original material from the tank house, the proposed changes are in keeping with the Standards for Rehabilitation.

**Protection of Historic Integrity of the Property.** The proposed Project does not include new additions or related new construction that will destroy the historic materials that characterize the Property. However, the proposed Project includes exterior alterations, which constitute a rehabilitation. This includes restoring original elements of the ca. 1870 form of the ca. 1863 house, removing the non-historic wood skirting foundation and replacing it with stone veneer, the addition of a wrap-around porch, and changes to the southwest and southeast elevations. The new work will be differentiated from the old, and the features, such as the wrap-around porch, will be attached to the house in a manner that will protect the original wood siding and facia.

The proposed Project includes constructing two new barns and an addition to the existing winery facility. The design and scale of these new facilities does not mimic any historic design elements, but will be compatible in material, size, and form as to not impact the historic integrity of the Property. The construction of the new buildings and the proposed changes to the landscaping will not destroy historic materials that characterize the property and will not require the removal of any of the vineyards.

**Findings Addressing Consistency with the Historic Preservation Overlay.** The following findings address the project's consistency with the requirements of the Historic Preservation Overlay and the Secretary of the Interior's Standards for Rehabilitation of Historic Resources:

1. The property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

> ***Consistency:*** The proposed Project will retain its current use as a winery, restoring the ca. 1863 house and ca.1890 tank house, and retaining the use of the vineyard for grape growing.

2. The historic character of the property shall be retained and preserved, and the removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.

> ***Consistency***: As detailed in Attachment 8: HRE, Local Assessment & Standards Review, and summarized in Table 3, the proposed changes to the house do not impact character-defining features and thus, will not impact the integrity of the house to convey local significance. Although the Project proposes the removal of some original materials from the house and tank house, the proposed changes are in keeping with the Standards for Rehabilitation. Conditions of Approval are recommended to ensure that the work performed is consistent with the project, as evaluated in the HRE, Local Assessment & Standards Review.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

> ***Consistency***: The rehabilitation of the ca. 1863 house and ca. 1890 tank house does not include any conjectural features or architectural elements that will create a false sense of history.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

***Consistency***: Although there are proposed changes to the elements of the ca. 1863 house associated with the Folk Victorian architectural style, the changes meet the Standards for Rehabilitation. There are no changes to the ca. 1890 tank house since its construction that have gained historic significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

***Consistency***: The distinctive features of the ca. 1863 house include the pyramid-shaped roof, the paired and single four-over-four, double-hung, wood windows with horn styles, with a combination flat and pointed hoods and decorative corbels, exterior wide notched shiplap wood boards that will be preserved and restored as needed. The proposed Project will remove the ca. 1870 wood paneled door, trim, and two-light transom, which display a degree of craftsmanship. The Standards Review recommends that this door should be reused within the house, if possible, but found that the removal of the door and transom will not impact the integrity of the house to convey local significance for any criterion, particularly association with Folk Victorian architecture. As Condition is recommended to require the door to be reused within the house, if feasible. The distinctive features that are evidence of craftsmanship on the ca. 1890 tank house are the form and the exterior wood cladding, which will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

***Consistency***: The ca. 1870 cladding along the southwest, northwest, and northeast elevations will be repaired and only replaced in-kind if substantiated by photographic evidence with the oversite of a Secretary of Interior-qualified architectural historian. In addition, character-defining ca. 1870 wood windows, including the two double-hung windows on the northeast elevation and the two pairs of double-hung windows on the northwest elevation, will be retained and repaired, along with the trim work. The cladding on the ca. 1890 tank house will be retained.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

***Consistency***: No historic materials on the historic house and tank house will be damaged by chemical or physical treatments during the proposed changes to the building. However, if physical treatment is required, such as lead paint removal,

guidelines are provided in Attachment 8: HRE, Local Assessment & Standards Review to ensure compliance with Standards 7.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

***Consistency***: This standard is not applicable to the Project.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

***Consistency***: While the proposed Project includes new additions and related new construction, the HRE concludes that these changes will not destroy the historic materials that characterize the Property. However, the proposed Project includes exterior alterations, which constitute a rehabilitation. The new work will be differentiated from the old, and the features, such as the wrap-around porch, will be attached to the house in a manner that will protect the original wood siding and facia. The proposed Project includes constructing two new barns for the winery and landscape changes. The design of these facilities does not mimic any historic design elements, and is compatible in material, size, and form as to not impact the historic integrity of the Property. The proposed modifications to the landscaping will not destroy historic materials that characterize the property and will not require the removal of any of the vines.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

***Consistency:***The new wrap-around porch on the ca. 1863 house, if removed in the future, will not impact the building form or integrity, or the historic Property. In addition, construction of the new winery building and landscape, if removed in the future, will not impact the historic setting or feeling of the Property.

**CONSISTENCY WITH CITYWIDE DEVELOPMENT STANDARDS**

The Project is subject to Major Design Review because it involves the construction of new agricultural buildings and an addition to an existing agricultural building of 500 sf or more. Additionally, the property's location in the Historic Preservation (HP) Overlay zone makes the Project subject to Major Design Review.

Table 4, Consistency with Citywide Development Standards (attached), presents an analysis of the Project's compliance with applicable development standards established in the Zoning Code. Sheet numbers referenced in Table 4 refer to Attachment 7,

Fortunate Son Winery Project Plan Set. Staff recommends that special Conditions be applied to the Design Review permit for the Project to ensure compliance with the City's design standards as follows:

**Exterior Lighting.** The Project plans show very minimal exterior lighting and specifications are not provided for all fixtures.

> ***Recommendation*:** To ensure compliance with the exterior lighting requirements of Section 17.24.070, a Condition is recommended to ensure additional details and specifications are submitted with the building permit applications.

**Proposed Landscape Plans**.Chapter 17.25 of the Zoning Code establishes standards for landscaping that are intended to promote water conservation, to harmonize and enhance the natural and built environment and to preserve and improve environmental quality. The project includes an extensive landscaping plan that preserves most of the existing trees on the site while adding trees, shrubs, and ornamental plantings as well as vegetable gardens and a small apple orchard around the leach field for the residence. Sheet L2.00 presents the tree protection and removal plan and includes an arborist's assessment of the condition of the existing trees on the site. As shown on Sheet L3.01, all of the trees along Fulton Lane will be retained and 5 additional Coast Live Oaks (48" box) will be planted along Fulton Lane. Bay Laurels are planted along the parking lot. Two Valley Oaks will be removed to accommodate the winery addition and one existing Valley Oak at that location will be retained to shade the deck. An existing Coast Live Oak and a Fig tree will be preserved adjacent to the house and the existing tank house location, as will the signature California Fan Palms at the street entry to the residence. The landscaping plan complies with the requirements established in Section 17.25.050, including the Model Water Efficient Landscaping Ordinance standards and the general and specific standards. In addition, the HRE, Local Assessment & Standards Review for the project (Attachment 8) concluded that the proposed landscaping conforms with the Secretary of Interior's Standards for Preservation of Historic Resources.

**Off-Street Parking.** A total of 8 parking spaces are currently provided onsite in a shared parking arrangement that serves both the winery and the residence. The parking will be reconfigured, but no additional parking is proposed.

Section 17.26.030 of the Zoning Code states that, for existing nonresidential buildings, "when a change in use, expansion of a use, or expansion of floor area creates an increase of 15% or more in the number of required on-site parking or loading spaces, additional on-site parking and loading shall be provided for such addition, enlargement, or change in use and not for the entire building or site." The winery addition expands the floor area by 1,237 sf, with a corresponding parking requirement of 1 space. This is a 14.29% increase and, therefore, no additional parking is required.

> ***Recommendation*:** Based on the analysis above, no additional parking is required for the winery addition.

**Emergency Vehicle Access.** Sheet A1.01 shows a 20' wide Emergency Vehicle Access (EVA) to the proposed equipment barn along the western edge of the site.

> ***Recommendation*:** While the EVA as designed meets the minimum requirements of the Fire Code, the Fire Inspector recommends that a Condition be added requiring that the hard surface on the EVA be extended all the way to the equipment barn.

**Signage.** The Project plans do not show any signage.

> ***Recommendation*:** A Condition is recommended clarifying that a minor sign permit will be required for a winery identification sign per Section 17.27.040 unless it is a monument sign, in which case a major sign permit is required per Section 17.27.050.

**Findings Addressing Consistency with Citywide Development Standards.** The following findings are required to support the granting of a Design Review permit:

1. The Project is in conformance with the General Plan and applicable design standards in the Zoning Code.

> ***Consistency:*** The existing small winery use on the Project site conforms to the Agriculture General Plan land use classification. The requested permits and amendments do not substantively alter the use, which would remain consistent with the General Plan. Table 1 and Table 4 in this staff report assess the Project's consistency with development standards in the Zoning Code. If the two necessary Variances are granted, the Project will be consistent with all development standards in the Code.

2. The proposed siting, form and architectural style are appropriate for the Project site and with the surrounding sites and structures.

> ***Consistency:*** As shown on the plan set for the Fortunate Son Winery rehabilitation Project (Attachment 7), the layout of the Project concentrates the new facilities in the existing developed portion of the property. The renderings illustrate the complementary design and materials for proposed structures, hardscape and landscape features. The Project is internally congruous and fits into the agricultural setting of the surrounding area.

3. The roof design, building massing, and building articulation are reflected on all sides of the building that together create a visually engaging structure.

***Consistency:*** The proposed building elevations shown in the plan set illustrate the roof design, building massing and articulation of the new and rehabilitated structures. The elevations illustrate a visually integrated and engaging design.

4. Project details, including materials and colors, are used in a manner that creates a visually cohesive design.

***Consistency:*** The proposed building elevations shown in the plan set illustrate Project details, including materials and colors, of the new and rehabilitated structures. The materials and design are appropriate for the uses and the site.

5. The building design and landscaping support public safety and security by allowing for a visual connection between the building frontages and the right-of-way, common open spaces, and other buildings on the site.

***Consistency:*** The design and layout of the site access points and onsite vehicle and pedestrian circulation, as shown on the site plan, provides for safe and convenient access to the various buildings and suitable access for emergency vehicles.

**ISSUES**

There are no issues of concern related to the Project beyond the topics evaluated in the above analysis.

**STAFF RECOMMENDATION**

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15303, and 15311; and
2. Accept the required findings and approve the attached Resolution (Attachment 1) approving an amendment to the small winery Conditional Use Permit for the Fortunate Son Winery at 850 Fulton Lane to authorize construction of a new barrel storage barn, equipment barn, mechanical building and trash enclosure along with other site improvements and to increase the authorized number of winery employees to add one full-time employee and one part-time employee based on the suggested findings and subject to the recommended Conditions of approval; and
3. Accept the required findings and approve the attached Resolution (Attachment 2) approving Variances to: a) the height limit to allow for a 30' high barrel storage barn; and b) to the habitable space limitations for accessory structures to allow a 975 sf tasting room addition to the winery building; 232 sf of habitable space in the barrel storage barn, and rehabilitation of the tank house to include 302 sf of habitable space; and approving a Design Review permit for the renovation of a historic residence and tank house, renovation and addition to existing winery building, construction of a new barrel barn, equipment barn, mechanical building,

trash enclosure and related site improvements and landscaping at the Fortunate Son Winery at 850 Fulton Lane based on the suggested findings and subject to the recommended Conditions of approval.

**ATTACHMENTS**

ATT 1- Resolution Approving UP Amendment
ATT 2- Resolution Approving DR & VAR
ATT 3 - Site Location
ATT 4 - Zoning Map
ATT 5- Historic Preservation Overlay Map
ATT 6- Applicant's Project Statement
ATT 7- Fortunate Son Winery Project Plan Set
ATT 8- HRE_Local Assessment_Standards Review
ATT 9- Water Use Analysis
ATT 10- Barrel Storage Barn Height Studies
ATT 11- Applicant's Variance Summary & Findings
TABLE 1- A-20 Zoning Standards
TABLE 2- Small Winery Zoning Standards
TABLE 3- Standards for Historic Properties Review
TABLE 4- Citywide Design Standards

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC 2025-XX**

**CONDITIONAL USE PERMIT AMENDMENT GRANTED TO 825 FULTON LANE (#PL23-042)**

**PROPERTY OWNER:** Double Vee Properties, LLC **APN:** 009-030-041

## RECITALS

1. On January 23, 2001, a Conditional Use Permit (#2001-20) was granted to Fulton Mather for establishment of a small winery with a production capacity of 13,500 gallons per year on an approximately 14.5-acre property located at 825 Fulton Lane; and
2. On December 4, 2012, an amendment to the Conditional Use Permit (#2012-68) was granted to increase the maximum number of permitted visitors to 60 people per week with a maximum of 15 people per visit, between the hours of 10 AM and 5 PM, by appointment only; and to clarify that vehicles designed to hold 15 people or less were permitted to carry visitors to the winery on Fulton Lane; and
3. The applicant, Landon Patterson representing Double Vee Property, LLC, has requested adoption of a resolution approving a Conditional Use Permit amendment to authorize the expansion of the small winery facilities on the property to include a new barrel storage barn, a new equipment storage barn, and an addition to the winery building; and to authorize one additional full-time employee and one additional part-time employee; and
4. The Conditional Use Permit amendment does not request changes to the production capacity of the winery (13,500 gallons per year), restrictions on visitors (maximum 60 visitors per week, no more than 15 per visit, between the hours of 10 AM - 5 PM, by appointment only), or the prohibition on special events; and
5. 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
6. 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 February 18, 2025.

## RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Conditional Use Permit amendment on the following basis:

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

B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15301, section 15303, and section 15311 as explained under finding C.6, below.

C. In accordance with St. Helena Municipal Code section 17.05.020(E), the Planning Commission makes the following findings to support the motion to approve the Conditional Use Permit amendment:

1. **The proposed use is consistent with the goals and policies of the general plan and any applicable specific plan.** The project is consistent with General Plan policies supporting agriculture and low-intensity agricultural uses beyond the urban limit line. It also helps to implement the vision of the City's Economic Sustainability Element by supporting winery activities that do not adversely impact surrounding uses, city services, and/or the quality and character of the community.

2. **The proposed use is appropriate for the zoning district in which it is located, compatible with uses allowed in the zoning district, and complies with all other applicable provisions of the zoning code.** The small winery use is permitted as a conditional use in the Twenty-Acre Agricultural district. The Project is compatible with surrounding agricultural and residential uses. It complies with all of the requirements of the Zoning Code, including the Historic Preservation Overlay - with the exception of the proposed 30' height of the barrel barn (which exceeds the 20' height limit), and the square footage of habitable space in the winery, tank house, and barrel barn (which exceeds the 25% of existing space limit). Upon approval of the requested Variances, the project complies with all of the requirements of the Zoning Code, including the Historic Preservation Overlay.

3. **The proposed use will not be materially detrimental to the health, safety, and welfare of the public or the property and residents in the vicinity.** The small winery use on the property is existing and the proposed Conditional Use Permit amendment would not substantively alter the use of the property.

4. **The subject site is physically suitable for the use and compatible with existing and future land uses, buildings and structures in the vicinity.** The winery use and the residential use were first established on the subject property over 150 years ago. The new facilities that are proposed are intended to improve the functionality of the winery, to provide on-site storage for aging the wine produced on the premises, and to improve the livability of the residence.

5. **The subject site is served by streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate or that the streets in question are physically or financially impossible to be improved and that the proposed use is deemed to be**

**beneficial to the city.** Fulton Lane provides access to the project site. The proposed Conditional Use Permit amendment would not increase the volume of wine produced at the winery or the number or frequency of visitors to the winery. The on-site barrel storage will decrease the amount of truck traffic associated with hauling product to off-site storage facilities. The amendment seeks authorization for one additional full-time employee and one additional part-time employee. The impact of additional employee traffic would be minimal.

6. **The project is categorically exempt under CEQA or other applicable environmental documents have been certified as complete and adequate.** The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines section 15301 "Existing Facilities" (renovation of historic residence and water tower, renovation/addition to existing winery building); section 15303 "New Construction or Conversion of Small Structures" (construction of barrel barn, storage barn); and section 15311 "Accessory Structure" (mechanical building, trash enclosure).

D. The Planning Commission approves a Conditional Use Permit amendment for the above-described use subject to compliance with the following conditions of approval. Conditions that remain applicable from the original small winery Use Permit (#2001-02), as amended (#2012-68), are included. The conditions noted below are particularly pertinent to this permit and shall not be construed to authorize violation of other laws and policies not so listed.

**Planning Department Conditions of Approval**

1. The Conditional Use Permit Amendment supersedes any previously approved conditional use permits and conditions of approval.
2. This Conditional Use Permit Amendment shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit Amendment or the Use Permit Amendment shall expire; provided however that the Use Permit may be extended for up to two (2) one year periods pursuant to the St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
3. This permit is valid for this use only. New permits must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Conditional Use Permit Amendment shall not become effective until fourteen (14) calendar days after approval, providing-that the action is not appealed by the City Council or any other interested party within that 14 day period.
5. Any request for an extension of the Conditional Use Permit Amendment must be justified in writing and received by the Community Development Department at least thirty (30) days prior to expiration.
6. All required fees, including but not limited to planning fees, development fees, building fees, and St. Helena Unified School District fees shall be paid prior to

issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases non later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions; including payment of fees for services rendered by the City are not met.
8. 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.
9. Provided they are in general compliance with the Conditional Use Permit, minor modifications may be approved by the Community Development Director.
10. The Conditional Use Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and the benefit of the City of St Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
12. All uses of the property shall be in compliance with the A-20: Twenty Acre Agriculture district and the HP: Historic Preservation Overlay district zoning regulations.
13. The winery is authorized as an accessory use to a residential use. The residential use shall be the primary residence of the winery owner or their family members or the resident winery manager.
14. The maximum production capacity of the winery is limited to 13,500 gallons.
15. The processing and sale of wine is limited to that primarily produced on the premises. A minimum of 85% of the grape source utilized for the wine produced at the winery shall be grown on the premises. Premises may include APN 009-030-041 (825 Fulton Lane) and 009-030-040 (635 Fulton Lane).

    **Premises** is defined as the parcel where the winery is located and any contiguous parcel. Contiguous parcel is defined as any parcel whose property lines adjoin the parcel upon which the winery is located and any parcel that is immediately adjacent to, across any public or private street, excluding Highway 29, that parcel upon which the winery is located.

    **Produced** is defined as any aspect of the winemaking process. For example, grapes grown off premises cannot be brought to the winery for crushing only.

16. One custom crush is permitted each year providing that a minimum of 85% of the grape source utilized for the wine produced is grown on the premises (see definition above). The cumulative total wine production for the winery and the custom crush shall not exceed 13,500 gallons.
17. Winery employees, exclusive of vineyard workers, are limited to two full-time employees and one part-time employee, in addition to a winery owner or family member living on the premises.
18. Tasting and sales are limited to up to 60 visitors per week with a maximum of 15 people per visit, between the hours of 10 AM and 5 PM. The tasting and sales will be arranged by appointment only.
19. Public events are not permitted. The outdoor kitchen at the winery may not be used for assembly, public sales, or entertainment.
20. Wine sales shall be restricted to wine that is produced on the property. Sale of merchandise is prohibited.
21. Fulton Lane is a narrow, rural road that is not constructed to city standards. No tour buses shall be permitted at the winery. Vehicles holding 15 or fewer people are permitted.
22. The use of a mobile bottling line shall be limited to two (2) days per year. The hours of operation are limited to 7:30 am to 6:00 pm. The bottling line truck shall be parked onsite and shall not block access to the home or the winery.
23. All winery operations shall be conducted within the winery building and barrel storage barn.
24. Pomace shall be composted in the existing vineyard or by Upper Valley Disposal Service. Winery operations shall generate no discernible odors of sewerage or putrefying organic material origin, other than normal fermentation odors, at the property line.
25. The winery shall comply with all of the regulations of state (ABC) and federal (ATF) agencies.
26. Visitors to the winery shall not be allowed to utilize neighboring properties for turn-around movements.
27. The property is located in an agricultural district and there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise or fumes.

**Public Works Department Conditions of Approval**

28. Water for all winery and vineyard uses, except for the tasting room and the restrooms and office in the water tower building, shall be supplied by an on-site well. No municipal water shall be used. Total water use, including municipal and well

water, for the parcel shall be limited to one acre foot of water per acre of land or a total of 14.47 acre feet of water per year. A meter shall be installed on the well to measure all groundwater used on the parcel. Meter readings shall be recorded monthly and reported to the Director of Public Works at the beginning of May and November of each year.

29. At no time shall fluids other than stormwater be allowed to leak on to unpaved ground or be permitted to drain from the site.
30. Outdoor storage areas shall employ Best Management Practices to prevent illicit discharges offsite and shall be paved with asphalt, Portland cement or other impermeable material. The area shall be graded and drained to dispose of all surface water accumulated within the area as hazardous waste. The discharge of non-storm water discharges to the city storm drain system or ditch system is prohibited.
31. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.
32. Roadside trees shall be kept trimmed to maintain a 14’ vertical clearance in the travelled way on Fulton Lane.
33. To ensure the protection of pedestrians, a pilot shall walk behind all trucks that find it necessary to back up on Fulton Lane.

**Fire Department Conditions of Approval**

34. All emergency vehicle access roads shall be maintained and kept clear of equipment, stored materials and other obstructions.

**I HEREBY CERTIFY** that the foregoing use permit amendment was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 18, 2025 by the following roll call vote:

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

APPROVED:

_____
John Ponte
Chair, Planning Commission

ATTEST:

_____
Maya DeRosa
Community Development Director

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. PC 2025-XX**

**DESIGN REVIEW PERMIT & VARIANCES FOR FORTUNATE SON WINERY REHABILITATION PROJECT AT 825 FULTON LANE (#PL23-042)**

**PROPERTY OWNER:** Double Vee Properties, LLC **APN:** 009-030-041

## RECITALS

1. In 1861, a barn and a winery were constructed by David Fulton on a property located at 825 Fulton Lane and in 1863 a residence was constructed, and in 1890 a tank house was constructed. It is not known when the original barn was removed or destroyed. In 1974, the winery building was crushed by a large oak tree. The residence and tank house remain standing; and
2. In 2001, Fulton's great-grandson, Fulton Mather, received permits from the City to reestablish a small winery on the premises, including a Design Review permit to reconstruct the winery building and to renovate the historic residence and tank house; and
3. In 2006, a Design Review permit was granted to add a 1,245 sf deck at the winery; and
4. In 2023, the current project applicant, Landon Patterson representing Double Vee Property, LLC, submitted applications for a Design Review permit and Conditional Use Permit amendment for expansion of the small winery facilities on the property to include a new barrel storage barn, a new equipment storage barn, and an addition to the winery building; and
5. The application was amended to request Variances to the building height limit (for the barrel barn) and to the limitation on habitable space in accessory buildings (for the winery addition, barrel barn and tank house); and
6. 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
7. 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 February 18, 2025.

## RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Variance and Design Review permit applications for the Fortunate Son Winery Rehabilitation Project on the following basis:

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

B. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 "Existing Facilities" (renovation of historic residence and tank house, renovation/addition to existing winery building); Section 15303 "New Construction or Conversion of Small Structures" (construction of barrel barn, storage barn); and Section 15311 "Accessory Structure" (mechanical building, trash enclosure).

C. In accordance with St. Helena Municipal Code Section 17.11.020(E) the Planning Commission makes the following findings to support a motion to approve a Variance to the building height limit for accessory buildings in the A-20 zoning district for the 30' barrel storage barn in the Fortunate Son Winery Rehabilitation Project:

1. **There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district.** The existing vineyards and view corridors, the sloped topography along Fulton Lane, and the historic nature of the tank house and residence are unique to the subject property. A strict application of the 20' height limit for the barrel barn would deprive the property of the privilege afforded to other small winery uses to storing wine produced on the property on-site insofar as a 20' high barrel barn would not allow for enough storage to meet the production totals while meeting zoning limitations on lot coverage and protection of vineyards.

2. **The special circumstances applicable to the property were not created by an act of the property owner (e.g., a variance shall not be granted for a self-imposed hardship).** The property owner purchased the property with a Conditional Use Permit that allows for production of up to 13,500 gallons of wine per year and a tasting room that can accommodate up to 60 visitors per week, with a maximum of 15 visitors per day, by appointment only. The proposed plans aim to utilize the historic small winery in a manner that maximizes functionality while respecting site setbacks, lot coverage limitations, existing agriculture, and the Conditional Use Permit limitations on visitors. The requested Variance to the building height limit is not for a self-imposed hardship.

3. **Granting the Variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district governing the property.** A barrel storage barn is a necessary and acceptable accessory use for a small winery. The requested Variance to the building height standards would not authorize a use or activity that is not already permitted on the property by virtue of the A-20 zoning designation and the small winery Conditional Use Permit.

4. **Granting the Variance will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent properties; and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the general plan.** The requested Variance to the building height limit will optimize the amount of the site dedicated to agricultural use, consistent with public interests and the General Plan and will allow the small winery to function according to its existing Conditional Use Permit. It will also maximize views for neighboring property owners by not obstructing their view across the vineyard with the 20' tall, wider building. The topography of the parcel, combined with the roof shape and massing of the 30' high barrel barn complement the form of the existing winery building. The proposed barn would not be detrimental to the public health, safety, or welfare.

5. **The Variance is consistent with the general plan and any applicable specific plan or the potentially adverse effects of the variance in relation to the general plan are exceeded by the individual hardship which would be relieved by granting the variance.** The Variance to the building height limit for the barrel barn will allow for the operation of a functional small winery consistent with General Plan goals supporting agricultural uses. The Variance would maximize agricultural and green space on the site. It would enable the revitalization of the historic property and maintain architectural quality with the proposed new buildings.

D. In accordance with St. Helena Municipal Code Section 17.11.020(E) the Planning Commission makes the following findings to support a motion to approve a Variance to the habitable space limitations for accessory buildings to allow for the addition of a tasting room in the winery, restrooms and an office in the tank house, and an employee breakroom and restrooms in the barrel storage barn as part of the Fortunate Son Winery Rehabilitation Project:

**There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district.** the small size of the existing historic residence is a special circumstance that significantly limits the amount of habitable space that can be developed in the winery, tank house and barrel barn (the associated accessory structures). This limitation deprives the existing permitted small winery of privileges enjoyed by other small wineries in the A-20 zoning district.

1. **The special circumstances applicable to the property were not created by an act of the property owner (e.g., a variance shall not be granted for a self-imposed hardship).** The fact that the property has a small historic residence- which significantly constrains the amount of habitable space that can be developed within accessory structures, is not a self-imposed hardship.

The property owner purchased with a small winery Conditional Use Permit and the project aims to utilize the small winery in a manner that maximizes its functionality while respecting the Conditional Use Permit limitations production capacity and on visitors.

2. **Granting the variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district governing the property.** ***:*** The Variance would not authorize a use or activity that is not already permitted on the property by virtue of the A-20 zoning designation and the small winery Conditional Use Permit. The addition to the winery for a tasting room, the rehabilitation of the tank house to include restrooms and an office, and the inclusion of a breakroom and restrooms in the barrel barn are customary uses for a small winery and are permitted by the Conditional Use Permit.

3. **Granting the variance will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent properties; and will not materially impair the purpose and intent of this title or the public interest, nor adversely affect the general plan.** The Variance to the limitation on habitable space in accessory buildings will allow the small winery to function according to its existing Conditional Use Permit. It would not be detrimental to the public health, safety, or welfare.

4. **The variance is consistent with the general plan and any applicable specific plan or the potentially adverse effects of the variance in relation to the general plan are exceeded by the individual hardship which would be relieved by granting the variance.** The Variance to the limitation on habitable space in accessory buildings will allow for the operation of a functional small winery in line with General Plan goals for agricultural uses. Furthermore, the adaptive reuse of the tank house enables the revitalization of the historic structure.

E. In accordance with St. Helena Municipal Code Section 17.21.040, Historic Preservation Overlay, the Planning Commission makes the following findings to support a motion to approve the Fortunate Son Winery Rehabilitation Project:

1. **The property will be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.** The proposed Project will retain its current use as a winery, restoring the ca. 1863 house and ca.1890 tank house, and retaining the use of the vineyard for grape growing.

2. **The historic character of the property will be retained and preserved, and the removal of historic materials or alteration of features and spaces that characterize the property will be avoided.** As detailed in

Attachment 8: HRE, Local Assessment & Standards Review, and summarized in Table 3, the proposed changes to the house do not impact character-defining features and thus, will not impact the integrity of the house to convey local significance. Although the Project proposes the removal of some original materials from the house and tank house, the proposed changes are in keeping with the Standards for Rehabilitation. Conditions of Approval are included in the Resolution for approval of the permits to ensure that the work performed is consistent with the project, as evaluated in the HRE, Local Assessment & Standards Review.

3. **The Project does not include changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.** The rehabilitation of the ca. 1863 house and ca. 1890 tank house does not include any conjectural features or architectural elements that will create a false sense of history.

4. **Features of the property that have acquired historic significance in their own right shall be retained and preserved.** Although there are proposed changes to the elements of the ca. 1863 house associated with the Folk Victorian architectural style, the changes meet the Standards for Rehabilitation. There are no changes to the ca. 1890 tank house since its construction that have gained historic significance in their own right.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.** The distinctive features of the ca. 1863 house include the pyramid-shaped roof, the paired and single four-over-four, double-hung, wood windows with horn styles, with a combination flat and pointed hoods and decorative corbels, exterior wide notched shiplap wood boards that will be preserved and restored as needed. The proposed Project will remove the ca. 1870 wood paneled door, trim, and two-light transom, which display a degree of craftsmanship. The Standards Review recommends that this door should be reused within the house, if possible, but found that the removal of the door and transom will not impact the integrity of the house to convey local significance for any criterion, particularly association with Folk Victorian architecture. The distinctive features that are evidence of craftsmanship on the ca. 1890 tank house are the form and the exterior wood cladding, which will be preserved.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.** The ca. 1870 cladding along the southwest, northwest, and northeast elevations will be repaired and only replaced in-kind if substantiated by photographic evidence with the oversite of a Secretary of

Interior-qualified architectural historian. In addition, character-defining ca. 1870 wood windows, including the two double-hung windows on the northeast elevation and the two pairs of double-hung windows on the northwest elevation, will be retained and repaired, along with the trim work. The cladding on the ca. 1890 tank house will be retained.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible**. No historic materials will be damaged by chemical or physical treatments during the proposed changes to the building. However, if physical treatment is required, such as lead paint removal, guidelines are provided in Attachment 8: HRE, Local Assessment & Standards Review to ensure compliance with Standards 7.

8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken**. This standard is not applicable to the Project.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.** While the proposed Project includes new additions and related new construction, the HRE concludes that these changes will not destroy the historic materials that characterize the Property. However, the proposed Project includes exterior alterations, which constitute a rehabilitation. The new work will be differentiated from the old, and the features, such as the wrap-around porch, will be attached to the house in a manner that will protect the original wood siding and facia. The proposed Project includes constructing two new barns for the winery and landscape changes. The design of these facilities does not mimic any historic design elements, and is compatible in material, size, and form as to not impact the historic integrity of the Property. The proposed modifications to the landscaping will not destroy historic materials that characterize the property and will not require the removal of any of the vines.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.** The new wrap-around porch on the ca. 1863 house, if removed in the future, will not impact the building form or integrity, or the historic Property. In addition, construction of the new winery building and landscape, if removed in the future, will not impact the historic setting or feeling of the Property.

F. In accordance with St. Helena Municipal Code Section 17.05.070(E)(1), the Planning Commission makes the following findings to support the motion to approve the Design Review permit for the Fortunate Son Winery Rehabilitation Project:

1. **The project is in conformance with the General Plan and applicable design standards in the Zoning Code.** The existing small winery use on the project site conforms to the Agriculture General Plan land use classification. The requested permits and amendments do not substantively alter the use, which would remain consistent with the General Plan. Table 1 and Table 4, attached to the staff report, assess the project's consistency with development standards in the Zoning Code. With approval of the two Variances, the project is consistent with all development standards in the Code.

2. **The proposed siting, form and architectural style are appropriate for the project site and with the surrounding sites and structures.** As shown on the plan set for the Fortunate Son Winery Rehabilitation Project (Attachment 7), the layout of the project concentrates the new facilities in the existing developed portion of the property. The renderings illustrate the complementary design and materials for proposed structures, hardscape and landscape features. The Project is internally congruous and fits into the agricultural setting of the surround area.

3. **The roof design, building massing, and building articulation are reflected on all sides of the building that together create a visually engaging structure.** The proposed building elevations shown in the plan set illustrate the roof design, building massing and articulation of the new and rehabilitated structures. The elevations illustrate a visually integrated and engaging design.

4. **Project details, including materials and colors, are used in a manner that creates a visually cohesive design.** The proposed building elevations shown in the plan set illustrate Project details, including materials and colors, of the new and rehabilitated structures. The materials and design are appropriate for the uses and the site.

5. **The building design and landscaping support public safety and security by allowing for a visual connection between the building frontages and the right-of-way, common open spaces, and other buildings on the site.** The design and layout of the site access points and onsite vehicle and pedestrian circulation, as shown on the site plan, provides for safe and convenient access to the various buildings and suitable access for emergency vehicles.

G. The Planning Commission approves a Design Review Permit and the accompanying Variances for the Fortunate Son Winery Rehabilitation Project subject to compliance with the following Conditions of approval. The Conditions noted below are

particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

**Planning Department Conditions of Approval**

1. The Design Review Permit and Variance approvals are for the Fortunate Son Winery Rehabilitation Project as described in the Project Plan Set submitted to the City of St. Helena on January 6, 2025 and presented in Attachment 7 to Planning Commission's February 18, 2025 staff report for the project. The Design Review Permit shall be vested within one (1) year from the date of approval. A building permit for the Project shall have been obtained within one (1) year from the effective date of the Design Review Permit or the Permit shall expire; provided however that the Permit may be extended for up to two (2) one year periods pursuant to the St. Helena Municipal Code, Section 17.04.140, Extension of Permits and Approvals.
2. The Design Review Permit and Variance approvals shall not become effective until fourteen (14) calendar days after approval, provided 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 extension of the Design Review Permit must be justified in writing and received by the Community Development Department at least thirty (30) days prior to expiration.
4. All required fees, including but not limited to planning fees, development fees, building fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases non later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions; including payment of fees for services rendered by the City are not met.
6. 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.
7. Provided they are in general compliance with the Design Review Permit, minor modifications may be approved by the Community Development Director.
8. The Design Review Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and the benefit of the City of St. Helena.

9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
10. Rehabilitation of the residence and relocation and rehabilitation of the tank house shall comply with the Secretary of the Interior Standards for Rehabilitation of Historic Structures. The State Historical Building Code may be used at the discretion of the City of St. Helena Building Official. Future modifications to the structures shall also be reviewed for compliance with the Secretary of Interior's Standards.
11. All of the preservation measures cited in the Historic Resources Evaluation, Local Assessment & Standards Review report (Attachment 6 to the staff report), prepared for the Project, shall be incorporated into the Project, including the requirements for consultation with an Architectural Historian if, during construction, original materials are determined to be "damaged beyond repair."
12. Any deviation from the recommendations of the architectural historian, as presented in the HRE, Local Assessment & Standards Review must be requested in writing and is subject to review and approval by the Community Development Director. If the Community Development Director deems a requested change to be substantive, a Design Review Permit amendment shall be required.
13. The ca. 1870 wood paneled door, trim, and two-light transom are character-defining features of the Folk Victorian house and should be restored and reused within the house.
14. The building permit application shall include a detailed exterior lighting plan with specifications for exterior lighting fixtures. Such fixtures shall be downcast, shielded and dark-sky compliant. The exterior lighting plan shall be consistent with SHMC 17.24.070 and subject to review and approval of the Community Development Director or her designee.
15. In accordance with SHMC Section 17.27.040, a minor sign permit will be required for a winery identification sign, unless a monument sign is proposed, in which case a major sign permit is required per Section 17.27.050. No new signage may be installed without first receiving an approved sign permit.
16. Landscape plans shall be submitted with the application for a building permit and all landscaping shall be installed prior to issuance of a final certificate of occupancy. Installation of landscaping and irrigation shall be verified by the landscape designer. Landscaping shall not block sight lines from the ingress/egress driveways on the property.

**Public Works Department Conditions of Approval**

17. Water for all winery and vineyard uses shall be supplied by an on-site well. No municipal water shall be used. Total water use, including municipal and well water, for the parcel shall be limited to one acre foot of water per acre of land or a total of 14.47 acre feet of water per year. A meter shall be installed on the well to measure

all groundwater used on the parcel. Meter readings shall be recorded monthly and reported to the Director of Public Works at the beginning of May and November of each year.

18. At no time shall fluids other than stormwater be allowed to leak on to unpaved ground or be permitted to drain from the site.
19. Outdoor storage areas shall employ Best Management Practices to prevent illicit discharges offsite and shall be paved with asphalt, Portland cement or other impermeable material. The area shall be graded and drained to dispose of all surface water accumulated within the area as hazardous waste. The discharge of non-storm water discharges to the city storm drain system or ditch system is prohibited.
20. Where applicable, the applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.
21. Roadside trees shall be kept trimmed to maintain a 14' vertical clearance in the travelled way on Fulton Lane.
22. To reduce disturbance of residents in the Project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to between 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.
23. 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. Approval during the Planning Application does not constitute approval during the Building Permit Application. Bedroom count for baseline calculation conflicts from available records. The baseline count is acceptable due to the projected usage is below the baseline for two bedrooms. Please revise analysis and submit with Building Permit Application.

24. During the Building Permit phase, the applicant shall demonstrate concurrence with Napa County Environmental Services that the existing OWTS facilities and alterations are in conformance with Napa County OWTS Technical Standards.
25. 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.
26. 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).
27. Onsite stormwater and drainage management shall be demonstrated in the building plans. Drainage must be routed to prevent inundation of neighboring properties. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
28. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern. An erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
29. No City supplied water use permitted for construction activities.
30. Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
31. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
32. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern. An erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
33. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or service size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.
34. A sheet detailing conformance with BASMAA requirements shall be included with the building permit application. Detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater*

*Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.

**Building Department Conditions of Approval**

35. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2022 Title-24 California Building Code series.
36. The project shall comply with the ADA requirements of Chapter 11B CBC.
37. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
38. The applicant shall provide a Construction Waste Management Plan with the building permit application.
39. The plans for construction shall include a checklist for compliance with the California Green Building Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
40. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.
41. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application.
42. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.
43. A separate permit submittal is required for pools, generators and PV-systems.
44. Properties that are on septic systems shall obtain approval from Napa County Environmental Health Department for the septic system prior to issuance of a building permit. Applicants are encouraged to contact the Napa County EHD early in the permitting process to avoid project delays.
45. The builder shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of any of the winery facilities. If the Building Official determines that the ambient noise level at any property line will be increased by more than 5 dba, appropriate measures shall be imposed to reduce the increase in ambient noise level to less than 5 dba. These measures could include replacement, relocation, removal, or shielding of the equipment.

**Fire Department Conditions of Approval**

46. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
47. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
48. One hour minimum fire resistant construction on all exterior walls within 10’ of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
49. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.
50. All emergency vehicle access roads shall be maintained and kept clear of equipment, stored materials and other obstructions.
51. The gravel surface of the emergency vehicle access to the equipment barn shall be hard-packed and designed to ensure appropriate drainage and to support the weight of a fire engine. The emergency vehicle access shall be extended to 100' in length to provide the longest possible access road (without the need for a turnaround). Specifications for the emergency vehicle access surface and the extension of its length shall be incorporated into the building plans and subject to the review and approval of the Fire Inspector prior to issuance of a building permit for the equipment barn.

**I HEREBY CERTIFY** that the foregoing applications for Variances and Design Review Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 18, 2025 by the following roll call vote:

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

APPROVED:

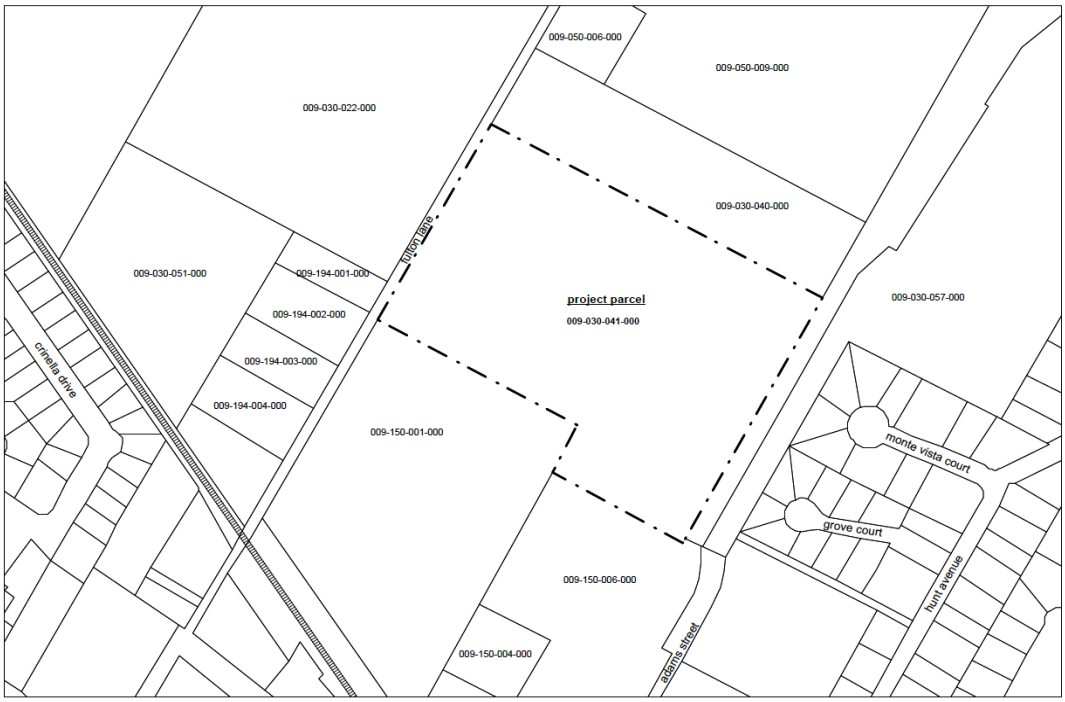
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John Ponte
Chair, Planning Commission

ATTEST:

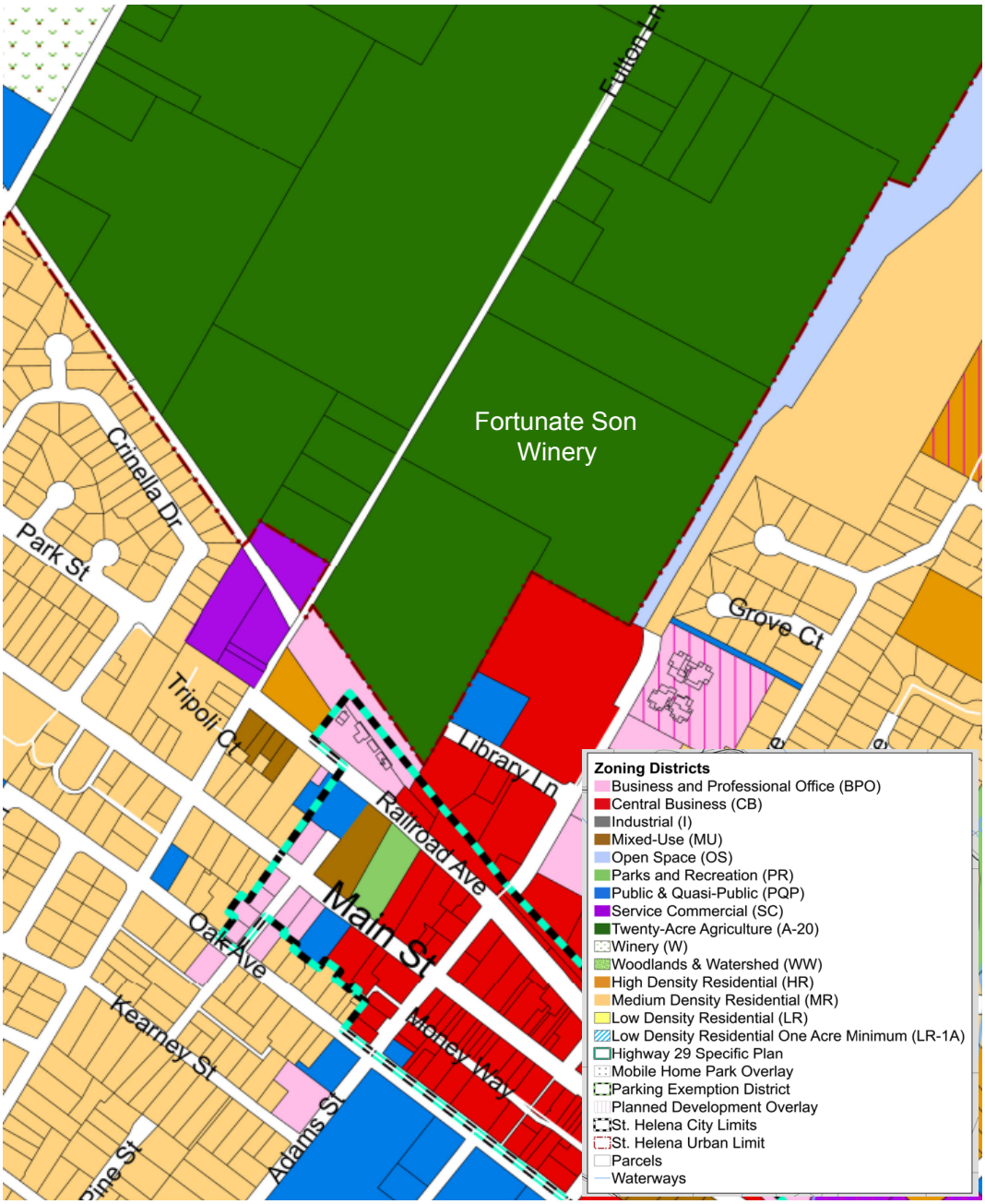
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Maya DeRosa
Community Development Director

**ATTACHMENT 3**
**Fortunate Son Winery Site Location**



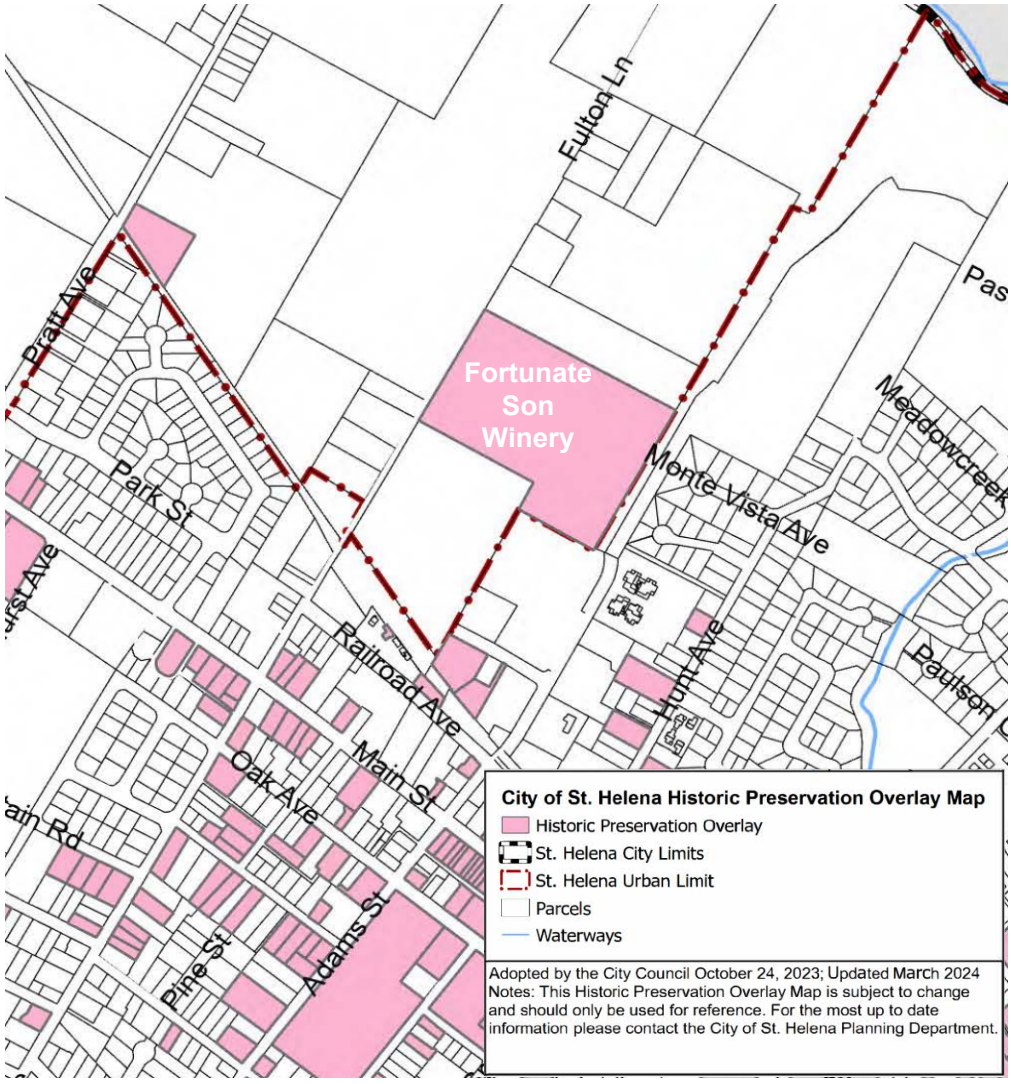



**ATTACHMENT 4**
**City of St. Helena Zoning Map**



**ATTACHMENT 5**

**City of St. Helena Historic Preservation Overlay Map**



## Fortunate Son Winery -Project Statement

**Use Permit + Design Review + Variance Application for Small Winery | January 15,2025**

APN: 009-030-041 | General Plan: Agriculture |Zoning: A-20: Twenty Acre Agriculture | Parcel Size: 14.47 acres

**Site:**

The subject parcel is 14.47 acres and is located ±1,500' east of Main Street along the south side of Fulton Lane. The site is developed with an existing 1,145 sf historic Residence, a 3,455 sf Small Winery and a 256 sf historic Water Tower (aka tank house). The remainder of the site is planted to vineyard or agricultural access roads.

The site has a General Plan designation of Agriculture and is zoned (A-20) Twenty-Acre Agriculture. Parcels located to the north, east, and west share this zoning designation and are developed with vineyards and/or estate homes. The parcel to the south is zoned (OS) Open Space and is developed with a public pathway and levee. Beyond those immediately adjacent to the subject site include parcels zoned (MR) Medium Density Residential, (SC) Service Commercial, (PQP) Public-Quasi-Public, and (CB) Central Business.

**History:**

The subject parcel was established by David Fulton, a native of Vermont, who arrived in St Helena in 1852. By 1857, St. Helena had two general stores, a saddlery, a blacksmith shop, a shoe repair business, a wagon and carriage manufactory, a saddlery business, and several general merchandise stores. Fulton purchased the property in 1860 and began planting vineyards. In ca. 1861, Fulton constructed a barn (no longer extant) and a wine cellar (no longer extant), which were licensed to operate as a winery and distillery, and in ca. 1863 he constructed the house (extant). It is unclear when the ca. 1861 barn was removed or destroyed, but in 1974, the original winery building was destroyed when it was crushed by a large oak tree during a storm.

In 2001, Fulton's great grandson Fulton Mather, received approval to reestablish the former winery in its original footprint via the small winery use permit process. In addition to the small winery permit, the project received design review approval for the reconstruction of the original winery structure and renovation of the existing residence and water tower. In 2012, Fulton Mather amended the small winery use permit to increase visitation.

In 2020 the Hundred Acre Wine Group purchased the property from Fulton Mather.

**Historic Resource Evaluation:**

The project submittal materials include a Historic Resource Evaluation (HRE), updated Local Assessment, and Secretary of Interior's Standards for the Treatment of Historic Properties Review dated Jan. 7, 2024, by Stacey De Shazo, M.A. from Evans & De Shazo. This report was created in concert with revisions to the proposed project by the design team to meet the Secretary of the Interior's Standards for Rehabilitation for the existing ca. 1963 house and ca. 1890 tank house (aka water tower).

**Intent:**

The project intent is to both rehabilitate the existing historic residence and water tower on the site as well as to reestablish the estate as an agriculturally productive and an important part of St Helena's historic fabric. The parcel has been planted to vineyards for over 160 years and has a history of innovation in agriculture and production of both wine and spirits on site. We have thoughtfully designed the project to result in an estate capable of growing, harvesting and producing wine in a manner which honors the site and St Helena's agricultural heritage and the pioneers who made it all happen while maintaining a sensitive architectural vernacular. In the true spirit of the Small Winery, the historic Residence is primary on the site and the owner's family will live on the site.

**Program:**

The project requests design review, use permit and variance approvals to renovate the ca. 1863 existing residence and ca. 1890 tank house (water tower), renovate and increase in the size of the existing winery, approval to construct a new barrel barn, a new storage barn, a new mechanical building and a new trash enclosure.

Additionally, this application requests a use permit amendment to increase in the number of winery employees from 1 family member and 1 full-time employee to include 1 additional full-time and 1 part-time employee.

The following is a square footage summary of the existing and proposed structures:

| **Building** | **Ground Floor Area Proposed (s.f.)** | **Ground Floor Area Existing (s.f.)** | **Total Area Existing (s.f.)** | **Total Area Proposed (s.f.)** | **Difference (s.f.)** | **Accessory Building (Y/N)** |
|---|---|---|---|---|---|---|
| Residence | 1,145 (<5,000 sf max.) | 1,145 | 1,145 | 1,145 | +0 | N |
| Small Winery | 2,364 | 1,382 | 3,455 | 4,728 | +1,273 | Y |
| Water Tower | 256 | 256 | 256 | 454 | +198 | Y |
| Mechanical | 233 | - | - | 233 | +233 | Y |
| Barn | 2,048 | - | - | 2,048 | +2,048 | Y |
| Barrel Storage | 3,806 | - | - | 3,806 | +3,806 | Y |
| Trash Enclosure | 140 | - | - | 140 | +140 | Y |
| Total: | 9,992 (<10,000 sf max.) | 2,783 sf | 4,856 sf | 12,554 sf | 7,698 sf | |

Building Heights:

| | |
|---|---|
| Residence (primary bldg.) | ±21'-6 1/2" (existing) |
| Existing Small Winery (accessory bldg.) | ±25'-0" (existing) |
| Water Tower (accessory bldg.) | ±33'-7" (existing) |
| Barn (accessory bldg.) | 17'-5" (proposed) |
| Barrel Storage (accessory bldg.) | 30'-0" (proposed) |
| Trash Enclosure (accessory bldg.) | 9'-3" (proposed) |

**Existing Residence Rehabilitation:**
The existing 1,145 sf residence, constructed in ca. 1863, will be rehabilitated per the Secretary of the Interior's Standards for Rehabilitation and in concert with the HRE by Evans & De Shazo. No expansion of the building envelope is proposed. The rehabilitation and work will include the following:

- *Existing siding, doors, and windows to be retained or replaced in kind if deteriorated beyond repair and then painted (replacement only if required). For replacement siding, and windows, photographic evidence is required and should be reviewed by a qualified architectural historian prior to this work moving forward.*
- *New wrap around covered porch with timber roof supports supported by a stone foundation.*
- *Residence roof to be replaced with in-kind composition shingles.*
- *Covered porch roof to consist of standing seam metal roof with metal gutters and downspouts.*
- *Existing rose at the front elevation and the live oak and fig on the east elevation to be protected and retained. (rose pending further evaluation by arborist)*
- *New outdoor kitchen with wood-fired pizza oven (no sink) will be located off the proposed covered porch.*
- *The height of the residence will remain at the existing ±21'-6 1/2"*

**Existing Water Tower Rehabilitation, Relocation and Repurposing:**
The existing 256 sf tank house (water tower) was originally built ca. 1890. Although it has been modified, most recently in 2001, when it was stabilized and converted for use as storage, the building is a historical resource under CEQA. The project proposes to relocate it from its current location behind the existing Residence to a location between the Residence and the Winery, set back slightly from the Residence. The structure will be completely rehabilitated and repurposed as follows:

- *Construct two ±52 sf restrooms on the 1st floor - southern elevation.*

- *Construct a ±136 sf storage space on the 1st floor – northern elevation.*
- *Construct a ±198 sf office on a new 2nd floor addition – facing the southern elevation.*
- *The restrooms and 2nd floor office will be south facing and accessed via wood clad doors w/glass lites*
- *The staircase to the 2nd floor office will be steel framed with wood treads.*
- *The roof and awnings over the office and storage area entrances will be standing seam metal.*
- *The height of the water tower will remain at the existing ±33'-7".*

**Existing Small Winery Renovation and Addition:**
The original winery, constructed in ca. 1861, was destroyed in 1974. In 2001 the winery was rebuilt in the same location using all new materials. It consists of a 1,382 sf cellar, a 1,382 sf 1st floor, and a 691 sf loft. In its current configuration, the winery is too small to accommodate the equipment and facilities necessary to process the fruit grown on-site and allowed per the Small Winery code 17.22.230. The following improvements will create a more efficient winemaking environment and the proposed addition will provide more appropriately scaled & conditioned space for these uses.

- *Remove the existing loft, restroom, office, and lab to provide adequate space for fermentation equipment.*
- *Construct a 982 sf expansion at the south elevation to accommodate a lab, tasting room, and interior stair to the cellar level. The exterior of this addition will consist of stone cladding on the west and east elevations. The south facing elevation will consist of an 18'x13' steel clad glass pivot door flanked by fixed steel clad glass windows. The roof will be flat with a height of 14'-4". Doors and windows will be painted steel and a standing seam metal awning will be installed over the primary entrance. This area is currently developed with an elevated deck which will be removed to accommodate this expansion.*
- *Construct a 982 sf expansion of the existing cellar to accommodate additional case goods storage. This area will include a staircase to the lab and tasting area above and will be accessible via forklift from the existing cellar area. This area is located below an existing deck and is used as unconditioned storage.*
- *Extend the roof at the west elevation to provide a 448 sf unenclosed covered crush pad. The expanded roof will match the height of the winery building (25'-0") and will be constructed of exposed timber posts, beams & trusses.*
- *Replace the exterior door at the western elevation with a new ±12' steel clad door w/glass lites.*
- *Replace the window at the eastern elevation with a new steel clad window w/glass lites.*
- *Replace the existing roof with a Class A standing copper roof with copper gutters and downspouts.*

**Proposed Barrel Storage Building:**
Historically, the parcel was developed with at least one 'large barn' and several outbuildings. The proposed barrel storage building will allow the small winery to accommodate a minimum of three years of vintages on site as is industry standard. This barn will also provide the tanks and infrastructure necessary to support mobile bottling and will provide adequate space for the storage of winemaking equipment. The barn will also provide an employee breakroom and restrooms.

- *Construct a new 3,806 sf barrel storage building.*
- *Barrel building construction to consist of heavy timber posts, beams and trusses.*
- *Barrel building exterior to consist of redwood board and batten siding to match the existing winery building.*
- *Barrel building roof to be Class A standing seam copper or corten with matching copper or corten gutters and downspouts.*
- *Barrel building to include employee breakroom, two restrooms and a mechanical room.*
- *Barrel building height will be 30'-0".*

**Proposed Barn:**

The proposed barn will allow the winery to store farming equipment and supplies.

- *Construct a new 2,048 sf storage barn.*
- *Storage barn exterior to consist of stone walls, wood plank barn doors, and opaque clerestory windows.*
- *Storage barn interior construction to consist of stone walls, heavy timber posts/beams and a concrete floor.*
- *Storage barn will have no provisions for toilet plumbing or provisions for cooking.*
- *Storage barn roof to be a combination of Class A standing seam copper (north facing) + skylights (south facing).*
- *Storage barn height will be 17'-5".*

**Proposed Mechanical Building:**
The proposed mechanical building will provide an enclosed and easily accessible location for the winery's mechanical equipment which is currently located exposed along the exterior southern elevation of the winery and below the existing winery deck.

- *Construct a new 233 sf enclosed mechanical building.*
- *Mechanical building siding will match the existing winery (redwood board and batten).*
- *Mechanical building roof will match the existing winery (standing seam copper).*
- *Mechanical building height will be 10'-5".*

**Proposed Trash Enclosure:**
The proposed trash enclosure will be able to accommodate six 95-gallon recycling and refuse containers in an enclosed structure.

- *Construct a new 140 sf enclosed trash enclosure.*
- *Trash enclosure siding will match the existing winery (redwood board and batten).*
- *Trash enclosure roof will match the existing winery (standing seam copper).*
- *Trash enclosure height will be ±9'-3".*

**Small Winery Use Permit:**
The parcel was granted a small winery use permit in 2001. In 2012, the small winery use permit was amended to increase visitation, extend hours of operation and to clarify the specific type of vehicle, which could transport guests to the winery.

The project requests an amendment to the existing small winery permit as follows:

- *Increase employee count from one family member and one full time employee to one family member, two full-time employees and 1 part-time employee. See below for more information regarding harvest employees.*

The project does not request modifications to any other small winery ordinance provisions as outlined below:

| Standard | Existing | Proposed | Difference |
|---|---|---|---|
| Production | 13,500 gallons per year | 13,500 gallons per year | No Change |
| Visitation | 60 persons per week | 60 persons per week | No Change |
| Hours of operation | 10:00-5:00/7 days per week | 10:00-5:00/7 days per week | No Change |
| Employees | 1 full-time | 2 full time + 1 part time | 1.5 additional |
| Parking | 8 spaces (includes 1 ADA) | 8 spaces (includes 2 ADA) | +1 ADA |
| Events | None | None | None |

**Employees:**
The small winery use permit approved for this parcel in 2001 allows for one family member and one full-time employee. The project proposes increasing the number of winery employees to include two full-time employees and 1 part-time employee. The small winery, as with all wineries, employs additional, temporary employees during harvest. The actual number and duration of harvest employees varies based on vineyard yield, weather during

harvest and/or the number of acres to be harvested. Typically, the project will employ 8-10 temporary vineyard workers to pick grapes. Actual harvest can take 2-4 days. The project will employ 10-14 temporary winery workers to assist with grape sorting and general harvest activities. These employees are on site during harvest and for 2-4 days afterwards or a total of 4-8 days. It is worth noting that the harvest employees outlined here are considered industry standard for a parcel of this size and since this project does not propose an increase in production, the number of harvest employees will not change as a result of this project.

| Employee Type | Existing | Proposed | Difference |
|---|---|---|---|
| Owner | 1 | 1 | No Change |
| Full-time | 1 | 2.5 | + 1.5 |
| Harvest | 18-24 | 18-24 | No Change |

**Wine Production:**
The small winery use permit approved for this parcel in 2001 allows annual production of 13,500 gallons. Of this at least 85% must be grown on the premises. The project does not request any increase in production nor any modification to the 85% rule.

**Visitation:**
In 2012, the winery was granted a use permit amendment to allow tours, tastings, and retail visits by appointment for up to 60 visitors per week with a maximum of 15 people per visit. The project does not propose any modification to these provisions. The 2012 amendment clarified that vehicles accessing the winery are limited to those designed to carry 15 or fewer people and that busses are not allowed to access the winery. The project does not propose any modification to these provisions. It is important to note that the winery is not and will not be open to the public.

**Hours of Operation:**
In 2012, the winery was granted a use permit amendment to allow private tours/tastings and retail sales between the hours of 10:00 AM and 5:00 PM, anytime during the week, including weekends. The project does not propose any modification to these provisions.

**Events:**
The small winery use permit approved for this parcel in 2001 and amended in 2012 did not include events. This project does not request an allowance for events.

**Access:**
Fulton Lane provides access to the project and includes two existing driveways; the first is located between the Residence and Small Winery and the second at the eastern end of the Small Winery. The second driveway is unimproved and will be redesigned to meet the City of St Helena's Public Works Standards, as will a third driveway, which is proposed at the eastern portion of the parcel, to facilitate access for mobile bottling vendors and farming/emergency/refuse vehicles. This additional driveway connects to the existing driveway and promotes safer vehicular circulation onsite by allowing a pull-through drive rather than backing out and has been well-studied by the project's Civil Engineering team.

**Parking:**
The existing Residence and Small Winery share a total of 8 uncovered, off-street parking spaces (including 1 ADA space). Of these spaces, 4 of them are located on the existing crush pad. The proposed project includes a total of 8 off-street, uncovered parking spaces (including 2 ADA spaces). All proposed spaces are dedicated to parking as opposed to serving multiple purposes. Existing parking for the Residence is not covered and the project is not proposing any covered spaces. The proposed parking spaces provide the required Residence parking (2), required Small Winery employee parking (3), and provides 3 spaces for visitor parking. Harvest workers are transported to the site via a passenger van provided by the vineyard management company. Parking for harvest workers can be accommodated in on-site parking spaces, on hardscape areas proposed in the project or in vineyard areas.

| Parking Type | Existing | Proposed | Difference |
|---|---|---|---|
| Residence | 2 | 2 | No Change |
| Winery | 3* | 3** | No Change |
| Visitor | 3* | 3** | No Change |
| Harvest | 0 | 0 | No Change |

**Existing parking is limited to (1) ADA parking space **Proposed parking proposes (2) ADA parking spaces*

**Water and Wastewater:**
The project does not propose improvements that require additional demand of the City of St Helena's municipal water or wastewater services. The following outlines the current and proposed water/wastewater systems:

*Domestic Water: The residence will retain its existing connection to the City of St Helena's municipal water system. The water tower & tasting room will also use the existing connection to the city's municipal water system.*

*Production Water: The winery will continue to utilize an on-site well for wine production.*

*Irrigation Water: Vineyard and landscape irrigation will continue to utilize the on-site well.*

*Domestic Wastewater: The residence will continue to utilize an on-site septic system with modifications which separate domestic and winery process wastewater.*

*Production Wastewater: The winery will continue to utilize its existing on-site septic system for dispersal of winery process wastewater.*

Even with the addition of the small tasting room, project demand on the City of St Helena's municipal water system will be reduced since we are reconfiguring the residence from 3-bedrooms to 1-bedroom. A water use analysis report has been prepared for the project and is included as part of the submittal materials.

The existing on-site well will continue to serve the Small Winery with production water. The vineyard and landscaping will continue to be irrigated with the on-site well.

The project will incorporate the use of a pretreatment system to address compliance with new State regulations. The pretreatment system will provide high-quality effluent for dispersal in a modified onsite septic system using subsurface drip irrigation. The pretreatment system will be in the mechanical areas depicted on the plans.

**General Plan Consistency:**
The project is consistent with the provisions of the following elements of St Helena's General Plan:

Land Use Element
*The Land Use Element presents a framework for governing decisions about allowable, context-appropriate land use and desirable development patterns to maintain the small-town character of St. Helena. This framework aims to manage growth by building upon the community's distinct history, walkable and strong neighborhoods and active downtown.*

*Relevant Land Use Policies (Agriculture Designation):*

***LU1.3**: Support agricultural and low-intensity uses beyond the urban limit line.*

***LU5.6:** Permit wineries and other agricultural uses to locate in the city if their location does not adversely impact surrounding uses, or city services or the quality and character of the community.*

Economic Sustainability Element
*The Economic Sustainability Element is included in the General Plan in recognition of the important role that economic sustainability plays towards achieving the overall community vision of meeting present needs without compromising the ability of future generations to meet their needs. By building on and protecting St. Helena's authentic small-town character, the Element establishes a path to enhancing the local quality of life while also valuing the role of visitors in the local economy.*

*Relevant Economic Sustainability Policies:*

***ES1.2**: Identify and expand economic sectors in which the city has competitive advantages, and capitalize on these strengths to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.*

***LU5.6:** Permit wineries and other agricultural uses to locate in the city if their location does not adversely impact surrounding uses, or city services or the quality and character of the community.*

Historic Resource Element

*The Historic Resources Element presents a framework for governing decisions about rehabilitating, retrofitting and adaptively reusing St. Helena's historic buildings. The Element aims to effectively manage the community's historic assets including, but not limited to, buildings, bridges, and other structures to maintain St. Helena's unique sense of place and ensure that these assets can be enjoyed by current and future residents and visitors.*

*Relevant Historic Resource Policies:*

***HR1.1**: Preserve the city's historic and cultural resources, so that they may contribute to the special character and quality of the city and support its economic base.*

***HR1.3:** Encourage the adaptive reuse, rehabilitation, and retrofit of historic buildings in which the original use is no longer feasible.*

Community Design Element

*The Community Design Element presents a framework of policies and implementing actions that integrate directly with other General Plan elements in determining the quality and character of St. Helena's built environment. This Element sets forth a vision for the form, character, and appearance of the community. By respecting established neighborhoods and historic assets, this Element provides guidance to preserve St. Helena's distinct history and rural small-town character, while promoting new approaches to enhance future public and private development.*

*Relevant Community Design Policies:*

***CD1.6:** Encourage the adaptive reuse, rehabilitation, and retrofitting of historic buildings in which the original use is no longer feasible.*

**Zoning District Consistency:**

The project is consistent with the purpose of the (A-20) Twenty-Acre Agricultural District which is as follows:

*The A-20 District provides for agricultural and residential uses. The purpose of the A-20 district is to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This district restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the city expands.*

The project was initiated in 2021 and submitted in September of 2023, prior to the October 2023 adoption of the updated zoning code. However, the city's position is that the project shall be reviewed under the updated zoning code. In coordination with city staff's recommendations and preliminary reviews of the project, the applicant has modified the initial application to include a variance for the height of the proposed Barrel Building.

The table below outlines compliance with the development standards of the (A-20) Twenty-Acre Agricultural District.

| Standard | Required | Proposed | Status |
|---|---|---|---|
| Height – Existing Historic Residence | 30' max. | 21'-7 1/2" | Compliant |
| Height – Existing Winery | 20' max. | 25'-0" | Not Compliant |
| Height – Existing Historic Water Tower | 20' max. | 33'-7" | Not Compliant |
| Height – Proposed Barrel Building | 20' max. | 30'-0" | Not Compliant |
| Height – Proposed Storage Barn | 20' max. | 17'-5" | Compliant |
| Height – Proposed Trash Enclosure | 20' max. | 9'-3" | Compliant |
| Front setback | 50' | 50'+ | Compliant |

| | | | |
|---|---|---|---|
| Side yard | 20’ | 20’+ | Compliant |
| Rear yard | 20’ | 20’+ | Compliant |
| Lot Coverage | 10,000 sf | 9,992 sf | Compliant |
| Developed Area | 21,780 sf (.5 acre) | 20,877 sf (.48 acre) | Compliant |

The project’s proposed Barrel Building design, while consistent with the general plan and previous zoning code, do not comply with the updated zoning code’s height restriction for accessory buildings, and as such a variance is proposed. Please refer to the Variance Application Written Statement dated Aug. 15, 2024 for detailed information and findings regarding the proposed variance. Notably, the proposed Barrel Building height is more than 5’ below the height of the existing Small Winery roof due to site grades.

**Architectural Design:**
Architectural design for the project took a considered approach to creating a functional and appropriately scaled Small Winery while maintaining the look and feel of the historic Residence on the property. Functional additions to the Small Winery include a new Barrel Building situated along Fulton Lane to allow for maximum retention of vineyard area. The existing historic Water Tower is proposed to be relocated to allow views from the Residence to open to the vineyard and present the Water Tower and Residence as prominent features of the site. The Small Winery addition and terrace integrate into the existing architecture and landscape with a material palette of low stone walls, board & batten siding, and copper and dark metal standing seam roofs paired with glass and painted steel to bring a welcoming experience to the Small Winery. The existing Residence is proposed to be rehabilitated to maintain the original character of the exterior while updating the interior to create a functional/livable space with an outdoor garden and terrace.

**Landscape Architectural Design:**
The landscape design responds to the agricultural heritage of the site in its choice of proposed plantings and materials. Existing trees in good condition and not within new construction footprints are retained, including palms, oaks, walnuts, and fig. Hedges are proposed to provide visual screening at the western property boundary and in between the historic Residence and Small Winery. Stone walls are utilized throughout the project to define boundaries, create unique and specialized planting “rooms,” and provide terracing to mitigate grade changes with a palette of usable plantings.

At the Residence, the entry garden features a composition of California natives and Mediterranean perennials and shrub plantings that are climate-adapted with low-moderate water use, presenting a Victorian country garden to complement the renovated house. A raised stone vegetable garden and water trough are proposed for the south end of the Residence to add to the agricultural area of the site. A fruit orchard and meadow are proposed adjacent to the Residence and barn providing additional screening of the neighboring property; this area has been developed and configured for septic and wastewater requirements as well as for emergency vehicle access.

The new landscape plan connects the reconfigured parking area with the relocated Water Tower and Small Winery addition building. Paired palm trees and stone walls will mark the entrance of the new Small Winery addition, creating a dynamic threshold. A new upper terrace is designed to create a seamless indoor-outdoor environment with the Small Winery tasting room. Stairs and an accessible ramp connect the upper terrace to the lower terrace, anchored by a preserved mature oak tree surrounded by a new wood deck. The terraces will be connected to the Barrel Building downhill from the Small Winery with a staircase. Olive trees and understory grasses will create a frame between the Small Winery and the vineyards.

**Civil Engineering Design:**
Civil engineering design carefully incorporates the proposed project into the existing site, structures, infrastructure and topography. Placement of the Barrel Building at the eastern edge of the property was done to minimize site grading and impacts to vineyards by utilizing a flatter portion of the site that sits below the winery. For functionality the proposed finished floor elevation of the Barrel Building has been placed near that of the lower floor of the existing Small Winery cellar. This allows for a balance of cut and fill required across the existing slope of the property. It also allowed for the proposed driveway improvements to connect to Fulton Lane without

substantial elevation changes. Grading to accommodate the proposed winery addition and terraces have been minimized using a few modestly sized landscape walls. This also allows the proposed roof height of the Barrel Building to be well below the existing Small Winery roof.

Stormwater management design maximizes the use of the existing vineyard for runoff, infiltration and treatment of stormwater. The renovated residence, water tower and adjacent pathways as well as the terraced area has been designed so that stormwater is discharged into the vineyard area using dissipation devises which have been in-turn, integrated into the landscape plan. The Small Winery addition and proposed Barrel Building runoff is directed to a bioretention feature located east of the Barrel Building. Runoff from the new paved area near the Barrel Building will be directed to a bioretention feature in between the paved area and Fulton Lane. Treated runoff and overflow from these features will be piped into the existing storm drain system that runs along the northern edge of the parcel.

**Outreach:**
Fulton Lane neighbors were invited to an on-site project presentation which occurred on September 13, 2023. The presentation, facilitated by winery staff, outlined the scope of the project and requested feedback which was generally positive. Neighbors were encouraged to provide additional feedback to winery staff and/or city staff in regards to the project.

**Summary:**
As mentioned earlier, the intent of this project is to reestablish the subject parcel as an agriculturally productive and an important part of St Helena's historic fabric. We find that the project is consistent with the City's interest in encouraging appropriately scaled projects which build upon the community's distinct history in a manner which is sensitive to neighboring parcels and use of resources. The project represents a muti-year collaboration between the parcel owner (a renowned winemaker) and a team of architects, engineers and planners and will result in an estate capable of growing, harvesting and producing wine in a manner that honors St Helena's agricultural heritage and the pioneers who made it all happen.

Signature:



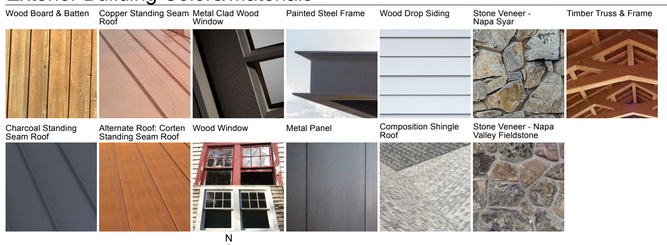
Josh Berliner
Project Manager, Taylor Lombardo Architects
josh@taylorlombardo.com

Date:
January 15, 2025

## Project Rendering



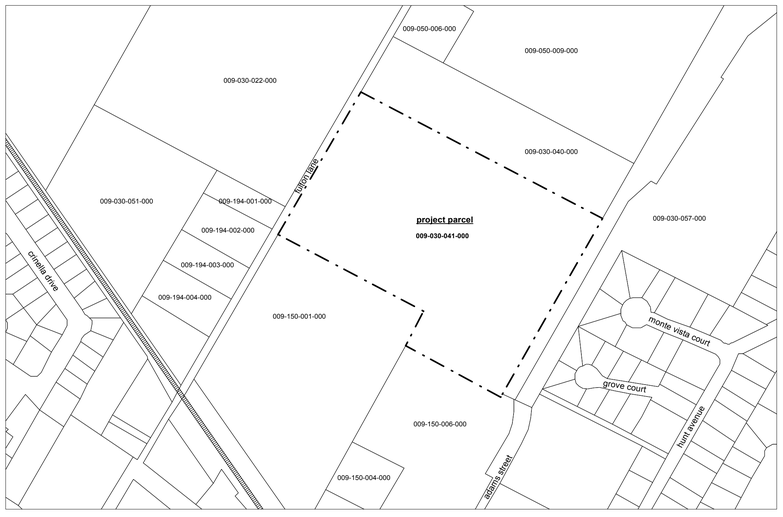
## Exterior Building Colors/Materials




## Location Map (not to scale)




## Parcel Map (not to scale)




## Project Summary

**Site Address:**
825 Fulton Ln.
St. Helena, CA 94574

**Assessor's Parcel Number:**
009-030-041

**General Plan Designation:**
Agriculture

**Zoning District:**
A-20 - Twenty Acre Agriculture

**Site Area:**
14.47 Acres

**Developed Area Proposed:** .48 acres/20,877 sf (.5 acre/21,780 allowed)

**Square Footage Summary (gross areas by floor):**

Existing Winery Total: 3,455 sf
- Cellar: 1,382 sf
- Main Floor: 1,382 sf (per March 2020 Alta Survey)
- Loft: 691 sf

Proposed Winery Total: 4,728 sf
- Cellar: 2,364 sf
- Main Floor: 2,364 sf

Proposed Mechanical Bldg: 233 sf

Existing Water Tower: ±256 sf (ground floor only)

Proposed Water Tower Total: 454 sf
- Ground Floor: ± 256 sf
- Second Floor: ± 198 sf

Proposed Barn: 2,048 sf

Proposed Barrel Storage: 3,806 sf

Proposed Trash Enclosure: 140 sf

Existing Residence: 1,145 sf

Proposed Residence: 1,145 sf

**Allowable Height (per CBC Table 503)**
Allowable Height: 30'-0" for primary structure, 20'-0" for secondary per City of St. Helena, 40'-0" (per CBC 504.2)

**Building Heights Proposed:**

| | |
|---|---|
| Existing Winery | 25'-0" (existing, vif) |
| ExistingWater Tower | 33'-7" (existing, vif) |
| Barn | 17'-5" |
| Barrel Storage | 30'-0" |
| Trash Enclosure | 9'-3" |
| Existing Residence | 21'-6 1/2" (existing, vif) |

**Parking Summary:**

Existing Parking Spaces:
- Guest: 8
- Handicap (included in guest count): 1
- Employee: 0 (not previously delineated from guest parking)
- EV: 0
- Total: 8

Proposed Parking Spaces:
- Guest: 6
- Handicap (included in guest count): 1
- Employee: 2
- EV: 0
- Total: 8

Bicycle Parking:
- Existing: 0
- Proposed: 4

**Historic Preservation Notes:**

Refer to Historic Resource Evaluation and Standards Review by Evans & De Shazo, Inc. futher information.

A. All work undertaken on the historic house and tank house shall follow applicable historical standards, specificially the secretary of the interior's standards for rehabilitation:
2. The historic character of a property will be retained and preserved.
The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage tohistoric materials will not be used.

B. The identified historic structures are to be retained and rehabilitated. Features and materials to be retained include on site retention and protection-in-place; and removal, salvage and protection off-site for subsequent reinstallation and in-kind replacement. protection measures are required and shall include:
1. Temporary shoring to prevent structural and material destabilization, damage and/or loss, including protection against earthquake, fire and theft.
2. Temporary shoring shall not impact or cause damage to identified historic materials and finishes.
3. The provision of physical and informational barriers and signs to prevent accidental impacts or damage during construction.

## Project Team

**CLIENT:**

**HUNDRED ACRE WINE GROUP**

Landon Patterson,CEO

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**SURVEY:**

**ALBION SURVEYS**

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## Symbols Legend

elevation reference
section reference
interior elevation reference
detail reference
door symbol
top of slab 10' - 0"
datum or work point
wall type symbol
window symbol


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Fortunate Son Winery
Planning Review
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| Design Review R1 | 10.27.23 |
| Design Review R3 | 7.11.24 |
| Variance App R4 | 8.15.24 |
| Design Rev. R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 3/20/23

sheet no:

G0.1

## Site Photos - Existing Site




Key:

(#) photo number & direction of view



**1** - East to existing residence, water tower, & leach field from near to Fulton Lane



**2** - Southeast to existing vineyward, water tower, & residence



**3** - Northeast from Fulton Lane approach of existing winery, residence, & water tower



**4** - Northwest of the existing winery and outdoor terrace



**5** - Southeast from Fulton Lane of the existing residence



**6** - Northeast to the existing winery crush pad & facade



**7** - South to the existing cellar & rear facade



**8** - East from the existing deck to the vineyard

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N

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| Design Rev R5 | 12.13.24 |
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job no: 2124

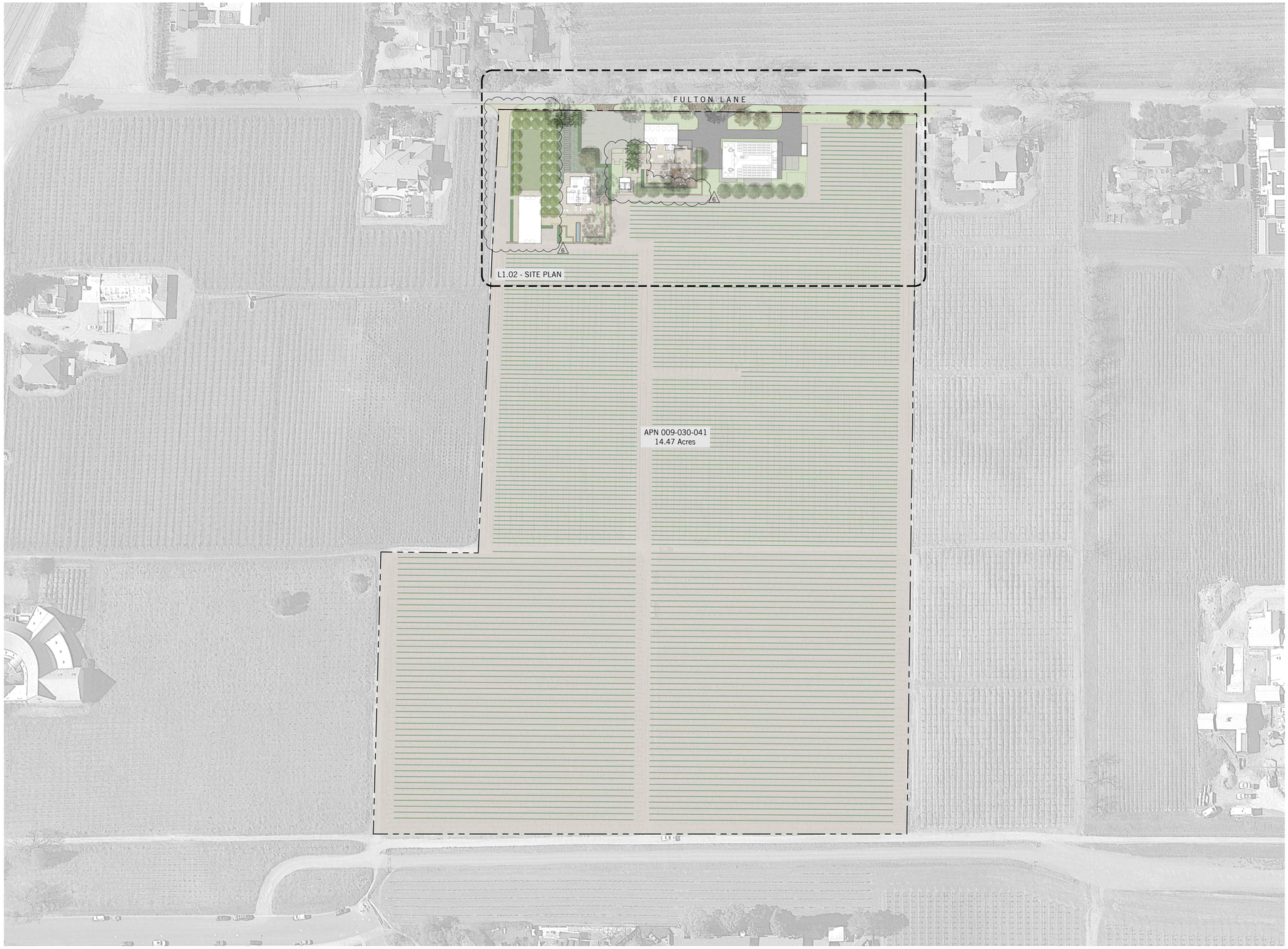
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ABBROSE LUK No. 6919
10/31/26
Renewal Date
STATE OF CALIFORNIA

**NOT FOR CONSTRUCTION**

**FORTUNATE SON WINERY**
825 FULTON LN
ST. HELENA, CA, 94574
APN 009-030-041

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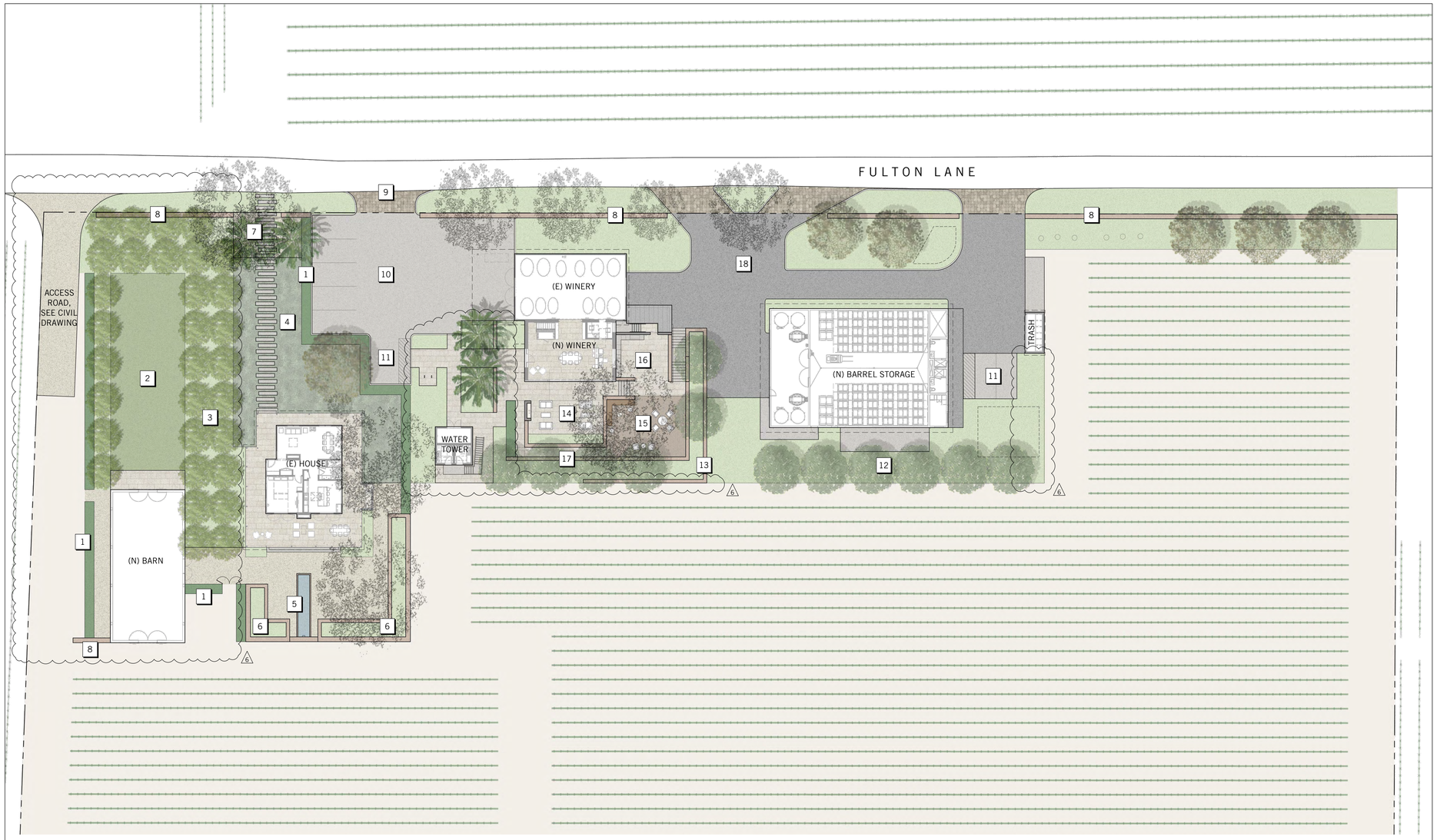
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**SHEET TITLE:**

OVERALL SITE PLAN

**SHEET:**

**L1.01**




## KEY - RESIDENCE & BARN

1. HEDGE SCREENING
2. MEADOW
3. ORCHARD
4. VICTORIAN ENTRY GARDEN
5. WATER FEATURE
6. VEGETABLE BED
7. PALM ENTRY [COBBLE]
8. STACKED STONE WALL

## KEY - WINERY

9. SPECIALTY PAVING AT FULTON LANE
10. GUEST PARKING & CRUSH PAD [CONCRETE]
11. (2) ADA PARKING STALLS [CONCRETE]
12. FRUITING OLIVE TREES
13. PLANTING TERRACE
14. UPPER TERRACE [STONE]
15. LOWER TERRACE [WOOD DECK]
16. LOWER TERRACE [STONE]
17. ACCESSIBLE RAMP AT TERRACES
18. PRODUCTION DRIVEWAY [ASPHALT]

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**SHEET TITLE:**
SITE PLAN

**SHEET:**
**L1.02**





1 BIRD'S EYE VIEW LOOKING FROM FULTON LANE



2 BIRD'S EYE VIEW LOOKING FROM VINEYARD



3 FULTON LANE LOOKING AT PROPERTY



4 WATER TOWER AND WINERY TERRACES

6

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**SHEET TITLE:**

RENDERINGS - OVERALL

**SHEET:**

**L1.03**





1 RESIDENCE ENTRY



2 RESIDENCE ENTRY



3 BARN



4 RESIDENCE VEGETABLE GARDEN


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SHEET TITLE:

RENDERINGS - RESIDENCE & BARN

SHEET:

**L1.04**





1 WINERY ENTRY AND WATER TOWER



2 WINERY UPPER TERRACE



3 VIEW LOOKING TOWARDS BARREL STORAGE AND LOWER TERRACE



4 WINERY LOWER TERRACE

6

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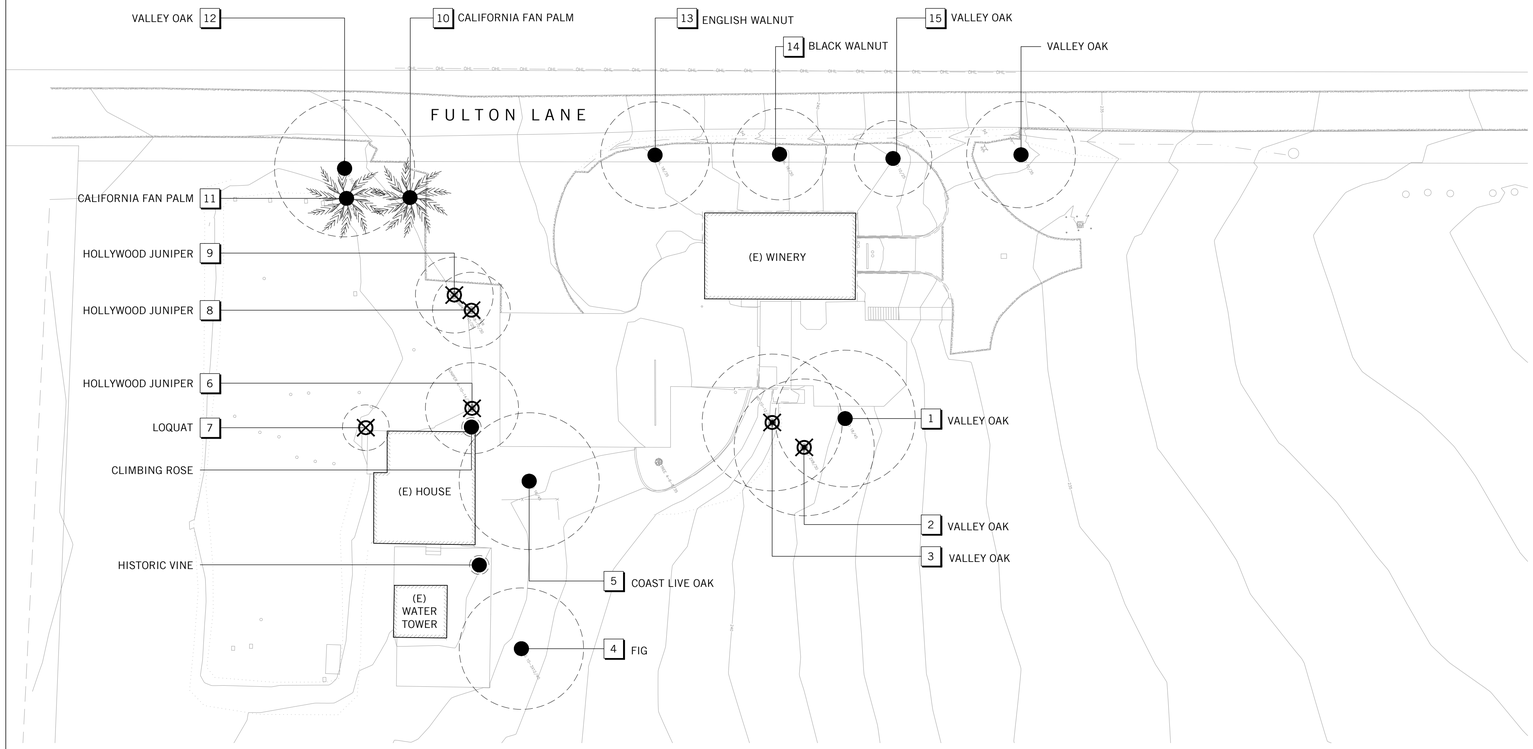
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**SHEET TITLE:**

RENDERINGS - WINERY

**SHEET:**

**L1.05**




## TREE PROTECTION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPERTY LINE |
| | LIMIT OF WORK |
| | TREE PROTECTION FENCING |
| 100 | EXISTING CONTOURS |
| 100 | PROPOSED CONTOURS |
| ● | (E) TREES TO BE RETAINED |
| ⊠ | (E) TREES TO BE REMOVED |
| ## | (E) TREE IDENTIFICATION, KEYED TO ARBORIST REPORTS |
| | (E) TREES |

PACIFIC TREE CARE

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Jacob L. Schmeider Certified Arborist WE-5478A
Anthony Bartell Certified Arborist WE-10412A

TREE EVALUATION

Fortunate Son Winery / Hundred Acre 7-5-23
Landon Patterson
825 Fulton Ln.
St. Helena

1 *Valley Oak, 19" DBH located near existing deck is in area of new construction for expansion of winery. Tree health and vigor is good, canopy spread 25' and height of 40'. Root zone will be impacted by construction.

2 *Double stem Valley Oak 7 ½" x 7 ½ " DBH that leans to the east is near existing deck is in area of new construction for expansion of winery. Health is good, vigor is fair, height 15' and canopy spread 10'. Root zone will be impacted by construction.

3 *Double stem Valley Oak 11" x 12" DBH near existing deck is in area of new construction for expansion of winery. Stem and trunk junctions has sign of included bark in multiple areas which have a high likelihood of failure as trees mature. Health is good, vigor good, Height 40', canopy spread 30'. Root zone will be impacted by construction.

4 *4 Stem Fig 10"x 11"x 11"x 12" DBH near water tower, two points of decay noticed in the stem most centered in canopy. Upper crown toward the tower has some die back from previous years. Health fair, vigor good, height 25', canopy spread 40'.

5 *Coast Live Oak 18 ½" DBH north of farmhouse has some minor dead on the interior from lack of light. Health good, vigor good, height 40', canopy spread 35'.

6 *Three stem Hollywood Juniper 11 ½" x 6" x 7" DBH that is being consumed by Climbing Rose near the corner of farmhouse. Not much of canopy is alive due to the cover of the rose and further decline or mortality is expected. Health fair, vigor poor, height 30', canopy spread 20'.

7 *Double stem Loquat 3"x 6" DBH near the corner by entry of the farmhouse. Health good, vigor excellent, height 20', canopy spread 15'.

8 *Double stem Hollywood Juniper 7"x 10 ½" DBH near corner of concrete at parking space. One limb toward parking area has an old split due to weight causing limb to twist. Health fair, vigor fair, height 20', canopy spread 25'.

9 *Double stem Hollywood Juniper near aforementioned tree 12 ½"x 7" DBH. Health fair, vigor fair, height 30', canopy spread 20'.

10 *California Fan Palm 22" DBH is located closest to mailbox. Mid to upper trunk has 4 holes in trunk from woodpecker activity. Health is fair, vigor fair, height 50'.

11 *California Fan Palm 24" DBH near Valley Oak has multiple holes in mid to upper trunk from woodpecker activity which could weaken the structural integrity in heavy winds. Health fair, vigor fair, height 50'.

12 *Valley Oak 22" DBH near road and palm trees. Health good, vigor good, height 40', spread 55'

13 *English Walnut 21"DBH close to winery near driveway entry has a old wound on lower trunk. Wound wood has been forming around this area for many years. Limbs above roadway have sign of large vehicle damage. Health good, vigor good, height 30', canopy spread 40'

14 *Black Walnut 20" DBH along Fulton Rd. has a void in the lower trunk (facing winery) and a large wound from a limb failure. Structural integrity of the trunk will be compromised over time as decay sets in and has a high likelihood of failure. Health good, vigor fair, height 55', spread 25'

15 *Valley Oak 11 ½" DBH located off the Northwest corner of winery. Health good, vigor good, height 40', canopy spread 20'

(DBH) = Diameter at breast height

PO Box 34-Calistoga, California 94515 PH. 707.942.0261 Fax 707.942.1245
Email:info@pacifictreecare.com www.pacifictreecare.com
A div. of J. Allan Schmeider Corporation CCL #672322

0' 20' 40'
SCALE: 1" = 20'-0"

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825 FULTON LN
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SHEET TITLE:
TREE PROTECTION AND REMOVAL PLAN

SHEET:
L2.00

## PLANTING LEGEND

| SYMBOL ABV. | SIZE | QTY. | BOTANICAL NAME | COMMON NAME | SPACING | NOTES | WUCOLS* |
|---|---|---|---|---|---|---|---|
| **EXISTING TREES** | | | | | | | |
| | | 2 | *Washingtonia filifera* | California Fan Palm | SEE PLAN | | |
| | | 1 | *Juglans nigra* | Black Walnut | SEE PLAN | | |
| | | 1 | *Quercus agrifolia* | Coast Live Oak | SEE PLAN | | |
| | | 1 | *Rosa setigera* | Climbing Rose | SEE PLAN | | |
| | | 1 | *Juglans regia* | English Walnut | SEE PLAN | | |
| | | 1 | *Ficus carica* | Fig | SEE PLAN | | |
| | | 5 | *Quercus lobata* | Valley Oak | SEE PLAN | | |
| **TREES** | | | | | | | |
| MAL | 36" BOX | 31 | *Malus* var TBD<br>Alt: *Pyrus* var TBD | Semi-Dwarf Apple var. TBD<br>Semi-Dwarf Pear var. TBD | 15' O.C. | Consider hard cider var | Moderate<br>Moderate |
| OLE EUR | 40 YR. OLD | 13 | *Olea europaea v.* 'Ascolano' *or sim.* | Heritage Olive | SEE PLAN | At winery & barrel storage | Very Low |
| PHO CAN | 60" BOX | 2 | *Phoenix canariensis* | Canary Island Date Palm | SEE PLAN | At (N) winery entry | Low |
| QUE AGR | 60" BOX<br>48" BOX | 1<br>3 | *Quercus agrifolia* | Coast Live Oak | SEE PLAN | At house entry garden<br>At street frontage | Very Low |
| QUE LOB | 48" BOX | 2 | *Quercus lobata* | Valley Oak | SEE PLAN | At street frontage | Low |
| **HEDGES, SCREENS, & SPECIALITY** | | | | | | | |
| GAR ELL | 24" BOX / 15 GAL | 49 | *Garrya elliptica*<br>Alt: *Prunus lyonii or ilicifolia* | Silk Tassel Bush<br>Catalina Cherry | 36" O.C. | Privacy hedge at property line (12'-14' h) | Low<br>Low |
| LAU NOB | 24" BOX / 15 GAL | 90 (6) | *Laurus nobilis* | Bay Laurel | 30" O.C. | At house entry garden and winery (6'-8' h) | Low |
| LEM MEY | 15 / 25 GAL | 8 | *Citrus* 'Meyer Improved' | Improved Dwarf Meyer Lemon | SEE PLAN | Shrub form | Moderate |
| **SHRUBS, UNDERSTORY & GROUNDCOVER** | | | | | | | |
| ALO SAP | 1 GAL | 191 | *Aloe saponaria* | Soap aloe | 24" O.C. | At house entry garden | Low |
| AGA ATT | 7 / 15 GAL | 35 | *Agave attenuata* | Fox Tail Agave | SEE PLAN | At house entry garden and tasting terrace | Low |
| AGA MOO | 1 GAL | 32 | *Agapanthus v.* 'Mood Indigo' | Lily of the Nile | SEE PLAN | At house entry garden | Moderate |
| CEA GLO | 5 GAL | 10 | *Ceanothus gloriosus var. exaltatus* 'Emily Brown' | Emily Brown Ceanothus | SEE PLAN | At house entry garden | Low |
| CHO TEC | 5 GAL | 12 | *Chondropetalum tectorum* 'El Campo' | Small Cape Rush | SEE PLAN | At house entry garden | Low |
| COT COG | 15 GAL | 6 | *Cotinus coggygria* 'Royal Purple' | Smoketree | SEE PLAN | At house entry garden | Low |
| EUP BLA | 1 GAL | 18 | *Euphorbia* 'Blackbird' | Spurge | SEE PLAN | At house entry garden | Low |
| EUP CHA | 1 GAL | 22 | *Euphorbia characias ssp. Wulfenii* | Mediterranean Spurge | SEE PLAN | At house entry garden | Low |
| LEO LEO | 1 GAL | 21 | *Leonotis leonurus* | Lion's Tail | SEE PLAN | At house entry garden | Low |
| LOM LON | 1 GAL | 39 | *Lomandra longifolia* 'Breeze' | Dwarf Mat Rush | SEE PLAN | At house entry garden | Low |
| MAH AQU | 5 GAL | 27 | *Mahonia aquifolium* | Oregon Grape | SEE PLAN | At house entry garden | Moderate |
| PHL FRU | 1 GAL | 25 | *Phlomis fruticosa* | Jerusalem sage | SEE PLAN | At house entry garden | Low |
| POM WON | 24" BOX | 2 | *Pomegranate v.* 'Wonderful' | Pomegranates | SEE PLAN | At house entry garden | Low |
| ROS HUN | 4" POT / 1 GAL | 32 | *Rosmarinus off. v.* 'Huntington Carpet' | Creeping Rosemary | 12" O.C. | At vegetable garden | Low |
| SAN CHA | 1 GAL | 17 | *Santolina chamaecyparissus* | Lavender Cotton | SEE PLAN | At house entry garden | Low |
| STA BYZ | 4" POT | 28 | *Stachys byzantina v.* 'Big Ears' | Lamb's Ears | SEE PLAN | At house entry garden | Low |
| THY SER | FLATS | 211 SF | *Thymus serpyllum* 'Album' | White Creeping Thyme | 8" O.C. | At house entry garden | Low |
| YUC REC | 15 GAL | 5 | *Yucca recurvifolia* | Curve-leaf Yucca | SEE PLAN | At house entry garden | Low |
| **MEADOW & GRASSES** | | | | | | | |
| CAR DIV | 4" POT | 1255 | *Carex divulsa* | Grey sedge | 24" O.C. | At orchard | Low |
| MUH DUB | 1 GAL | 1590 | *Muhlenbergia dubia* | Pine Muhly | 24" O.C. | At street frontage / bioretention | Low |
| PEN SPA | 1 GAL | 1695 (6) | *Festuca mairei* | Atlas Fescue | 24" O.C. | At olive trees / bioretention | Low |
| MEADOW | SOD | 2633 SF | Lawn-Meadow Festuca "No-Mow" | Meadow | | At barn | Moderate |
| | | 3736 SF | Wildflower mix TBD | | | At street frontage | |
| **VEGETABLE GARDEN RAISED BEDS** | | | | | | | |
| | | | Vegetable & Herb Selections TBD | | | | |

NOTE:
ALL UNDERSTORY - GROUNDCOVER - GRASSES QTY INCLUDES 10% OVERAGE.

SOURCE:
* WUCOLS California Center for Urban Horticulture: https://ccuh.ucdavis.edu/wucols

## PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DISTANCES AND DIMENSIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION PRIOR TO PROCEEDING WITH WORK.
2. NO PLANTING SHALL COMMENCE UNTIL IRRIGATION SYSTEM IS FULLY INSTALLED AND OPERATIONAL.
3. NO PLANTING SHALL OCCUR DURING MUDDY WEATHER OR EXTREME MID-LATE SUMMER HEAT.
4. ALL PLANTS TO BE OF THE FINEST QUALITY AND FREE OF DISEASE AND DAMAGE.
5. THE CONTRACTOR SHALL INSTALL PLANTS WITHIN 10 CALENDAR DAYS OF ARRIVAL AT SITE AND AFTER ARRIVAL ON SITE SHALL BE RESPONSIBLE FOR WATERING AND PROTECTING PLANTS FROM ANY CONDITIONS WHICH THREATEN THEIR SURVIVAL OR ABILITY TO THRIVE ONCE INSTALLED.
6. PRIOR TO IRRIGATION INSTALLATION THE LANDSCAPE ARCHITECT SHALL APPROVE ALL FREESTANDING PLANTER LOCATIONS.
7. PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. PRIOR TO INSTALLATION THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL LAYOUT OF PLANTS. FIELD ADJUSTMENTS MAY BE MADE AT THIS TIME.
8. PLANT SPACING SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX, PIPE AND OTHER EQUIPMENT LOCATIONS.
9. NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. PLANTING AND PLANTING OPERATIONS 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.
11. ALL PLANT MATERIAL SHALL BE NURSERY GROWN PRIOR TO INSTALLATION PER SPECIFICATIONS.
12. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. FINISHED GRADES FOR PLANTING AREAS VARIES, SEE DETAILS. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FINISH SOIL ELEVATIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT. SUCH WORK SHALL BE CONSIDERED INCLUDED IN CONTRACTORS FIXED CONTRACT.
14. ALL LANDSCAPE AND MAINTENANCE OF THE SAME SHALL CONFORM TO CITY OF ST. HELENA LANDSCAPE AND IRRIGATION GUIDELINES AND ANY OTHER APPLICABLE CODES, ORDINANCES AND LAWS.
15. LANDSCAPE ARCHITECT SHALL LAYOUT ALL TREE, SHRUBS AND UNDERSTORY PLANTING.


MUNDEN FRY LANDSCAPE ASSOCIATES
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HEALDSBURG, CA 95448
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LICENSED LANDSCAPE ARCHITECT
ABBROSE LUK No. 6189
10/31/26
STATE OF CALIFORNIA

**NOT FOR CONSTRUCTION**

**FORTUNATE SON WINERY**
825 FULTON LN
ST. HELENA, CA. 94574
APN 009-030-041

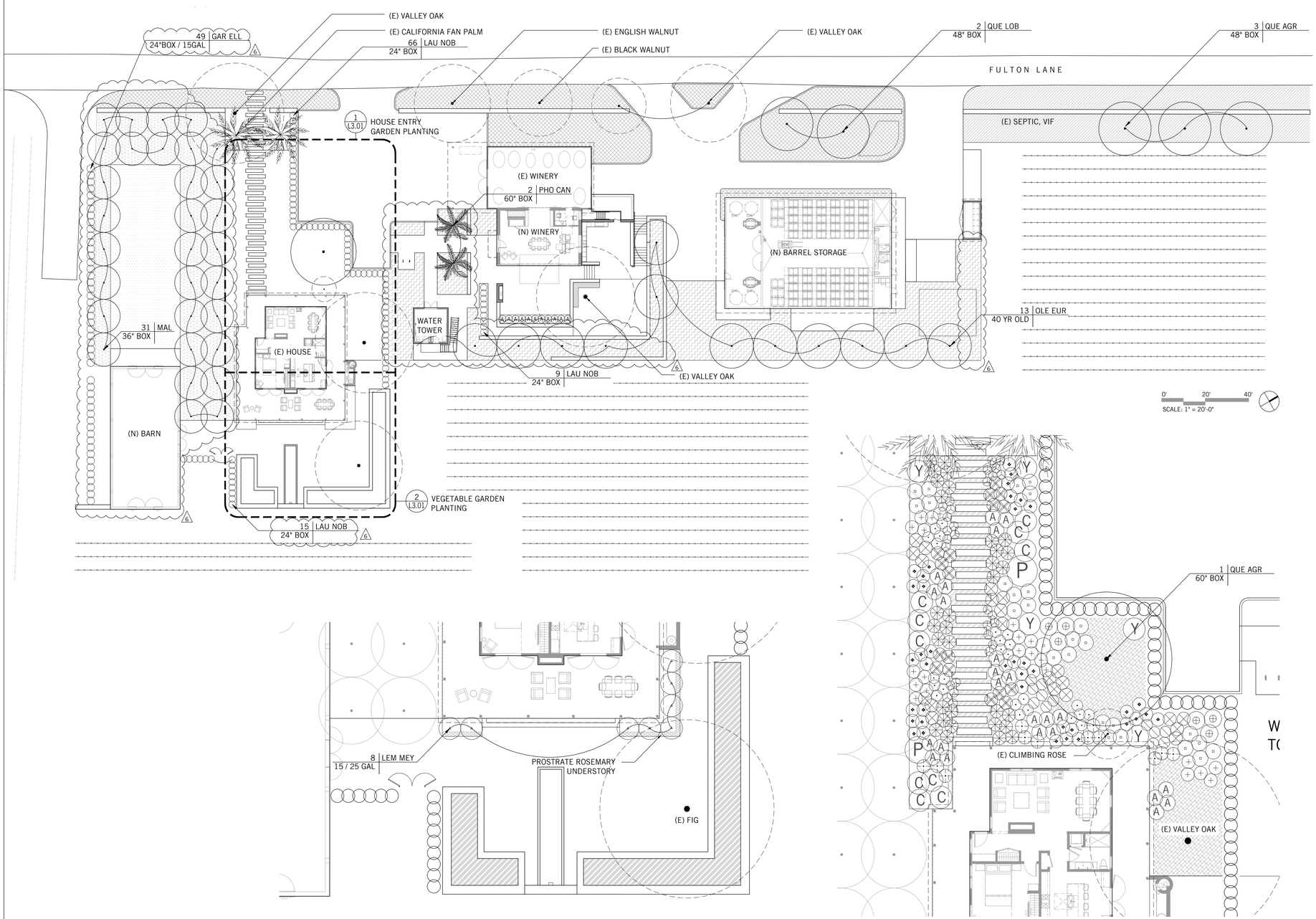
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| PROJECT: 2023-05 | DATE: 08/29/23 |
| DRAWN: AL / YN | CHECKED: AL |

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| DATE: | ISSUED FOR: | #: |
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| 08/29/23 | DESIGN REVIEW | |
| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |
| 02/04/25 | PLANNING MTG | 6 |

SHEET TITLE:
PLANTING SCHEDULE & NOTES

SHEET:
**L3.00**







## 2 VEGETABLE GARDEN PLANTING

1" = 10'-0"




## 1 HOUSE ENTRY GARDEN PLANTING

1" = 10'-0"

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LICENSED LANDSCAPE ARCHITECT
AMBROSE LUK No. 6919
10/31/26
Renewal Date
STATE OF CALIFORNIA

**NOT FOR CONSTRUCTION**

**FORTUNATE SON WINERY**
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| 02/04/25 | PLANNING MTG | 6 |

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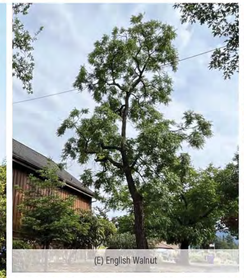
PLANTING PLAN

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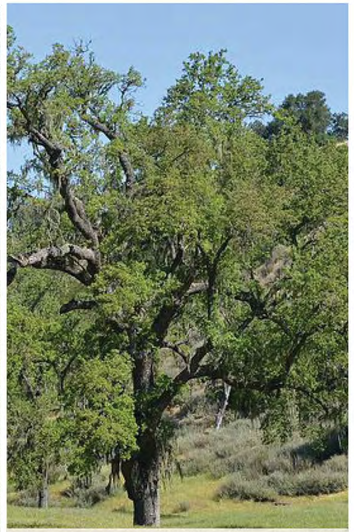
**L3.01**

## STREET FRONTAGE


*Quercus agrifolia* - Coast Live Oak


(E) English Walnut


*Muhlenbergia dubia* - Pine Muhly

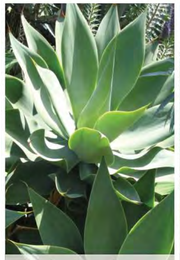

*Quercus lobata* - Valley Oak

## WINERY


(E) Oak


*Laurus nobilis* - Bay Laurel


*Festuca mairei* - Atlas Fescue


*Agave attenuata* - Agave


*Olea europaea v. 'Ascolano'* - Heritage Olive

## VICTORIAN ENTRY GARDEN


(E) Palms


*Aloe saponaria* - Soap aloe


*Agave attenuata* - Fox Tail Agave


*Agapanthus v. 'Mood Indigo'* Lily of the Nile


*Ceanothus glorosus var. exaltatus 'Emily Brown'* - Emily Brown Ceanothus


*Chondropetalum tectorum 'El Campo'* Small Cape Rush


*Cotinus Coggygria* - Royal Purple


*Euphorbia 'Blackbird'* - Spurge

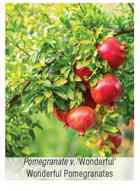

*Euphorbia characias ssp. Wulfenii* - Mediterranean Spurge


*Leonotis leonurus* - Lion's Tail


*Lomandra longifolia 'Breeze'* - Dwarf Mat Rush


*Mahonia aquifolium* Oregon Grape


*Phlomis fruticosa* Jerusalem sage


*Pomegranate v. 'Wonderful'* Wonderful Pomegranates


*Santolina chamaecyparissus* Lavender Cotton


*Stachys byzantina v. 'Big Ears'* Lamb's Ears


*Thymus serpyllum 'Album'* White Creeping Thyme @Walk


*Yucca recurvifolia* Curve-leaf Yucca

## ORCHARD AND VEGETABLE GARDEN


Alt. *Prunus lyonii or ilicifolia* - Catalina Cherry


*Garrya elliptica* - Silk Tassel Bush

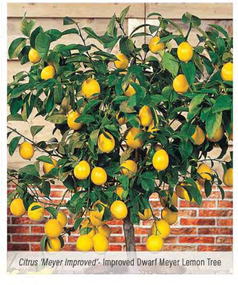

*Lawn-Meadow Festuca 'No-Mow'*


*Malus* - Apple Orchard Semi-Dwarf


Alt. *Pyrus* - Pear Orchard Semi Dwarf


*Carex divulsa* - Grey sedge @Orchard


(E) Fig


*Citrus 'Meyer Improved'* - Improved Dwarf Meyer Lemon Tree


*Rosmarinus off. v. 'Huntington Carpet'* - Creeping Rosemary


(E) Valley Oak


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LICENSED LANDSCAPE ARCHITECT
ABBROSE LUK No. 6789
10/31/24
RENEWAL
1/31/25
Date
STATE OF CALIFORNIA

**NOT FOR CONSTRUCTION**

**FORTUNATE SON WINERY**
825 FULTON LN
ST. HELENA, CA, 94574
APN 009-030-041

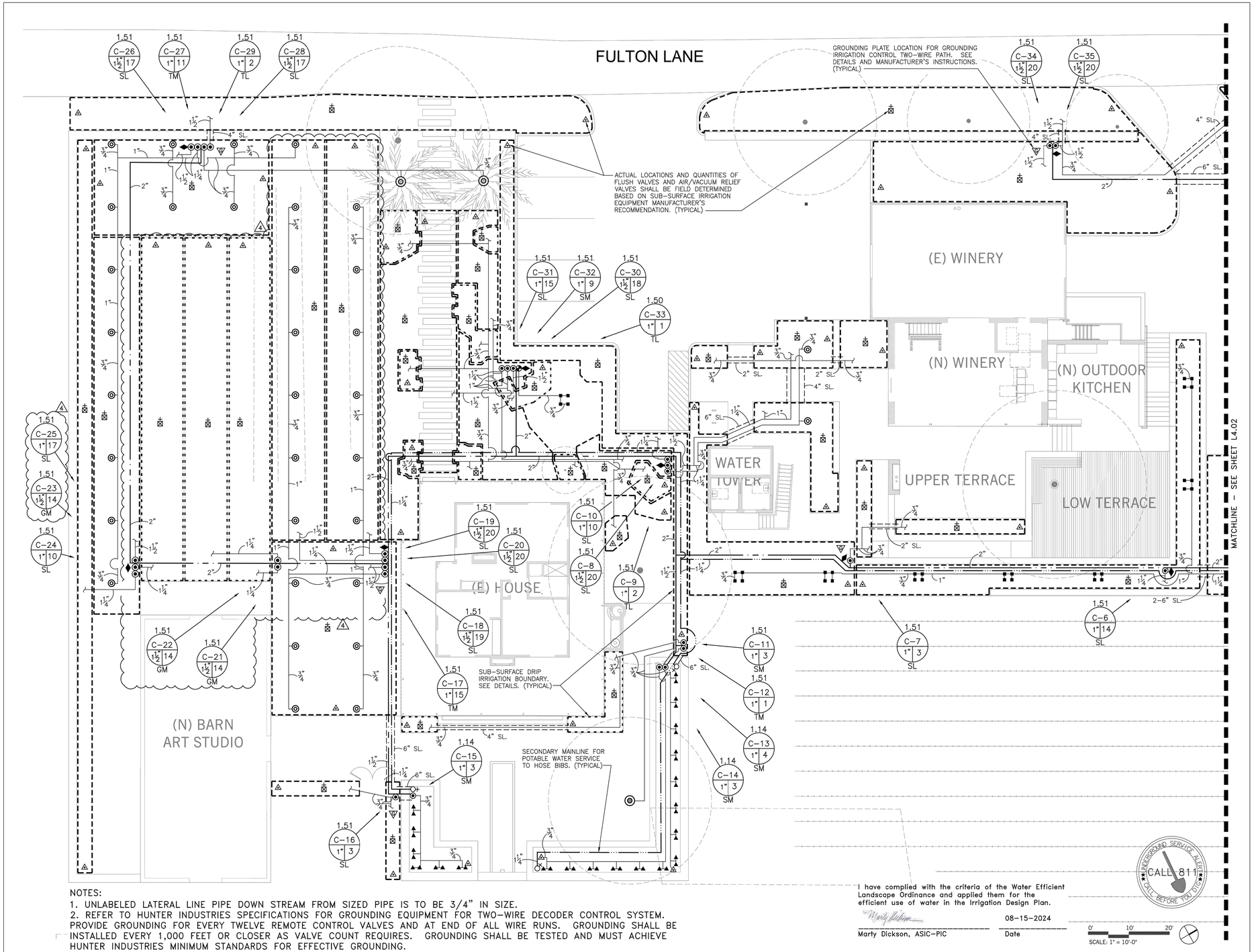
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| 08/29/23 | DESIGN REVIEW | |
| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 1 |

**SHEET TITLE:**

HORTICULTURAL PALETTE

**SHEET:**

**L3.02**




NOTES:
1. UNLABELED LATERAL LINE PIPE DOWN STREAM FROM SIZED PIPE IS TO BE 3/4" IN SIZE.
2. REFER TO HUNTER INDUSTRIES SPECIFICATIONS FOR GROUNDING EQUIPMENT FOR TWO-WIRE DECODER CONTROL SYSTEM. PROVIDE GROUNDING FOR EVERY TWELVE REMOTE CONTROL VALVES AND AT END OF ALL WIRE RUNS. GROUNDING SHALL BE INSTALLED EVERY 1,000 FEET OR CLOSER AS VALVE COUNT REQUIRES. GROUNDING SHALL BE TESTED AND MUST ACHIEVE HUNTER INDUSTRIES MINIMUM STANDARDS FOR EFFECTIVE GROUNDING.

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Irrigation Design Plan.

Marty Dickson, ASIC-PIC — 08-15-2024 Date


MUNDEN FRY LANDSCAPE ASSOCIATES
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415-543-8202 | MFLASTUDIO.COM

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

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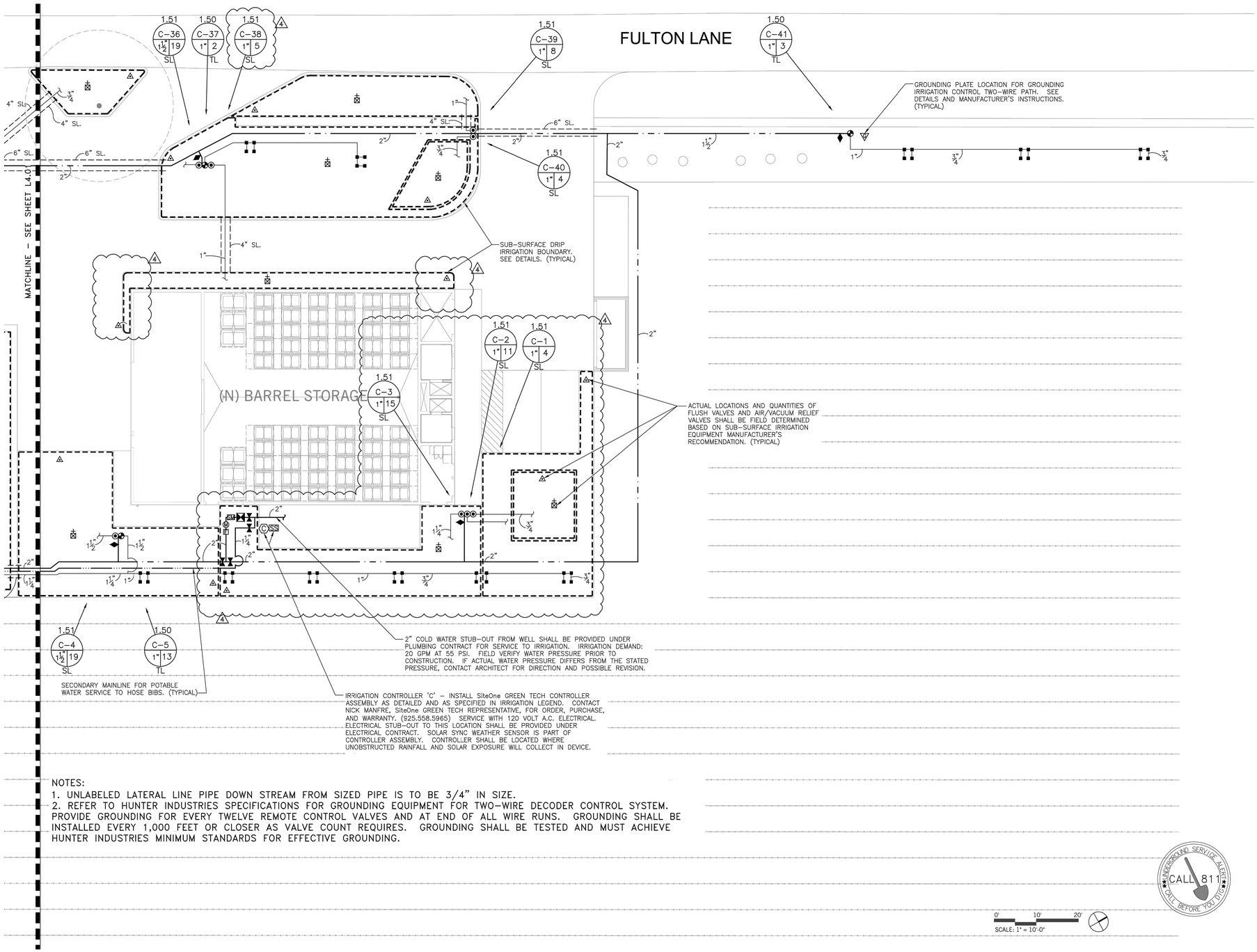
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| 10/27/23 | DESIGN REVIEW R1 | | |
| 08/15/24 | VARIANCE APPLICATION | | 4 |

SHEET TITLE:
IRRIGATION PLAN

SHEET:
**L4.01**




NOTES:

1. UNLABELED LATERAL LINE PIPE DOWN STREAM FROM SIZED PIPE IS TO BE 3/4" IN SIZE.
2. REFER TO HUNTER INDUSTRIES SPECIFICATIONS FOR GROUNDING EQUIPMENT FOR TWO-WIRE DECODER CONTROL SYSTEM. PROVIDE GROUNDING FOR EVERY TWELVE REMOTE CONTROL VALVES AND AT END OF ALL WIRE RUNS. GROUNDING SHALL BE INSTALLED EVERY 1,000 FEET OR CLOSER AS VALVE COUNT REQUIRES. GROUNDING SHALL BE TESTED AND MUST ACHIEVE HUNTER INDUSTRIES MINIMUM STANDARDS FOR EFFECTIVE GROUNDING.

0' 10' 20'
SCALE: 1" = 10'-0"

UNDERGROUND SERVICE ALERT CALL 811 DIG SAFE BEFORE YOU DIG


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| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |

SHEET TITLE:

IRRIGATION PLAN

SHEET:

**L4.02**

# WATER EFFICIENT LANDSCAPE WORKSHEET—WELO

**WATER EFFICIENT LANDSCAPE WORKSHEET**
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

**Reference Evapotranspiration (ETo)** 44.1

| Valve # | Plant Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
|---|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | | |
| C-1 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 220 | 81 | 2,226 |
| C-2 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 680 | 252 | 6,879 |
| C-3 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 883 | 327 | 8,933 |
| C-4 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,130 | 418 | 11,432 |
| C-5 | Trees | 0.30 | Drip | 0.81 | 0.37 | 1,040 | 385 | 10,521 |
| C-6 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 820 | 303 | 8,296 |
| C-7 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 190 | 70 | 1,922 |
| C-8 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,254 | 464 | 12,686 |
| C-9 | Trees | 0.30 | Drip | 0.81 | 0.37 | 160 | 59 | 1,619 |
| C-10 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 587 | 217 | 5,938 |
| C-16 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 155 | 57 | 1,568 |
| C-18 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,171 | 433 | 11,846 |
| C-19 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,235 | 457 | 12,494 |
| C-20 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,205 | 446 | 12,190 |
| C-21 | Groundcover | 0.60 | Drip | 0.81 | 0.74 | 820 | 607 | 16,591 |
| C-22 | Groundcover | 0.60 | Drip | 0.81 | 0.74 | 850 | 629 | 17,198 |
| C-23 | Groundcover | 0.60 | Drip | 0.81 | 0.74 | 833 | 616 | 16,854 |
| C-24 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 613 | 227 | 6,201 |
| C-25 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,003 | 371 | 10,147 |
| C-26 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,020 | 377 | 10,319 |
| C-28 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,023 | 379 | 10,349 |
| C-29 | Trees | 0.30 | Drip | 0.81 | 0.37 | 160 | 59 | 1,619 |
| C-30 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,111 | 411 | 11,239 |
| C-31 | Groundcover | 0.30 | Drip | 0.81 | 0.37 | 891 | 330 | 9,014 |
| C-32 | Shrubs/groundcover | 0.60 | Drip | 0.81 | 0.74 | 529 | 391 | 10,703 |
| C-33 | Tree | 0.30 | Drip | 0.81 | 0.37 | 80 | 30 | 809 |
| C-34 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,211 | 448 | 12,251 |
| C-35 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,236 | 457 | 12,504 |
| C-36 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 1,177 | 435 | 11,907 |
| C-37 | Trees | 0.30 | Drip | 0.81 | 0.37 | 160 | 59 | 1,619 |
| C-38 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 315 | 117 | 3,187 |
| C-39 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 446 | 165 | 4,512 |
| C-40 | Shrubs/groundcover | 0.30 | Drip | 0.81 | 0.37 | 212 | 78 | 2,145 |
| C-41 | Trees | 0.30 | Drip | 0.81 | 0.37 | 240 | 89 | 2,428 |
| W-1 | Fountain | 1.00 | Drip | 1.00 | 1.00 | 130 | 130 | 3,554 |
| | | | | | | | **(A)** | **(B)** |
| | | | | | Totals | **24,790** | **10,376** | **283,702** |
| **Special Landscape Areas** | | | | | | | | |
| C-11 | Citrus Trees and Herbs | | | | 1 | 165 | 165 | 4,511 |
| C-12 | Existing Fig Tree | | | | 1 | 80 | 80 | 2,187 |
| C-13 | Vegetable Bed | | | | 1 | 279 | 279 | 7,628 |
| C-14 | Vegetable Bed | | | | 1 | 219 | 219 | 5,988 |
| C-15 | Vegetable Bed | | | | 1 | 179 | 179 | 4,894 |
| C-17 | Apple Trees | | | | 1 | 1,440 | 1,440 | 39,372 |
| C-27 | Apple Trees | | | | 1 | 1,040 | 1,040 | 28,436 |
| | | | | | | **(C)** | **(D)** | |
| | | | | | Totals | **3,402** | **3,402** | **93,017** |
| | | | | | | | **ETWU Total** | **376,719** |
| | | | | | **Maximum Allowed Water Allowance (MAWA)=** | | | **398,031** |

*[a] Hydrozone #/Planting Description*
*E.g*
*1.) front lawn*
*2.) low water use plantings*
*3.) medium water use planting*

*[b] Irrigation Method*
*overhead spray or drip*

*[c] Irrigation Efficiency*
*0.75 for spray head*
*0.81 for drip*

***[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

***[e] MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

| **ETAF Calculations** | |
|---|---|
| **Regular Landscape Areas** | |
| Total ETAF x Area (B) | 10,376 |
| Total Area (A) | 24,790 |
| **Average ETAF** | **0.42** |
| **All Landscape Areas** | |
| Total ETAF x Area (B+D) | 13,778 |
| Total Area (A+C) | 28,192 |
| **Sitewide ETAF (B+D) ÷ (A+C)** | **0.49** |

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

# IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRIS McNAIRY 707.695.3890) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.

10. CONTROLLER PROGRAMMING:
    A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
    B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.

11. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

12. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.

13. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.

14. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE.

17. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

19. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

20. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

22. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

23. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
    A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
    B. PERFORM TESTING AT HIS OWN EXPENSE.
    C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
    D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
        1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
        2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

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

25. IRRIGATION DEMAND: 20 GPM AT 55 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

29. RECORD DRAWINGS:
    A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
    B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
    C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
    D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

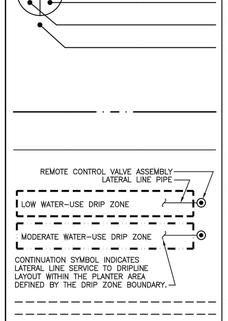
30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

31. WARRANTY:
    A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
    B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

# IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER | DESCRIPTION |
|---|---|---|
| ▲ | XBT-20-6 | RAIN BIRD XERI-BUG MULTI-OUTLET EMITTER (VEGETABLE BED) |
| ■ | 1401 / CV-0500-FM | RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE) |
| ◎ | XFS-CV-09-12 | RAIN BIRD XFS-CV DRIPLINE (TREE) |
| ⧋ | LT-S | FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE) |
| | ARV050 | RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE |
| | OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS) | RAIN BIRD DRIP SYSTEM OPERATION INDICATOR |
| Ⓜ | 3200150-1½" | SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE |
| | FSI-T10-001-1" / ICD-SEN (PART OF CONTROLLER EQUIPMENT PKG) | CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER (SEE CONTROLLER DESCRIPTION) |
| | PESB-SERIES / LT-T (POP-UP SPRAY & BUBBLERS) | RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE |
| | XCZ-100-PRB-COM (1 GPM TO 15 GPM) | RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH) |
| | XCZ-150-LCS / LT-T (16 GPM TO 40 GPM) | RAIN BIRD CONTROL ZONE KIT - 1½" PESB VALVE AND 1½" PRESSURE REGULATING (40 PSI) SCREEN FILTER (120 MESH) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE |
| ◆ | 33DRC | RAIN BIRD QUICK COUPLING VALVE |
| ⋈ | T-113-LF | NIBCO GATE VALVE - LEAD FREE (LINE SIZE) |
| | LF860-1½" | FEBCO REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE) |
| | 182199IC | GROUNDING PLATE (4" x 96") FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS |
| Ⓒ | CA6-HU4-75 / HSSE / LPP/ EMP-16 / FAN-16 / GTFS-150P / ICD-SEN / ICD-100 / P7354D | SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A TOP OPENING STAINLESS STEEL STRONG BOX ENCLOSURE WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, HUNTER SENSOR DECODER (ICD-SEN), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ALL EARTH GROUNDING EQUIPMENT, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND SOLAR SYNC SENSOR ASSEMBLY. CONTACT NICK MANFRE, SITE ONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925.558.5965) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRIS McNAIRY, HUNTER INDUSTRIES, (707.695.3890) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER. |
| | ICD-HP | HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS. |
| SS | SOLAR SYNC-SEN (PART OF CONTROLLER ASSEMBLY) | HUNTER SOLAR SYNC SENSOR (MOUNT IN A STRONG BOX VANDAL RESISTANT ENCLOSURE) |




PRECIPITATION RATE

CONTROLLER & STATION NUMBER

APPROXIMATE FLOW (GPM)

REMOTE CONTROL VALVE SIZE

HYDROZONE - PLANT TYPE / WATER REQUIREMENT
GM - GROUNDCOVER / MODERATE WATER-USE
SM - SHRUB & GROUNDCOVER / MODERATE WATER-USE
SL - SHRUB & GROUNDCOVER / LOW WATER-USE
TM - TREE / MODERATE WATER-USE
TL - TREE / LOW WATER-USE

MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.

SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.

SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.


MUNDEN FRY LANDSCAPE ASSOCIATES
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105 W NORTH STREET
HEALDSBURG, CA 95448
415-543-8202 | MFLASTUDIO.COM

**DICKSON & ASSOCIATES, INC.**
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073

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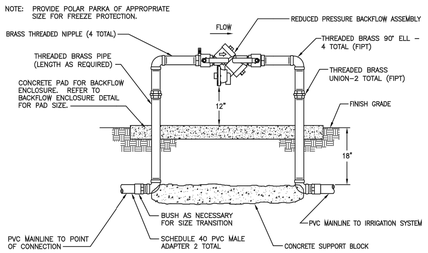
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**FORTUNATE SON WINERY**
825 FULTON LN
ST. HELENA, CA, 94574
APN 009-030-041

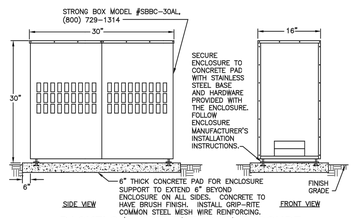
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| **DRAWN:** LMD | **CHECKED:** MD | |
| **REVISIONS:** | | |
| **DATE:** | **ISSUED FOR:** | **#:** |
| 08/29/23 | DESIGN REVIEW | |
| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |

**SHEET TITLE:**
IRRIGATION LEGEND AND NOTES

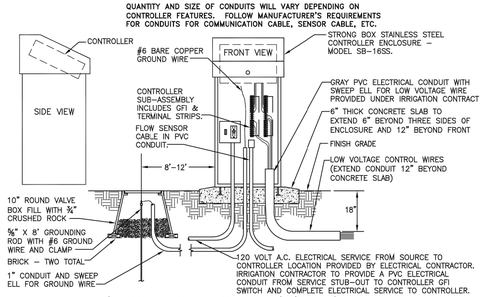
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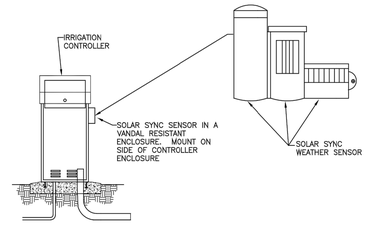

## REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



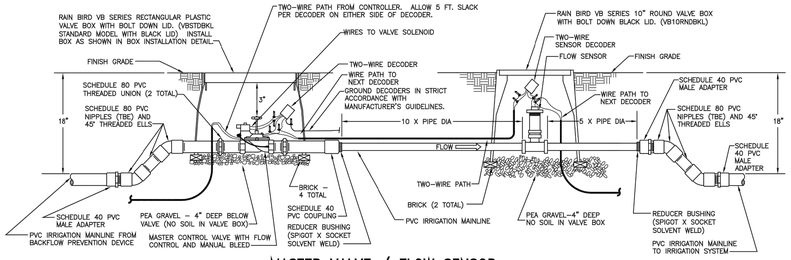

## BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



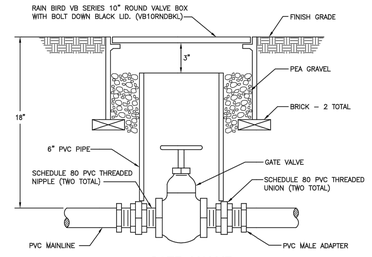

## CONTROLLER – TOP OPENING ENCLOSURE
NOT TO SCALE



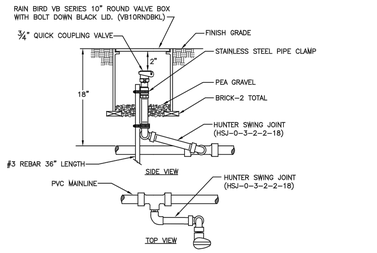

## SOLAR SYNC WEATHER SENSOR
NOT TO SCALE



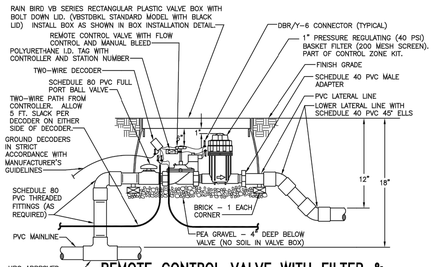

## MASTER VALVE / FLOW SENSOR
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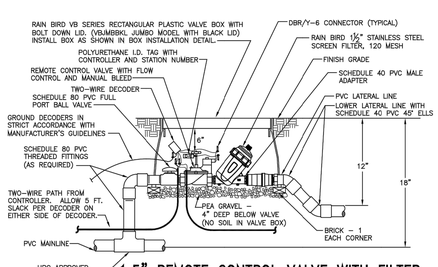

## GATE VALVE
NOT TO SCALE



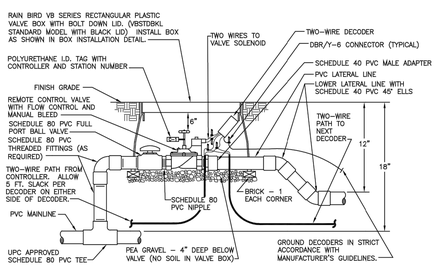

## QUICK COUPLING VALVE
NOT TO SCALE



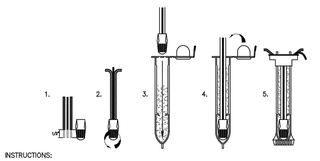

## REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE




## 1.5" REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



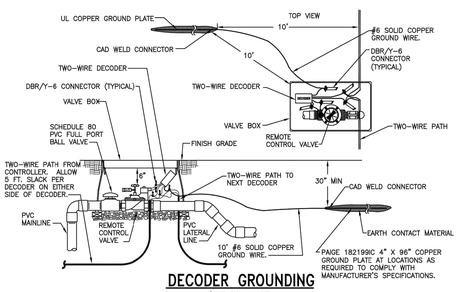

## REMOTE CONTROL VALVE
NOT TO SCALE



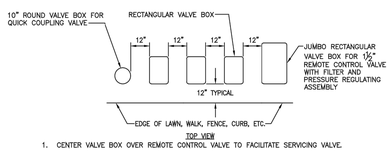

INSTRUCTIONS:

1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

## WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE

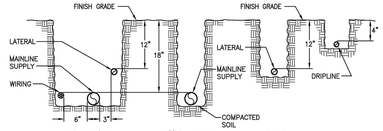



## DECODER GROUNDING
NOT TO SCALE




1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

## VALVE BOX INSTALLATION
NOT TO SCALE



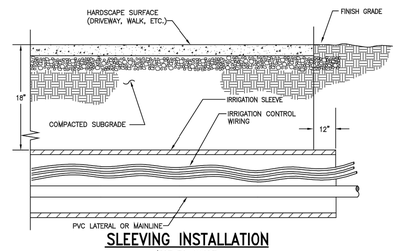

NOTES:

1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

## TRENCHING DETAIL
NOT TO SCALE

NOTES:

1. SLEEVE UNDER VEHICULAR PAVING SHALL BE BURIED TO A DEPTH OF 24" COVER.
2. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.




## SLEEVING INSTALLATION
NOT TO SCALE

MUNDEN FRY LANDSCAPE ASSOCIATES
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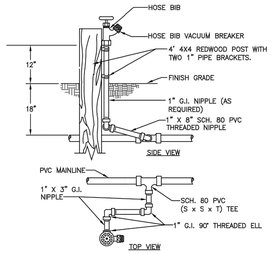
FORTUNATE SON WINERY
825 FULTON LN
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APN 009-030-041

PROJECT: 2023-05 DATE: 08/29/23
DRAWN: LMD CHECKED: MD
REVISIONS:

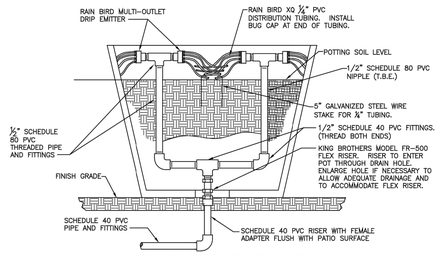
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| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |

SHEET TITLE:
IRRIGATION DETAILS

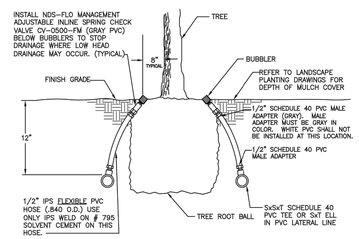
SHEET:
L4.04



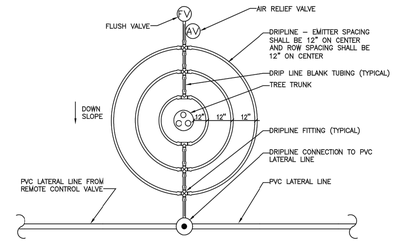

## HOSE BIB
NOT TO SCALE



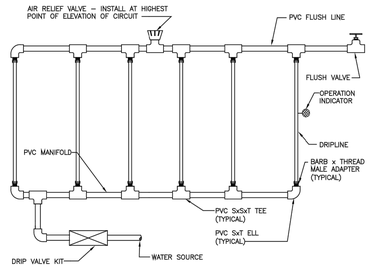

## VEGETABLE BED IRRIGATION
NOT TO SCALE



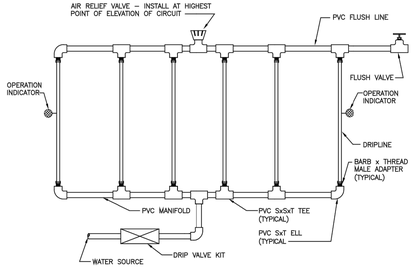

## TREE BUBBLERS
NOT TO SCALE



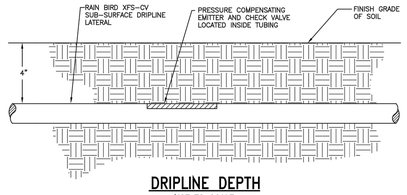

## DRIP RING TREE IRRIGATION
NOT TO SCALE



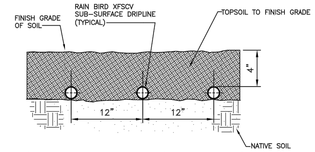

## SUB-SURFACE INSTALLATION LAYOUT-END FEED
NOT TO SCALE



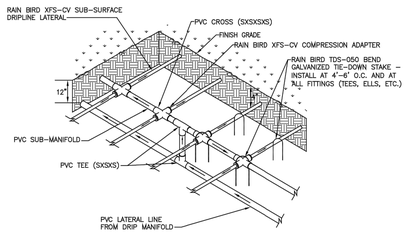

## SUB-SURFACE INSTALLATION LAYOUT
NOT TO SCALE



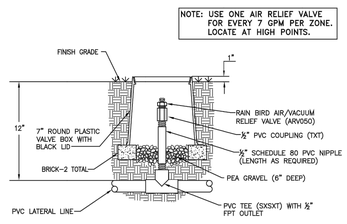

## DRIPLINE DEPTH
NOT TO SCALE



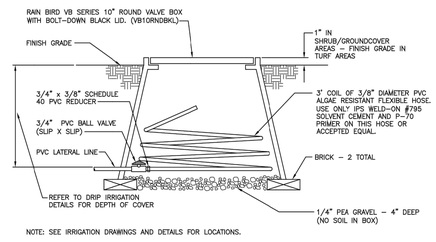

## DRIPLINE SUB-SURFACE INSTALLATION 12" O.C.
NOT TO SCALE




## SUB-MANIFOLD CENTER FEED
NOT TO SCALE

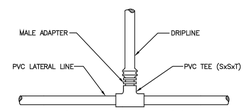



## AIR/VACUUM RELIEF VALVE AT PVC LATERAL
NOT TO SCALE

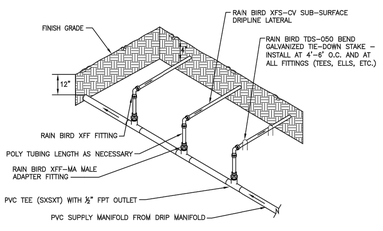



NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

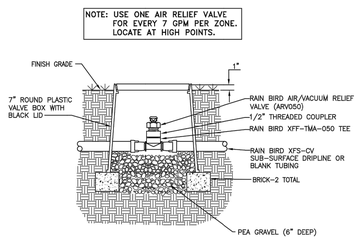
## DRIP LINE FLUSH VALVE
NOT TO SCALE



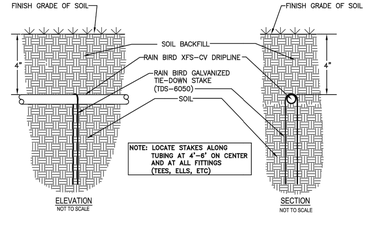

## DRIPLINE TO PVC CONNECTION
NOT TO SCALE



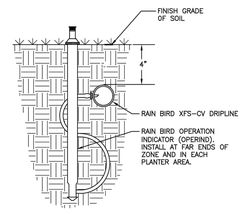

## MANIFOLD END FEED
NOT TO SCALE




## AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE
NOT TO SCALE




## GALVANIZED TIE-DOWN STAKE
NOT TO SCALE




## POP-UP OPERATION INDICATOR
NOT TO SCALE

MUNDEN FRY LANDSCAPE ASSOCIATES
MFLA
105 W NORTH STREET
HEALDSBURG, CA 95448
415-543-8202 | MFLASTUDIO.COM

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
PALO CEDRO, CALIFORNIA 96073
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NOT FOR CONSTRUCTION

FORTUNATE SON WINERY
825 FULTON LN
ST. HELENA, CA. 94574
APN 009-030-041

| | | |
|---|---|---|
| PROJECT: 2023-05 | DATE: 08/29/23 | |
| DRAWN: LMD | CHECKED: MD | |
| REVISIONS: | | |
| DATE: | ISSUED FOR: | #: |
| 08/29/23 | DESIGN REVIEW | |
| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |

SHEET TITLE:
IRRIGATION DETAILS

SHEET:
L4.05

# IRRIGATION WATERING SCHEDULES

| SUB-SURFACE DRIP IRRIGATION FOR LOW WATER-USE SHRUBS/GROUNDCOVERS | | | | | |
|---|---|---|---|---|---|
| SPRINKLER MANUFACTURER: | RAIN BIRD | LOCATION: | ST. HELENA, CALIFORNIA | | |
| PRECIPITATION RATE (INCHES/HOUR): | 1.51 | EMITTER SPACING: | 12" O.C. | | |
| IRRIGATION SYSTEM EFFICIENCY | 0.81 | EMITTER FLOW: | 0.9 GPH | | |
| PLANT FACTOR: | 0.30 | | | | |
| YEAR 2 REDUCTION AMOUNT: | -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES | | | | |

| | MONTH: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ETO PER MONTH (INCHES): | | 1.20 | 1.50 | 2.80 | 3.90 | 5.10 | 6.10 | 7.00 | 6.20 | 4.80 | 3.10 | 1.40 | 0.90 | 44.10 |
| ETO PER WEEK (INCHES): | | 0.277 | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 | |
| APPLIED ETO PER WEEK (INCHES): | | 0.103 | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.265 | 0.120 | 0.077 | |
| MINUTES OF WATER PER WEEK: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 21 | 19 | 15 | 9 | 4 | 3 | |
| DAYS PER WEEK: | YEAR 1 | 1 | 1 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 2 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 2 | 1 | 1 | |
| MINUTES OF WATER PER DAY: | YEAR 1 | 4 | 5 | 5 | 7 | 6 | 7 | 8 | 7 | 5 | 5 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 4 | 6 | 5 | 6 | 7 | 6 | 5 | 5 | 4 | 3 | |
| CYCLES PER DAY: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES PER CYCLE: | YEAR 1 | 4 | 5 | 5 | 7 | 6 | 7 | 8 | 7 | 5 | 5 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 4 | 6 | 5 | 6 | 7 | 6 | 5 | 5 | 4 | 3 | |

| SUB-SURFACE DRIP RING IRRIGATION FOR LOW WATER-USE PALM TREES | | | | | |
|---|---|---|---|---|---|
| SPRINKLER MANUFACTURER | RAIN BIRD | LOCATION: | ST. HELENA, CALIFORNIA | | |
| PRECIPITATION RATE (INCHES/HOUR): | 1.51 | EMITTER SPACING: | 12" O.C. | | |
| IRRIGATION SYSTEM EFFICIENCY | 0.81 | EMITTER FLOW: | 0.9 GPH | | |
| PLANT FACTOR: | 0.30 | | | | |
| YEAR 2 REDUCTION AMOUNT: | -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES | | | | |

| | MONTH: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ETO PER MONTH (INCHES): | | 1.20 | 1.50 | 2.80 | 3.90 | 5.10 | 6.10 | 7.00 | 6.20 | 4.80 | 3.10 | 1.40 | 0.90 | 44.10 |
| ETO PER WEEK (INCHES): | | 0.277 | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 | |
| APPLIED ETO PER WEEK (INCHES): | | 0.103 | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.265 | 0.120 | 0.077 | |
| MINUTES OF WATER PER WEEK: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 21 | 19 | 15 | 9 | 4 | 3 | |
| DAYS PER WEEK: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES OF WATER PER DAY: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 21 | 19 | 15 | 9 | 4 | 3 | |
| CYCLES PER DAY: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES PER CYCLE: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 21 | 19 | 15 | 9 | 4 | 3 | |

| SUB-SURFACE DRIP IRRIGATION FOR MODERATE WATER-USE SHRUBS/GROUNDCOVERS | | | | | |
|---|---|---|---|---|---|
| SPRINKLER MANUFACTURER | RAIN BIRD | LOCATION: | ST. HELENA, CALIFORNIA | | |
| PRECIPITATION RATE (INCHES/HOUR): | 1.51 | EMITTER SPACING: | 12" O.C. | | |
| IRRIGATION SYSTEM EFFICIENCY | 0.81 | EMITTER FLOW: | 0.9 GPH | | |
| PLANT FACTOR: | 0.60 | | | | |
| YEAR 2 REDUCTION AMOUNT: | -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES | | | | |

| | MONTH: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ETO PER MONTH (INCHES): | | 1.20 | 1.50 | 2.80 | 3.90 | 5.10 | 6.10 | 7.00 | 6.20 | 4.80 | 3.10 | 1.40 | 0.90 | 44.10 |
| ETO PER WEEK (INCHES): | | 0.277 | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 | |
| APPLIED ETO PER WEEK (INCHES): | | 0.205 | 0.257 | 0.479 | 0.667 | 0.872 | 1.044 | 1.198 | 1.061 | 0.821 | 0.530 | 0.240 | 0.154 | |
| MINUTES OF WATER PER WEEK: | YEAR 1 | 8 | 10 | 19 | 27 | 35 | 41 | 48 | 42 | 33 | 21 | 10 | 6 | |
| | YEAR 2 | 7 | 9 | 17 | 24 | 31 | 37 | 43 | 38 | 29 | 19 | 9 | 6 | |
| DAYS PER WEEK: | YEAR 1 | 1 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 3 | 2 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 3 | 2 | 1 | 1 | |
| MINUTES OF WATER PER DAY: | YEAR 1 | 8 | 10 | 10 | 9 | 9 | 10 | 12 | 11 | 11 | 11 | 10 | 6 | |
| | YEAR 2 | 7 | 9 | 9 | 8 | 8 | 9 | 11 | 9 | 10 | 9 | 9 | 6 | |
| CYCLES PER DAY: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES PER CYCLE: | YEAR 1 | 8 | 10 | 10 | 9 | 9 | 10 | 12 | 11 | 11 | 11 | 10 | 6 | |
| | YEAR 2 | 7 | 9 | 9 | 8 | 8 | 9 | 11 | 9 | 10 | 9 | 9 | 6 | |

| SUB-SURFACE DRIP RING IRRIGATION FOR MODERATE WATER-USE APPLE AND FIG TREES | | | | | |
|---|---|---|---|---|---|
| SPRINKLER MANUFACTURER | RAIN BIRD | LOCATION: | ST. HELENA, CALIFORNIA | | |
| PRECIPITATION RATE (INCHES/HOUR): | 1.51 | EMITTER SPACING: | 12" O.C. | | |
| IRRIGATION SYSTEM EFFICIENCY | 0.81 | EMITTER FLOW: | 0.9 GPH | | |
| PLANT FACTOR: | 0.60 | | | | |
| YEAR 2 REDUCTION AMOUNT: | -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES | | | | |

| | MONTH: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ETO PER MONTH (INCHES): | | 1.20 | 1.50 | 2.80 | 3.90 | 5.10 | 6.10 | 7.00 | 6.20 | 4.80 | 3.10 | 1.40 | 0.90 | 44.10 |
| ETO PER WEEK (INCHES): | | 0.277 | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 | |
| APPLIED ETO PER WEEK (INCHES): | | 0.205 | 0.257 | 0.479 | 0.667 | 0.872 | 1.044 | 1.198 | 1.061 | 0.821 | 0.530 | 0.240 | 0.154 | |
| MINUTES OF WATER PER WEEK: | YEAR 1 | 8 | 10 | 19 | 27 | 35 | 41 | 48 | 42 | 33 | 21 | 10 | 6 | |
| | YEAR 2 | 7 | 9 | 17 | 24 | 31 | 37 | 43 | 38 | 29 | 19 | 9 | 6 | |
| DAYS PER WEEK: | YEAR 1 | 1 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 3 | 2 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 3 | 2 | 1 | 1 | |
| MINUTES OF WATER PER DAY: | YEAR 1 | 8 | 10 | 19 | 27 | 17 | 21 | 24 | 21 | 16 | 21 | 10 | 6 | |
| | YEAR 2 | 7 | 9 | 17 | 24 | 16 | 19 | 21 | 19 | 15 | 19 | 9 | 6 | |
| CYCLES PER DAY: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES PER CYCLE: | YEAR 1 | 8 | 10 | 19 | 27 | 17 | 21 | 24 | 21 | 16 | 21 | 10 | 6 | |
| | YEAR 2 | 7 | 9 | 17 | 24 | 16 | 19 | 21 | 19 | 15 | 19 | 9 | 6 | |

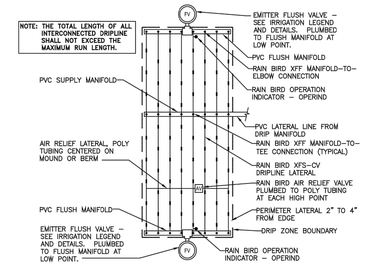
| MULTI-OUTLET EMITTER IRRIGATION FOR MODERATE WATER-USE VEGETABLE BEDS | | | | | |
|---|---|---|---|---|---|
| SPRINKLER MANUFACTURER | RAIN BIRD | LOCATION: | ST. HELENA, CALIFORNIA | | |
| PRECIPITATION RATE (INCHES/HOUR): | 1.14 | EMITTER SPACING: | VARIES | | |
| IRRIGATION SYSTEM EFFICIENCY | 0.81 | EMITTER FLOW: | 2 GPH PER OUTLET | | |
| PLANT FACTOR: | 0.60 | | | | |
| YEAR 2 REDUCTION AMOUNT: | -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES | | | | |

| | MONTH: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ETO PER MONTH (INCHES): | | 1.20 | 1.50 | 2.80 | 3.90 | 5.10 | 6.10 | 7.00 | 6.20 | 4.80 | 3.10 | 1.40 | 0.90 | 44.10 |
| ETO PER WEEK (INCHES): | | 0.277 | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 | |
| APPLIED ETO PER WEEK (INCHES): | | 0.205 | 0.257 | 0.479 | 0.667 | 0.872 | 1.044 | 1.198 | 1.061 | 0.821 | 0.530 | 0.240 | 0.154 | |
| MINUTES OF WATER PER WEEK: | YEAR 1 | 11 | 14 | 25 | 35 | 46 | 55 | 63 | 56 | 43 | 28 | 13 | 8 | |
| | YEAR 2 | 10 | 12 | 23 | 32 | 41 | 49 | 57 | 50 | 39 | 25 | 11 | 7 | |
| DAYS PER WEEK: | YEAR 1 | 1 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 3 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 3 | 1 | 1 | |
| MINUTES OF WATER PER DAY: | YEAR 1 | 11 | 14 | 13 | 12 | 11 | 14 | 16 | 14 | 11 | 9 | 13 | 8 | |
| | YEAR 2 | 10 | 12 | 11 | 11 | 10 | 12 | 14 | 13 | 10 | 8 | 11 | 7 | |
| CYCLES PER DAY: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES PER CYCLE: | YEAR 1 | 11 | 14 | 13 | 12 | 11 | 14 | 16 | 14 | 11 | 9 | 13 | 8 | |
| | YEAR 2 | 10 | 12 | 11 | 11 | 10 | 12 | 14 | 13 | 10 | 8 | 11 | 7 | |

| BUBBLER IRRIGATION FOR LOW WATER-USE TREES | | | | | |
|---|---|---|---|---|---|
| SPRINKLER MANUFACTURER | RAIN BIRD | LOCATION: | ST. HELENA, CALIFORNIA | | |
| PRECIPITATION RATE (INCHES/HOUR): | 1.50 | HEAD SPACING: | VARIES | | |
| IRRIGATION SYSTEM EFFICIENCY | 0.81 | HEAD GPM: | 2 X .25 | | |
| PLANT FACTOR: | 0.30 | | | | |
| YEAR 2 REDUCTION AMOUNT: | -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES | | | | |

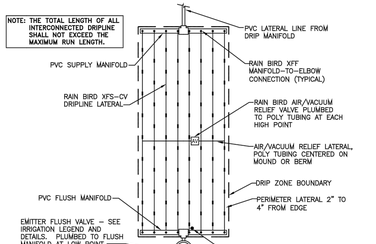
| | MONTH: | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ETO PER MONTH (INCHES): | | 1.20 | 1.50 | 2.80 | 3.90 | 5.10 | 6.10 | 7.00 | 6.20 | 4.80 | 3.10 | 1.40 | 0.90 | 44.10 |
| ETO PER WEEK (INCHES): | | 0.277 | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 | |
| APPLIED ETO PER WEEK (INCHES): | | 0.103 | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.265 | 0.120 | 0.077 | |
| MINUTES OF WATER PER WEEK: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 22 | 19 | 15 | 10 | 4 | 3 | |
| DAYS PER WEEK: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES OF WATER PER DAY: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 22 | 19 | 15 | 10 | 4 | 3 | |
| CYCLES PER DAY: | YEAR 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| | YEAR 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |
| MINUTES PER CYCLE: | YEAR 1 | 4 | 5 | 10 | 13 | 17 | 21 | 24 | 21 | 16 | 11 | 5 | 3 | |
| | YEAR 2 | 4 | 5 | 9 | 12 | 16 | 19 | 22 | 19 | 15 | 10 | 4 | 3 | |

NOTES:
THE CHARTS ARE INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATE APPROXIMATE RUN TIMES (IN MINUTES) FOR EACH ZONE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE FIGURES SHOWN IN THIS SCHEDULE ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT MAXIMUM IRRIGATION REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND SPACING. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, ETC.



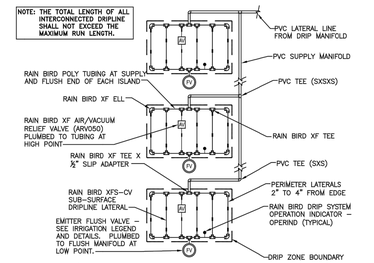

## CENTER FEED LAYOUT FOR SUB-SURFACE DRIP

NOT TO SCALE



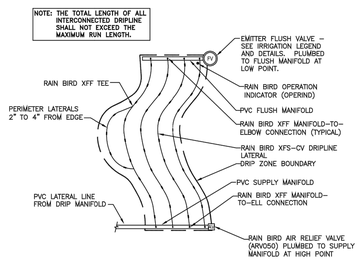

## END FEED LAYOUT FOR SUB-SURFACE DRIP

NOT TO SCALE



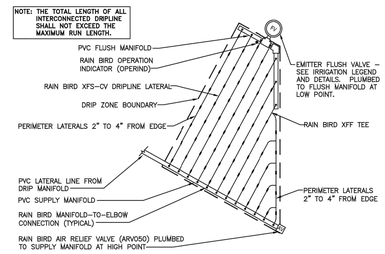

## ISLAND LAYOUT FOR SUB-SURFACE DRIP

NOT TO SCALE




## ODD CURVES LAYOUT FOR SUB-SURFACE DRIP

NOT TO SCALE




## TRIANGULAR LAYOUT FOR SUB-SURFACE DRIP

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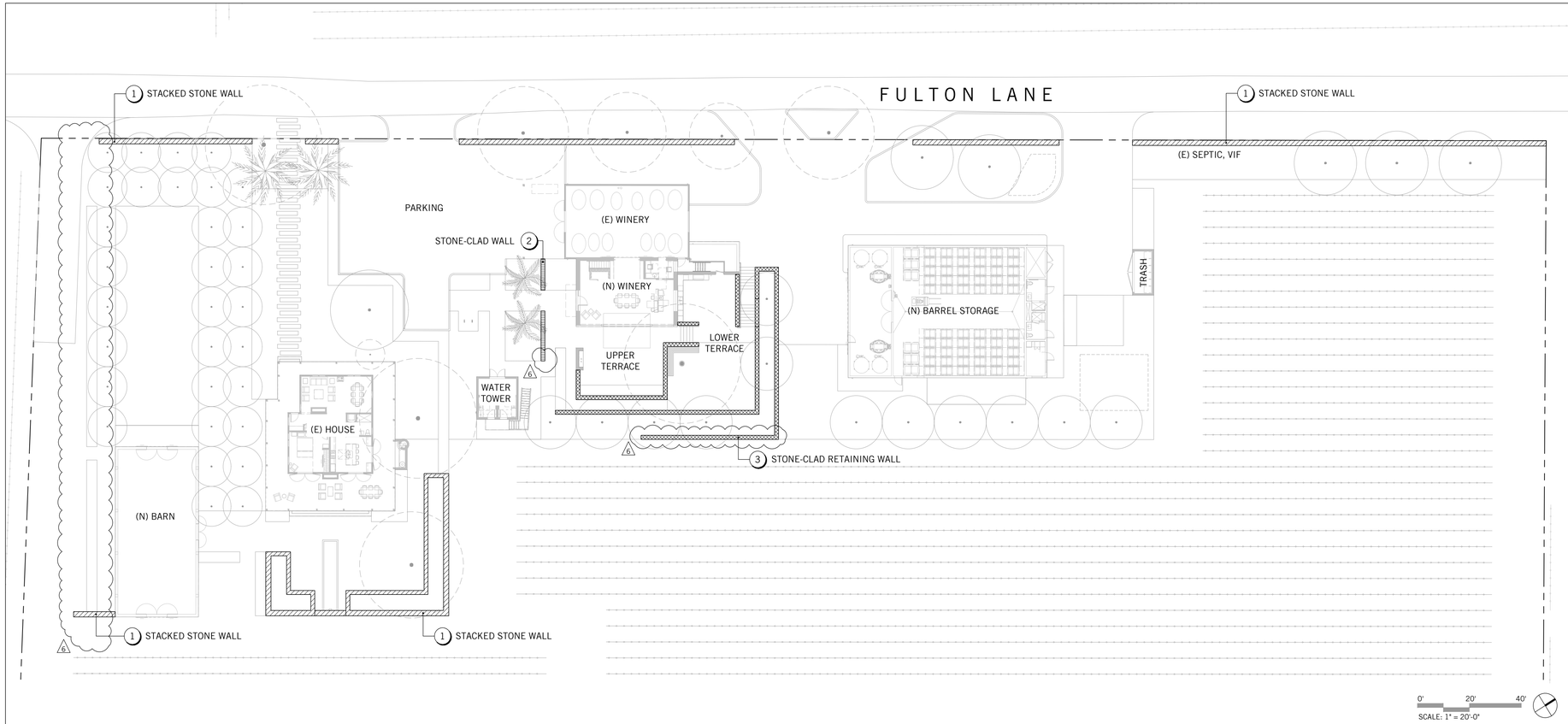
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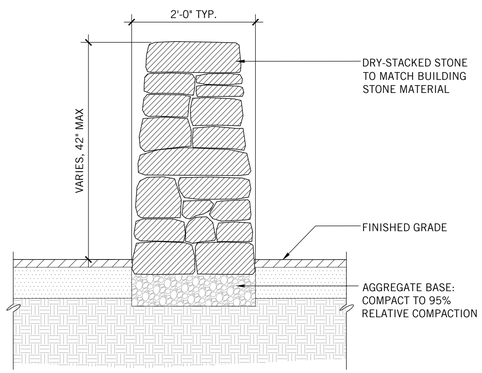
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DRAWN: LMD CHECKED: MD
REVISIONS:

| DATE: | ISSUED FOR: | #: |
|---|---|---|
| 08/29/23 | DESIGN REVIEW | |
| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |
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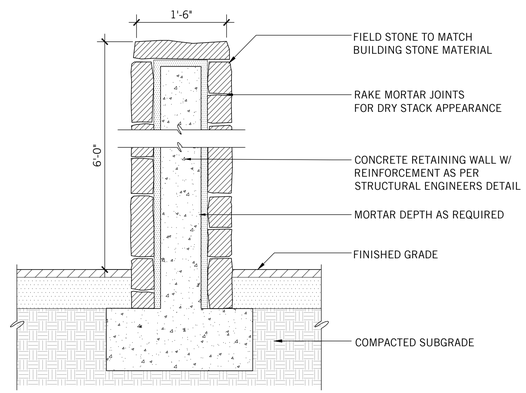
SHEET TITLE:
IRRIGATION DETAILS AND SCHEDULES

SHEET:
L4.06

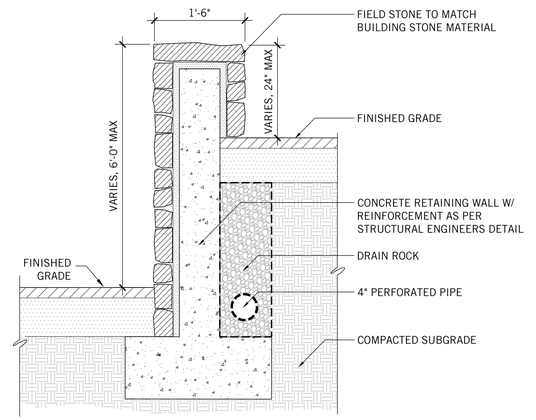



## 1 STACKED STONE WALL
SECTION — 1" = 1'-0"




## 2 STONE-CLAD WALL
SECTION — 1" = 1'-0"




## 3 STONE-CLAD RETAINING WALL
SECTION — 1" = 1'-0"

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| | |
|---|---|
| PROJECT: 2023-05 | DATE: 08/29/23 |
| DRAWN: AL / YN | CHECKED: AL |

REVISIONS:

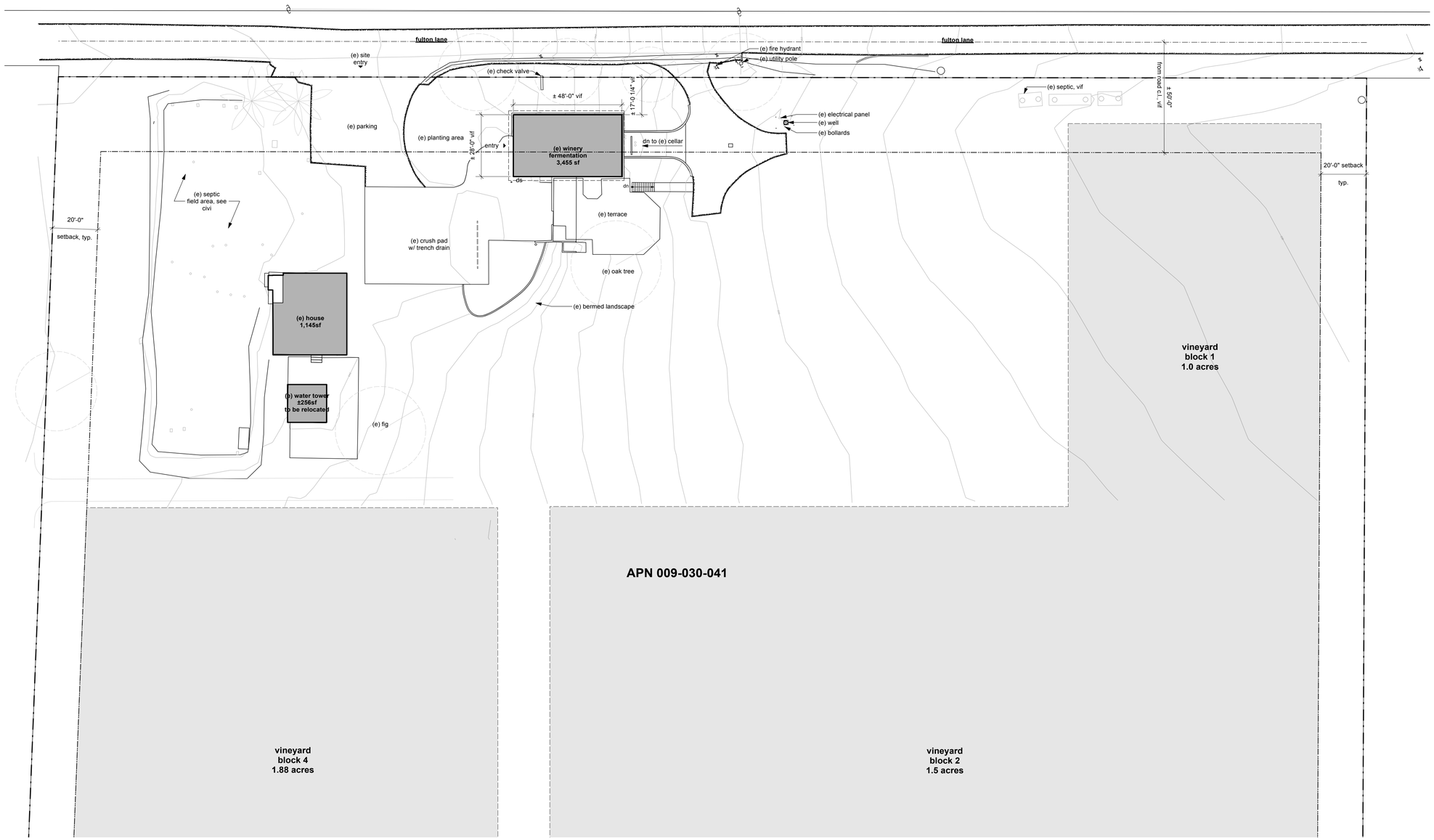
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| 08/29/23 | DESIGN REVIEW | |
| 10/27/23 | DESIGN REVIEW R1 | |
| 08/15/24 | VARIANCE APPLICATION | 4 |
| 02/04/25 | PLANNING MTG | 6 |

**SHEET TITLE:**

WALL DETAILS

**SHEET:**

**L5.00**




1 Existing Site Plan
scale: 1" = 20' - 0"

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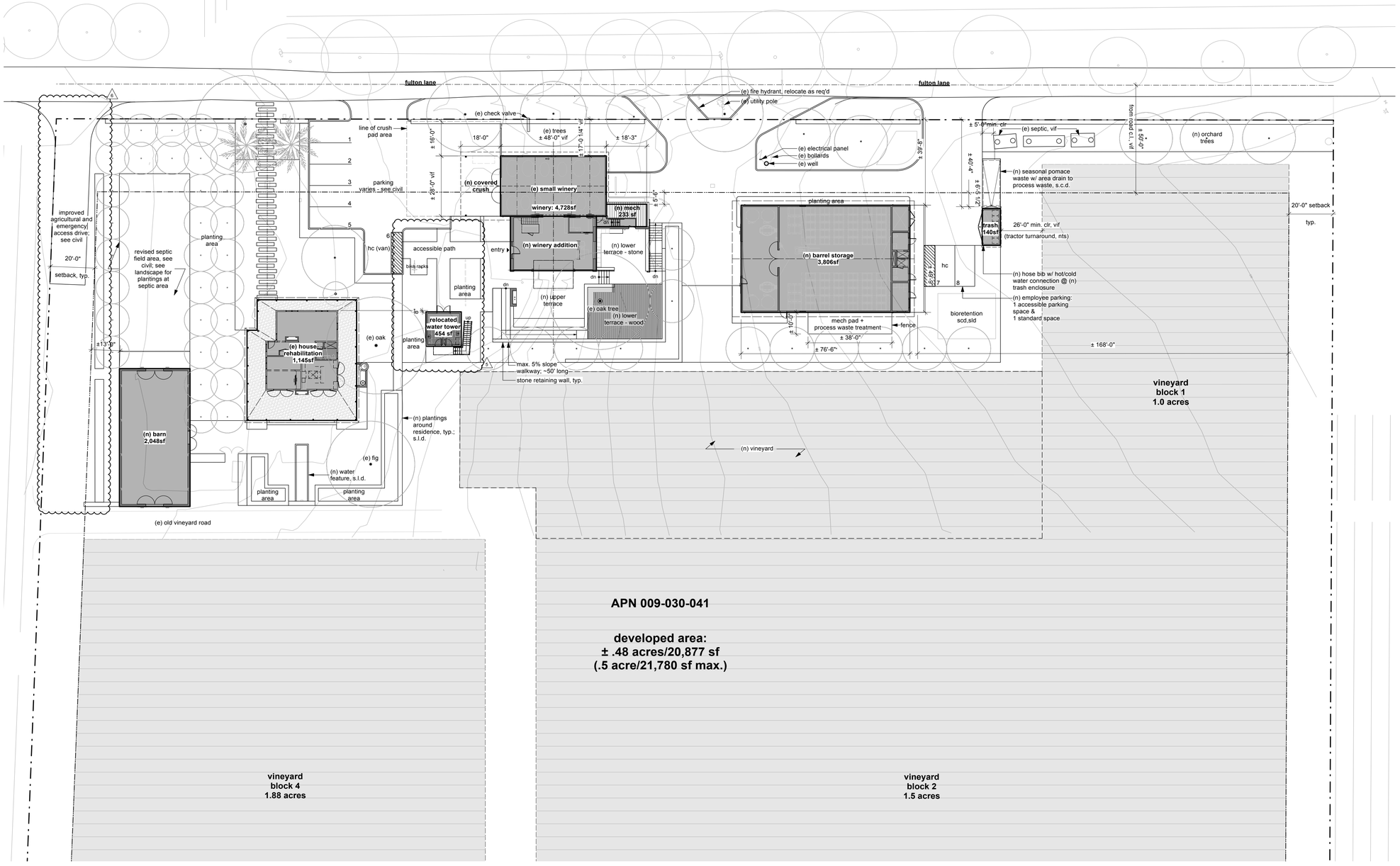
Site Plan - Existing

scale: as noted

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance Application | 8.15.24 |
| Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124
drawn: JB
checked: TT
date: 2/27/23

sheet no:
A1.01d




1 Site Plan
scale: 1" = 20' - 0"


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# 825 Fulton Ln. Fortunate Son Winery

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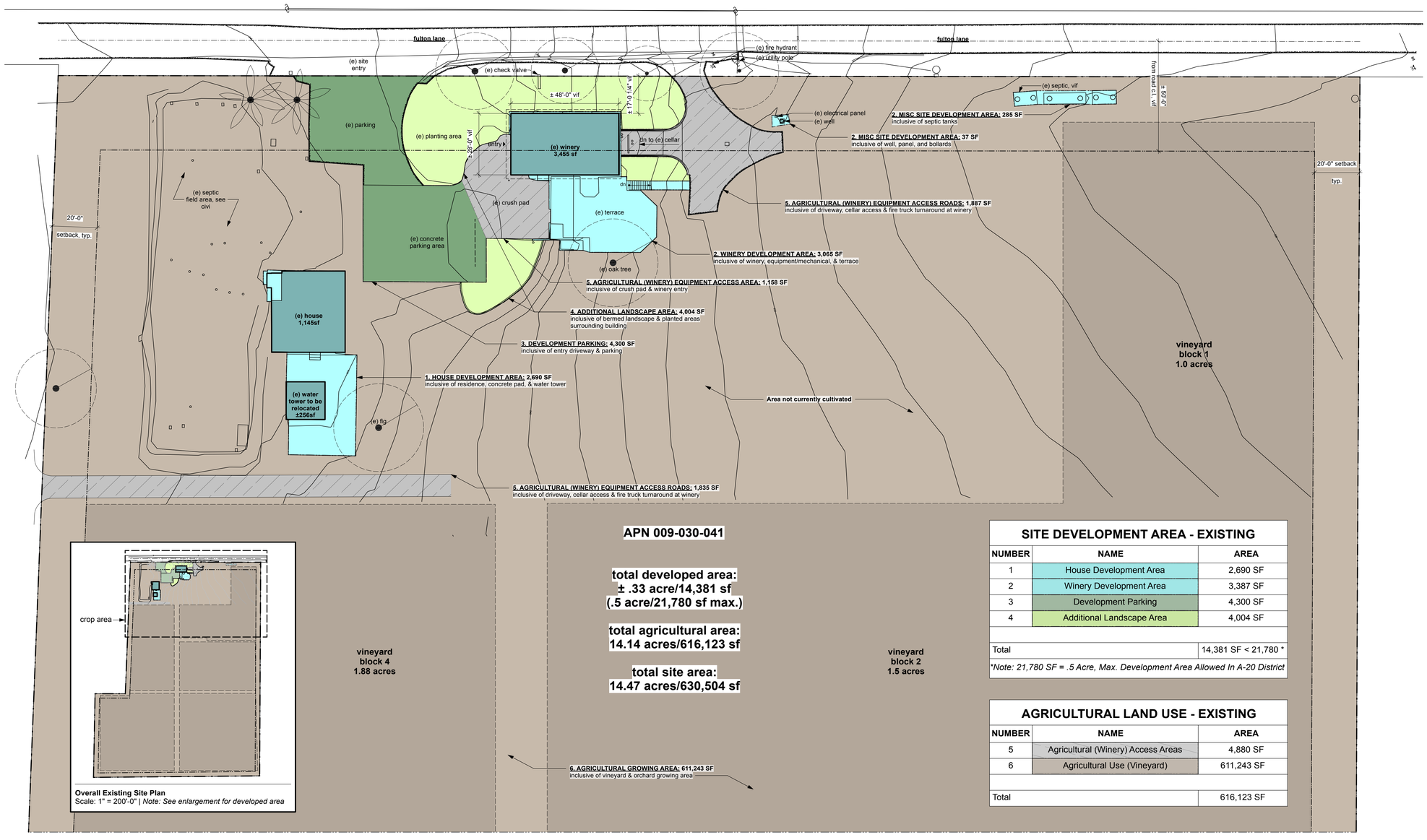

Site Plan - Proposed

scale: as noted

| revision: | date: |
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| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev R5 | 12.13.24 |
| 6 Planning Mtg | 2.4.25 |

job no: 2124
drawn: JB
checked: TT
date: 2/27/23

sheet no:
A1.01




**Overall Existing Site Plan**
Scale: 1" = 200'-0" | *Note: See enlargement for developed area*

## SITE DEVELOPMENT AREA - EXISTING

| NUMBER | NAME | AREA |
|---|---|---|
| 1 | House Development Area | 2,690 SF |
| 2 | Winery Development Area | 3,387 SF |
| 3 | Development Parking | 4,300 SF |
| 4 | Additional Landscape Area | 4,004 SF |
| | | |
| Total | | 14,381 SF < 21,780 * |

**Note: 21,780 SF = .5 Acre, Max. Development Area Allowed In A-20 District*

## AGRICULTURAL LAND USE - EXISTING

| NUMBER | NAME | AREA |
|---|---|---|
| 5 | Agricultural (Winery) Access Areas | 4,880 SF |
| 6 | Agricultural Use (Vineyard) | 611,243 SF |
| | | |
| Total | | 616,123 SF |

1 Existing Site Plan
scale: 1" = 20' - 0"
*Note: Site plan is cropped to show developed area. See overall existing site plan for entire site*

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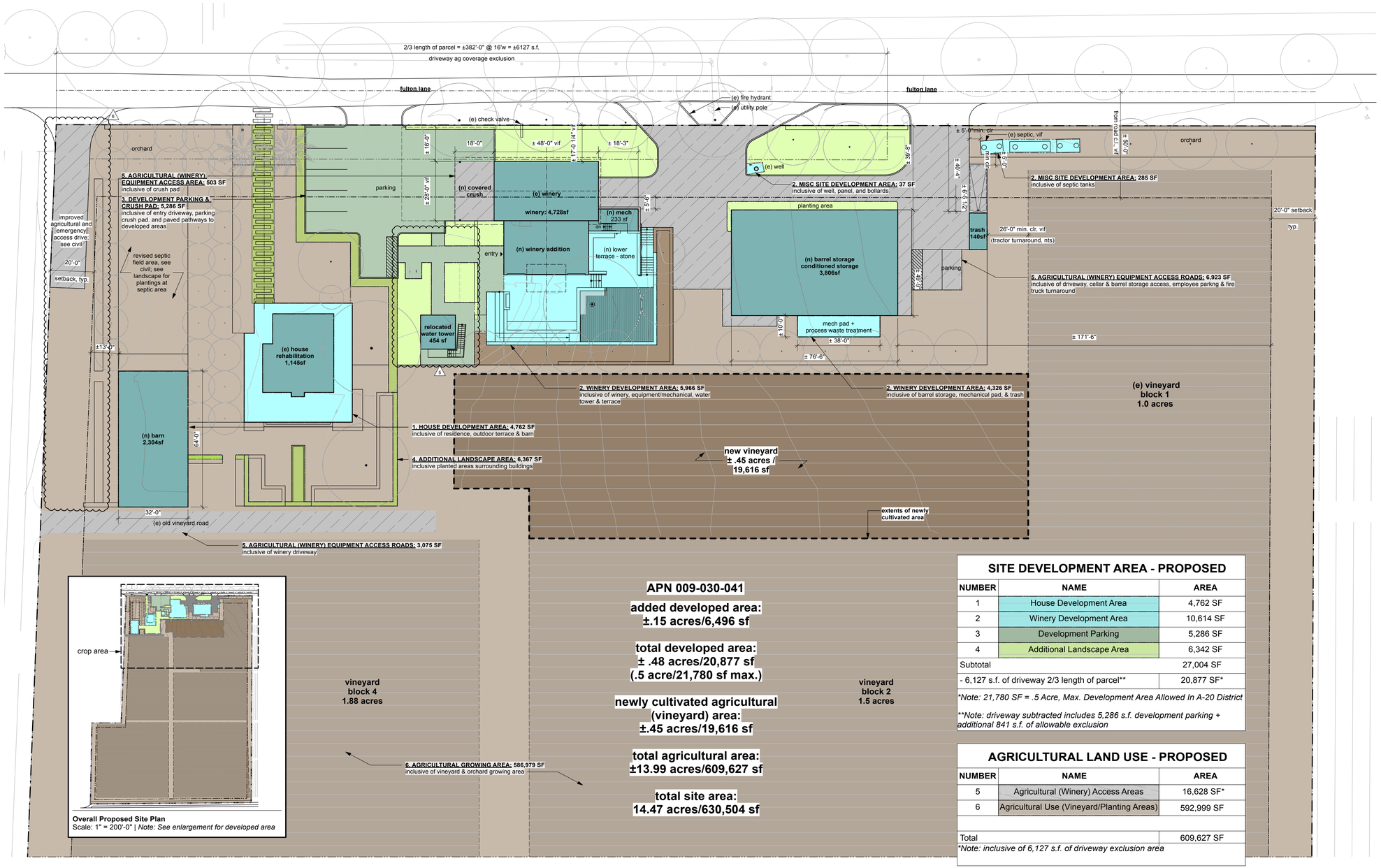
Site Plan - Existing Developed Area

scale: as noted

| revision: | date: |
|---|---|
| Design Review R1 | 10.27.23 |
| Design Review R2 | 1.16.24 |
| Variance Application | 8.15.24 |
| Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124
drawn: JB
checked: TT
date: 2/27/23

sheet no:
A1.02d




**Overall Proposed Site Plan**
Scale: 1" = 200'-0" | *Note: See enlargement for developed area*

## SITE DEVELOPMENT AREA - PROPOSED

| NUMBER | NAME | AREA |
|---|---|---|
| 1 | House Development Area | 4,762 SF |
| 2 | Winery Development Area | 10,614 SF |
| 3 | Development Parking | 5,286 SF |
| 4 | Additional Landscape Area | 6,342 SF |
| Subtotal | | 27,004 SF |
| - 6,127 s.f. of driveway 2/3 length of parcel** | | 20,877 SF* |

**Note: 21,780 SF = .5 Acre, Max. Development Area Allowed In A-20 District*

***Note: driveway subtracted includes 5,286 s.f. development parking + additional 841 s.f. of allowable exclusion*

## AGRICULTURAL LAND USE - PROPOSED

| NUMBER | NAME | AREA |
|---|---|---|
| 5 | Agricultural (Winery) Access Areas | 16,628 SF* |
| 6 | Agricultural Use (Vineyard/Planting Areas) | 592,999 SF |
| | | |
| Total | | 609,627 SF |

**Note: inclusive of 6,127 s.f. of driveway exclusion area*

*DRIVEWAY NOT INCLUDED IN DEVELOPMENT AREA PER CITY OF ST. HELENA MUNICIPAL CODE TITLE 17 ZONING CODE, ORD. NO. ZOA 2023-001: DEVELOPMENT STANDARDS, TABLE 17.19.030B END NOTE 3*

1 Proposed Site Plan
scale: 1" = 20' - 0"
*Note: Site plan is cropped to show developed area. See overall existing site plan for entire site*


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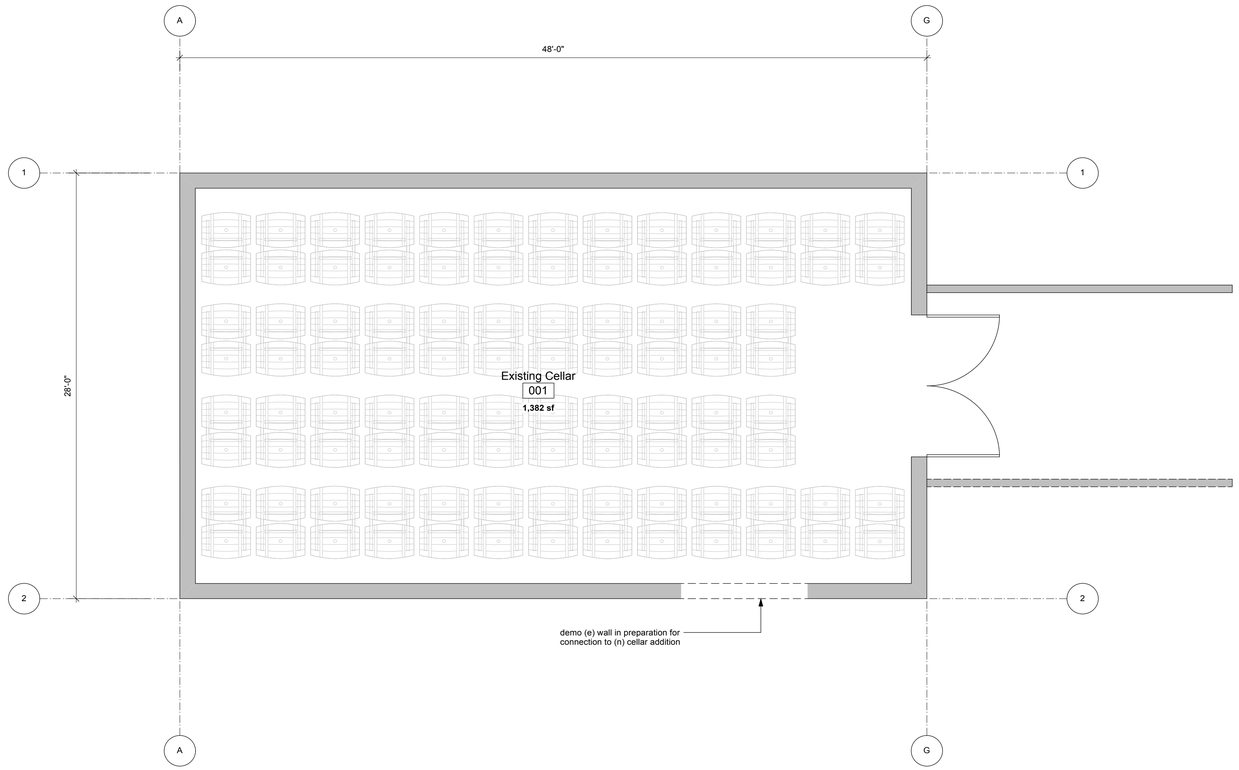

Site Plan - Proposed Developed Area

scale: as noted

| revision: | date: |
|---|---|
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| Design Review R2 | 1.16.24 |
| Variance Application | 8.15.24 |
| 4 Design Rev R5 | 12.13.24 |
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# 825 Fulton Lane
## Fortunate Son Winery

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## Winery - Existing Cellar Plan

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

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| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

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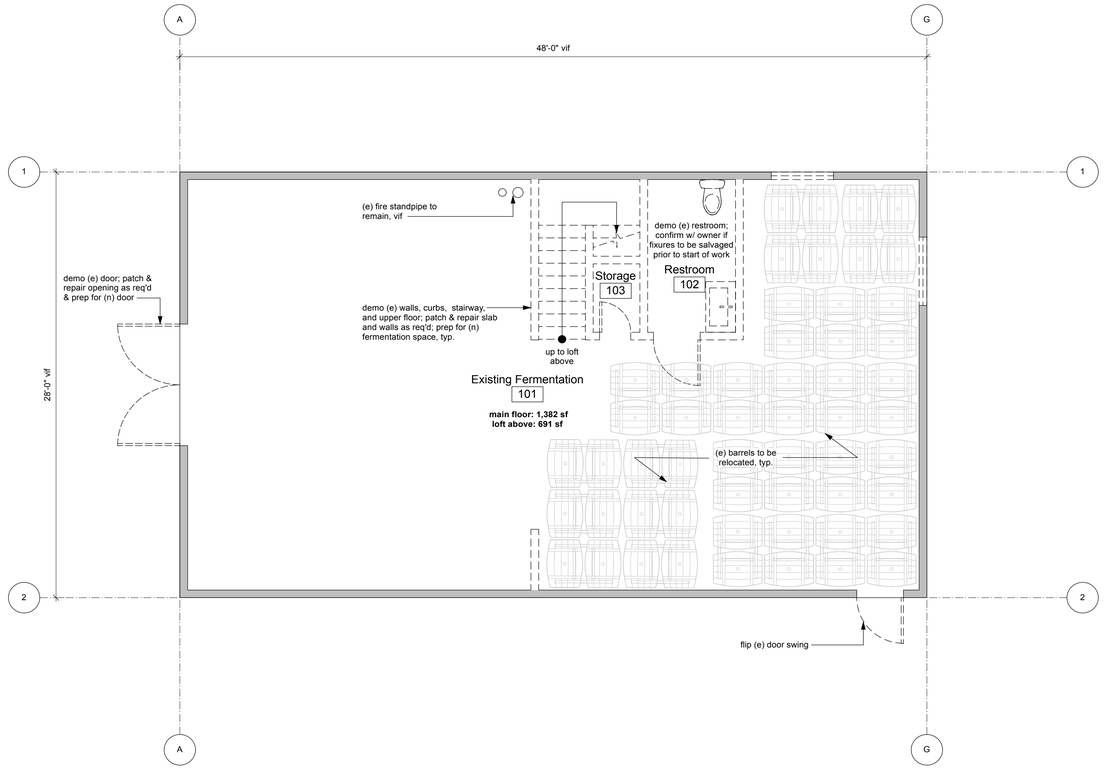
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Winery - Existing Floor Plan

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

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| Planning Mtg | 2.4.25 |

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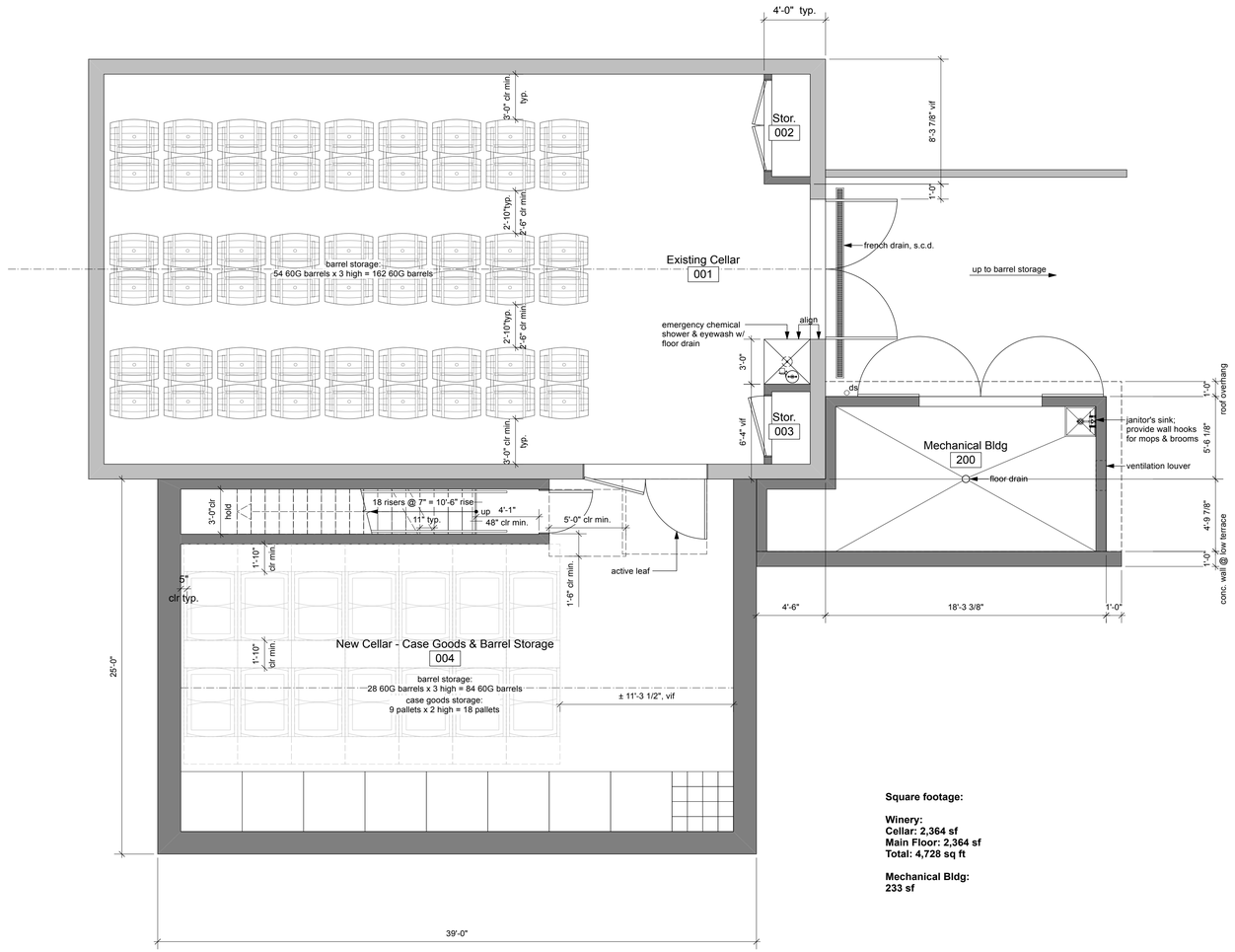
drawn: J.B.

checked: T.T.

date: 3/20/23

sheet no:

A2.02d




**Square footage:**

**Winery:**
**Cellar: 2,364 sf**
**Main Floor: 2,364 sf**
**Total: 4,728 sq ft**

**Mechanical Bldg:**
**233 sf**


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Winery - New Cellar & Mechanical Shed Plan
scale: 1/4" = 1'-0"

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| Planning Mtg | 2.4.25 |

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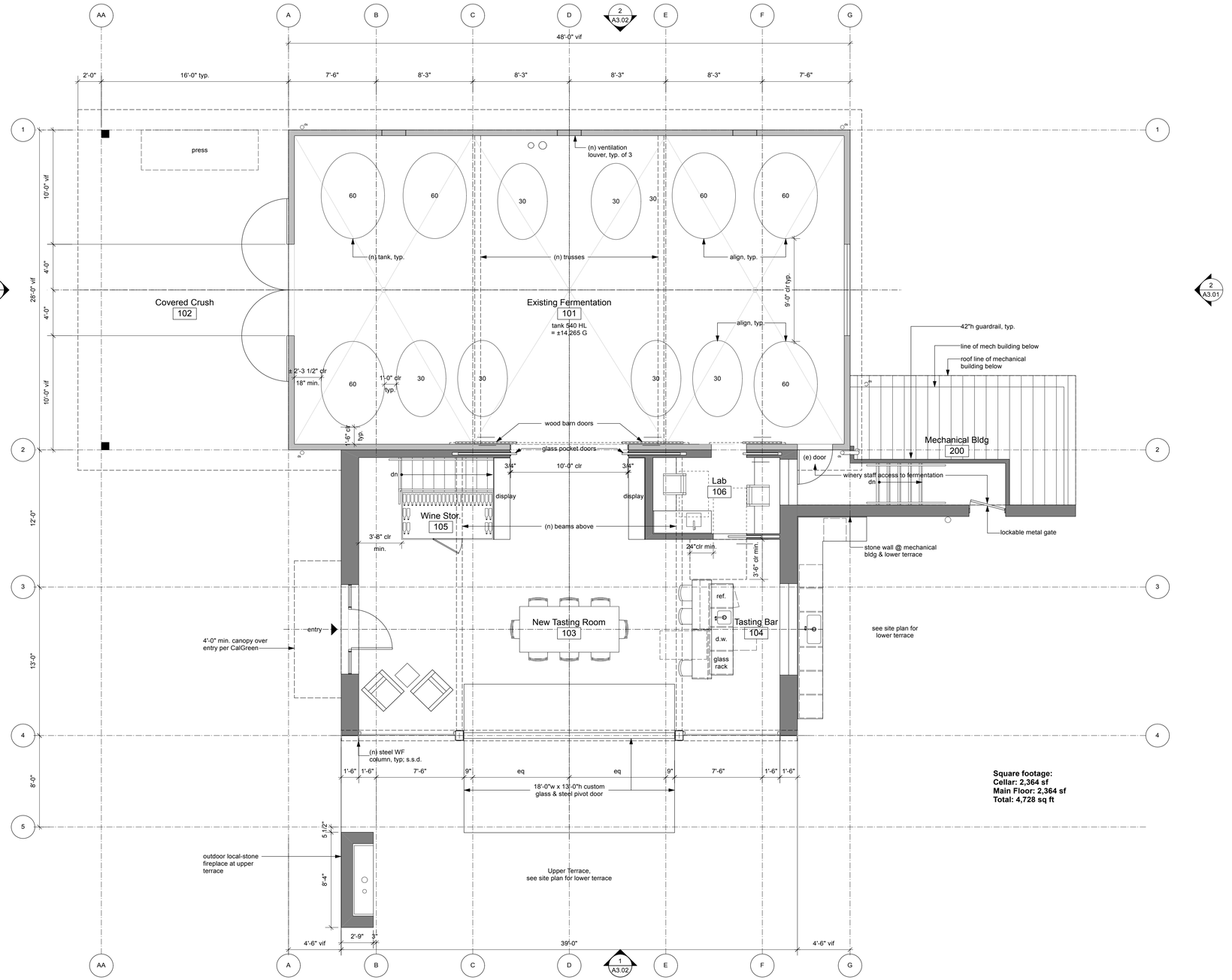
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**Square footage:**
**Cellar: 2,364 sf**
**Main Floor: 2,364 sf**
**Total: 4,728 sq ft**


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Winery - Addition
Floor Plan

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

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| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

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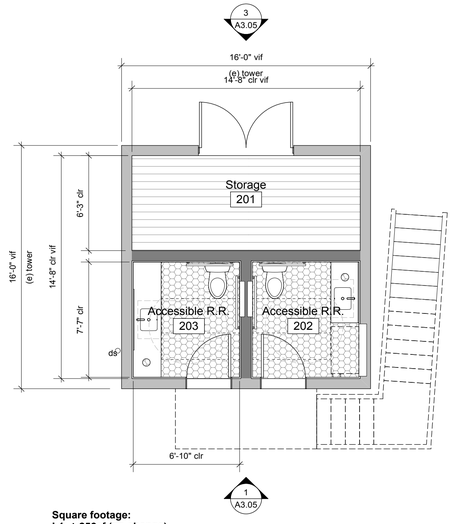
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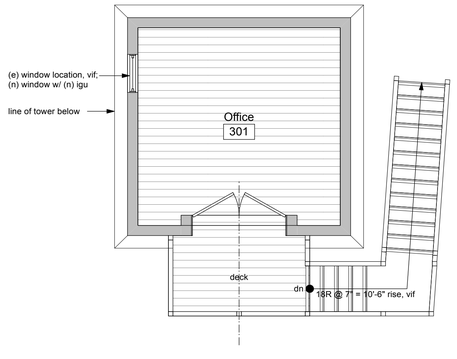
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A2.02




**Square footage:**
**L1: ± 256sf (no change)**
**L2: ± 198**
**Total: ± 454 sq ft**

## 1 Proposed Plan - First Floor




**Square footage:**
**L1: ± 256sf**
**L2: ± 198**
**Total: ± 454 sq ft**

## 2 Proposed Plan - Second Floor

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Relocated Water Tower - Floor Plans

scale: 1/2" = 1'-0"

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| Planning Mtg | 2.4.25 |

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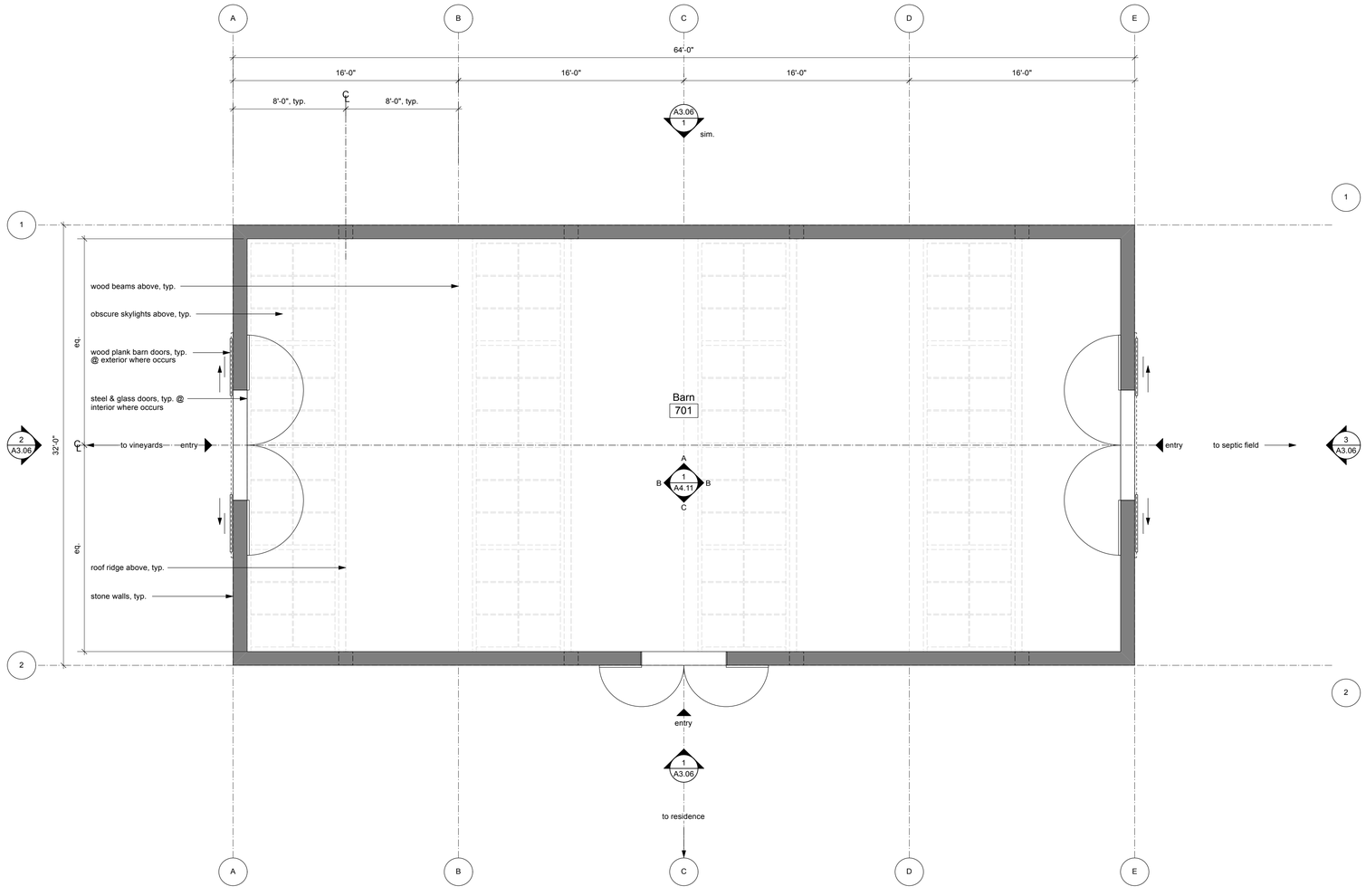
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date: 3/28/23

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**Square footage: 2,048 sq ft**

1 Proposed Plan - Barn


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Barn - Floor Plan

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

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| Design Review R3 | 7.17.24 |
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| Planning Mtg | 2.4.25 |

job no: 2124

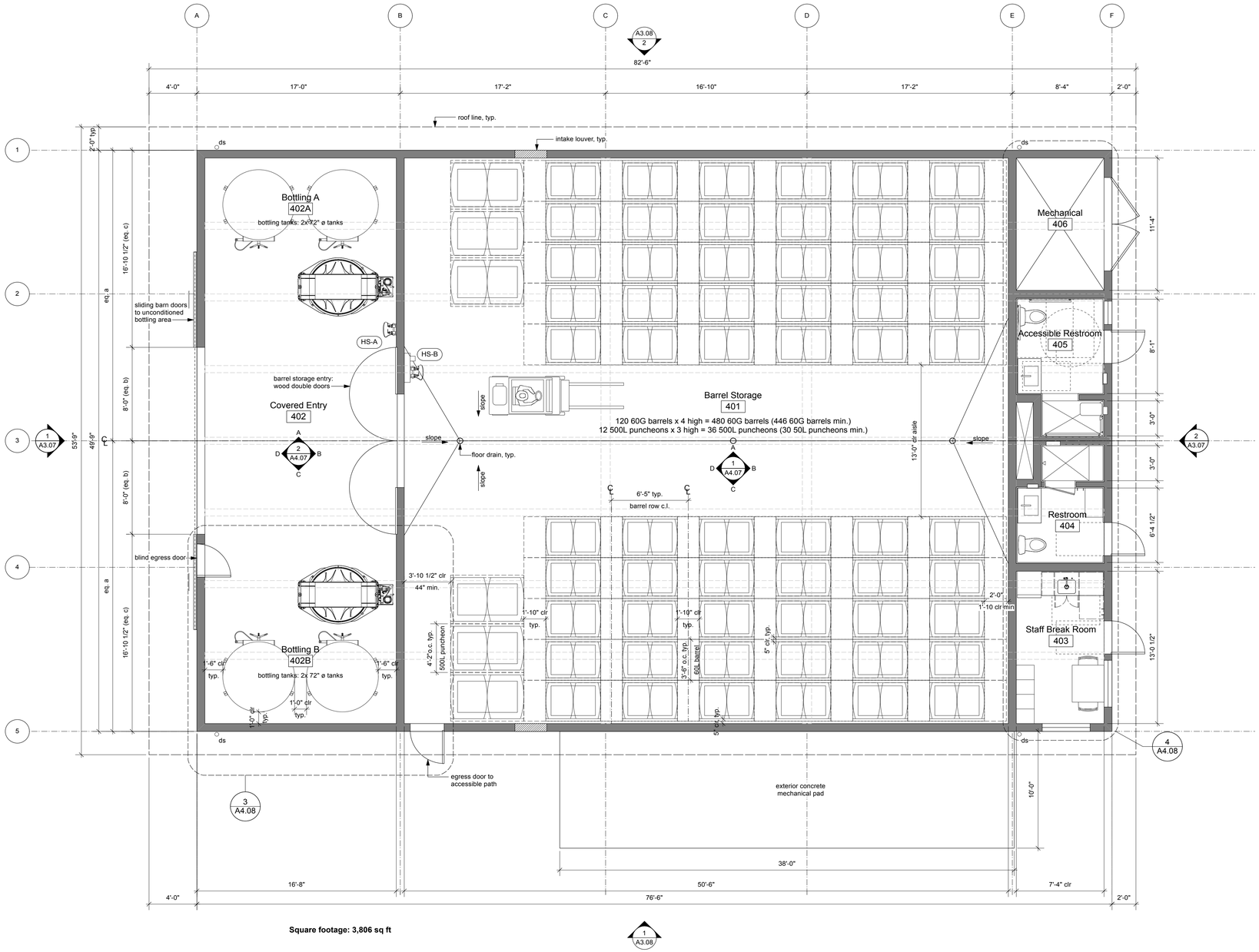
drawn: J.B.

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**Square footage: 3,806 sq ft**

1 Proposed Plan - Barrel Storage


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Barrel Storage - Floor Plan

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

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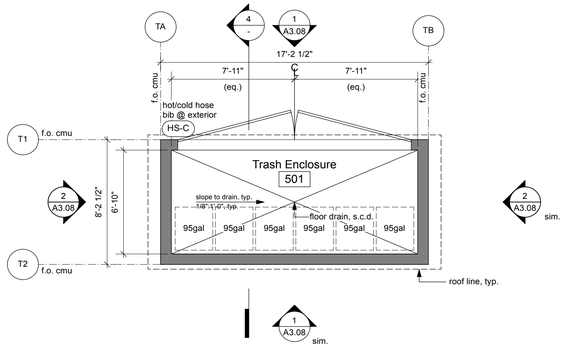
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date: 4/3/23

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**Square footage: 140 sf**

1 Proposed Plan - Trash Enclosure

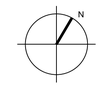
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Trash Enclosure
- Floor Plan

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

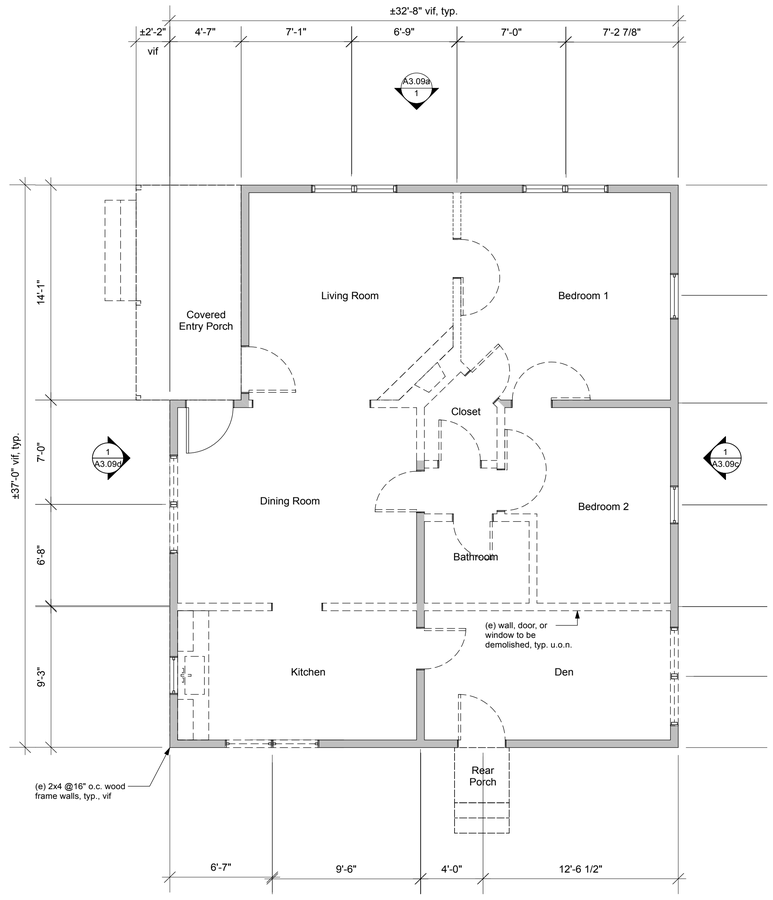
drawn: J.B.

checked: T.T.

date: 4/3/23

sheet no:

A2.08




△2 Historic Resources Notes:
1) (e) exterior windows to be evaluated for reuse and rehabilitation; if windows are not able to be restored for use, provide (n) igu window w/ frame to match (e) vernacular per architect's direction & in coordination with requirements of historic resource evaluation; refer to exterior elevations.
2) (e) siding to be evaluated for reuse and rehabilitation; if siding is not able to be restored for use, provide (n) wood siding to match (e) vernacular per architect's direction in coordination with requirements of historic resource evaluation; refer to exterior elevations.

1 A3.09b

## 1 Existing/Demo Plan - Residence

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Planning Review
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APN 009-030-041

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Residence - Existing Floor Plan

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

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|---|---|
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| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| △5 Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

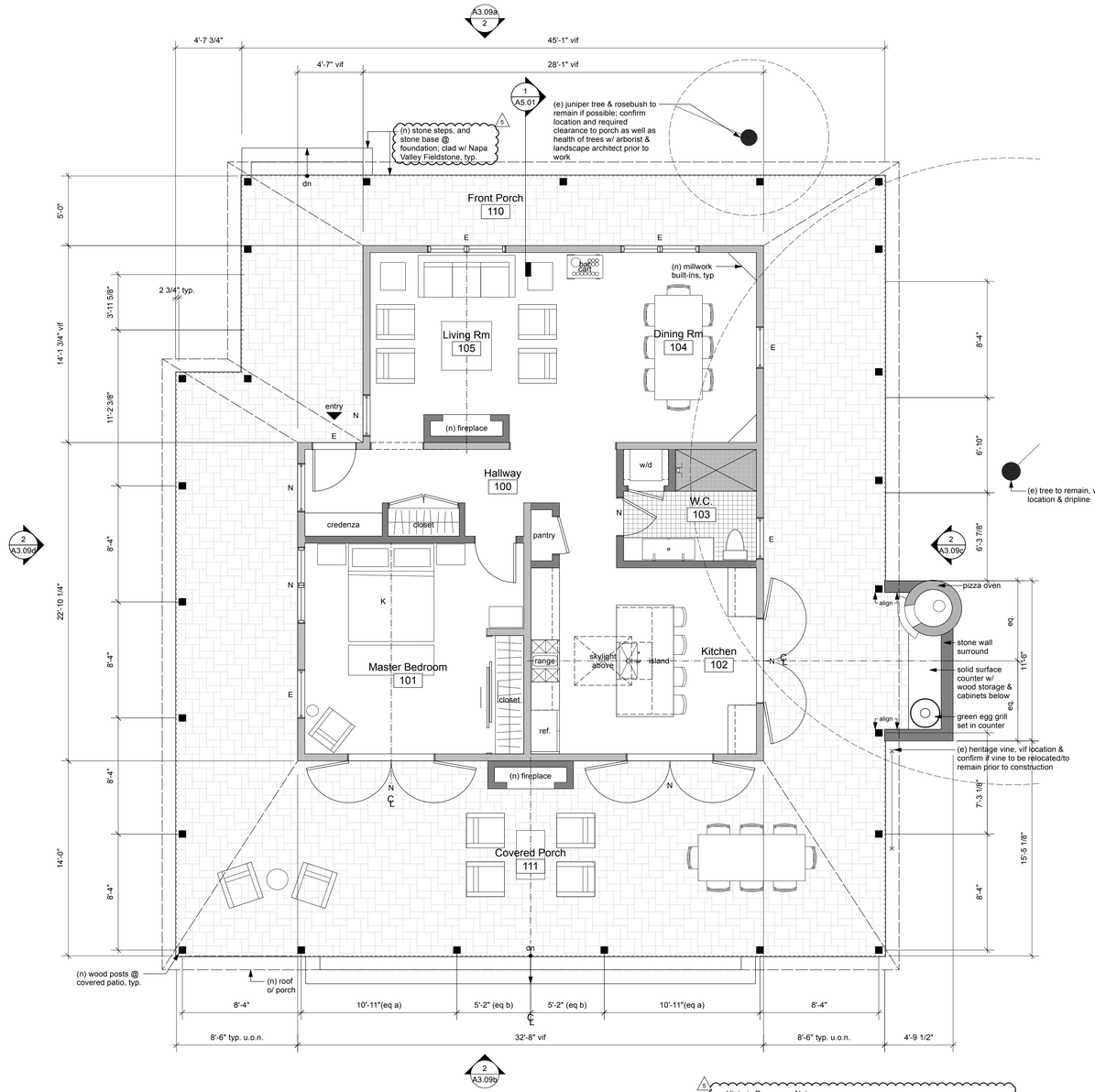
drawn: J.B.

checked: T.T.

date: 4/3/23

sheet no:

A2.09d




**Square footage: 1,145 sf (no change)**

1 Proposed Plan - Remodeled Residence

Historic Resources Notes:
1) (e) exterior windows to be evaluated for reuse and rehabilitation; if windows are not able to be restored for use, provide (n) igu window w/ frame to match (e) vernacular per architect's direction & in coordination with requirements of historic resource evaluation; refer to exterior elevations.
2) (e) siding to be evaluated for reuse and rehabilitation; if siding is not able to be restored for use, provide (n) wood siding to match (e) vernacular per architect's direction in coordination with requirements of historic resource evaluation; refer to exterior elevations.


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Residence - Proposed Floor Plan

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev. R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

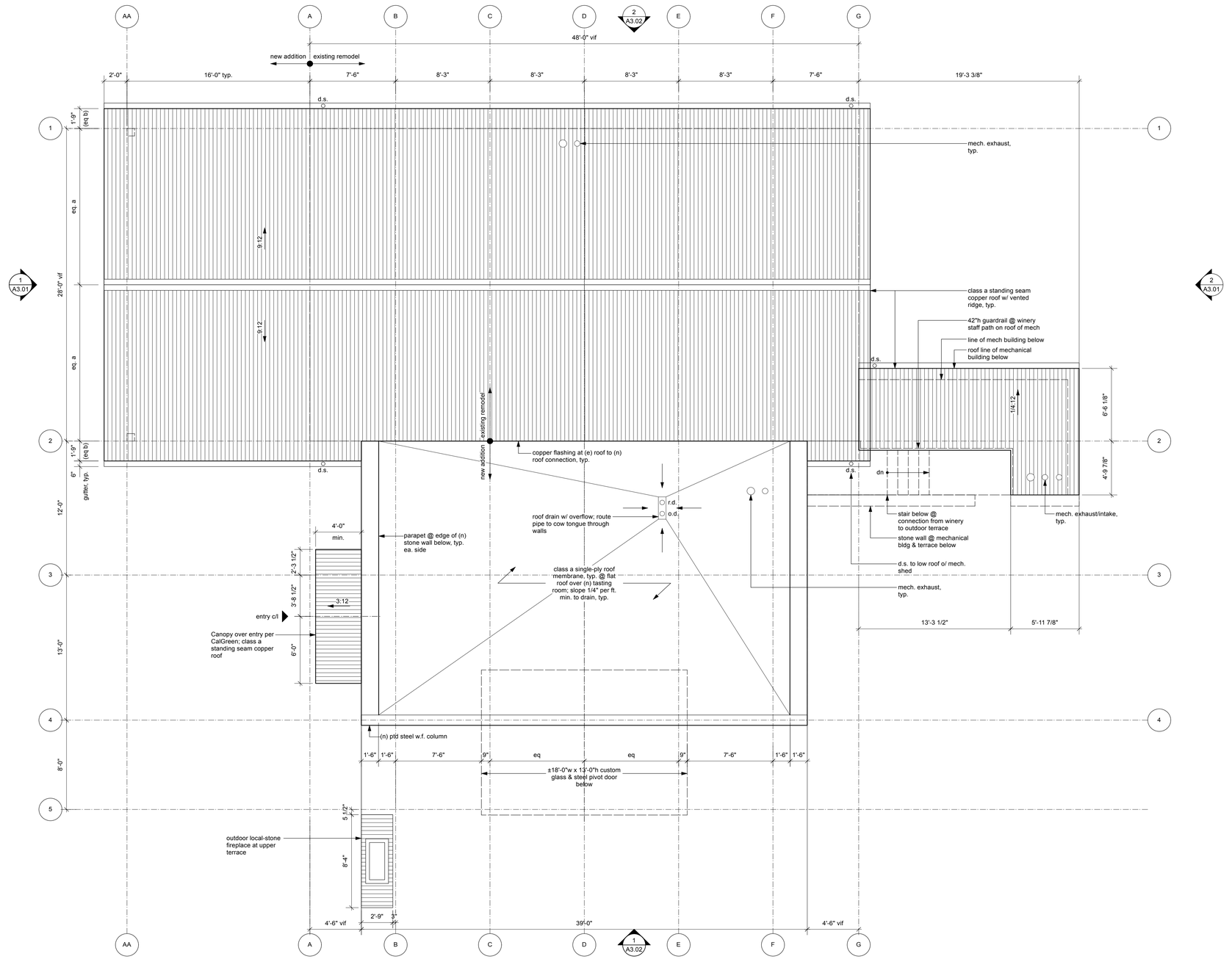
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checked: T.T.

date: 4/3/23

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# Fortunate Son Winery

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## Winery - Roof Plan

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

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|---|---|
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| Design Review R1 | 10.27.23 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

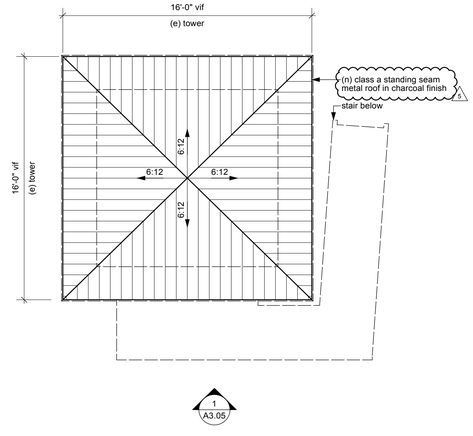
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date: 3/20/23

sheet no:

A2.21




1 Proposed Roof Plan

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Relocated Water Tower - Roof Plan

scale: 1/2" = 1'-0"

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|---|---|
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| Variance Application | 8.15.24 |
| 5 Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

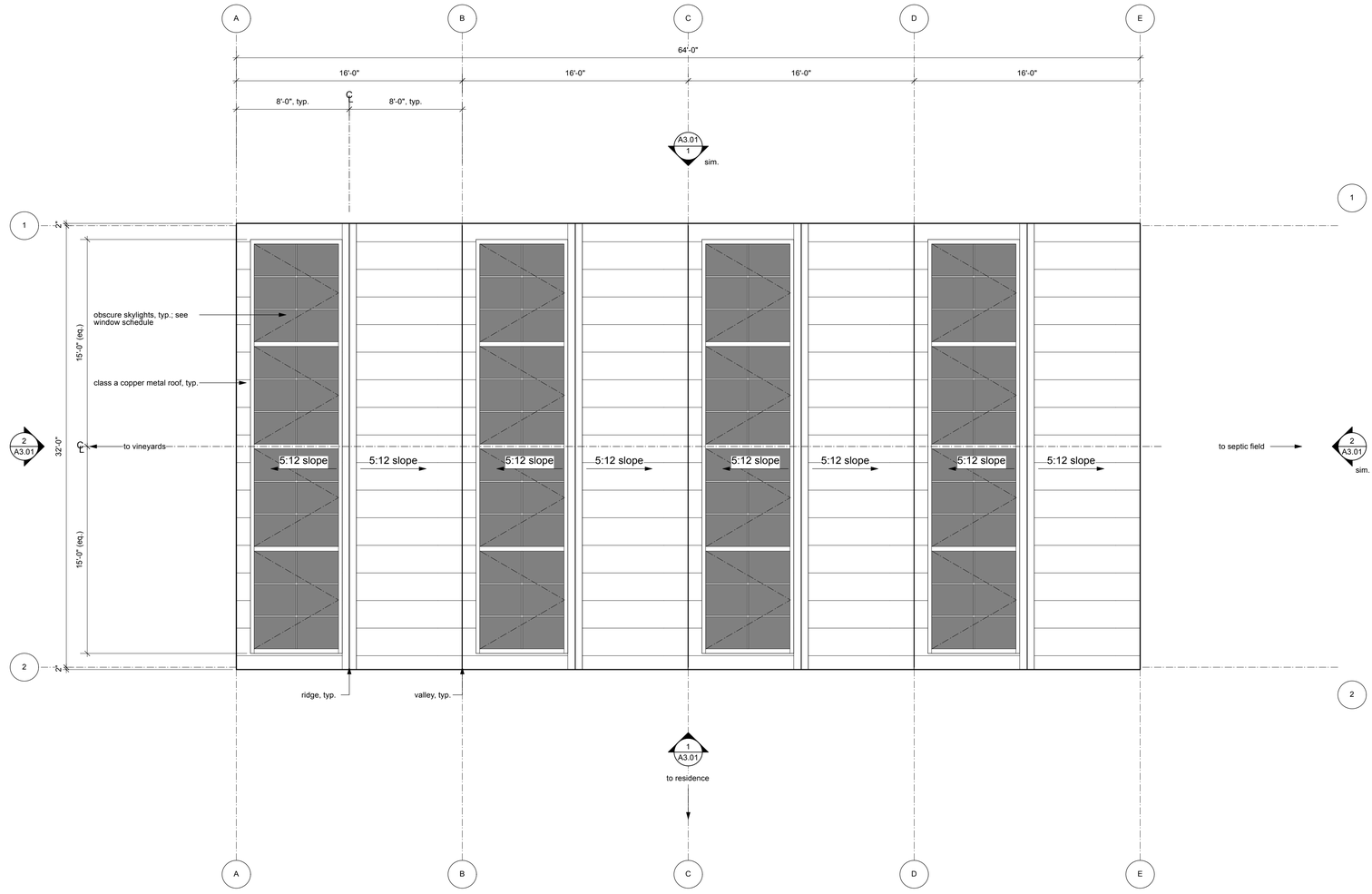
drawn: J.B.

checked: T.T.

date: 3/28/23

sheet no:

A2.25




1 Proposed Roof Plan - Barn


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Barn - Roof Plan

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

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| Design Review R1 | 10.27.23 |
| Design Review R3 | 7.17.24 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

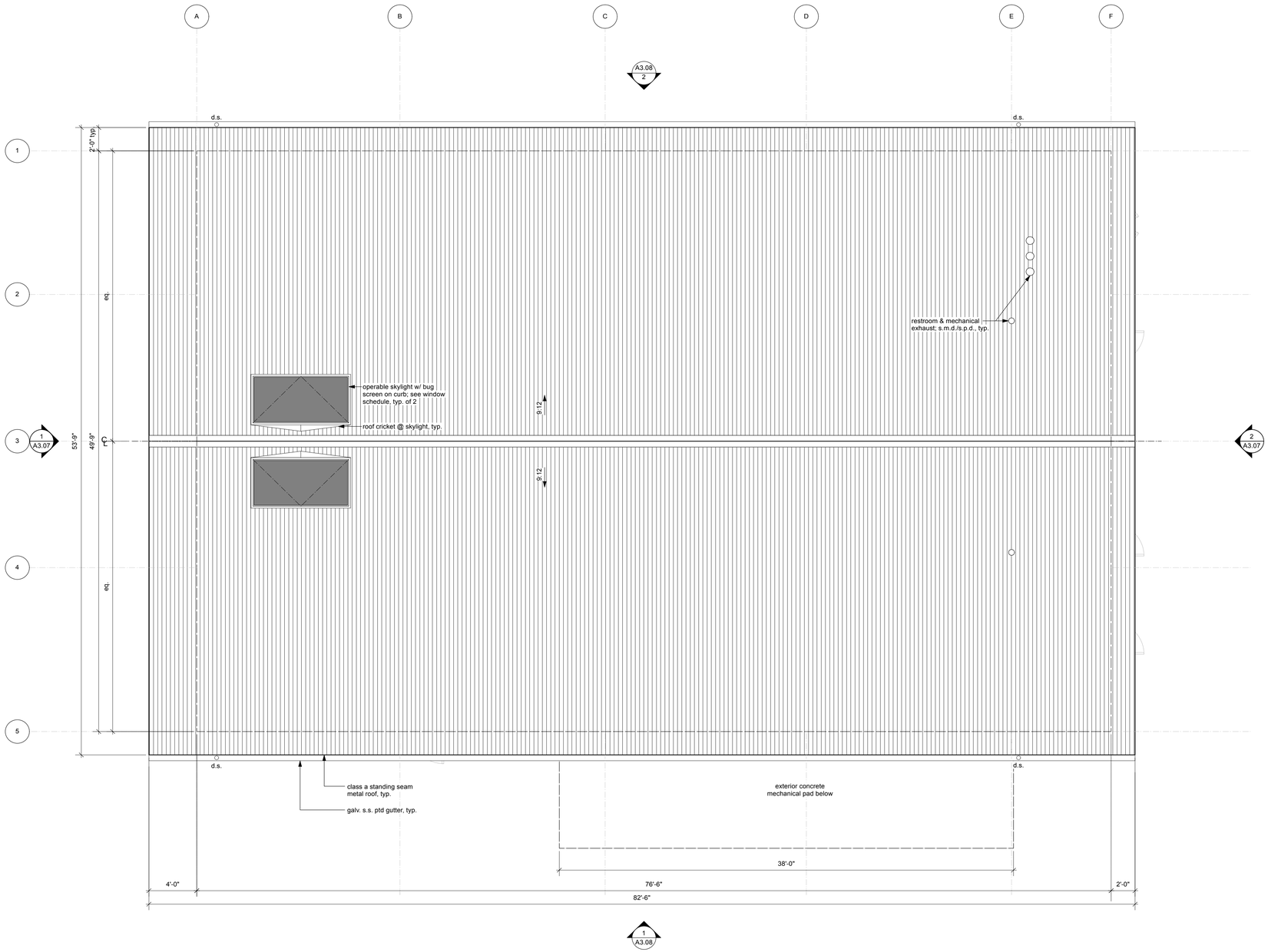
drawn: J.B.

checked: T.T.

date: 4/3/23

sheet no:

A2.26




1 Proposed Roof Plan - Barrel Storage

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Barrel Storage
-Roof Plan

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

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| Design Review | 8.29.23 |
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| Design Review R3 | 7.17.24 |
| Variance Application | 8.15.25 |
| Planning Mtg | 2.4.25 |

job no: 2124

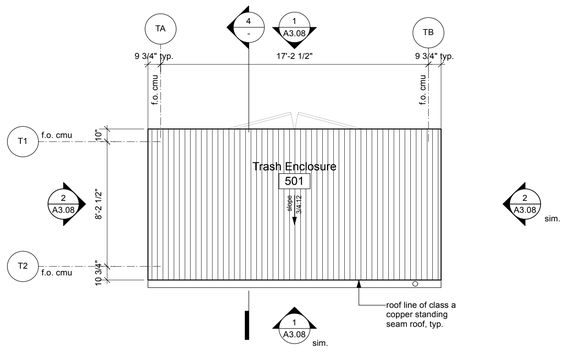
drawn: J.B.

checked: T.T.

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A2.27




1 Trash Enclosure - Roof Plan

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Trash Enclosure - Roof Plan

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

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| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

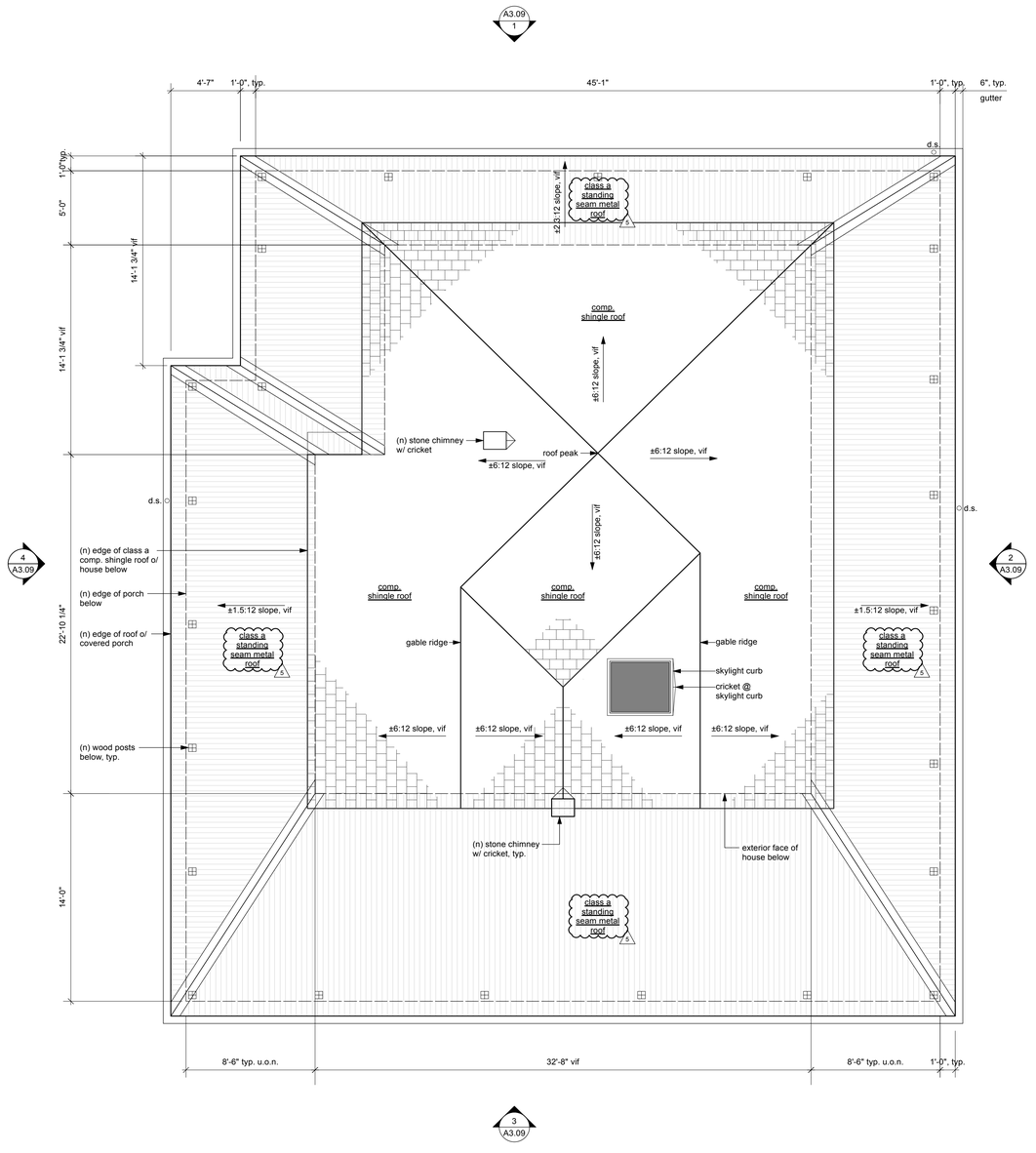
drawn: J.B.

checked: T.T.

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sheet no:

A2.28




1 Residence - Roof Plan


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Residence - Roof Plan

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

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|---|---|
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| Variance App R4 | 8.15.24 |
| 5 Design Rev. R5 | 12.6.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 4/3/23

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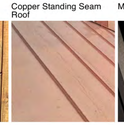
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## Exterior Building Colors/Materials

Wood Board & Batten



Copper Standing Seam Roof



Metal Clad Wood Window



Painted Steel Frame

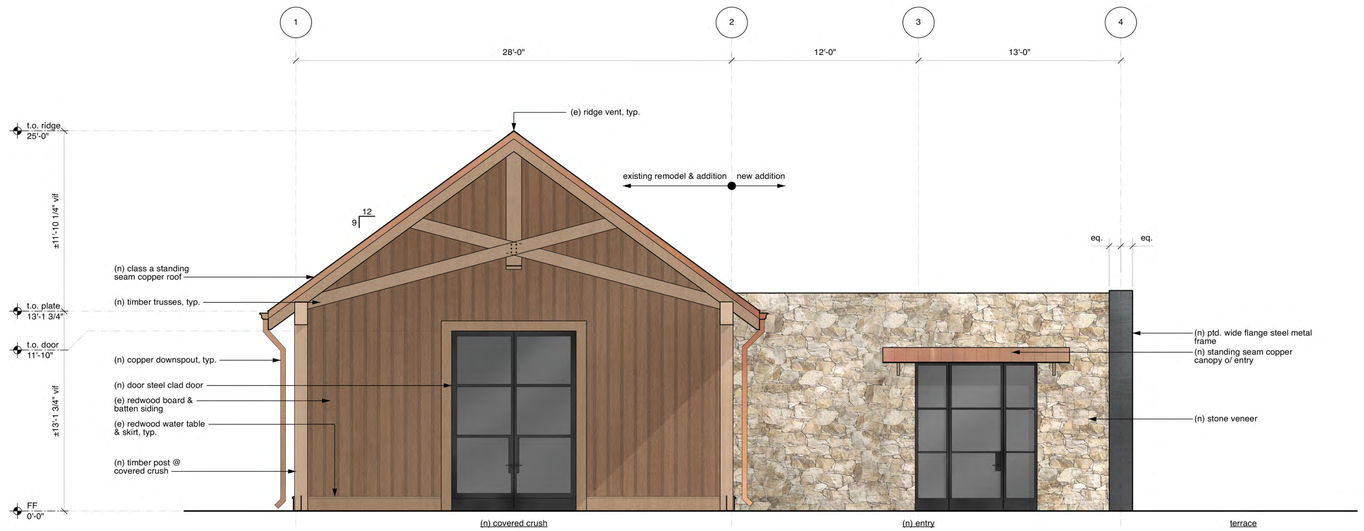


Timber Truss & Frame

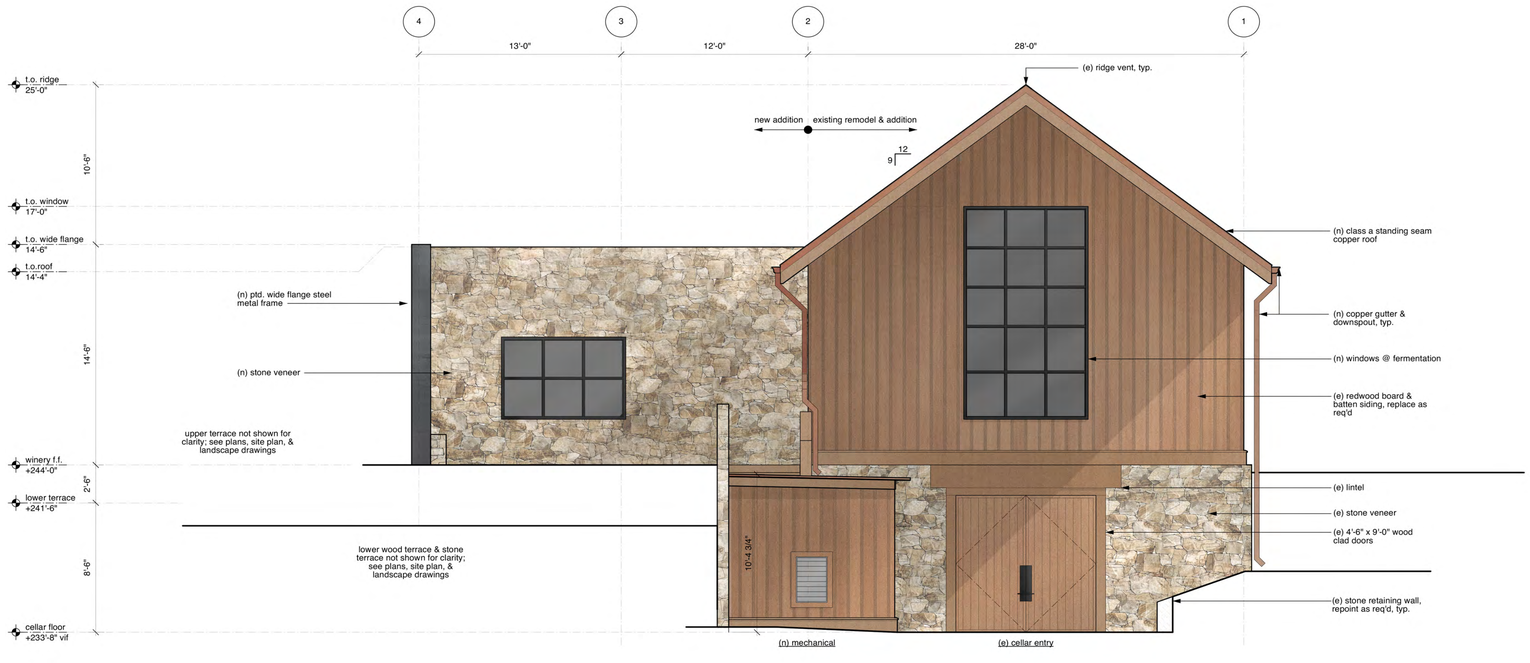


Stone Veneer - Napa Syar






1 West Elevation




2 East Elevation


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Winery - Elevations

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

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|---|---|
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| Design Review R1 | 10.27.23 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 3/20/23

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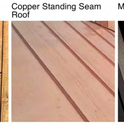
A3.01

## Exterior Building Colors/Materials

Wood Board & Batten



Copper Standing Seam Roof



Metal Clad Wood Window



Painted Steel Frame



Timber Truss & Frame



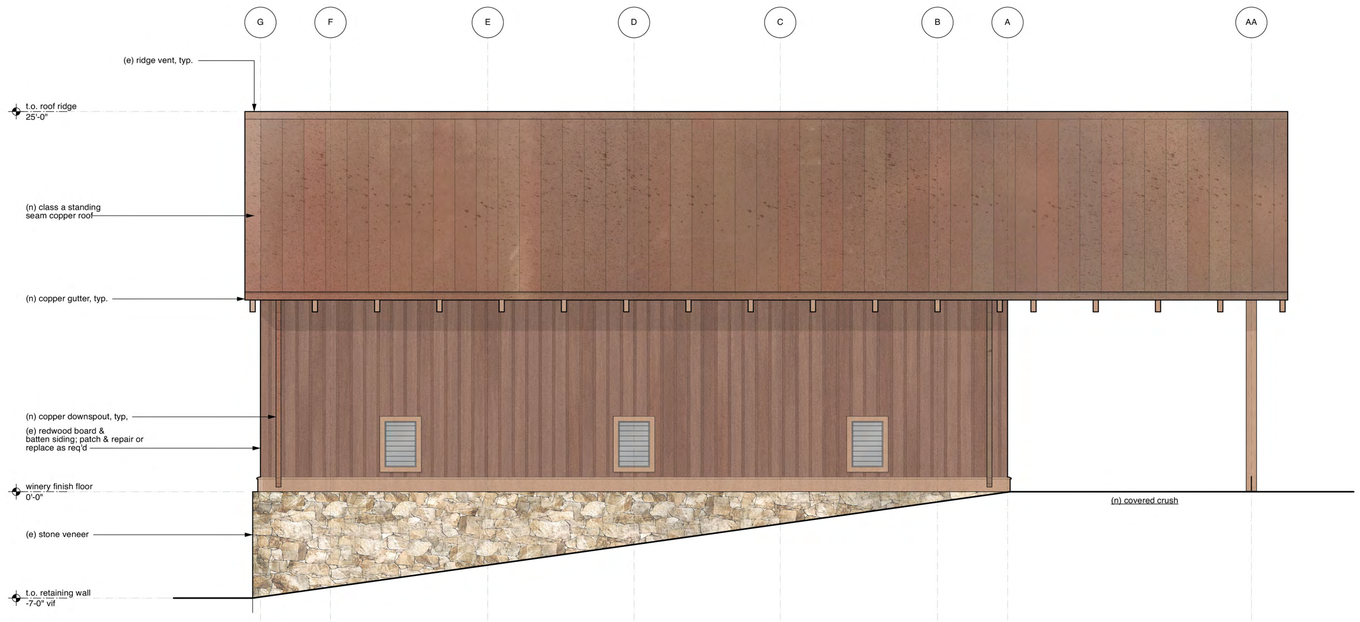
Stone Veneer - Napa Syar






*Note: exterior terrace & lower terrace not shown for clarity; see site plan and elevations*

1 South Elevation




2 North Elevation

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Winery - Elevations

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

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|---|---|
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| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

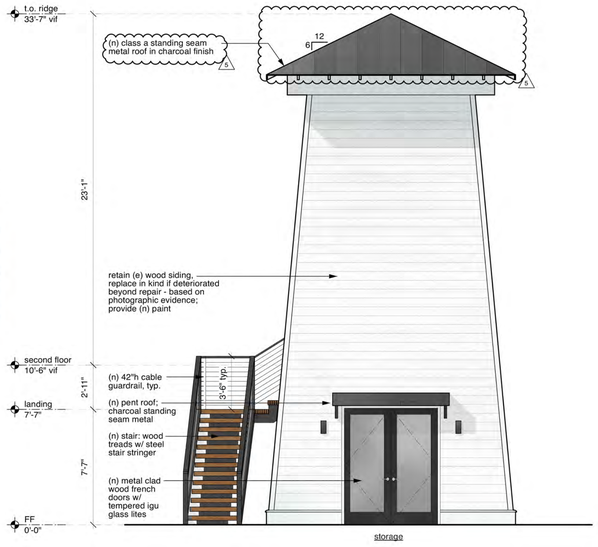
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sheet no:

A3.02

## Exterior Building Colors/Materials




4 North Elevation - Proposed

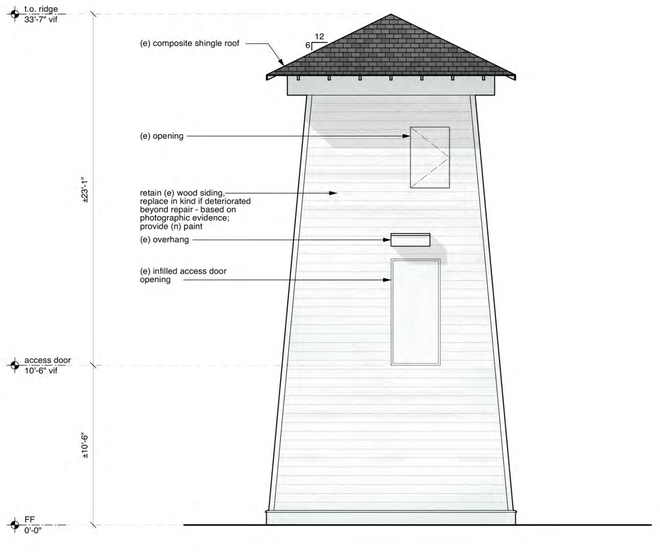



3 South Elevation - Proposed

Historic Restoration General Note:
Exterior of building to be reconstructed per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings
by the U.S. Department of the Interior National Park Service Technical Preservation Services




2 North Elevation - Existing




1 South Elevation - Existing

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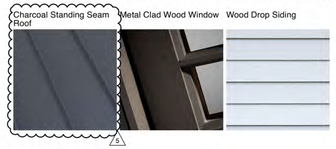
Water Tower - Existing & Proposed Elevations
scale: 1/4" = 1'-0"

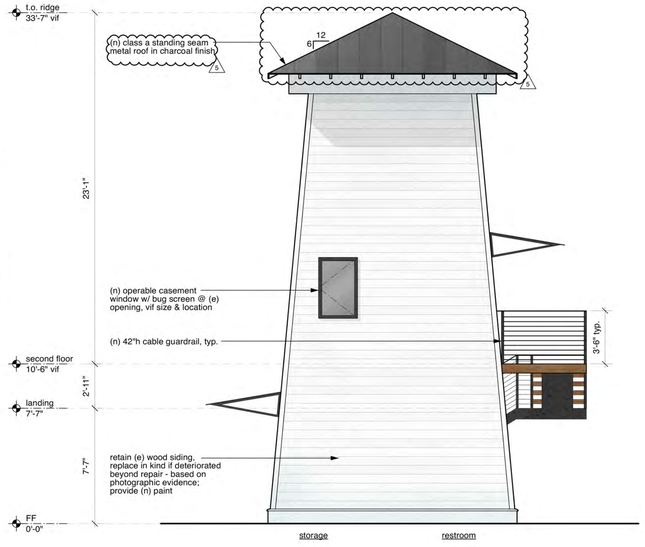
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| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124
drawn: J.B.
checked: T.T.
date: 3/20/23

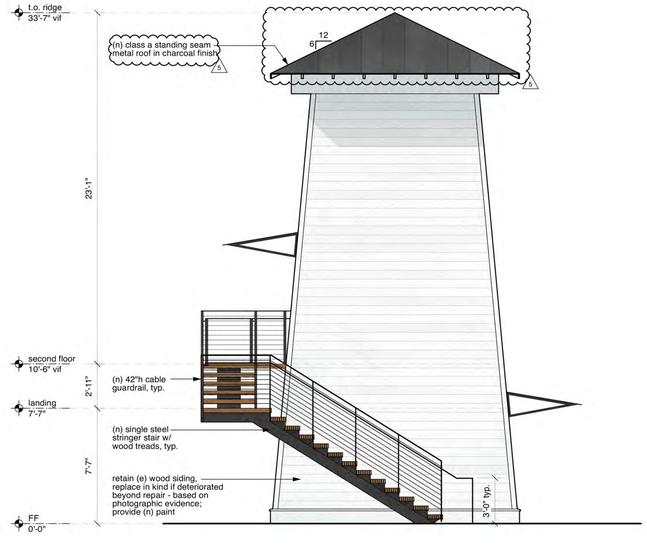
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## Exterior Building Colors/Materials



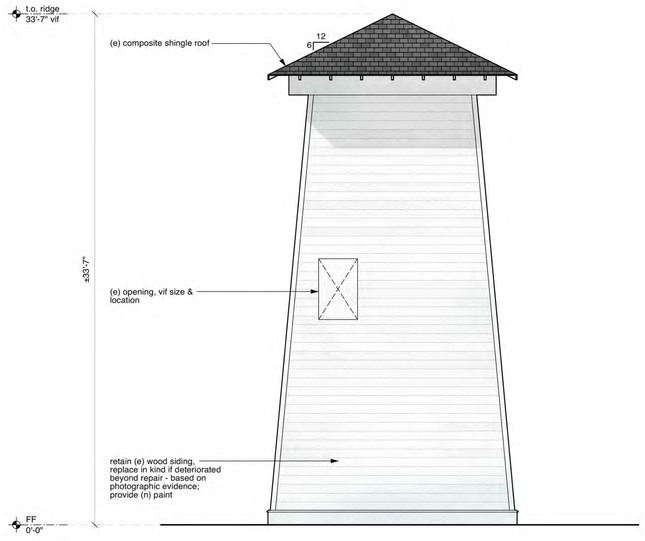




4 West Elevation - Proposed

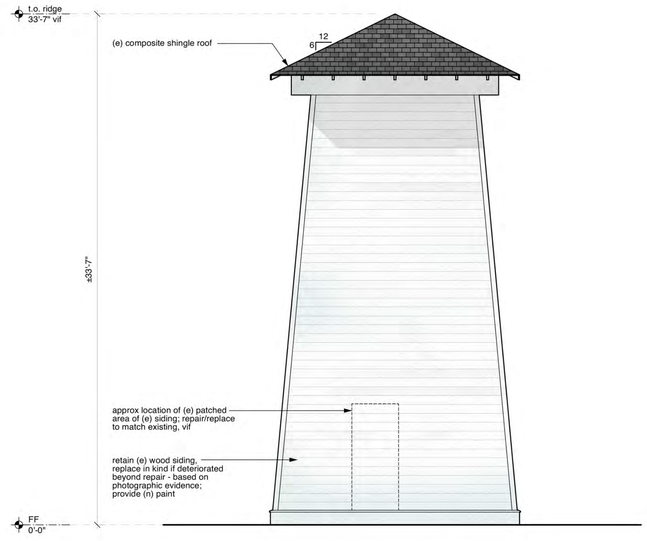



3 East Elevation - Proposed

Historic Restoration General Note:
Exterior of building to be reconstructed per the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings
by the U.S. Department of the Interior National Park Service Technical Preservation Services




2 West Elevation - Existing




1 East Elevation - Existing

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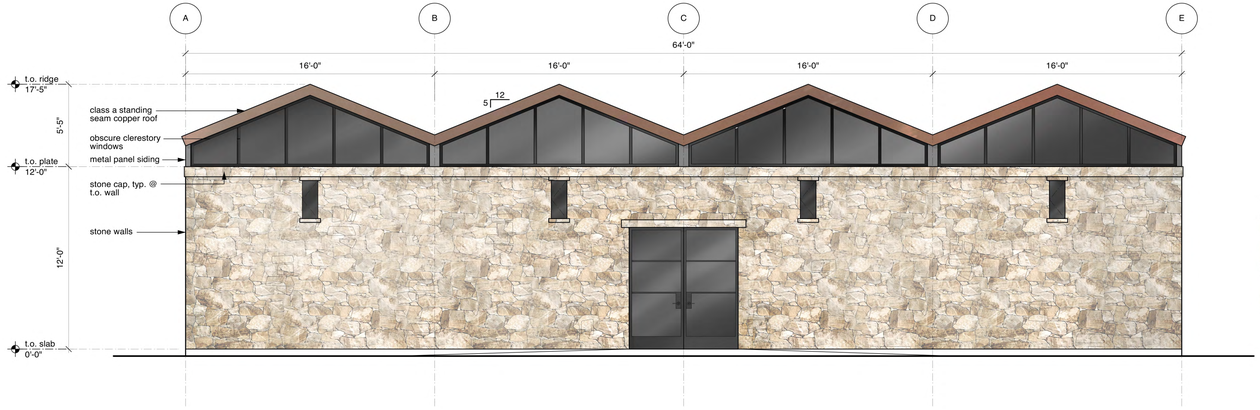
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Water Tower - Existing & Proposed Elevations
scale: 1/4" = 1'-0"

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
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| Variance App R4 | 8.15.24 |
| 5 Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124
drawn: J.B.
checked: T.T.
date: 3/20/23

sheet no:
A3.05b




1 West Elevation

## Exterior Building Colors/Materials

Stone Veneer - Napa Syar



Copper Standing Seam Roof

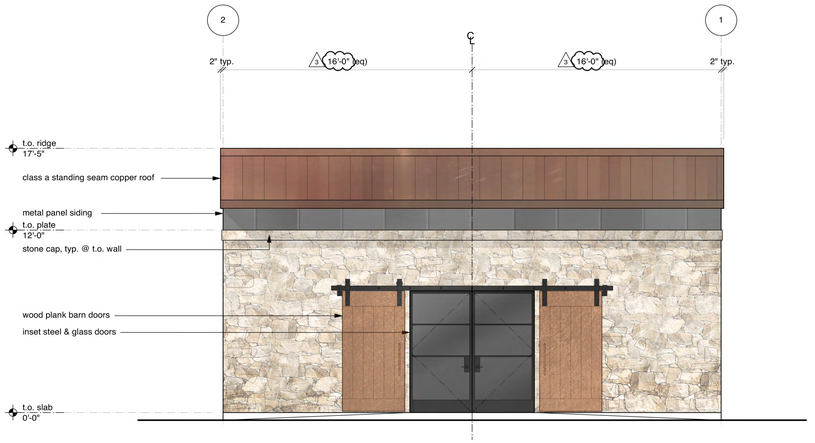


Metal Panel






2 North Elevation




3 South Elevation

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# 825 Fulton Lane
# Fortunate Son Winery

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## Barn - Elevations

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

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|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| 3 Design Review R3 | 7.17.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

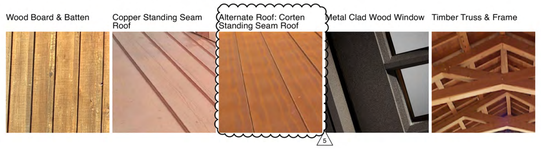
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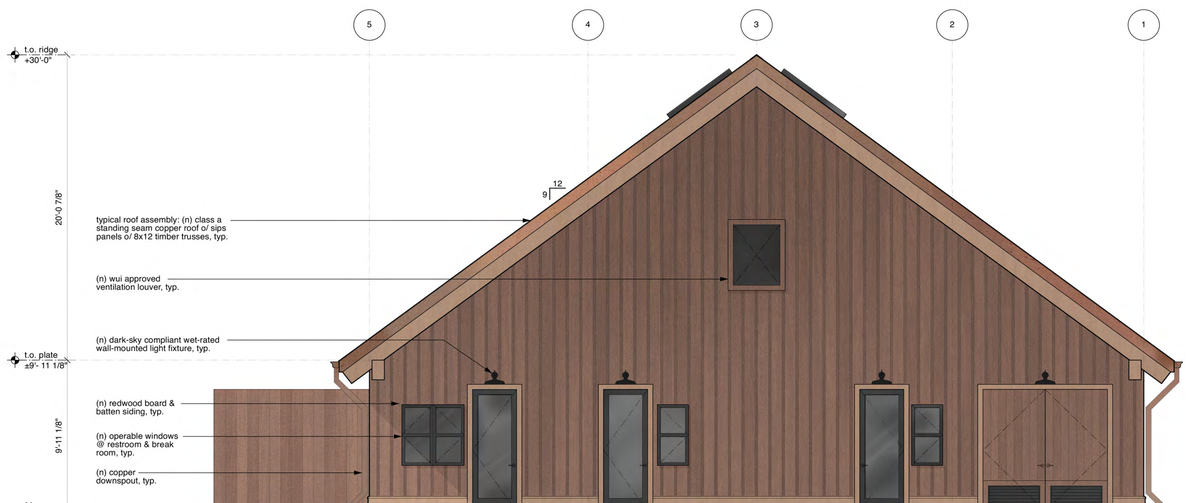
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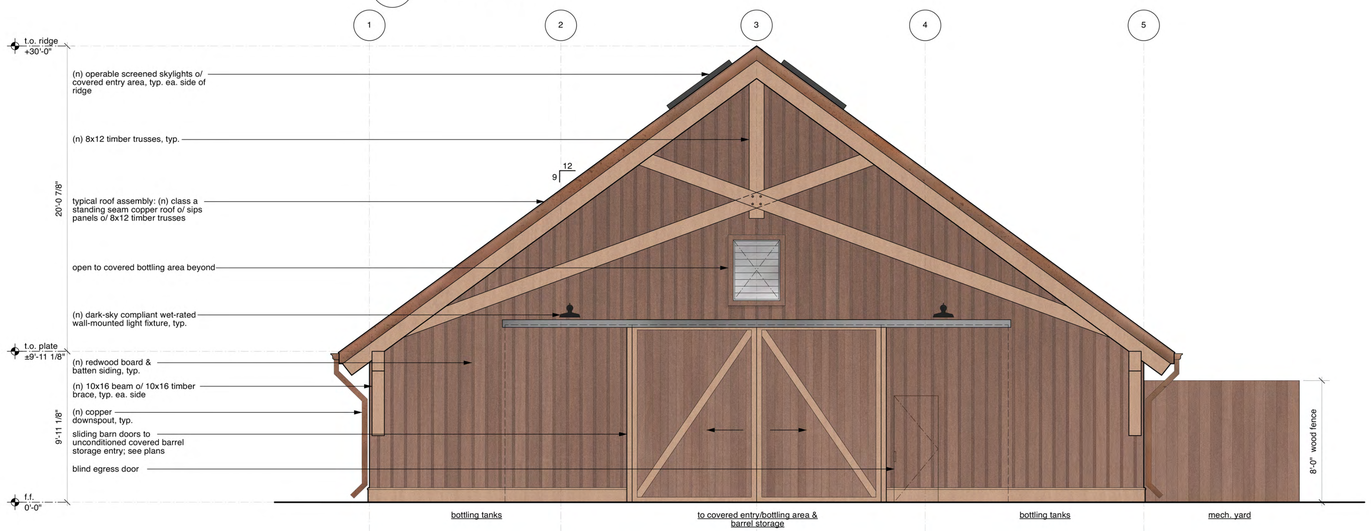
A3.06

## Exterior Building Colors/Materials




2 East Elevation




1 West Elevation


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825 Fulton Lane
Fortunate Son Winery
Variance Application
825 Fulton Lane
St. Helena, CA. 94574
APN 009-030-041

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Barrel Storage - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Design Review R2 | 01.12.24 |
| 1 Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

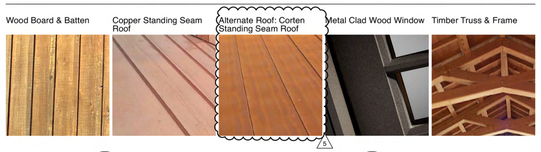
checked: T.T.

date: 4/3/23

sheet no:

A3.07a

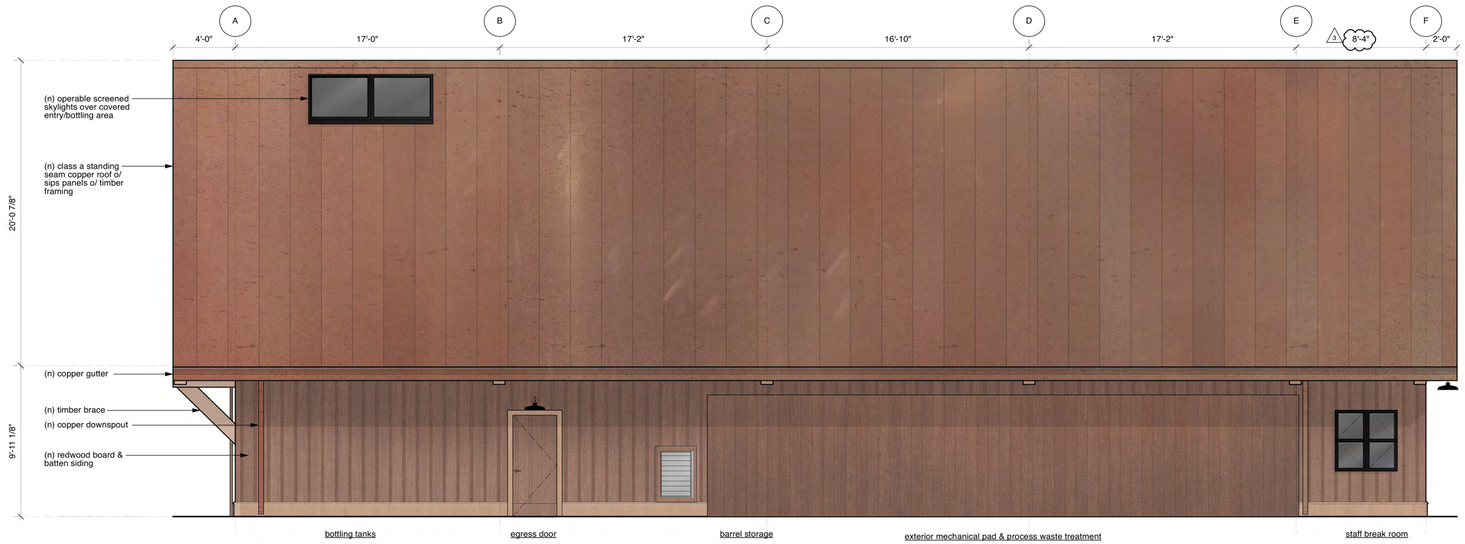
## Exterior Building Colors/Materials







2 North Elevation




1 South Elevation


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Barrel Storage - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| 3 Design Review R3 | 7.17.24 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 4/3/23

sheet no:

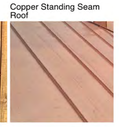
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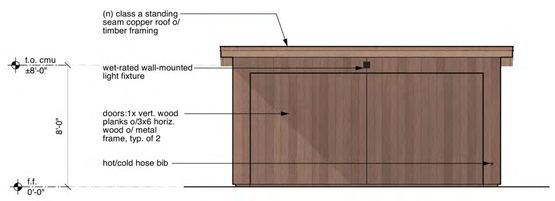
## Exterior Building Colors/Materials

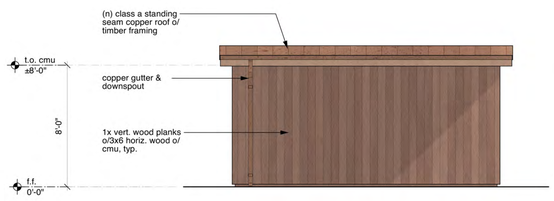
Wood Board & Batten

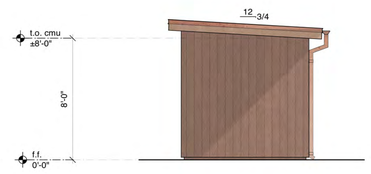


Copper Standing Seam Roof






1 Trash Enclosure - Elevations


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Trash Enclosure - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance Application | 8.15.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 4/3/23

sheet no:

A3.08

## Exterior Building Colors/Materials




## Proposed Exterior Paint Scheme

Proposed exterior paint scheme per approved historic paint palette from Sherwin Williams "Historic Paint Colors" Color Collection; provide selected paints or approved equals within range of approved historic palettes

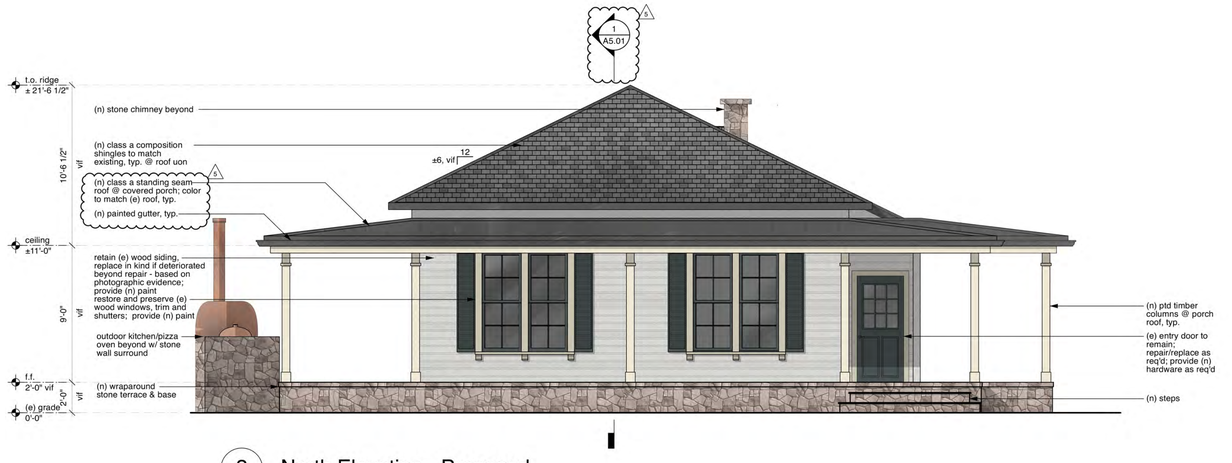
6

| Main body color: SW 0055 Light French Gray | Shutters/Sash Frames: SW-2809 Rockwood Shutter Green | Trim: SW-2829 Classical White |
|---|---|---|
| H Historic Color SW 0055 | H Historic Color SW 2809 | H Historic Color SW 2829 |

*Alt body colors: SW-0029 Acanthus SW-0052 Pearl Gray*




1 North Elevation - Existing




2 North Elevation - Proposed


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Residence - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 5/23/23

sheet no:

A3.09a

## Exterior Building Colors/Materials



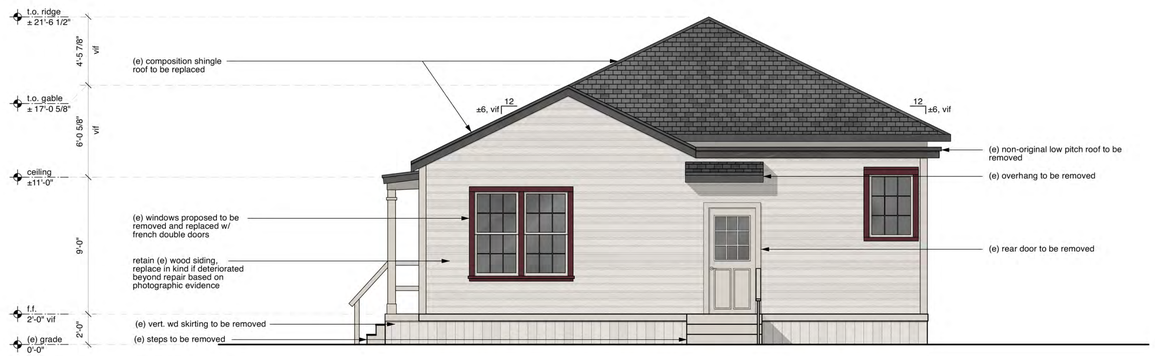

## Proposed Exterior Paint Scheme

Proposed exterior paint scheme per approved historic paint palette from Sherwin Williams "Historic Paint Colors" Color Collection; provide selected paints or approved equals within range of approved historic palettes

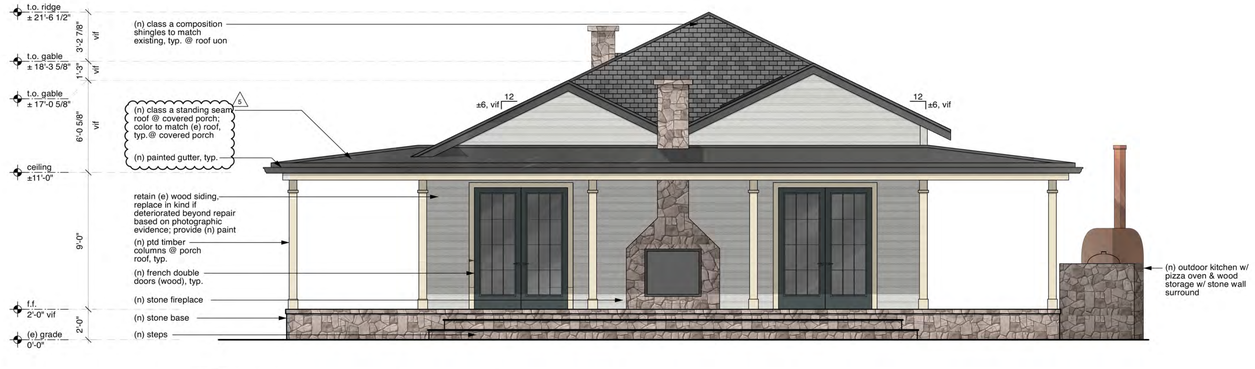
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| Main body color: SW 0055 Light French Gray | Shutters/Sash Frames: SW-2809 Rockwood Shutter Green | Trim: SW-2829 Classical White |
|---|---|---|
| H Historic Color SW 0055 | H Historic Color SW 2809 | H Historic Color SW 2829 |

*Alt body colors:*
*SW-0029 Acanthus*
*SW-0052 Pearl Gray*




1 South Elevation - Existing




2 South Elevation - Proposed


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# 825 Fulton Lane
# Fortunate Son Winery

Planning Review
825 Fulton Lane
St. Helena, CA, 94574
APN 009-030-041

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## Residence - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 5/23/23

sheet no:

**A3.09b**

## Exterior Building Colors/Materials




## Proposed Exterior Paint Scheme

Proposed exterior paint scheme per approved historic paint palette from Sherwin Williams "Historic Paint Colors" Color Collection; provide selected paints or approved equals within range of approved historic palettes

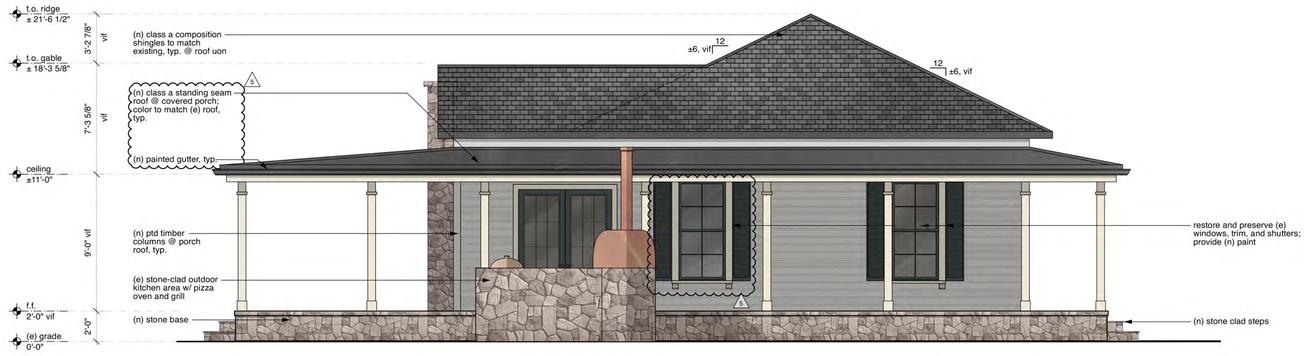
Main body color: SW 0055 Light French Gray | Shutters/Sash Frames: SW-2809 Rockwood Shutter Green | Trim: SW-2829 Classical White

| Historic Color SW 0055 | Historic Color SW 2809 | Historic Color SW 2829 |
|---|---|---|

*Alt body colors:*
*SW-0029 Acanthus*
*SW-0052 Pearl Gray*




1 East Elevation - Existing




2 East Elevation - Proposed


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Residence - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev. R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

drawn: J.B.

checked: T.T.

date: 5/23/23

sheet no:

A3.09c

## Exterior Building Colors/Materials




## Proposed Exterior Paint Scheme

Proposed exterior paint scheme per approved historic paint palette from Sherwin Williams "Historic Paint Colors" Color Collection; provide selected paints or approved equals within range of approved historic palettes

6

| Main body color: SW 0055 Light French Gray | Shutters/Sash Frames: SW-2809 Rockwood Shutter Green | Trim: SW-2829 Classical White |
|---|---|---|
| H Historic Color SW 0055 | H Historic Color SW 2809 | H Historic Color SW 2829 |

*Alt body colors:*
*SW-0029 Acanthus*
*SW-0052 Pearl Gray*




1 West Elevation - Existing




2 West Elevation - Proposed


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Residence - Elevations

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

| revision: | date: |
|---|---|
| Design Review | 8.29.23 |
| Design Review R1 | 10.27.23 |
| Variance App R4 | 8.15.24 |
| 5 Design Rev. R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

job no: 2124

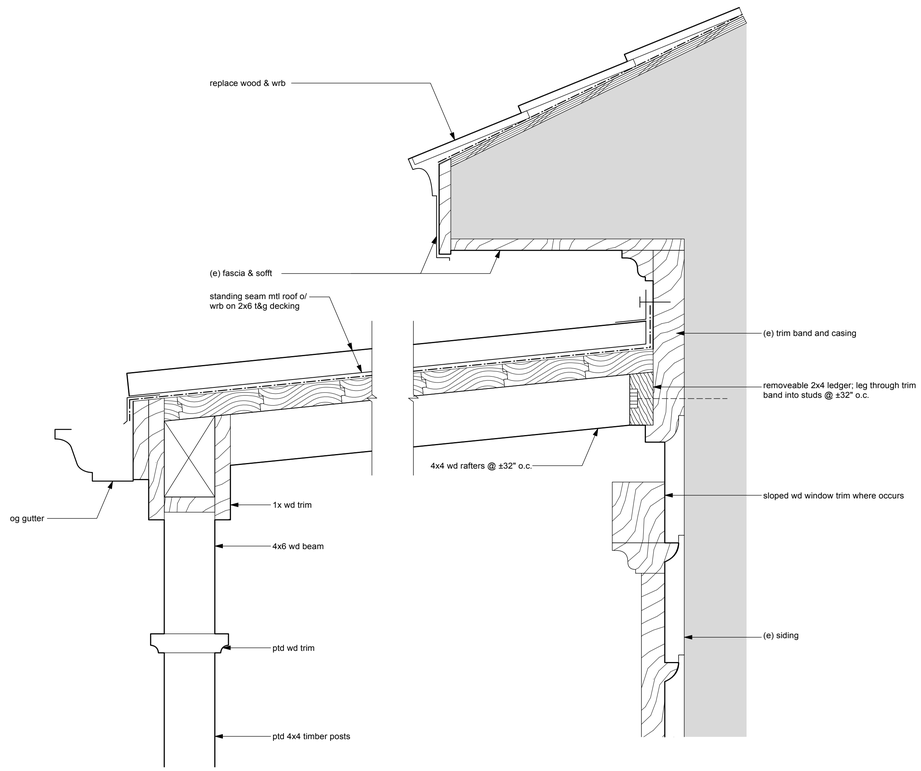
drawn: J.B.

checked: T.T.

date: 5/23/23

sheet no:

A3.09d




1 Detail Section - (n) porch @ (e) historic residence
1 1/2" - 1'-0"

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Details

scale: as noted

| revision: | date: |
|---|---|
| Design Rev R5 | 12.13.24 |
| Planning Mtg | 2.4.25 |

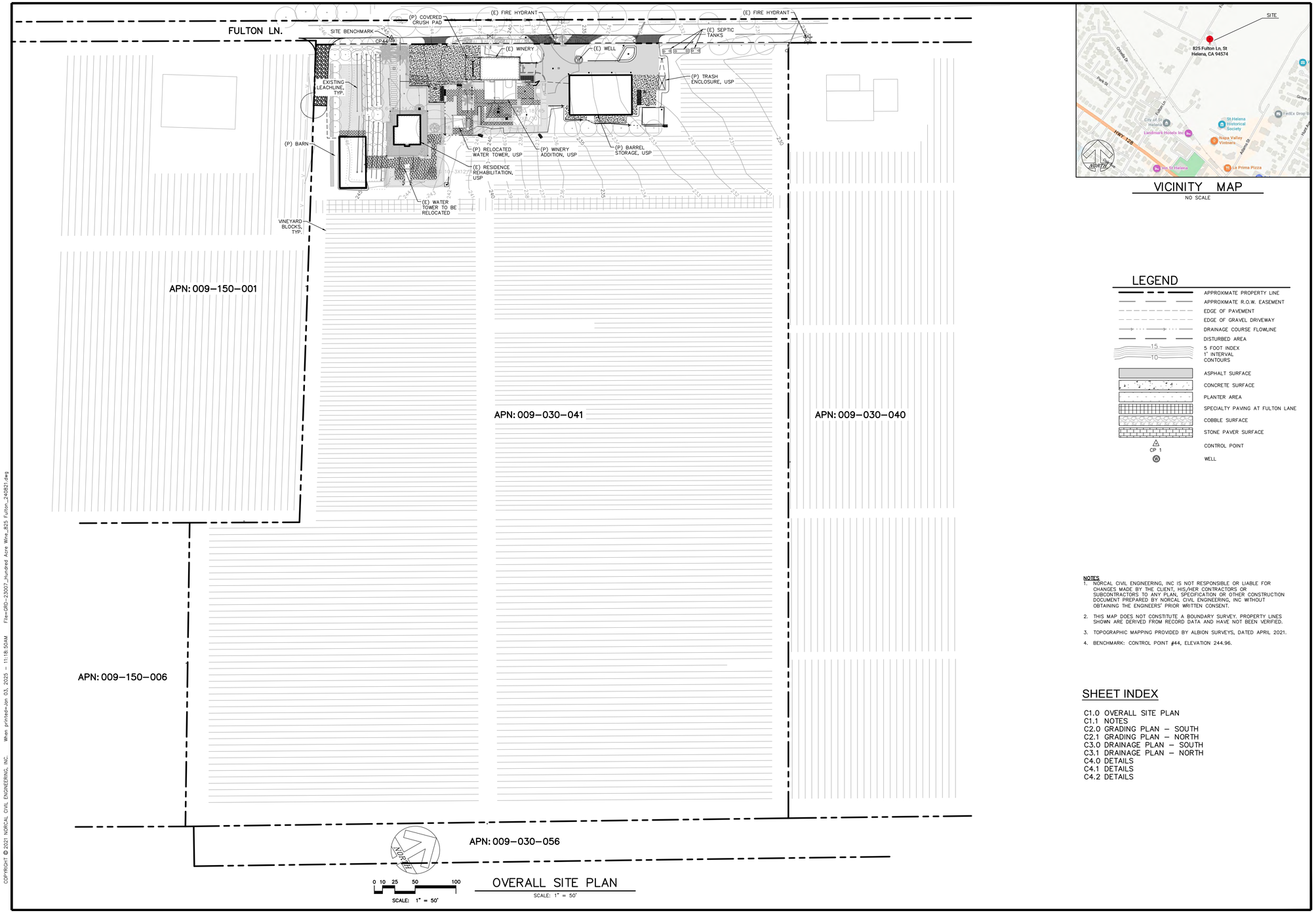
job no: 2124

drawn: JB

checked: TT

date: 3/20/23

sheet no:
A5.01




OVERALL SITE PLAN
SCALE: 1" = 50'




VICINITY MAP
NO SCALE

## LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE R.O.W. EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVEWAY
- DRAINAGE COURSE FLOWLINE
- DISTURBED AREA
- 5 FOOT INDEX 1" INTERVAL CONTOURS (15 / 10)
- ASPHALT SURFACE
- CONCRETE SURFACE
- PLANTER AREA
- SPECIALTY PAVING AT FULTON LANE
- COBBLE SURFACE
- STONE PAVER SURFACE
- CONTROL POINT (CP 1)
- WELL (W)

**NOTES**

1. NORCAL CIVIL ENGINEERING, INC IS NOT RESPONSIBLE OR LIABLE FOR CHANGES MADE BY THE CLIENT, HIS/HER CONTRACTORS OR SUBCONTRACTORS TO ANY PLAN, SPECIFICATION OR OTHER CONSTRUCTION DOCUMENT PREPARED BY NORCAL CIVIL ENGINEERING, INC WITHOUT OBTAINING THE ENGINEERS' PRIOR WRITTEN CONSENT.
2. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
3. TOPOGRAPHIC MAPPING PROVIDED BY ALBION SURVEYS, DATED APRIL 2021.
4. BENCHMARK: CONTROL POINT #44, ELEVATION 244.96.

## SHEET INDEX

C1.0 OVERALL SITE PLAN
C1.1 NOTES
C2.0 GRADING PLAN – SOUTH
C2.1 GRADING PLAN – NORTH
C3.0 DRAINAGE PLAN – SOUTH
C3.1 DRAINAGE PLAN – NORTH
C4.0 DETAILS
C4.1 DETAILS
C4.2 DETAILS

| REVISION | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | DESIGN REVIEW | RB | 8/29/23 |
| 1 | DESIGN REVIEW #1 | RB | 10/27/23 |
| 2 | VARIANCE APPLICATION | RB | 8/15/24 |
| 3 | DESIGN REVIEW REVS | NCCE | 12/13/24 |
| 4 | PLANNING MEETING | NCCE | 2/4/25 |

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PO BOX 12155
SANTA ROSA, CA 95406

REGISTERED PROFESSIONAL ENGINEER BENJAMIN W. MONROE No. 74912 CIVIL STATE OF CALIFORNIA

Prepared for: FORTUNATE SON WINERY
825 FULTON LN., ST HELENA, CA 94574

Prepared on: August 29, 2023

# GRADING AND DRAINAGE PLAN
# OVERALL SITE PLAN
825 FULTON LN., ST HELENA, CA 94574
APN: 009-030-041

JOB# 23007

SHEET C1.0 OF 9 SHEETS

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When printed-Jan 03, 2025 - 11:18:50AM File=DRD-23007_Hundred Acre Wine_825 Fulton_240821.dwg

## GENERAL NOTES:

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2. THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS OR CALCULATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON AND BRING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (DATED JULY 1992 OR LATER).
4. FOR ANY WORK TO BE PERFORMED ON THE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PERMITTING AGENCY, BEFORE START OF WORK.
5. THE CONTRACTOR SHALL NOTIFY THE PERMITTING AGENCY'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. (SEE "INSPECTIONS" BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.)
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.). CALL TOLL-FREE (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATION OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
8. THE PERMITTING AGENCY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM HIS WORK. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. PRIOR TO PLACING ORDERS FOR MATERIALS, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL REVIEW AND RESPOND TO SUBMITTALS WITHIN 5 BUSINESS DAYS.
12. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
13. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
14. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PERMITTING AGENCY.
15. ROADWAY IMPROVEMENTS MAY REQUIRE A GRADING PERMIT FROM THE PERMITTING AGENCY. A GRADING PERMIT IS EXEMPT WHEN NOT REQUIRED UNDER SECTION 3306.2 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
16. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.

## UTILITY NOTES:

1. ALL EXISTING UTILITIES TO REMAIN IN THE WORK AREA SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES UNLESS NOTED OTHERWISE.
2. WHERE POSSIBLE AND WHERE SEPARATION STANDARDS CAN BE MET, UTILITIES CAN BE INSTALLED IN COMMON TRENCHES. THE CONTRACTOR SHALL VERIFY BEDDING AND BACKFILL DETAILS WITH THE ENGINEER WHERE COMMON TRENCHING IS DESIRED.
3. CONTRACTOR SHALL EXPOSE, BY POT HOLING, AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, PW LINES AND WATER LINES BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL OSHA REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION. SEE GENERAL NOTES.
5. PIPELINE DEPTH OF BURY:
   - 5.1. GRAVITY LINE-TO ELEVATION NOTED, 1.5 FEET MIN. IN LANDSCAPED AREAS, 2 FEET IN ALL OTHER AREAS, UNLESS NOTED OTHERWISE
   - 5.2. FIRE PROTECTION/WATER-3 FEET MIN, UNLESS NOTED OTHERWISE
   - 5.3. SEPTIC FORCE MAIN- 2.5 FEET MIN, UNLESS NOTED OTHERWISE
   - 5.4. SLOPE FOR GRAVITY LINES = 0.02 MIN, UNLESS NOTED OTHERWISE
6. ALL UTILITY CROSSINGS ARE TO HAVE A MIN OF 6" SEPARATION AS MEASURED FROM THE OUTSIDE EDGE OF ALL PIPES.
7. WHENEVER A WATER MAIN IS TO CROSS A SEWER FORCE MAIN, THE WATER MAIN SHALL BE INSTALLED A MINIMUM OF 1 FOOT ABOVE THE SEWER LINE WHERE POSSIBLE AND SHALL BE OF DUCTILE IRON OR AWWA C-900 CLASS 200 PVC WITH NO JOINTS WITHIN 9 FEET ON EACH SIDE OF THE FORCE MAIN. IF THE WATER MAIN CROSSES SEWER LINE CLOSER THAN 1 FOOT, THE WATER MAIN SHALL BE COMPLETELY ENCASED IN CLASS B CONCRETE FOR THE SAME DISTANCE SPECIFIED ABOVE.
8. THE HORIZONTAL DISTANCE BETWEEN PUBLIC PRESSURE WATER MAINS AND SEWER LINES SHALL BE AT LEAST 10 FEET.
9. IF THERE IS A SITUATION WHERE A SEWER LINE MUST CROSS ABOVE A WATER LINE, OR WHERE HORIZONTAL DISTANCE BETWEEN PRESSURE WATER MAINS AND SS LINES SHALL BE AT LEAST 10 FEET, THE DESIGN MUST CONFORM TO STATE AND LOCAL HEALTH AND BE APPROVED BY BOTH THE COUNTY PUBLIC HEALTH SERVES DEPARTMENT AND STATE HEALTH DEPARTMENT.
10. GRAVITY SEWER LINES AND PRESSURE FORCE MAINS SHALL BE CONSTRUCTED USING MANUFACTURER'S STANDARD FITTINGS FOR THE PIPE SYSTEM SPECIFIED. FITTINGS USED SHALL PROVIDE FOR SMOOTH, UNIFORM TRANSITIONS IN SIZE, DIRECTION AND WHEN PIPES JOIN, THE USE OF 90 DEGREE BENDS AND TEES NOT BE ALLOWED UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
11. ALL BURIED METAL VALVES AND FITTINGS REQUIRE PROTECTIVE COATINGS.
12. SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
13. ALL (E) UTILITIES WHICH MUST BE REMOVED IN ORDER FOR SUB-GRADE PREPARATION SHALL BE REPLACED FOLLOWING SUB-GRADE COMPLETION. UTILITIES SHALL BE REPLACED USING THE SAME SIZE AND MATERIAL AS (E).
14. CLEANOUTS SHALL BE, PROVIDED ON GRAVITY SEWER PIPES PER UNIFORM PLUMBING CODE AT A MINIMUM FOR EVERY 135' IN BENDS AND AT BUILDING EXIT.
15. TRAPS AND VENTING SHALL BE PROVIDED AS REQUIRED IN THE PLUMBING CODE.

## EROSION PREVENTION AND SEDIMENT CONTROL NOTES

GENERAL

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH NAPA COUNTY AND CALIFORNIA CODE.
2. THE APPROVED PLANS SHALL CONFORM WITH THE GOVERNMENT AGENCY'S EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE GOVERNMENT AGENCY WEBSITE.
3. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
5. AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

RAINY SEASON OPERATIONS

1. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 – APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC CHAPTER 11 AND 11A . STORM WATER BMPS REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
2. THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
3. AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC CH. 11A AND 11.

YEAR ROUND REQUIREMENTS

1. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPS REFERENCED OR DETAILED IN GOVERNMENT AGENCY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, CONSTRUCTED, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
5. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
6. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAY AND SIDEWALKS, SHALL OCCUR DAILY OR MORE FREQUENTLY AT THE END OF EACH WORK DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DIRT, MUD, SOIL, AND DIRT FROM BEING TRACKED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT VEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
8. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

| MATERIALS | APPLICATION RATE (POUNDS PER ACRE) |
|---|---|
| SEED MIX | |
| Bromus mollis (BLANDO BROME) | 40 |
| Trifolium hirtum (HYKON ROSE CLOVER) | 20 |
| FERTILIZER | |
| 16-20-0 & 15% SULPHUR | 500 |
| MULCH | |
| STRAW | 4000 |
| HYDRAULIC STABILIZING* | |
| M-BINDER OR SENTINEL | 75-100 |
| EQUIVALENT MATERIAL | PER MANUFACTURER |

*NON-ASPHALTIC, DERIVED FROM PLANTS

10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
12. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.
13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
14. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
15. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

## REQUIRED FIRE PROTECTION NOTES

1. THE NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MINIMUM OF 4 INCHES REFLECTIVE, OR ON A CONTRASTING BACK GROUND, AND / OR ILLUMINATED. SEE DETAIL #14 OF THE NAPA COUNTY FIRE STANDARDS.
2. DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
3. OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF THE DRIVEWAY SHALL BE A MINIMUM OF 13 FEET 6 INCH VERTICAL CLEARANCE. SEE DETAIL #8 OF NAPA CO. FIRE STANDARDS
4. HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #8 OF THE NAPA COUNTY FIRE STANDARDS.
5. THE WATER STORAGE REQUIRED FOR DOMESTIC USE SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION AND ALL PIPES OR VALVES REQUIRED FOR DOMESTIC USE SHALL BE INSTALLED TO THE TANK ABOVE THE LEVEL DESIGNATED FOR FIRE PROTECTION PURPOSES ONLY. SWIMMING POOLS ARE AN ACCEPTABLE USE FOR FIRE PROTECTION. SEE DETAILS #3 OR #5 OF THE NAPA COUNTY FIRE STANDARDS.
6. THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAN 30 FEET AND NO FURTHER THAN 150 FEET FROM THE RESIDENCE OR BUILDING. THE FIRE HYDRANT SHALL BE LOCATED CENTERED ON A TURNOUT AREA AND SHALL BE WITHIN 5 FEET TO THE EDGE OF CURB OR DRIVEWAY. THE HYDRANT OUTLET MUST BE WITHIN 24 INCHES TO 36 INCHES ABOVE THE FINISHED GRADE OF THE TURNOUT AREA. SEE DETAILS #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.
   NOTE: THE FIRE HYDRANT TURNOUT LOCATION SHALL BE ESTABLISHED IN AN AREA SEPARATE FROM THE FIRE APPARATUS TURN AROUND AREA. THE FIRE HYDRANT TURNOUT AREA IS FOR FIRE APPARATUS TO BE PARKED DURING DRAFTING OPERATIONS AND SHALL NOT INTERFERE WITH THE FIRE APPARATUS ACCESS TO AND FROM THE STRUCTURE.
7. WET DRAFT HYDRANTS SHALL BE PAINTED "RED" AND SHALL HAVE 1 INCH "WHITE" LETTERS POSTED ON IT TO READ: "WET DRAFT" SEE DETAIL #2 & #3 OF THE NAPA COUNTY FIRE STANDARDS.
8. A "BLUE DOT REFLECTOR" SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
9. BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
10. NEW OR EXISTING BRIDGES ON THE PROPERTY THAT WILL BE UTILIZED FOR FIRE APPARATUS TO ACCESS ANY STRUCTURE SHALL COMPLY WITH THE NAPA COUNTY FIRE SAFE STANDARDS. SEE DETAIL #15 OF THE STANDARDS.
11. FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND NFPA 13D ONE OR TWO FAMILY DWELLINGS – 2002 EDITION AND SHALL BE SUBMITTED UNDER A SEPARATE PERMIT.

## GRADING AND DRAINAGE NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH NAPA COUNTY AND CALIFORNIA CODE [AND TO THE RECOMMENDATIONS OF THE SOILS ENGINEERING REPORT, PREPARED BY BAURER AND ASSOICATES, DATED 1/17/2003 AND SUPPLEMENTAL REPORT DATED 4/25/2023.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE NAPA COUNTY. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.
3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. NAPA MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO NAPA COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY NAPA COUNTY.
5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY NAPA COUNTY DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
6. ISSUANCE OF A PERMIT BY NAPA COUNTY TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-227-2600, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION . CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION NOTIFY U.S.A. THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
9. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE PERMITTEE OR AGENT SHALL NOTIFY THE COUNTY AT 707-253-4417. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER.
10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTIONS.
11. RETAINING WALLS ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT NAPA COUNTY APPROVED ROLLING PERMIT AND BEST MANAGEMENT PRACTICES.
13. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH NAPA COUNTY. EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORMWATER.
14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED BY NAPA COUNTY.
15. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES AND THE BOTTOM OF FILL SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5 FEET TO BLEND WITH THE NATURAL TERRAIN.
16. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND TO MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
17. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING TO PROVIDE A BOND WITH THE FILL MATERIAL.
18. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1V (50%).
19. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
20. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

## GRADING AND DRAINAGE INSPECTION NOTES

1. THE PERMITTEE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE WORK TO BE PERFORMED IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ANY PERMIT CONDITIONS. WORK SHALL BE SUBJECT TO INSPECTION AS REQUIRED BY THE PERMIT AUTHORITY TO VERIFY COMPLIANCE. THE CONTRAC

GRADING PLAN – SOUTH

SCALE: 1" = 10'

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| REVISION | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | DESIGN REVIEW | RB | 8/29/23 |
| 1 | DESIGN REVIEW #1 | RB | 10/27/23 |
| 2 | VARIANCE APPLICATION | RB | 8/15/24 |
| 3 | DESIGN REVIEW REVS | NCCE | 12/13/24 |
| 4 | PLANNING MEETING | NCCE | 2/4/25 |

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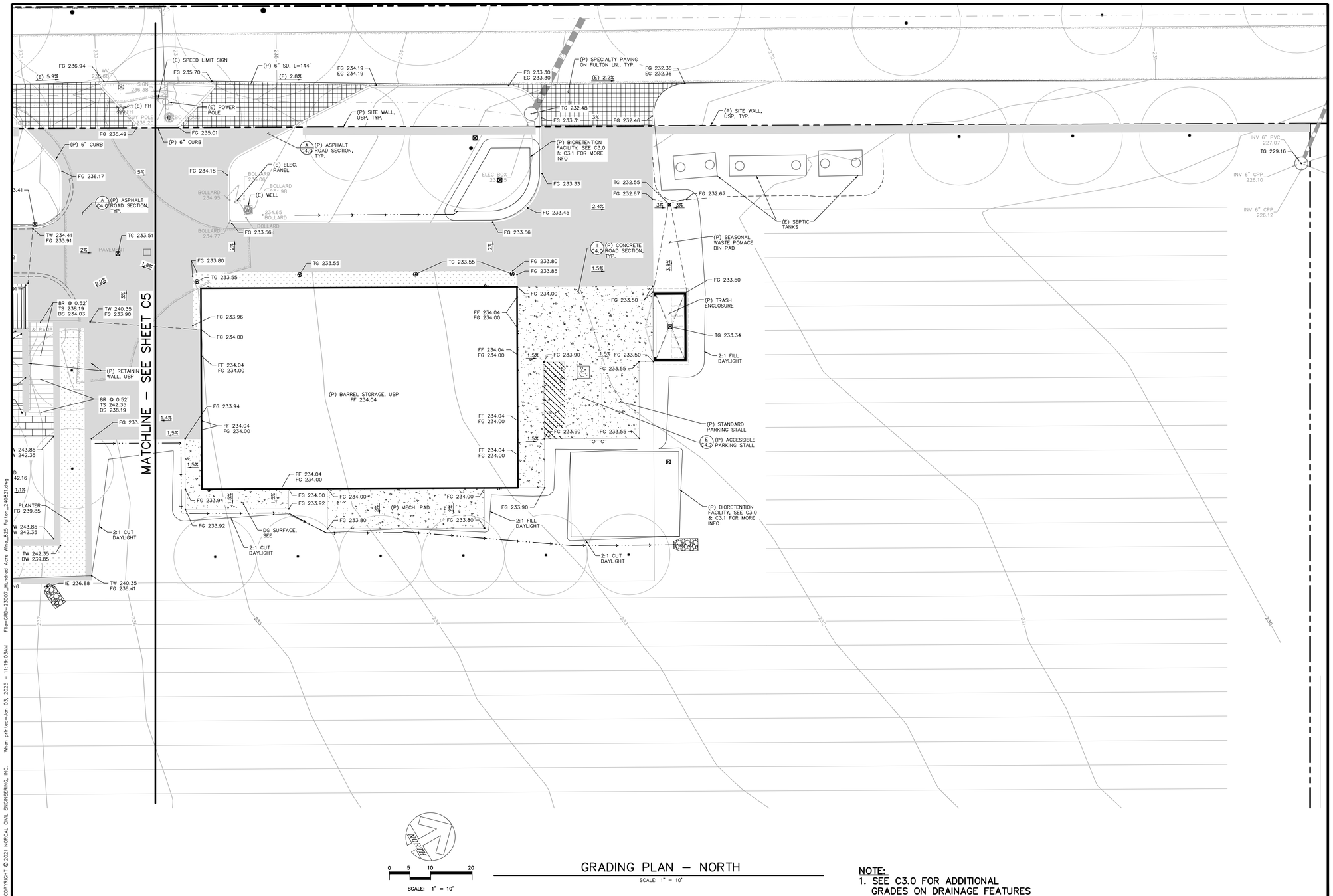
Prepared for: FORTUNATE SON WINERY
825 FULTON LN., ST HELENA, CA 94574

Prepared on: August 29, 2023

GRADING AND DRAINAGE PLAN
GRADING PLAN - SOUTH
825 FULTON LN., ST HELENA, CA 94574
APN: 009-030-041

JOB# 23007

SHEET
C2.0
OF 9 SHEETS




GRADING PLAN – NORTH

SCALE: 1" = 10'

NOTE:
1. SEE C3.0 FOR ADDITIONAL GRADES ON DRAINAGE FEATURES

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Prepared on: August 29, 2023

GRADING AND DRAINAGE PLAN
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When plotted=Jan 03, 2025 – 11:19:03AM File=GRD-23007_Hundred Acre Wine_825 Fulton_240821.dwg

DRAINAGE PLAN – SOUTH

SCALE: 1" = 10'

SCALE: 1" = 10'

## KEYED NOTES:

1. 4" FOUNDATION DRAIN, S=0.005 MIN, SEE C/C4.1, SSR
2. 4" WALL BACK DRAIN HIGH POINT, S=0.005 MIN, SEE F/C4.1, SSR
3. 4" SLAB UNDER DRAIN HIGH POINT, S=0.005 MIN, SEE X/CX
4. GRASS LINED V-DITCH, W=2', D=0.5', S=0.02 MIN, UNO, SEE B/C4.0
5. BEGIN SOLID 4" PIPE, OUTLET S=0.005 MIN.
6. BEGIN FOUNDATION DRAIN SOLID OUTLET, S=0.005 MIN
7. BEGIN WALL BACK DRAIN SOLID, S=0.005 MIN
8. CRAWL SPACE AREA DRAIN, SEE C/C4.0
9. RAINWATER LEADER DOWNSPOUT CONNECTION, TYP., SEE A/C4.1
10. 4" SD, S=0.02 MIN, UNO
11. 4" SD, S=0.005 MIN, TYP ALL CRAWL SPACE DRAINS
12. 6" SD, S=0.02 MIN, UNO
13. 4" AD, IE=TG-2.0', UNO, SEE C/C4.0
14. 4" TD, IE=TG-2.0', UNO, SEE D/C4.0
15. RIP-RAP OUTLET PROTECTION, SEE E/C4.0
16. RIP-RAP OUTLET PROTECTION, SEE F/C4.0
17. BUBBLE UP OUTLET, SEE H/C4.1
18. PERIMETER DRAIN, SEE D/C4.1

DRAINAGE NOTES:

1. ALL WALL BACKDRAINS (WBD) TO BE PERFORATED 4" SDR-35 OR BETTER. ALL SOLID PORTION TO BE 4" SDR-35 OR BETTER.
2. ALL DOWNSPOUT (DS) TO BE 4" SDR-35 OR BETTER. SLOPED AT > 0.01 OR PER PLAN.
3. ALL STORM DRAINS TO BE SDR-35 OR BETTER AND SLOPED > 0.02 OR PER PLAN.
4. ALL STORM DRAIN SHALL BE SDR 35 FOR 6" DIAMETER AND SMALLER ADS SMOOTH DOUBLE WALL FOR 8" DIAMETER OR LARGER.

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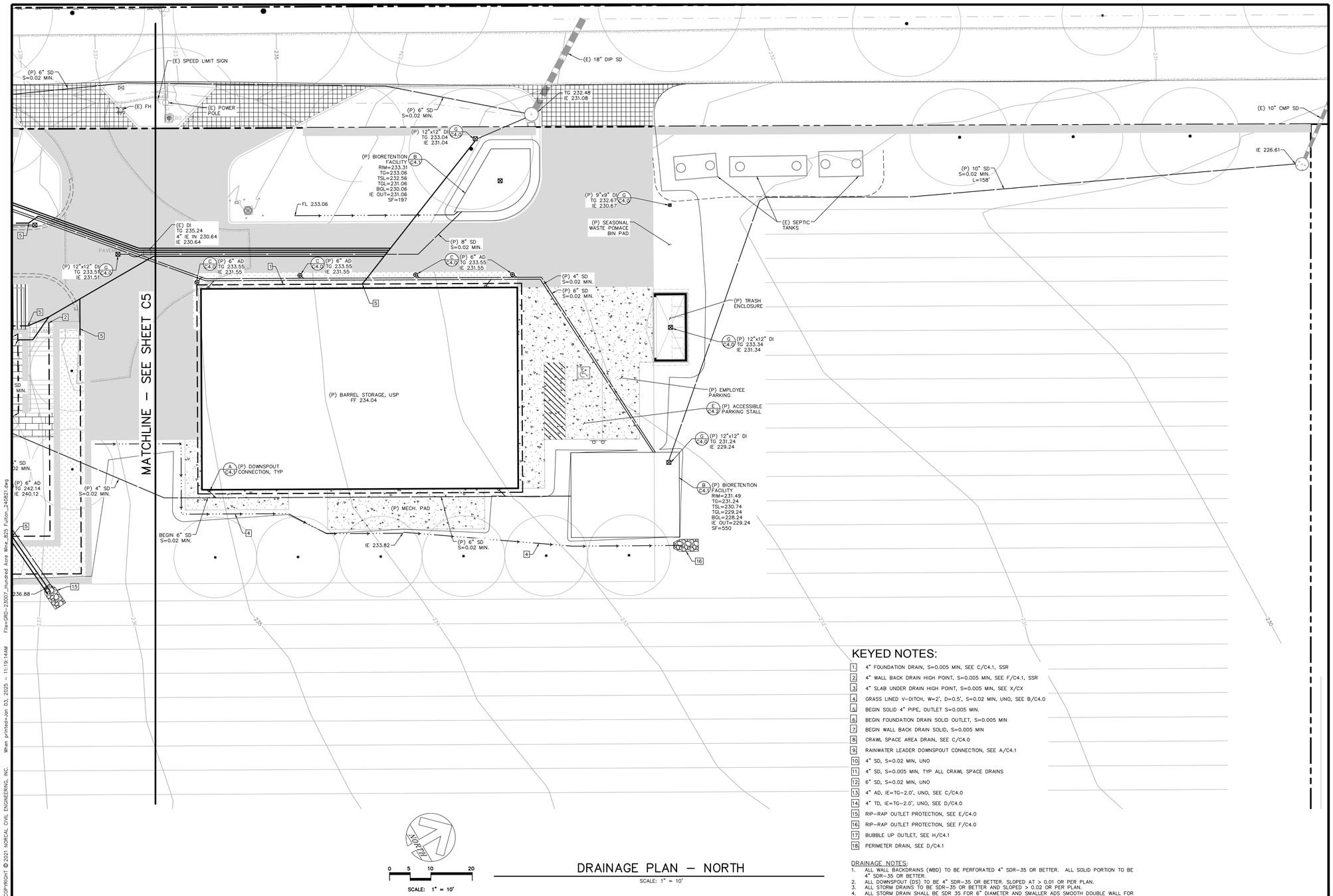
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C3.0
OF 9 SHEETS

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## DRAINAGE PLAN – NORTH

SCALE: 1" = 10'

## KEYED NOTES:

1. 4" FOUNDATION DRAIN, S=0.005 MIN, SEE C/C4.1, SSR
2. 4" WALL BACK DRAIN HIGH POINT, S=0.005 MIN, SEE F/C4.1, SSR
3. 4" SLAB UNDER DRAIN HIGH POINT, S=0.005 MIN, SEE X/CX
4. GRASS LINED V-DITCH, W=2', D=0.5', S=0.02 MIN, UNO, SEE B/C4.0
5. BEGIN SOLID 4" PIPE, OUTLET S=0.005 MIN.
6. BEGIN FOUNDATION DRAIN SOLID OUTLET, S=0.005 MIN
7. BEGIN WALL BACK DRAIN SOLID, S=0.005 MIN
8. CRAWL SPACE AREA DRAIN, SEE C/C4.0
9. RAINWATER LEADER DOWNSPOUT CONNECTION, SEE A/C4.1
10. 4" SD, S=0.02 MIN, UNO
11. 4" SD, S=0.005 MIN, TYP ALL CRAWL SPACE DRAINS
12. 6" SD, S=0.02 MIN, UNO
13. 4" AD, IE=TG-2.0', UNO, SEE C/C4.0
14. 4" TD, IE=TG-2.0', UNO, SEE D/C4.0
15. RIP-RAP OUTLET PROTECTION, SEE E/C4.0
16. RIP-RAP OUTLET PROTECTION, SEE F/C4.0
17. BUBBLE UP OUTLET, SEE H/C4.1
18. PERIMETER DRAIN, SEE D/C4.1

DRAINAGE NOTES:

1. ALL WALL BACKDRAINS (WBD) TO BE PERFORATED 4" SDR-35 OR BETTER. ALL SOLID PORTION TO BE 4" SDR-35 OR BETTER.
2. ALL DOWNSPOUT (DS) TO BE 4" SDR-35 OR BETTER, SLOPED AT > 0.01 OR PER PLAN.
3. ALL STORM DRAINS TO BE SDR-35 OR BETTER AND SLOPED > 0.02 OR PER PLAN.
4. ALL STORM DRAIN SHALL BE SDR 35 FOR 6" DIAMETER AND SMALLER ADS SMOOTH DOUBLE WALL FOR 8" DIAMETER OR LARGER.

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|---|---|---|---|
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| 1 | DESIGN REVIEW #1 | RB | 10/27/23 |
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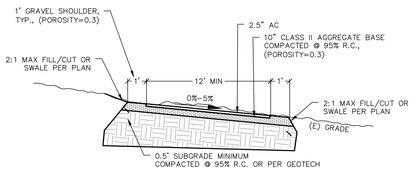
Prepared for: FORTUNATE SON WINERY
825 FULTON LN., ST HELENA, CA 94574

Prepared on: August 29, 2023

GRADING AND DRAINAGE PLAN
DRAINAGE PLAN - NORTH
825 FULTON LN., ST HELENA, CA 94574
APN: 009-030-041

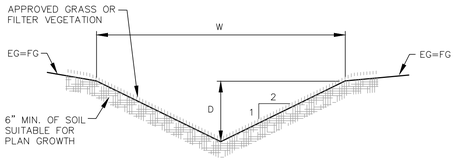
JOB# 23007

SHEET
C3.1
OF 9 SHEETS




**GRADING NOTES:**
1. MAXIMUM CROSS SLOPE TO BE 5%.
2. FILL TO BE COMPACTED TO 95% R.C.
3. FINISHED DRIVEWAY SURFACE SHALL MATCH EXISTING GRADE WHEREVER POSSIBLE.

A C4.0 **ROAD SECTION (TYP)**
NOT TO SCALE

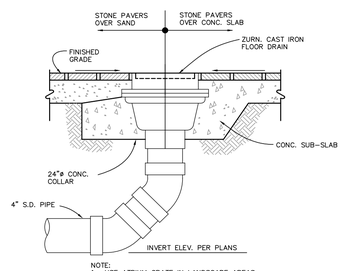



FRONT VIEW

B C4.0 **GRASS LINED V-DITCH**
NOT TO SCALE

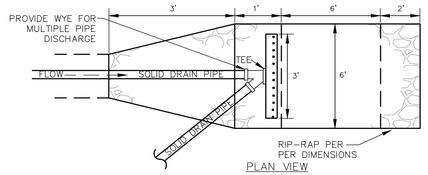



C C4.0 **AREA DRAIN DETAIL - IN PLANTER**
NOT TO SCALE

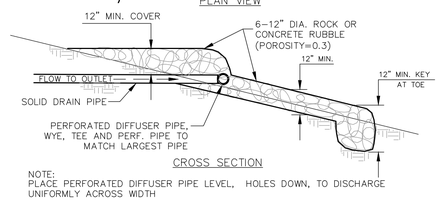



NOTE:
1. USE ATRIUM GRATE IN LANDSCAPE AREAS

D C4.0 **AREA DRAIN DETAIL**
NOT TO SCALE



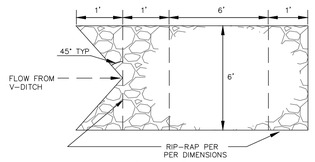

PLAN VIEW



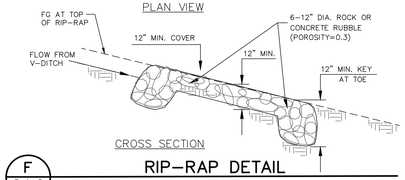

CROSS SECTION

NOTE:
PLACE PERFORATED DIFFUSER PIPE LEVEL, HOLES DOWN, TO DISCHARGE UNIFORMLY ACROSS WIDTH

E C4.0 **RIP-RAP OUTLET DETAIL**
NOT TO SCALE

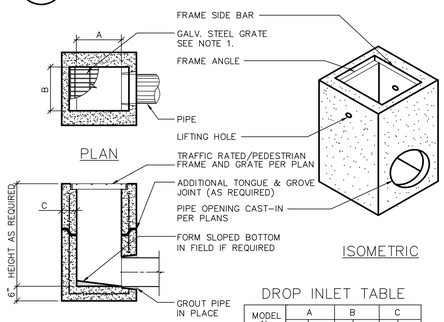



PLAN VIEW




CROSS SECTION

F C4.0 **RIP-RAP DETAIL**
NOT TO SCALE



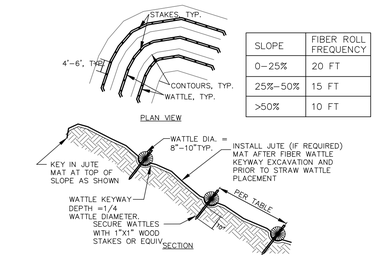

TYPICAL SECTION

DROP INLET TABLE

| MODEL No. | A | | B | | C | |
|---|---|---|---|---|---|---|
| | IN | MM | IN | MM | IN | MM |
| 1212 | 12 | 300 | 12 | 300 | 4 | 100 |
| 1818 | 18 | 450 | 18 | 450 | 5 | 125 |
| 1824 | 18 | 450 | 24 | 600 | 5 | 125 |
| 2424 | 24 | 600 | 24 | 600 | 5 | 125 |
| 2430 | 24 | 600 | 30 | 750 | 5 | 125 |
| 3030 | 30 | 750 | 30 | 750 | 6 | 150 |
| 2436 | 24 | 600 | 36 | 900 | 6 | 150 |
| 3636 | 36 | 900 | 36 | 900 | 6 | 150 |
| 2448 | 24 | 600 | 48 | 1200 | 6 | 150 |
| 3648 | 36 | 900 | 48 | 1200 | 6 | 150 |
| 4848 | 48 | 1200 | 48 | 1200 | 6 | 150 |

NOTES :
1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING 'LOCK" ON PAGE 1-7. CLOSED- MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. 'DI-SO' PAGE 1-6 AND 'DI-DO' PAGE 1-5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX
6. SIDE OPENINGS CAN BE PROVIDED ON ANY MODEL DROP INLET
7. COUNTERSUNK BOLTS AVAILABLE ON REQUEST, FOR CHECKER-PLATE OPTION. (SIDE OPENING DI)

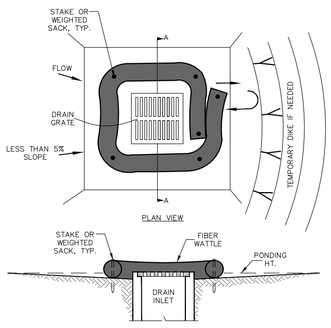
G C4.0 **CONCRETE DRAIN INLET**
NOT TO SCALE




| SLOPE | FIBER ROLL FREQUENCY |
|---|---|
| 0-25% | 20 FT |
| 25%-50% | 15 FT |
| >50% | 10 FT |

1. INSTALL JUTE MAT ON SLOPES >25%.
2. WATTLE TO BE INSTALLED PRIOR TO MULCH AND ON CONTOUR.
3. INSTALL JUTE MAT (IF REQUIRED) ON SLOPES SHINGLE FASHION FROM BOTTOM UP.
4. MAINTAIN MINIMUM 1 FOOT OVERLAP AT ALL SEAMS.
5. LAY JUTE MAT LOOSELY TO AVOID BRIDGING OVER SURFACE IRREGULARITIES.
6. STAPLE ALL EDGES MINIMUM 36 INCHES ON CENTER.
7. BED AND STAPLE EDGES OF JUTE MATING IN KEYWAY AS SHOWN.
8. INSTALL STOP-FOLDS SPACED AT 25 FEET.

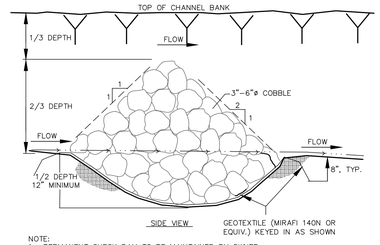
H C4.0 **FIBER WATTLE WITH JUTE NET**
NOT TO SCALE




SECTION A-A

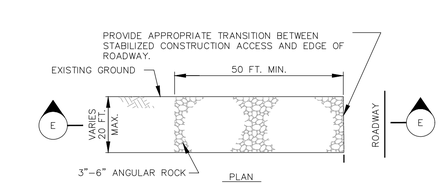
NOTES:
1. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT. MIN. LENGTH)
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

I C4.0 **WATTLE INLET SEDIMENT BARRIER**
NTS

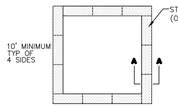



NOTE:
1. PERMANENT CHECK DAM TO BE MAINTAINED BY OWNER
2. TEMPORARY CHECK DAM TO BE REMOVED UPON ESTABLISHMENT OF VEGETATION
3. SPACING FOR CHECK DAM AS FOLLOWS:
   50' SPACING FOR FLOWLINES WITH SLOPES 0%-10%
   25' SPACING FOR FLOWLINES WITH SLOPES >10%

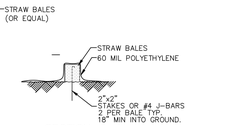
J C4.0 **CHECK DAM**
NOT TO SCALE



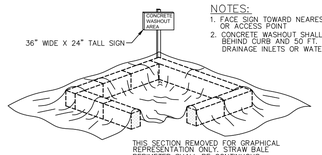

K C4.0 **STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE




BALE CONFIGURATION




SECTION A-A




NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

L C4.0 **CONCRETE WASHOUT & MATERIALS STORAGE AREA**
NOT TO SCALE

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Prepared on: August 29, 2023

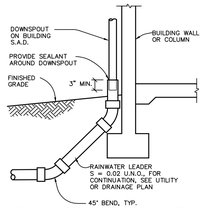
GRADING AND DRAINAGE PLAN DETAILS
825 FULTON LN., ST HELENA, CA 94574
APN: 009-030-041

JOB# 23007

SHEET
C4.0
OF 9 SHEETS

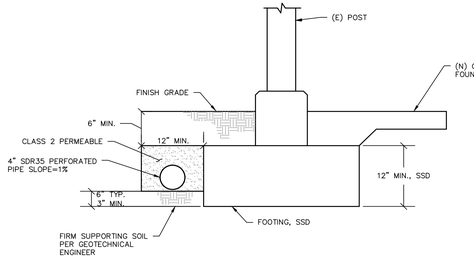

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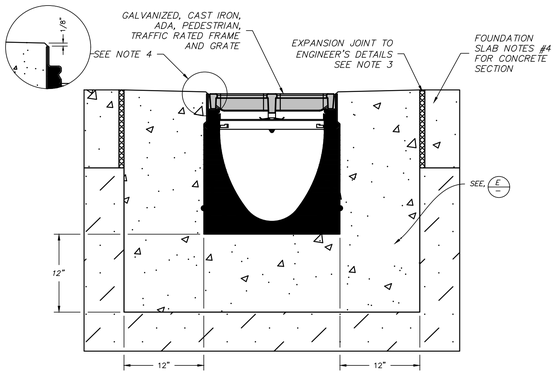

A C4.1 DOWNSPOUT CONNECTION TO S.D.

NOT TO SCALE




D C4.1 PERIMETER SLAB DRAIN

NOT TO SCALE

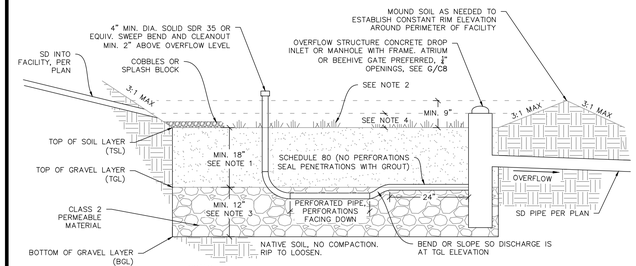



NOTES:

1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

G C4.1 TRENCH DRAIN (ACO K3 OR SIMILAR, 6" WIDE)

NOT TO SCALE

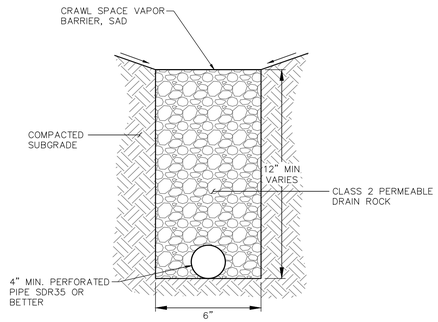



NOTES:

1. SOIL MIX, (PLANTING MEDIUM) A MIXTURE OF 60–70% SAND AND 30–40% COMPOST PER CURRENT BASMAA SPECIFICATIONS. CONTACT ENGINEER FOR LIST OF APPROVED SUPPLIERS.
2. PLANTING AND MULCH – SELECT A PLANT PALLET TO TOLERATE FAST DRAINING SOILS AND THE MICROCLIMATE SPECIFIC TO THE FACILITY LOCATION SEE APPENDIX F OF BASMAA MANUAL FOR LIST OF APPROPRIATE PLANTS. INSTALL ALL PLANTINGS TO MAINTAIN TSL AT OR BELOW SPECIFIED ELEVATION.
3. PROVIDE MINIMUM 12" OF CLASS II PERMEABLE BASE (POROSITY = 0.3). IF 3/4" DRAIN ROCK IS USED AS A SUBSTITUTE FOR THE CLASS 2 PERMEABLE MATERIAL THEN A 2" LAYER OF PEA GRAVEL OR CLASS 2 PERM SHALL BE PLACED BETWEEN THE SOIL AND DRAIN ROCK LAYERS.
4. 6" MINIMUM PONDING DEPTH BETWEEN TOP OF SOIL LAYER AND INLET OF OVERFLOW STRUCTURE.

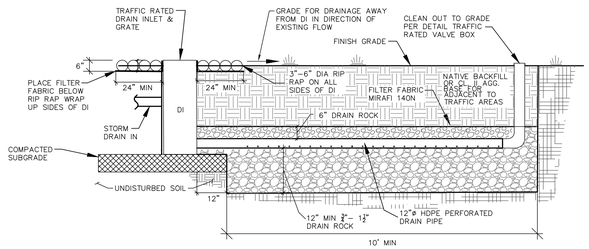
B C4.1 BIORETENTION FACILITY

NOT TO SCALE




E C4.1 UNDERDRAIN

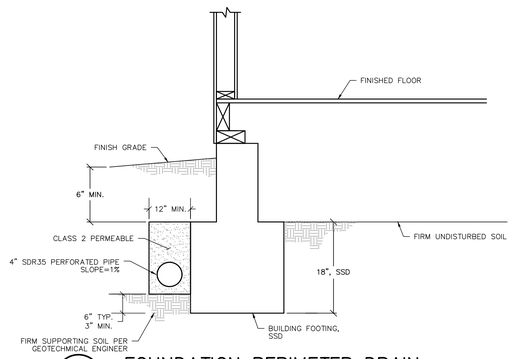
NOT TO SCALE




SIDE VIEW

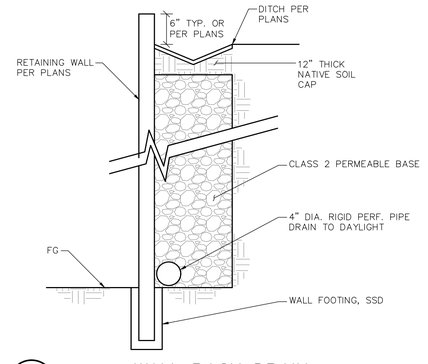
H C4.1 BUBBLE–UP OUTLET WITH LEACHLINE

NOT TO SCALE



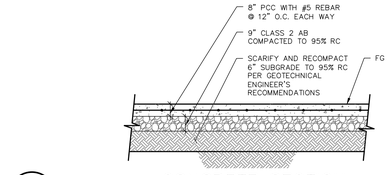

C C4.1 FOUNDATION PERIMETER DRAIN

NOT TO SCALE




F C4.1 WALL BACK DRAIN

NOT TO SCALE




I C4.1 CONCRETE SECTION

NOT TO SCALE

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Prepared on: August 29, 2023

GRADING AND DRAINAGE PLAN SECTIONS

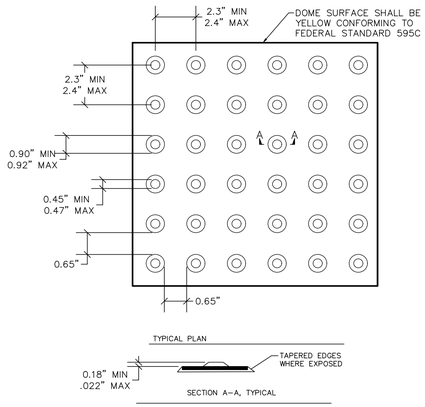
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APN: 009-030-041

JOB# 23007

SHEET C4.1 OF 9 SHEETS

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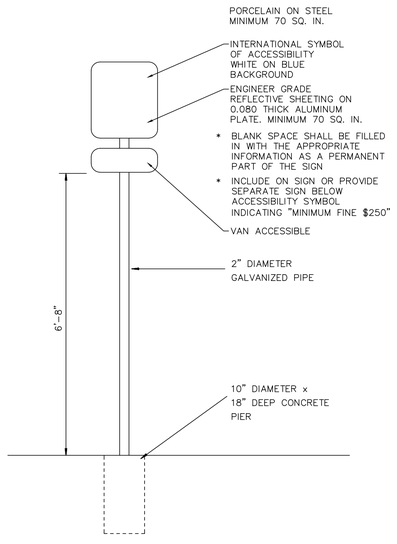
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A C4.2 TRUNCATED DOMES

NOT TO SCALE

IDENTIFICATION: EACH PARKING SPACE RESERVED FOR THE USE BY INDIVIDUALS WITH DISABILITIES SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MIN. HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE.

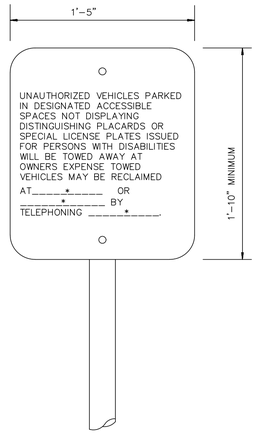



B C4.2 ACCESSIBLE PARKING SIGN

NO SCALE

A SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-SITE PARKING FACILITY, NOT LESS THAN 17"x22" IN SIZE WITH THE LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____*_____ OR _____*_____ BY TELEPHONING _____*_____."

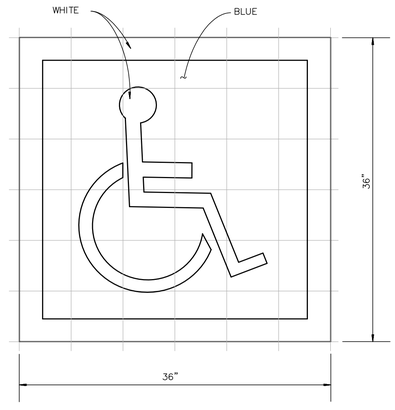
IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH PARKING PLACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY IN BLUE PAINT, AT LEAST 3 SQ. FT.




C C4.2 "TOW-AWAY" SIGN DETAIL

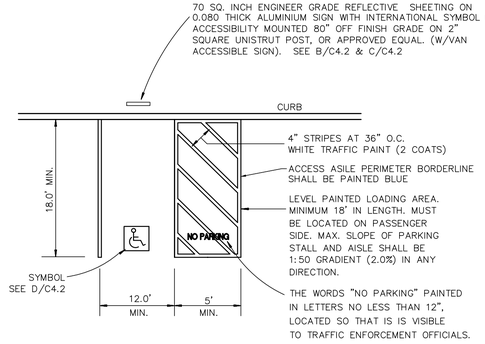
NO SCALE

EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL IS RECOMMENDED)




D C4.2 ACCESSIBLE PARKING SYMBOL

NO SCALE




E C4.2 ACCESSIBLE PARKING STALL

NO SCALE

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| REVISION | DESCRIPTION | BY | DATE |
|---|---|---|---|
| | DESIGN REVIEW | RB | 8/29/23 |
| 1 | DESIGN REVIEW #1 | RB | 10/27/23 |
| 2 | VARIANCE APPLICATION | RB | 8/15/24 |
| 3 | DESIGN REVIEW REVS | NCCE | 12/13/24 |
| 4 | PLANNING MEETING | NCCE | 2/4/25 |

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Prepared on: August 29, 2023

GRADING AND DRAINAGE PLAN DETAILS

825 FULTON LN., ST HELENA, CA 94574
APN: 009-030-041

JOB# 23007

SHEET
C4.2
OF 9 SHEETS

EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

# A HISTORIC RESOURCE EVALUATION, UPDATED LOCAL ASSESSMENT, AND SECRETARY OF INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES REVIEW FOR THE PROPERTY LOCATED AT 825 FULTON LANE, ST. HELENA, NAPA COUNTY, CALIFORNIA

**SUBMITTED TO:**

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**SUBMITTED BY:**

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Principal Architectural Historian,
and
Nicole LaRochelle, M.S., with Bee Thao, M.A.

**January 7, 2024**

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EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

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**Appendix A: Department of Parks and Recreation (DPR) 523 forms.**

## INTRODUCTION

Evans & De Shazo, Inc. (EDS) completed a Historic Resource Evaluation (HRE), an updated local assessment, and a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards) review for the 14.47-acre property at 825 Fulton Lane, St. Helena, Napa County, California, within Assessor Parcel Number (APN) 009-030-041 (Property). The Property includes a ca. 1863 house, ca. 1890 tank house, a 2001 barn, and landscape, including a 2022 vineyard. The proposed project includes rehabilitating the ca. 1863 house, relocating and renovating the ca. 1890 tank house, renovating the 2001 barn, constructing a new winery building (barrel storage facility), and landscape changes. In 2006, the Property was documented by Page & Turnbull on Department of Parks and Recreation (DPR) 523 forms (P-28-002635), recommending the Property as eligible for listing on the National Register of Historic Places (NRHP) under Criteria A, B, and C as "example of the early twentieth-century development of small family farms in St. Helena. The property features a small vernacular style single-family residence, a water tank house, and is surrounded by vineyards."[1] Based on the Page & Turnbull documentation, the Property was listed on the St. Helena Historic Resource Inventory (HRI) and is considered a Historical Resource, as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. However, the Property has not been evaluated for listing on the California Register of Historical Resources (CRHR). As such, the city required the completion of an HRE to determine if the Property is individually eligible for the CRHR and an updated local assessment – utilizing current City of St. Helena Historic Preservation Overlay guidelines (17.21.040). The city also recommended completing a Secretary of Interior's Standards review, as warranted.

The HRE follows specific guidelines and evaluation criteria of the CRHR (Code of California Regulations [CCR], Title 14, Section (§) 15064.5 and Public Resources Code (PRC) § 21084.1), and the updated local assessment follows current city Historic Preservation Overlay guidelines (17.21.040). The HRE was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A. and Architectural Historian Nicole Wyton, M.S., who both exceed the Secretary of the Interior Professional Qualification Standards in Architectural History and History, and researcher Bee Thao, M.A. The methods used to complete the HRE and local assessment included a record search, literature review, and a historic architectural survey of the Property to document any architectural style, form, materials, character-defining features, and alterations to the built environment within the Property. The results are presented herein.

## PROPERTY LOCATION

The 14.47-acre Property (APN 009-030-041) is located at 825 Fulton Lane, St. Helena, Napa County, California (Figure 1). The Property is approximately 0.4 miles northeast of Main Street (Highway 29) in downtown St. Helena and approximately 0.5 miles southwest of the Napa River.

[1] Page & Turnbull, DPR 523 form for 825 Fulton Lane, May 2006.

EVANS & DE SHAZO, INC
ARCHAEOLOGY HISTORIC PRESERVATION

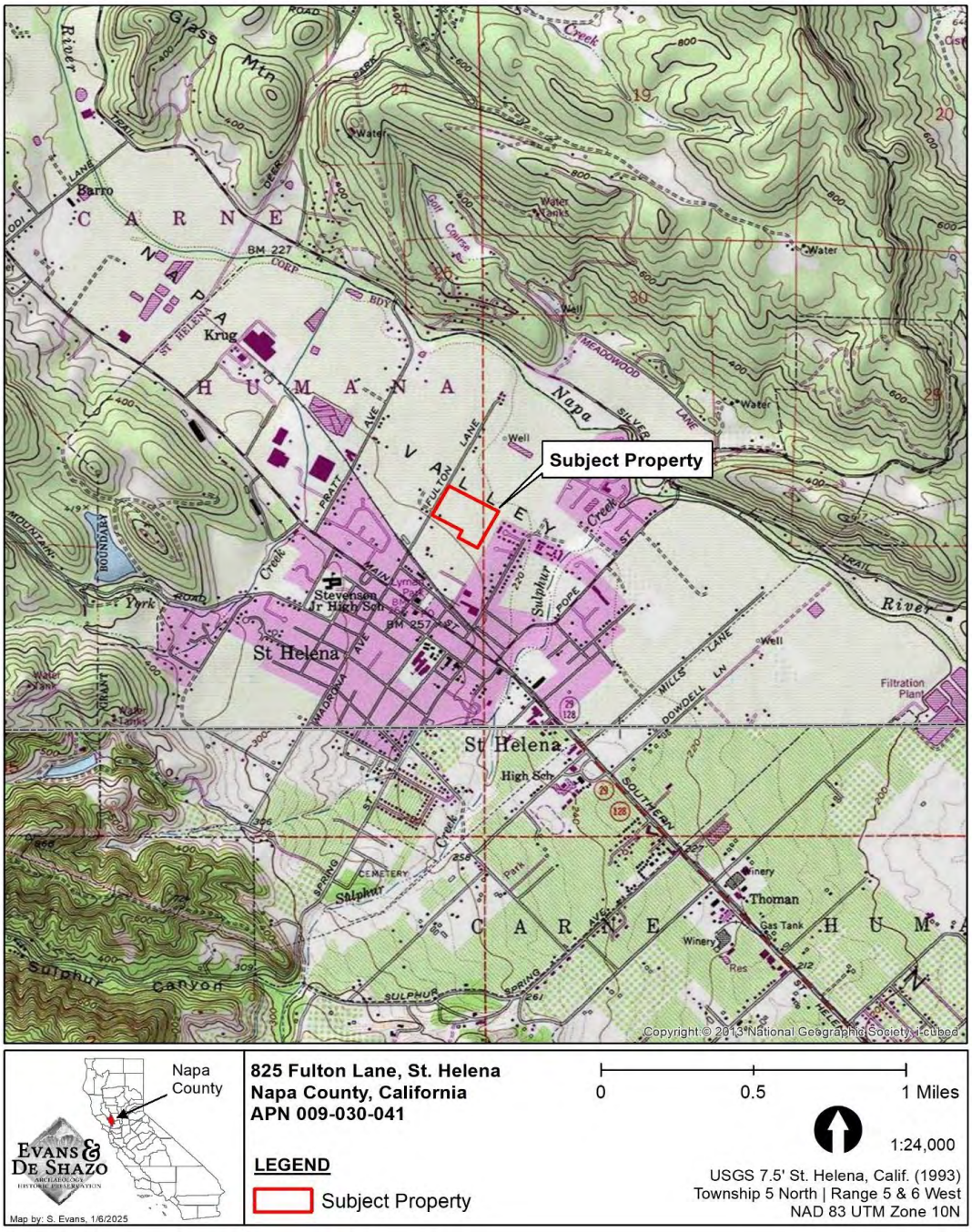



**Figure 1. Property location map.**

## REGULATORY SETTING

The CEQA regulations and local zoning code, as they pertain to cultural resources, the City of St. Helena's guidelines for local assessment, and the Secretary of the Interior's Standards, are outlined below.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines § 15064.5) give direction and guidance for evaluating properties and preparing Initial Studies, Categorical Exemptions, Negative Declarations, and Environmental Impact Reports. Pursuant to California State law, the City of St. Helena is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR § 15064.5 and PRC § 21084.1).

There are five classes of cultural resources defined by the State OHP. These are:

- **Building**: A structure created principally to shelter or assist in carrying out any form of human activity. A "building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure**: A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.
- **Object**: Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures, and boundary markers.
- **Site**: The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District**: Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to CCR § 15064.5, cultural resources are historically significant if they are:

(1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (PRC §5024.1, 14 CCR § 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in PRC § 5020.1(k) or identified as significant in a historical resource survey meeting the requirements PRC § 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such

resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 14 CCR, Section 4852) including the following:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(2) Is associated with the lives of persons important in our past;

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources pursuant to PRC § 5020.1(k) or identified in a historical resources survey meeting the criteria in PRC § 5024.1(g) does not preclude a lead agency from determining that the resource may be a historical resource as defined in PRC § 5020.1(j) or § 5024.1.

**LOCAL GUIDELINES**

EDS completed an updated local assessment, following the City of St. Helena designation criteria in SHMC 17.10.020 A3. On October 24, 2023, the City of St. Helena adopted updated zoning ordinances, including various codes for the designation and protection of local historical resources.

Zoning code 17.05.030 Demolition Permit, if applicable

A. Purpose. The purpose of this Section is to provide the procedure for processing a demolition permit for non-historic structures.

B. Applicability. This Section applies to all buildings and structures less than 50 years old that are proposed for demolition.

C. Application Requirements.

1. ***Application.*** An application for a Demolition Permit shall be prepared, filed, and processed in compliance with Section 17.04.020, Application Process. If the structure is 50 years or older, a historic resource determination report may be needed from a qualified architectural historian. Applicants should contact the Community Development Department to verify requirements.

2. ***Responsibility. It is the responsibility of the applicant to provide information regarding the findings*** described by subsection D.

D. Findings. No permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. The building is determined not to be a significant architectural or historical building based on the public record and testimony presented at a public hearing;
2. The demolition would not eliminate elements that are required to maintain the essential character of the neighborhood;
3. Design review of the proposed replacement structure is approved prior to, or in conjunction with, approval of the demolition of a structure; and
4. The building to be demolished does not reflect neglect by the owner.

**STANDARDS REVIEW**

**The Secretary of the Interior's Standards for Rehabilitation**

The Standards for Rehabilitation provide directions for making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation, codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program and are the Standards most often used by local historic district commissions nationwide.

The Standards for Rehabilitation are the criteria for determining if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist in the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, the Secretary must determine a rehabilitation project to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## METHODS

The methods used to complete the HRE included a database search conducted by the Northwest Information Center (NWIC) of the California Historical Information Systems (CHRIS) (NWIC File #24-0687) to obtain primary records associated with the Property and review the cultural resource inventories listed below. EDS also conducted research at the Napa County Assessor/Recorder Office, the St. Helena Public Library, the St. Helena Historical Society, and the St. Helena Planning Department. EDS also conducted extensive online research using the resources detailed in the section below, and reviewed the title history of the Property provided by the client. The purpose of the record search and literature review was to understand the Property's history to assist in developing a historical context to evaluate the historical significance of the built environment resources within the Property. In addition, EDS Principal Architectural Historian Stacey De Shazo, M.A. completed a historic architectural survey of the Property to identify the age, architectural style, character-defining features, materials, and alterations to ca. 1863 house, ca. 1890 tank house, a 2001 barn, and landscape. Updated DPR 523 forms were completed and are attached to this report as Appendix A.

The methods used to complete the Standards review included reviewing the Project's architectural and landscape plans. Ms. De Shazo, M.A. worked directly with the architects at Taylor Lombardo Architects to identify and address potential adverse impacts on the ca. 1863 house, ca. 1890 tank house, and landscape to ensure the current Project complies with the Standards for Rehabilitation.

**CULTURAL RESOURCE INVENTORIES**

As part of the record search, the following inventories were reviewed:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California Historical Landmarks (CHL)
- California Points of Historical Interest (CPHI)
- California Inventory of Historical Resources
- California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD) for Napa County, California (2022)
- 1978 Napa County Historic Resources Inventory
- City of St. Helena Historic Resource Inventory

**ONLINE RESEARCH**

Online research was conducted using the following sources:

- www.newspapers.com
- www.ancestry.com
- www.calisphere.org (University of California)
- https://oac.cdlib.org/ Online Archives of California
- http://www.library.ca.gov/ (California State Library)
- https://cdnc.ucr.edu/ California Digital Newspaper Collection
- https://mil.library.ucsb.edu/ap_indexes/FrameFinder/ (U.C. Santa Barbara Library)
- http://pcad.lib.washington.edu (Pacific Coast Architecture Database)
- https://aiahistoricaldirectory.atlassian.net (American Architects Directory)

**Outreach**

- Napa County Recorder and Assessor's Office
    - On November 6, 2024, EDS conducted research at the Napa County Recorder and Assessor's office to obtain ownership history of the Property.
- City of St. Helena
    - On November 7, 2024, EDS emailed the Community Development Director, Maya DeRosa AICP, regarding the Page & Turnbull DPR 523 forms.
- St. Helena Historical Society

- On November 6, 2024, EDS emailed the St. Helena Historical Society to obtain information about David Fulton and the Property, including historical photographs. On November 6, 2024, Mariam Hansen of the St. Helena Historical Society replied to EDS suggesting we obtain a copy of the book *Treasures from David Fulton's Strong Box* but offered little additional information.
- On November 8, 2024, EDS emailed Mariam Hansen of the St. Helena Historical Society again requesting a digital copy of a historic photograph of the Property, which EDS confirmed via other primary sources appears to be held by the St. Helena Historical Society. Kim Farmer of the St. Helena Historical Society responded, advising they had a copy of the photograph and could send the digital photographs to EDS. However, upon making the request, EDS noted that the internal photo number needed to be known, which the St. Helena Historical Society had not provided.
- On November 21, 2024, EDS received a follow-up email from Mariam Hansen, who advised that they had searched the collection and confirmed they had a copy of the photograph of the "ladies in front of the house" (photo L-02). Although EDS was completing required due diligence CEQA-compliant research for a new Project, Ms. Hansen offered to provide the previous research submitted to the City of St. Helena (likely associated with the barn reconstructed in 2001) for a "finder's fee" of $200.00. In addition, Ms. Hansen offered to send photo L-02 to EDS for a $75.00 use fee.

- Napa County Library
  - On November 22, 2024, EDS conducted research at the Napa County Library for additional information about the Property, including reviewing the book *Treasures from David Fulton's Strong Box*.

The literature review results are within the Historical Setting section of this report.

## HISTORICAL SETTING

The following section provides a brief history of the area where the Property is located and a specific history of the Property to assist in understanding the development of the area and provide a specific context within which built environment resources within the Property were evaluated for historical significance.

### MEXICAN PERIOD (1821 – 1848)

In 1821, Mexico declared its independence from Spain and took possession of "Alta California"[2] marking the end of the Spanish period (1769 – 1821) and the beginning of the Mexican period, also referred to as the "rancho" period in Alta California. Although California was now under Mexican rule, in 1824, the present-day City of Sonoma was where the last and most northerly of the 21 missions, the Mission San Francisco Solano (i.e., Mission Sonoma), was constructed, the only mission established under an independent Mexican

[2] Alta California was a polity of New Spain founded in 1769 and became a territory of Mexico after the Mexican War of Independence in 1821.

government within the Mexican era. In 1833, the Mexican government secularized the missions in California, and mission-owned land was dissolved. During this time, extraordinary changes occurred throughout Alta California, as the Mexican government lacked the strong oversight and military rule previously imposed by the Spanish. As such, there were new trade opportunities. Foreign ships that Spanish-guarded military ports had previously held off could now dock and provide a variety of provisions to local settlers throughout California. These new provisions included tea, coffee, sugar, spices, and spirits, as well as a variety of manufactured goods. Soon, these new provisions made their way into the region, and the taxes on these imported goods became the primary source of revenue for the Mexican government in Alta California. Likewise, products produced in Alta California were exported, which bolstered the hide and tallow trade that became the primary business activity in Alta California. During this time, the Mexican colonial authorities encouraged the settlement of Alta California by providing large land grants called ranchos to politically prominent persons loyal to the Mexican government and permitting foreigners to settle the land. As a result, the 20 or so ranchos in Alta, California, issued during the Spanish period increased to roughly 800 ranchos that varied from 10,000 to 20,000 acres during the Mexican era.

During this period, land ownership within present-day Napa Valley was dominated by the Vallejo family, headed by Mexican General Mariano Guadalupe Vallejo, who was responsible for securing the region for Mexican colonization and gave his family members, as well as loyal soldiers and friends, land in the Napa Valley. During this time, the Property was situated in the former *Rancho Carne Humana*, an 18,000-acre rancho granted to Dr. Edward Turner Bale by the Mexican government in 1841. Bale married General Mariano Vallejo's niece, Maria Ignacia Sobrantes, in 1839, giving him Mexican citizenship and making him eligible to receive land from the Mexican government. Bale and his family moved to the rancho in 1843 and built a grist mill to grind corn and wheat and a sawmill.[3]

**EARLY AMERICAN PERIOD (1848 – 1850)**

The beginning of the American period in California is marked by the end of the Mexican American War (1846-1848), when the U.S. took possession of the territories, including California, New Mexico, Texas, and Arizona, in the signing of the Treaty of Guadalupe Hidalgo. The Treaty provided Mexicans living in the captured territories with American citizenship and guaranteed title to the land they owned in Alta, California. However, on January 24, 1848, James W. Marshall discovered gold along the American River in California within weeks of the treaty signing. News of the discovery brought between 150,000 and 200,000 people (known as "49ers") to California from all over the U.S., as well as other countries, including China, Germany, Chile, Mexico, Ireland, Turkey, and France. In 1850, California became a state, and Napa County was one of the original 27 counties created.[4] [5] During this time, Napa County included present-day Lake County, which became a separate county in 1861.[6]

[3] The Bale Grist Mill is a California State Historic Park and California Historical Landmark #359.
[4] Lynn Webber, *Old Napa Valley, The History to 1900*, St. Helena, Calif.: Wine Ventures Publishing, (1998); 138.
[5] Nancy Olmsted, *Vanished Waters, A History of San Francisco's Mission Bay,* San Francisco: Mission Creek Conservancy, 1986.
[6] Lynn Webber, *Old Napa Valley, The History to 1900,* Wine Ventures Publishing, St. Helena, 1998, 138.

**HISTORY OF ST. HELENA (1850 – 1970s)**

During the early 1850s, Euro-American settlers, some of whom were former gold miners or those seeking opportunities to farm the fertile soil of Napa Valley, and land speculators began arriving in Napa Valley, including the area of present-day St. Helena. In 1854, Henry Stills and Charles Walters, early settlers in St. Helena, purchased an approximately 126-acre portion of *Rancho Carne Humana* from Maria Soberanes de Bale.[7] The land encompassed the west side of present-day Main Street (previously a county road) and a part of State Route 29 (SR 29), extending northwest from Sulphur Creek to present-day Madrona Avenue.[8] [9] In 1854, Stills constructed a house (no longer extant) and the first commercial building (no longer extant) in St. Helena, situated south of Main Street near Oak Avenue. Stills then laid out a road from Main Street to his store, which sold general merchandise. To promote growth in the area and ensure the success of his business, Stills and partner Walter donated lots along what is now known as Main Street to anyone who would agree to open a business within the developing town of St. Helena.[10] In February 1855, Walters sold his share to Stills for $500, and Stills became the sole owner of what remained of the original 126-acre property.[11] During this time, the town's first hotel opened. By 1857, St. Helena had two general stores, a saddlery, a blacksmith shop, a shoe repair business, a wagon and carriage manufactory, a saddlery business, and several general merchandise stores; however, many of these buildings were constructed of wood and are no longer extant. By March of 1857, Stills was in severe financial debt and was forced to sell his general merchandise store and house. By December 1857, Stills had sold all his property and moved away from St. Helena.[12]

In the late 1850s, new settlers began planting grapevines and making wine, including Charles Krug, who constructed the first commercial wine business in Napa Valley. In 1860, Krug married Carolina Bale. As part of Carolina's dowry, Krug received 540 acres of land just north of the town of St. Helena, approximately 0.5 miles northwest of the subject Property, wherein, in 1861, he established the Charles Krug Winery. By 1860, early Napa Valley settler David Fulton purchased 39.5 acres of land, including the subject Property, where he planted a vineyard and established the "David Fulton Winery." During this time, cattle ranching, wheat farms (Figure 2), and viticulture (Figure 3) were exceedingly profitable enterprises in Napa Valley, spurring further commercial development along St. Helena's Main Street and the surrounding area.[13] [14]

Between 1864 and 1868, the Napa Valley Railroad (NVRR) was constructed through the Napa Valley, [15] and

[7] *Rancho Carne Humana* was a 17,962-acre Mexican land grant given in 1841 by Governor Juan Alvarado to Dr. Edward Turner Bale, the husband of Maria Soberanes de Bale.

[8] St. Helena Historical Society, *The Electrolier*, Vol. 12, May 2014, 4.

[9] St. Helena Historical Society and Mariam Hansen, *St. Helena*, Arcadia Publishing, 2010.

[10] City of St. Helena, "Our History," http://www.ci.st-helena.ca.us/content/our-history.; Marguerite Hunt and Harry Lawrence Gunn, *History of St. Helena*, Chicago: The S. J. Clarke Publishing Co., 1926, accessed February 21, 2021.

[11] St. Helena Historical Society, *The Electrolier*, Vol. 12, May 2014, 2.

[12] Ibid.

[13] Douglas E. Kyle, et al., *Historic Spots in California*, Fifth Edition. Stanford University Press, 2002.

[14] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.

[15] John Wichels, *Railroads in Napa County, Why They Came and Why They Failed*, Napa County Historical Society, Series 2, No. 3. Napa, California, 1979.

the workforce needed to build the railroad resulted in the first significant settlement of Chinese immigrants to the upper Napa Valley, including the town of St. Helena (Figure 4).[16] In 1868, the railroad construction crews reached St. Helena, and the completion of the rail catalyzed growth and encouraged settlement within Napa Valley and the town of St. Helena. By 1870, the city of St. Helena consisted of 1,500 residents, including Chinese, German, and Italian immigrants who came to work in the growing agricultural and winemaking region.[17] In 1874, the *St. Helena Star* began publishing the town's first newspaper, and on March 24, 1876, St. Helena was incorporated.

The early 1880s saw a boom in the vineyard industry throughout Napa Valley, with grapes selling for $30 to $35 per ton, and many local wine cellars began selling their wine to merchants in San Francisco and other destinations. During this time, the land between the City of Napa and a point eighteen miles north of St. Helena was one continuous vineyard.[18] The 1886 Sanborn Fire Insurance maps for St. Helena show increased development of St. Helena, particularly along Main Street, and several "Bonded Warehouses" were constructed for wine storage and distribution. The warehouses, often built of native Tuff stone due to their resistance to fire,[19] had a storage capacity of 120,000 gallons, reflecting St. Helena's early history of wine production. By this time, Spring Street, north of Main Street, consisted of a cluster of saloons, rooming houses, and hotels, such as the ca. 1876 William Tell Hotel (NR# 82002217),[20] [21] owned by William Tell (Figure 5). By 1886, the town of St. Helena had a population of 1,800. During this time, the commercial district extended several blocks along Main Street and several adjacent streets where some residential development occurred.

By 1890, several early residential neighborhoods in St. Helena had developed, and small farms were predominately planted with grapes and fruit trees.[22] During this time, St. Helena became an important commercial center for the developing countryside and a central shipping point for agricultural and extractive industries.[23] By 1890, Napa Valley was considered America's premier wine region, and the town of St. Helena was thriving; however, by the late 1890s, the root disease *phylloxera* nearly destroyed the wine industry in Napa Valley and the economic stability of St. Helena. Vineyards had to be removed, and agricultural land once covered in vines was replaced by prunes and walnuts, considered more stable crops.

During the late 19th and early 20th centuries, the Napa Valley, including St. Helena, experienced a significant rise in tourism, as the valley had become one of America's premier wine regions. The increase in tourism was also facilitated by the San Francisco, Vallejo & Napa Valley (SFV&NV) Railroad Company, which extended its line from Napa to St. Helena in 1908. The SFV&NV was an electric interurban railway that ran north from the Napa City limits along the graded portion of the county road and parallel to the Southern Pacific Railroad

[16] Mariam Hansen, "St. Helena's Chinese Heritage", St. Helena Historical Society, 2011.
[17] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.
[18] Ibid.
[19] Tuff is a porous rock formed by the consolidation of volcanic ash, dust, and other matter.
[20] Paul H. Drymalski, "William Tell Saloon and Hotel," National Register of Historic Places Nomination Form, February 6, 1980, 2.
[21] Napa Landmarks, 1978 Historic Resource Inventory, City of St. Helena.
[22] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.
[23] Ibid.

(former Napa Valley Railroad) tracks for most of the way to St. Helena. The electric interurban railroad offered fast, reliable, and comfortable travel through Napa Valley and connected St. Helena with Vallejo and points beyond. The coming of the electric railroad helped bolster the local economy and became an important fixture in the commercial and social life of St. Helena's residents, as many relied on its service for employment, recreation, and travel to and from job appointments and social events.[24] "The opening of the St. Helena extension was cause for celebrating, not only by the SFV&NV but also by the citizens of St. Helena, now connected with down-valley cities and San Francisco by modern transportation."[25] During this time, Spring Street, located approximately 0.2 miles north of the Property, had diversified from the original cluster of saloons, rooming houses, and hotels to a street that included several wineries clustered near Hudson Avenue and Spring Street, new single-family houses, and two churches, including Grace's Episcopal Church (extant) and First Presbyterian Church (extant), both occupying prominent locations on the street.[26]

In the early 1900s, the wine industry in Napa Valley was experiencing a slow recovery from phylloxera; however, Main Street in St. Helena remained a vibrant and busy business district (Figure 6), and during this time, several houses on Main Street were converted to office or commercial use.[27] In 1919, the Volstead Act (aka Prohibition; 1920-1933) was passed, outlawing the production and consumption of alcohol. During this time, most wineries closed, and vineyards were again removed and replaced with various crops. Being at the center of the Napa Valley wine region, St. Helena was hit particularly hard by Prohibition, and construction was nearly halted on Main Street and in surrounding residential neighborhoods. Many farmers planted fruit trees and other crops to replace their vineyards during this time.

In addition to changes in the agricultural industry, automobile ownership throughout the U.S. had increased, eventually resulting in the Southern Pacific Railroad abandoning its Napa Valley passenger service in 1929 and the interurban railway service in 1937. In 1933, the Volstead Act was repealed; however, only a few wineries in the St. Helena area survived. Also, the U.S. was at the end of the Great Depression (1929-1933), and as such, economic recovery for the wine industry was slow, and it was not until after World War II (WWII) that the wine industry truly began to rebuild again.[28]

Wine production in Napa Valley increased during the early 1940s due to the change in the U.S. wine production and distribution structure.[29] In 1941, the U.S. entered WWII, and, like other citizens around the U.S., the residents of St. Helena contributed to the wartime effort. From 1941 to 1942, the St. Helena Militia trained members at American Legion Hall on Madrona and Oak Avenue. During this time, the citizens of St. Helena held scrap drives to recycle unused or unwanted metal that the government could use to build ships, airplanes, and other equipment needed to fight the war.

[24] Ira L. Swett, and Harry C. Aitken, Jr., *The Napa Valley Route, Electric Trains and Steamers,* Published by Ira L. Swett, Glendale, California, 1975.
[25] Ibid.
[26] Napa Landmarks, 1978 Historic Resource Inventory, City of St. Helena.
[27] Judith Munns, "Historical Overview," City of St. Helena (Appendix A), 1978, A-2.
[28] Page & Turnbull, *City of St. Helena, Historic Resources Inventory*, prepared for the City of St. Helena, 2006.
[29] James T. Lapsley, *Bottled Poetry, Napa Winemaking from Prohibition to the Modern Era,* University of California Press, Berkeley, California, 1997.

The 1950s and 1960s in St. Helena saw steady growth and prosperity; however, the town remained a relatively quiet rural community for farmers and local business owners (Figure 7). However, this changed in 1976 when the Paris Tasting, known as the Judgement of Paris, gave international recognition to Napa Valley vintners, wines, grape-growing methods, and wine production. Today, Napa Valley and St. Helena are at the center of the wine industry, with a flourishing wine tourism industry that provides a stable economy for grape farmers and winemakers.[30]



**Figure 2. In the 1850s, Napa Valley was one of the largest wheat producers in California (courtesy of NCHS).**

[30] City of St. Helena, "Our History", http://www.ci.st-helena.ca.us/content/our-history, accessed February 22, 2022.



**Figure 3. ca. 1870 photograph of vineyard workers in St. Helena (courtesy of NCHS).**



**Figure 4. St. Helena's Chinatown was located at the southern entrance to town (courtesy of the NCHS).**




**Figure 5. 1886 photograph of Spring Street, facing west, showing the ca. 1876 William Tell Saloon at the far right (courtesy of Marcella Rice Collection, St. Helena Historical Society).**



**Figure 6. 1900 photograph of Main Street from the corner of Spring Street, facing north (courtesy of NCHS).**




**Figure 7. 1965 photograph of Main Street in downtown St. Helena (courtesy of NCHS).**

**PROPERTY HISTORY**

During the early 1850s, before the construction of the current built environment, the 14.47-acre Property was part of a larger 100-acre parcel owned by Frank and Virginia E. Stratton. Frank was born in England in ca. 1825, and Virginia was born in Virginia in ca. 1842. Frank and Virginia appear to have arrived in St. Helena in 1858, purchasing 100 acres of land, including the subject Property, from James C. Ward. Frank was a butcher, and in the 1870s, he also owned a saloon and tin shop in St. Helena.[31] On January 13th, 1860, the Strattons sold a 39.5-acre parcel, including the subject Property, to David Fulton for $1,000.[32]

[31] Newspapers.com, "From Calistoga," *The Napa Valley Register*, December 7, 1872.
[32] John Wichels, *Treasures from David Fulton's Strong Box.* Self-published, 1976.

| ca. 1863 House, ca. 1890 Tank House, a 2001 Barn, and Landscape | | |
|---|---|---|
| **Years** | Owners | Details |
| 1860-1871 | Owner: David Fulton | • The first owner of the 39.5-acre property, including the subject 19.5-acre Property, was David Fulton (Figure 8 and Figure 9).<br>• David was born in 1825 in Vermont. He arrived in Napa Valley in 1852, settling in St. Helena, where he operated a saddler and blacksmith business called Fulton's Saddler Shop, located near Hunt Avenue and Main Street (currently 1230 Main Street) in St. Helena.[33] [34] [35] In 1860, David sold his saddlery business and purchased the 39.5-acre property. In 1861, he sold 15 acres to J.K. Hall (Figure 10), likely to raise the capital needed to start his new winery. This same year, David established the David Fulton Winery and constructed a barn (no longer extant; likely constructed in 1861) and a wine cellar (no longer extant; likely constructed in 1861). The barn was situated behind the cellar at the east end of the property. In ca. 1863, David built the ca. 1863 house, and about this time, David and Mary Albina Lyon (Figure 11) were married in St. Helena. Mary was born in 1828 in Pennsylvania but moved to Illinois with her parents in 1934. She moved to St. Helena in 1860, where she met David. David and Mary had two children, Ida Amanda (1863-1917) and Alice Marie (1867-1932).<br>• In 1868, David sold 5 acres of the property to George Hoeffner, reducing the 24.5-acre property to 19.5 acres.[36] [37] In 1867, Fulton Winery bottled 13,000 gallons of wine.[38] In 1869, David, along with other prominent grape growers, including Charles Krug and Henry Pellet, helped create the area's first viticultural organization, known as the Grape Growers Association of the Counties of Sonoma, Napa, and Solano."[39] In 1870, David patented the Fulton Plow, a single-center, one-horse steel plow for plowing in gardens, orchards, and vineyards (Figure 12). This same year Fulton's plow won two awards at the Santa Clara and Sonoma County fairs. This same year, David and Mary completed the ca. 1870 Folk Victorian pyramid-shaped form, adding onto the original ca. 1863 front gable house.<br>• In 1871, David died suddenly.[40] [41] Soon afterward, there was a claim on the property from a relative of Dr. Edward Turner Bale, who demanded the Fulton property title – originally part of *Rancho Carne Humana* - was not legally transferred to the first owner, Reverend John Ver Merh (who owned |

[33] Newspapers.com, "History of the Valley Interesting Facts of Early Settling of Napa County," *The St. Helena Star*, June 18, 1937.
[34] Newspapers.com, "St. Helena Reflects Important Incidents of Past," *The Napa Valley Register*, March 30, 1963.
[35] Newspapers.com, "Pioneer Fulton Subject of Book," *The Weekly Calistogian*, November 3, 1977.
[36] Ibid.
[37] Ancestry.com. *U.S., City Directories, 1822-1995.*
[38] California Digital Newspaper Collection, No Title, *Daily Evening Reporter-Wine*, January 25, 1867.
[39] Newspapers.com, "Grape Growers Convention," *Petaluma Weekly Argus*, August 26, 1869.
[40] California Digital Newspaper Collection, "The Fulton Plow," *Pacific Rural Press*, February 11, 1871.
[41] California Digital Newspaper Collection, "Pacific Coast Items," *Sacramento Daily Union*, September 23, 1871.

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| | | the 100-acres, including the Property, **before** Ward), in 1849. After paying the claimant a fee, the property was officially deeded to Mary.[42] |
| 1871-1893 | Owner: Mary Albina Lyon Fulton | • In 1871, Mary was the sole owner of the 19.5-acre Property (Figure 13 and Figure 14).<br>• During Mary's ownership, she likely constructed the ca. 1890 tank house and continued operating a winery and growing grapes on the Property. In 1876, Mary purchased land in St. Helena from F.E. Kellogg for $4,000,[43] which she appears to have used to grow grapes. Mary produced 5,000 gallons of wine this same year and anticipated increasing it by 30,000.[44]<br>• In 1886, she advertised the Fulton wine cellar for rent, stating the building was a "frame cellar with stone basement and fermenting house."[45] By this time, Mary no longer operated the David Fulton Winery; she continued growing grapes.[46] In 1887, Mary rented the wine cellar to William Scheffler, who manufactured wine in Fulton's wine cellar for his winery known as Edge Hill Cellar.[47] [48]<br>• In 1886, Mary's youngest daughter, Alice, married William Turner. Alice and William moved to Rutherford in Napa Valley. In 1890, Ida Amanda, who lived in the ca. 1863 house with her mother, received her Napa County teaching certificate after having taught in the public schools for over five years. In 1891, Ida received her education diploma from the California State Board of Education. In 1892, Ida took a leave from teaching to take care of her mother, who had been sick.<br>• On December 20, 1893, Mary died.[49] |
| 1893-1894 | Owners: Ida Amanda Fulton and Alice Marie Fulton Turner | • The next owners of the Property were sisters Ida and Alice. The sisters briefly owned the Property. In 1894, Alice deeded her portion of the Property to Ida.<br>• In 1893, Edgar Washington (E.W.) Mather began working on the Fulton farm. Edgar was born in Iowa in 1871. |

[42] Ancestry.com. *1870 United States Federal Census.*

[43] Newspapers.com, "Real Estate," *The St. Helena Star*, October 27, 1876.

[44] Newspapers.com, "The Vintage, a Visit to the Wine Cellars," *The St. Helena Star*, September 22, 1876.

[45] Newspapers.com, "Real Estate," *The St. Helena Star,* October 27, 1876.

[46] Newspapers.com, "150 years in St. Helena," *Napa Valley Register*, January 26, 2018.

[47] Newspapers.com, Advertisement, *The St. Helena Star*, June 25, 1886.

[48] Newspapers.com, "The Vintage. A Visit to the Wine Cellars," *The St. Helena Star*, September 22, 1876.

[49] Newspapers.com, "Twenty Years Ago This Week," *The St. Helena Star*, December 26, 1913.

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| 1894-1897<br><br>1897-1927 | Owner: Ida Amanda Fulton<br><br>Owner: Edgar Washington (E.W.) Mather | • The next owner of the Property was Ida Fulton.<br>• After her mother died, Ida continued to work as a schoolteacher.<br>• In 1894, Ida advertised a portion of the ca. 1863 house for rent to a "gentleman and his wife."[50] It is unknown to whom she rented a portion of the house during this time.<br>• In 1897, Edgar and Ida married. This same year, Ida retired from teaching and deeded the Property to Edward. Ida and Edward had three children, Fulton, Edgar Cotton, and Glayds. During Ida and Edgar's ownership of the Property, they lived in the ca. 1863 house and grew grapes on the land within the Property. In 1898, Edgar deeded Fulton Lane to the City of St. Helena as a public road.<br>• Ida died in 1917. After she died, Edgar continued to live in the ca. 1863 house and farm the land. According to the 1920 U.S. Federal Census record, Edgar appears to have planted a prune orchard within the Property during Prohibition (1920-1933).<br>• Edgar died 1927. |
| 1927 | Owners: Fulton, Edgar Cotton, and Glayds Mather | • In 1927, the Property was deeded to Fulton, Edgar, and Gladys Mather. This same year, Fulton and Edgar deeded their portions of the Property to Gladys.<br>• Edgar and Fulton were born in 1898 in St. Helena. They attended St. Helena Grammar School and the St. Helena High School. During World War I (WWI; 1917-1918), Edgar joined the 101st Ballon Battalion and was stationed in France. He was discharged in 1919, moved to Arizona, and later attended Nevada State College.[51] In 1934, Edgar and Kate Johnson married and moved to Fresno, where Edgar worked for the U.S. Treasury Department Internal Revenue Service (IRS). Edgar and Kate did not have any children. Edgar died in 1989.[52] [53]<br>• Fulton attended Dental School at the College of Physicians and Surgeons in San Francisco and graduated in 1922. From 1923 to 1927, he owned a dental practice in St. Helena.[54] In the 1920s, Fulton and Ada E.A. Clapman married. They had one child, Nancy. At this time, Fulton, Ada, and Nancy lived on Spring Street in St. Helena.[55]<br>• In the early 1930s, Fulton and Ada divorced, and Fulton and Alice M. Toomey married. Alice and Fulton had one child, Fulton Jr. However, in 1934, Alice died, and Fulton moved to Los Angeles, California, leaving Fulton Jr. to be raised by his sister, Glayds.[56] In the 1930s, Fulton and Mae |

[50] Newspapers.com, "To Rent," *The St. Helena Star*, January 05, 1894.
[51] Ancestry.com. *U.S., Department of Veterans Affairs BIRLS Death File, 1850-2010.*
[52] Newspapers.com, "Edgar C. Mather," *The Napa Valley Register*, May 2, 1986.
[53] Ancestry.com. *California, U.S., Death Index, 1940-1997*
[54] Newspapers.com, "The Denal Society Met in Calistoga," *The Weekly Calistogian*, November 12, 1926.
[55] Newspapers.com, "Dr. Mather Dies in Los Angeles," *The St. Helena Star*, May 19, 1949.
[56] Newspapers.com, "Marriages-Deaths," *The San Francisco Examiner*, September 21, 1934.

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| | | Bowman married but had no children together.[57] Fulton died in 1949 in Los Angeles.[58]<br>• Details regarding Glayds are in the section below. |
| 1927-1946<br><br><br><br><br><br>1946 – 1959<br><br><br><br><br><br>1959 - 1994 | Owners: Glayds Mather Beard<br><br><br><br><br><br>Glayds Mather Beard and Ferdinand Beard<br><br><br><br><br><br>Glayds Mather Beard Wichels | • In 1927, Glayds Mather Beard was the owner of the Property.<br>• Glayds was born in 1901 in St. Helena. In 1920, Glayds and Ferdinand married in St. Helena. They had one child, Edgar; however, they also raised Gladys' nephew, Fulton Mather. Ferdinand was born in 1892 in Yountville, Napa County. During WW I, Ferdinand enlisted and was sent to France.[59]<br>• In 1946, Glayds and Ferdinand became joint owners of the Property. While they owned the Property, they continued growing grapes and planted prunes.[60] At the same time, Glayds served as the postmaster in Yountville from 1923 to 1955, and the Postmaster for the Veteran Home office from 1955 to 1964. Ferdinand worked as a clerk at the Yountville Post Office, and he operated his own insurance company.[61]<br>• Ferdinand died in 1959.[62]<br><br>• Glayds again became the sole owner of the Property. Glayds remained in the ca. 1863 house, and in 1963, she planted new varieties of grapes, including Green Hungarian, Palomino, and Petite Sirah. She also planted prune trees, as it brought in more revenue at the time.[63]<br>• In 1972, Glayds married John Wichels.[64] In 1974, a storm blew down the ca. 1861 wine cellar, though the stone foundation remained.[65]<br>• Gladys died in 1994.[66] The Property was then deeded to Fulton Jr. |
| 1994 - 2007 | Fulton (Fulton Jr.) Mather and Erma Dahl Mather | • The subsequent owners of the Property were Fulton and Erma Mather. In 2001, they constructed the barn on the location of the original ca. 1861 wine cellar, but this was not a reconstruction.<br>• Fulton was born in 1933 in St. Helena to Fulton Sr. and Alice Toomey.[67] Erma was born in 1943 in Monterey to Irene and George Dahl. Prior to Erma and Fulton's marriage in 1971, Erma and Carl Koepke married but later divorced (date unknown).[68] In 1971, Fulton and Erma married in |

[57] Newspapers.com, "Sock! And He Turns Witness Against Self," *The San Francisco Examiner*, November 5, 1936.
[58] Newspapers.com, "Dr. Mather Dies in Los Angeles," *The St. Helena Star*, May 19, 1949.
[59] Newspapers.com, "Young Couple Weds," *The St. Helena Star*, March 26, 1920.
[60] Newspapers.com, "150 Years in St. Helena," *Napa Valley Register*, January 26, 2018.
[61] Ancestry.com. *U.S., Appointments of U. S. Postmasters, 1832-1971*.
[62] Newspapers.com, "Ferdinand Beard," *The St. Helena Star,* December 24, 1959.
[63] Newspapers.com, "158 years in St. Helena," *Napa Valley Register*, January 26, 2018.
[64] Ancestry.com. *California, U.S., Marriage Index, 1960-1985*.
[65] Newspapers.com, "158 years in St. Helena," *Napa Valley Register*, January 26, 2018.
[66] Ancestry.com. *California, U.S., Death Index, 1940-1997.*
[67] Ancestry.com. *1939 England and Wales Register.*
[68] Ancestry.com. *California, U.S., Divorce Index, 1966-1984.*

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| | | Sacramento. They had two children, Richard and Jennifer.[69] When Fulton inherited the Property, he was near retirement age. However, he was determined to make wine again within the Property and enrolled in the University of California (U.C.) Davis viticulture program while maintaining his job as a software engineer manager for the Napa Department of Social Service. After he completed the program at U.C. Davis,[70] Fulton and Erma established the Fulton Winery Mather Family Vineyard, and the David Fulton Petite Sirah was created.[71] [72]<br>• Fulton died in 2023.[73] |

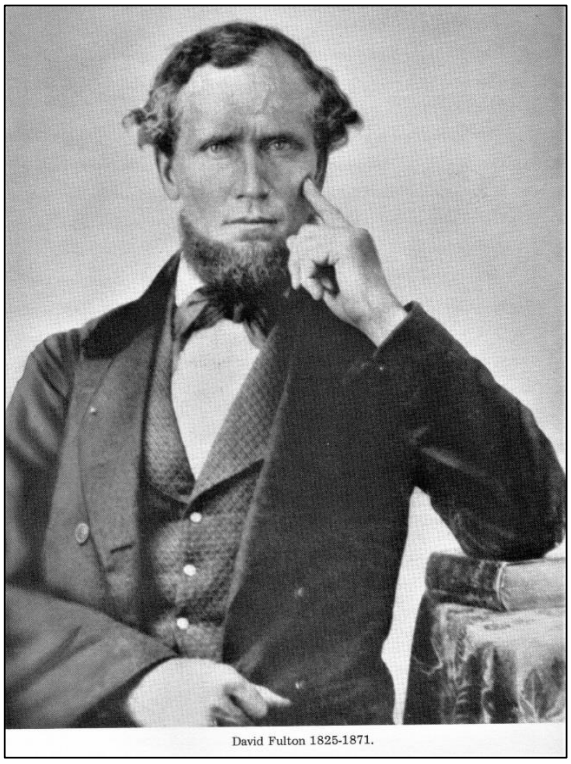



**Figure 8. ca. 1865 photograph of David Fulton (courtesy of Ancestry.com).**

[69] Ancestry.com. *California, U.S., Marriage Index, 1960-1985*.

[70] Newspapers.com, "158 Years in St. Helena," *Napa Valley Register*, January 26, 2018.

[71] Ibid.

[72] Newspapers.com, "Public Notice, Fictious Business Name Statement," *The Napa Valley Register*, May 20, 1999.

[73] Mariam Hansen, "Letter: In Memory of Fulton Mather," *Napa Valley Register.com*, Accessed 11/18/2024, https://napavalleyregister.com/news/community/star/opinion/letter-in-memory-of-fulton-mather/article_3d1e0bb8-0a0a-11ee-83c8-97ab3acb2e57.html.

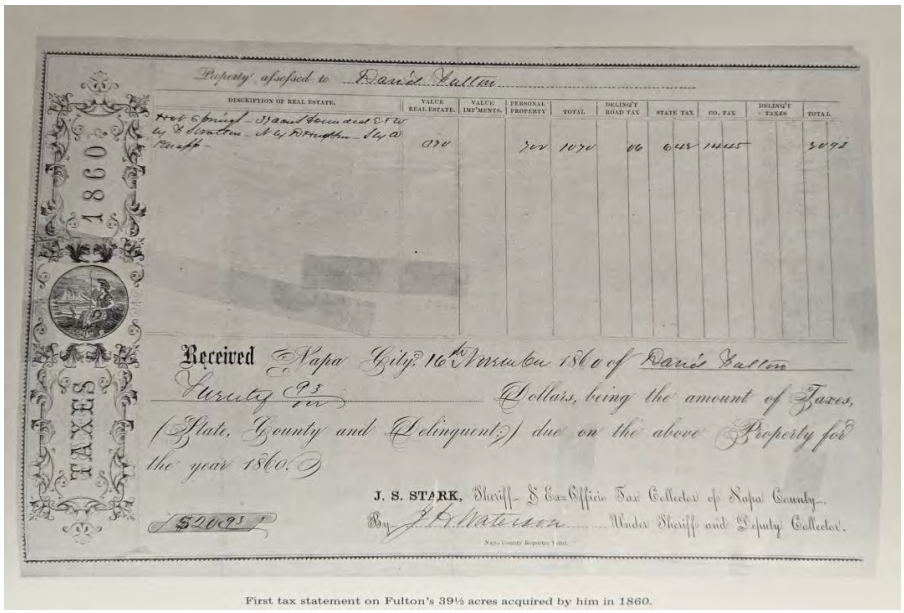



**Figure 9. Photograph showing David Fulton's first property tax payment in 1860.[74]**

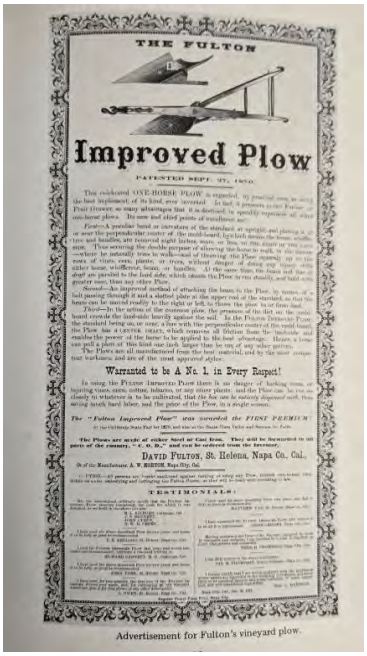



**Figure 10. A portion of the 1876 Lyman and Thockmater map showing the Property (outlined in red) and the adjacent J.K. Hall property.**

[74] *Treasures from David Fulton's Strong Box*, 16.


Mary Albina Lyon Fulton

**Figure 11. ca. 1870 photograph of Mary Albina Lyon Fulton.[75]**



Advertisement for Fulton's vineyard plow.

**Figure 12. 1871 advertisement of the "The Fulton" plow.**

[75] *Treasures from David Fulton's Strong Box*, 21.

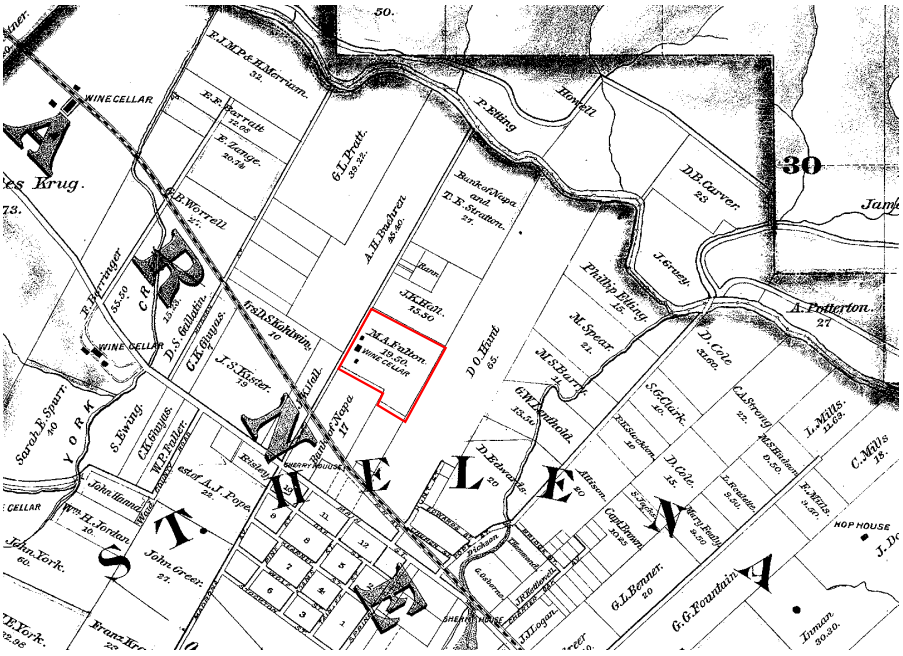



**Figure 13. 1881 King and Morgan map showing the 19.5-acre Property (outlined in red), containing three buildings, including the ca. 1863 house (extant) and a wine cellar and barn (no longer extant).**



**Figure 14. ca. 1880 photograph of Mary Fulton (left), two unidentified women, Alice Fulton (second from the right), and Ida Fulton (far right) standing in front of the ca. 1863 house. The building (use unknown) in the background of the house is no longer extant and is currently the location of the ca. 1890 tank house (courtesy of the St. Helena Historical Society).**



**Figure 15. 1920 photograph showing the original ca. 1861 barn (center of photograph; with one addition) and ca. 1861 wine cellar (left; no longer extant).**



**Figure 16. 2018 photograph of Fulton Mather (courtesy of the Napa Valley Register).**

## ARCHITECTURAL STYLE

The following section briefly explains the Folk Victorian architectural style most closely associated with the ca. 1863 house, briefly described below.

### FOLK VICTORIAN ARCHITECTURE (CA. 1870 - CA. 1910)

Folk Victorian is considered a type of Victorian-era architecture, representing Victorian-era elements and detailing on a simple, folk house form. This type of applied detailing was far less elaborate than the other Victorian-era styles of the period but evoked some shared features to Queen Anne, Italianate, and sometimes the Gothic Revival styles. Most often, these Victorian-era architectural elements took the form of porches with turned spindles or lacy vergeboard along roof ridges or within gable ends, but many examples of Folk Victorian architecture exhibit these elements with a much simpler character and reflect subtler adornment. While applied Victorian-era features differ by date of construction, property owner means, and vernacular influences, the common thread for Folk Victorian architecture is the simple National Folk building form focused on simple spaces within simple, square, or rectangular forms.

## LANDSCAPE DESIGN

The 2022 vineyard is associated with a Vernacular landscape.

### VERNACULAR LANDSCAPE

According to the Cultural Landscape Foundation, "A Vernacular Landscape is a cultural landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives."[76]

## HISTORIC ARCHITECTURAL SURVEY

On November 6, 2024, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the Property, including the ca. 1863 house, ca. 1890 tank house, a 2001 barn, and landscape.

### CA. 1863 HOUSE

The ca. 1863 house is associated with Folk Victorian Architecture. The house has four distinct phases of construction (Figure 17). Phase one (purple highlight) includes the small, original, front-facing gable form, located at the southwest corner of the house, and was the original "homestead" house constructed in ca. 1863. Phase two (green highlight) consists of the ca. 1870 pyramid-shaped roof form associated with Folk Victorian design that is located at the southern corner of the building and attached to the north corner of the front-facing gable form (Figure 18). When the ca. 1870 form was complete, the original front door to the house along the northwest elevation was retained, and the second door along the southwest elevation was added, creating the two extant front doors. At this time, the ca. 1870 door became the primary front entrance

[76] "About Cultural Landscapes," *The Cultural Landscape Foundation*, https://www.tclf.org/places/about-cultural-landscapes.

to the house, and the ca. 1870 addition integrated the ca. 1863 form with both doors opening onto a portico with decorative pilasters, brackets, and ridge cap, as seen in the 1880 photograph (Figure 14). Additionally, the ca. 1870 pyramid section of the house added boxed eaves with a decorative cornice along its perimeter, which is still present. Phase three (blue highlight) occurred in ca. 1900 and is an infilled shed porch addition constructed at the east corner of the ca. 1870 pyramid-shaped form. Phase four (yellow highlight) occurred in the early 1900s, and the ca. 1870 portico was removed, adding the current shed porch.

The one-story house sits on a raised pier foundation with a vertical wood infill and metal vents along the foundation. The house has wood shiplap siding, while the moderately sloped roof is clad with asphalt composite shingles. The roof has a small eave overhang, with a wide band of trim below the roofline – the ca. 1863 section has a simple band, while the ca. 1870 addition has a molded band. Although the house is clad with wide notched, shiplap siding, per the ca. 1890 photograph, the ca. 1863 house was originally clad in wood clapboard siding, which was replaced sometime in the 1890s to match the cladding on the ca. 1870 form. Each phase of the house is distinguished by its different windows, with a simple window frame with small panes at the ca. 1863 house (phase one), tall, slender one-over-one windows located at the ca. 1870 addition (phase two) – representing the Folk Victorian style, and six-over-six windows with horn stiles (aka lugs) along the ca. 1900 addition (third phase). Based on the ca. 1890 photograph, the brick chimneys within the front-facing gable form, and the pyramid form have been replaced with chimney pipes.




**Figure 17. Aerial with the four phases of construction for the ca. 1863 house.**



**Figure 18. Southwest elevation, showing the original ca. 1863 form, a portion of the ca. 1870 pyramid-shaped roof form, and the 1900s porch addition, facing northeast.**

**Southwest Elevation (Primary Façade)**

The southwest elevation is the primary façade and consists of the eave wall of the ca. 1863 house (first phase), the primary entrance to the ca. 1870 house (second phase), and a 1900s shed porch addition (fourth phase), which has a raised wood porch (Figure 19). The shed roof of the porch extends from below the wide cornice that wraps around the ca. 1870 section of the house; this porch is supported by three slender wood columns with lamb tongue edges. Between each column are two vertical wood boards acting as the railing. The floor of the porch consists of slender boards, installed parallel to the ca. 1870 addition, and is accessed via a wood stair that extends half the length of the porch. Within the porch, on the ca. 1870 addition, is a single, wood-paneled door with simple trim and a two-light transom (Figure 20). The southwest wall of the ca. 1863 section consists of a pair of six-over-six, double-hung windows (Figure 21). The left window was replaced with vinyl; however, the right window is original wood (Figure 22). There is also a three-over-three, double-hung wood window on this elevation (Figure 23).



**Figure 19. Southwest elevation with the first, second, and fourth phases, facing northeast.**



**Figure 20. Two entrances to the house from within the porch; the door opening (door is not original) on the right belongs to the first phase, and the door on the left was added during the second phase.**



**Figure 21. Southwest elevation of the first phase of the ca. 1863 house.**



**Figure 22. Pair of six-over-six, double-hung windows on ca. 1863 section (first phase).**



**Figure 23. Three-over-three, double-hung wood window on southwest elevation (first phase).**

**Southeast Elevation**

The southeast elevation consists of the rear-facing gable of the ca. 1863 house (first phase) and the eave of the ca. 1900 infilled porch, which was the third phase of construction (Figure 24). The gable has a wide fascia and banded trim beneath the soffit, and an off-centered pair of six-over-six, double-hung, wood windows with simple trim (Figure 25). The ca. 1900 section of the house consists of a single wood-paneled door with nine-light glazing and a high-placed window opening that is currently boarded up (Figure 26). The door is accessed via three concrete steps with a wood rail on the north side; over the door is an awning roof supported by simple bracing and a single piece of lumber. Along this eave is a metal gutter and a downspout.



**Figure 24. Southwest and southeast elevations, showing each of the four phases, facing north.**



**Figure 25. Southeast elevation, where the sections of the first and third phases meet, facing northwest.**



**Figure 26. Southeast and northeast elevations, where the third phase attaches to the first and second phases of the house, facing west.**

**Northeast Elevation**

The northeast elevation consists of the exterior wall of the porch, infilled in the 1900s, and the ca. 1870 addition (Figure 27). The infilled porch has shiplap siding and a pair of six-over-six, double-hung, wood windows with decorative horn stiles (Figure 28). As shown by the installation of the siding, which abuts the edge trim of the ca. 1870 addition, and the seam that continues to the foundation, the porch was infilled later, using a similar material. Additionally, the windows demonstrate their later infill date. The ca. 1870 addition consists of two tall, one-over-one, double-hung, wood windows (Figure 29). Each window has a simple trim with decorative corbels and a combination of flat and pointed pediments. A pair of faux, louvered shutters are on either side of the windows.



**Figure 27. Northeast elevation consists of the wall of the second and third phases of construction, facing southwest.**



**Figure 28. Pair of six-over-six, double-hung wood windows with decorative horn stiles within the third phase section; the seam where this phase butts against the second phase (ca. 1870) of construction is visible.**



**Figure 29. Northeast elevation, facing south.**

**Northwest Elevation**

The northwest elevation consists of a small section of the ca. 1863 house (first phase), which is beneath the porch, and the wall of the second phase ca. 1870 addition (Figure 30). The ca. 1870 addition consists of two pairs of one-over-one, double-hung, wood windows (Figure 31), which have a slender profile and trim, a combination of flat and pointed hoods, and decorative corbels (Figure 32). Additionally, each pair of windows has a pair of faux, louvered shutters, although initially, each window had its own pair of operational, louvered windows. The ca. 1863 wall has a single wood paneled door with nine-light glazing. The door has a simple trim surround.



**Figure 30. Northwest and southwest elevations, facing east.**



**Figure 31. Northwest elevation, facing southeast.**



**Figure 32. Decorative corbels beneath paired one-over-one, double-hung wood windows.**

### CA. 1890 TANK HOUSE

The ca. 1890 tank house is not associated with an architectural style or local vernacular (Figure 33). Although the tank has been removed from the tower, the three-story tank house maintains its original form, with tapered walls and a low-sloped pyramid roof with wide eave overhangs with exposed rafter beams (Figure 34). After the tank was removed, the roof was renovated and now rests on the wood platform. The roof is clad with asphalt shingles, while the tank house has horizontal tongue-in-groove wood siding. The tank house rests on a raised concrete foundation (Figure 35). The northwest elevation is the primary façade and has a single wood paneled door at ground level (Figure 36 and Figure 37). The southwest elevation has a boarded-up door at the second story. The southeast elevation consists of a boarded-up door at the second story and an open doorway at the third story. Between these two doors is a projecting box (Figure 38). The northeast elevation has a boarded-up window at the first story.



**Figure 33. Southwest and southeast elevations of tank house, facing north.**



**Figure 34. Renovated roof of tank house.**



**Figure 35. Concrete foundation of tank house.**



**Figure 36. Northwest and southwest elevations, facing east.**



**Figure 37. Single wood paneled door on the northwest elevation.**



**Figure 38. Southwest and southeast elevations, facing north.**

**2001 BARN**

The 2001 barn is not associated with any known design (Figure 39). It was constructed in 2001 and replaced the original building. Although the footprint of the building is the same as the original building, it is not a reconstruction. The building is story-and-one-half, with a front gable form and a steep-pitched roof. The building rests on a new stone foundation. The building is constructed of board and batten wood siding and has an asphalt shingle roof. Two double-hung metal windows are within the gable form and wide barn doors built of plywood and trimmed in metal. Adjacent to the building is a concrete crush pad and an attached deck.



**Figure 39. West elevation (primary façade), facing east.**

**LANDSCAPE**

The landscape within the 14.47-acre Property consists of 11.91 acres of vineyard (**Error! Reference source not found.**, and Figure 41) planted in 2022 and associated with a Vernacular landscape design. The Property also includes several valley oak trees, two palm trees, a fig tree, decorative grasses, rose bushes, and other plants, and several dirt roads and a paved driveway with parking at the rear of the 2001 barn.



**Figure 40. Vineyards, facing east.**



**Figure 41. Landscape, facing southeast.**

## EVALUATION FOR HISTORICAL SIGNIFICANCE

The 14.47-acre Property, including the ca. 1863 house, ca. 1890 tank house, a 2001 barn, and landscape, was evaluated to determine individual eligibility for listing on the CRHR.

- The Property, including the ca. 1863 house, ca. 1890 tank house, and landscape, is associated with two themes, including the early settlement of St. Helena (period of significance from 1850s to the 1880s),[77] and the early wine industry in the Napa Valley (period of significance from 1850s to the 1880s).[78]
- The Property, including the ca. 1863 house and landscape, is associated with David Fulton, an early settler and viticulturist in St. Helena (1852 – 1871), with a period of significance of ca. 1863 to 1871.
- The ca. 1863 house is associated with Folk Victorian architecture with a period of significance of ca. 1870, the estimated year the building was constructed. The ca. 1890 tank house is not associated with any architectural style.

Although the 11.91-acre section of the Property where the 2022 vineyard is located is associated with a Vernacular landscape design, the vineyard is less than 45 years in age and as such, was not evaluated for individual significance. In addition, the 2001 barn was not included in the evaluation due to it being less than 45 years of age.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP, is that "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the NRHP, but they may still be eligible for listing in the California Register. A resource that has lost its historical character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."[79]

For a property to qualify for listing in the CRHR, it must possess significance under one of the four criteria and have historical integrity. Determining integrity consists of evaluating seven variables or aspects, including location, design, setting, materials, workmanship, feeling, and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined

[77] This period of significance is based on research completed for this HRE and the timeline as suggested by the St. Helena Historical Society.

[78] This period of significance is based on research completed for this HRE and the Appellation St. Helena

[79] California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).

as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure, and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines the individual eligibility of the ca. 1863 house, ca. 1890 tank house, and landscape for listing on the CRHR.

**CRHR EVALUATION**

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage**

   The Property, including the ca. 1863 house, ca. 1890 tank house, and landscape, is associated with two themes, including the early settlement of St. Helena from the 1850s to the 1880s, and the early wine industry in Napa Valley, 1850s to the 1880s. However, the Property does not have the ability to convey significance related to either of these events.

   *Therefore, the Property is not individually eligible for listing in the CRHR under Criterion 1.*

2. **(Person): Is associated with the lives of persons important in our past**

   The Property, including the ca. 1863 house and landscape, is associated with David Fulton, a man of local significance due to his prominence in the early settlement and winemaking in St. Helena within a specific period of significance from 1860 to 1871. David was born in 1825 in Vermont and arrived in Napa Valley in 1852, settling in St. Helena, where he operated a saddler and blacksmith business called Fulton's Saddler Shop at Hunt Avenue and Main Street. In 1860, he purchased a 39.5-acre property, including the subject Property, planted a vineyard, and started the David Fulton Winery in 1861. In 1869, David and other prominent grape growers, including Charles Krug and Henry Pellet, helped create the area's first viticultural organization known as the Grape Growers Association of the Counties of Sonoma, Napa, and Solano." In 1870, while living on the Property, David designed and patented the Fulton Plow, a single-center, one-horse steel plow that won two awards at the Santa Clara and Sonoma County fairs. Although David is locally significant (see updated local assessment), it does not appear that his influence and work affected the state of California and its history.

*Therefore, the Property does not appear individually eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

   **Architecture:** The ca. 1863 house is associated with Folk Victorian, with a period of ca. 1870, the estimated year that the Folk Victorian design was completed. The Folk Victorian elements include the tall, slender, one-over-one, double-hung, wood windows with decorative window hoods and corbels, the cornice beneath the eave overhang, and the wood-paneled door with transom. The pyramid form was applied to the Folk Victorian style; however, the Folk Victorian section is not a representative example of the style. As such, the ca. 1863 house is not eligible for listing on the CRHR under Criterion 3.

   The ca. 1890 tank house is not associated with any design or vernacular.

   *Therefore, the ca. 1863 house, ca. 1890 tank house, 2001 barn, and landscape are not individually eligible for listing in the CRHR under Criterion 3.*

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

   Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

   *The ca. 1863 house within the Property does not appear to have the ability to convey information about Folk Victorian architecture; therefore, none of the built environment resources within the Property are eligible for listing in the CRHR under Criterion 4. The Property was not assessed to determine the presence or potential for any associated archaeological deposits.*

**INTEGRITY**

To qualify for listing in the CRHR, a property must possess significance under one or more of the above-listed criteria and have historic integrity. Seven variables, or aspects, are used to judge historic integrity, including location, design, setting, materials, workmanship, feeling, and association.[80] A resource must possess the aspects of integrity that relate to the historical theme(s) and period of significance identified for the built-environment resources. National Register Bulletin 15 explains, "only after significance is fully established can you proceed to the issue of integrity."

[80] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation,* (Washington, D.C.: United States Department of the Interior, 1997).

The Property containing the ca. 1863 house, ca. 1890 tank house, 2001 barn, and landscape was not found to be eligible under any of the CRHR significance criteria; therefore, an integrity analysis was not completed.

## UPDATED LOCAL ASSESSMENT

In accordance with the City of St. Helena Historic Preservation Overlay guidelines (17.21.040), Historic Designation, EDS completed a local assessment of the built environment resources within the Property. As such, EDS completed the following updated local assessment to assist the city with determining if any of the built environment resources within the Property are eligible for local listing, generally following the CRHR significance guidelines within CCR § 15064.5. The built environment within the Property was found to be associated with early settlement and winemaking in Napa Valley (1850s to the 1880s), and a person of local significance, David Fulton (1860-1871), and the ca. 1863 house is associated with Folk Victorian architecture with a period of significance of ca. 1870.

### CURRENT LOCAL LISTING STATUS

The Property, including the ca. 1863 house, ca. 1890 tank house, and landscape are currently listed with the City of St. Helena "Historic Preservation Overlay and Local Register" (adopted October 24, 2023), which appears to have been based on documentation completed by Page & Turnbull in 2007 (P-28-002635), and subsequently given the California Register status code of "7," meaning "Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation." Nevertheless, the Property is listed on the City's local register and, as such, is considered a Historical Resource as defined in Section 15064.5 of the CEQA Guidelines.

### UPDATED LOCAL ASSESSMENT

- **Event:** The Property, including the ca. 1863 house, ca. 1890 tank house, and landscape, is associated with two local themes, including the early settlement of St. Helena from the 1850s to the 1880s and the early wine industry in Napa Valley, 1850s to the 1880s.
- **Important Person:** The Property, including the ca. 1863 house and landscape, is associated with David Fulton, an early settler and viticulturist in St. Helena (1852 – 1871), with a period of significance of ca. 1863 to 1871.
- **Architecture:** The ca. 1863 house was originally a simple front gable form (typical of houses constructed by early settlers in California in the 1850s and 1860s); however, it was modified in ca. 1870 when the large ca. 1870 pyramid-shaped form, and decorative elements were added that created its current Folk Victorian architectural style, which is a style that has a period of significance from ca. 1870 to ca. 1910. During this time, Folk Victorian architecture became a popular design in Napa Valley, particularly St. Helena and Calistoga. Although it is a modest design, it is similar to other locally listed Folk Victorian houses; as such, it was assessed for local significance.

EDS completed a local assessment based on the City of St. Helena's ordinance Chapter 17.10.020A3 (adopted October 24, 2023), which is in the section below.

**Local Assessment Findings**

1. **Is associated with events that have made a significant contribution to St. Helena's history and cultural heritage.**

The Property, including the ca. 1863 house, ca. 1890 tank house, and landscape, is associated with two themes, including the early settlement of St. Helena from the 1850s to the 1880s, and the early wine industry in Napa Valley, 1850s to the 1880s, within a specific period of significance of 1860 to the 1880s. However, because the ca. 1861 wine cellar and ca. 1861 barn are no longer present, it does not appear that the property has the integrity to convey local significance associated with the early wine making industry in Napa Valley. However, the ca. 1863 house, ca. 1890 tank house, and landscape are evidence of the early settlement of St. Helena and, as such, appear locally significant for this association.

*The Property, including the ca. 1863 house, ca. 1890 tank house, and landscape, appears individually eligible for local listing under Criterion 1 for association with the early settlement of St. Helena.*

2. **Is associated with the lives of persons important to St. Helena past.**

   The ca. 1863 house and landscape are associated with David Fulton, a man of local significance due to his prominence in the early settlement and winemaker in St. Helena from 1852 to 1871, with a specific period of significance from 1860 and 1871, when he lived within the Property. David was born in 1825 in Vermont and arrived in Napa Valley in 1852, settling in St. Helena, where he operated a saddler and blacksmith business called Fulton's Saddler Shop at Hunt Avenue and Main Street. In 1860, he purchased a 39.5-acre property, including the subject Property, planted a vineyard, and started the David Fulton Winery in 1861. In 1869, David and other prominent grape growers, including Charles Krug and Henry Pellet, helped create the area's first viticultural organization known as the Grape Growers Association of the Counties of Sonoma, Napa, and Solano." In 1870, David patented the Fulton Plow, a single-center, one-horse steel plow, winning two awards at the Santa Clara and Sonoma County fairs. During the time period that David owned and lived within the Property (1860-1871), he achieved local significance, contributing to the settlement of St. Helena's and early wine making history.

   *The Property, including the ca. 1863 house and landscape, appears individually eligible for local listing under Criterion 2 for association with David Fulton.*

3. **It does embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic value.**

   *The ca. 1863 house is currently listed on the local City of St. Helena Historic Resources Inventory and in the Historic Preservation Overlay; however, the listing was not submitted with any historical context and was inaccurately listed as a Vernacular design. Currently, St. Helena does not have a designated Vernacular, and the HRE determined that the house was constructed ca. 1863, and the design elements were added in ca. 1870, which transformed the modest homestead house into a Folk Victorian style house and has gained local significance associated with this style.*

   *As such, it is recommended as eligible for local listing for its association with Folk Victorian architecture, with a period of significance of ca. 1870.*

4. **It has NOT yielded, or may likely yield, information important in St. Helena's prehistory or history.**

   *The ca. 1877 house is <u>not</u> individually eligible for local listing under Criterion 4. However, an*

*archaeological study has not been completed, as such, prehistoric nor historic archaeology cannot be addressed.*

## SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION REVIEW

The HRE determined that none of the built environment resources within the Property are individually eligible for listing in the CRHR. However, the Property containing the ca. 1863 house, ca. 1890 tank house, and landscape are currently listed on the St. Helena HRI and, as such, is considered a Historical Resource, as defined in Section 15064.5 of the CEQA. In addition, the updated local assessment determined that the Property remains eligible for local listing under local criteria 1, 2, and 3. As such, to assess the Project's potential impacts on the historical resource, EDS completed a Standards review to ensure the Project meets the Standards. The EDS team worked with the Project's architectural team at Taylor Lombardo Architects, 12/13/2024, reviewing the architectural plans and providing guidance to meet the Standards for Rehabilitation.

**Secretary of Interior Standards for Rehabilitation Review**

The following section addresses the current Project concept design within the context of the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. When repair and replacement of deteriorated features are necessary, when alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

According to the Standards, "some exterior and interior alterations to a historic building are generally needed as part of a Rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include changes to the site or setting, such as the selective removal of buildings or other features of the building site or setting that are intrusive, not character-defining or outside the building's period of significance."

The Standards and EDS analysis of the Project as it relates to the Standards are presented below. The Project was reviewed using the Project designs by Taylor Lombardo Architects (dated 12/13/2024) and the Project description provided by the architect, which was applied to each of the Standards, if applicable. The results of the Standards analysis are presented below with an "EDS Response" and an "EDS Analysis" that identifies if the Project conforms with Standards. "EDS Recommendations" are also provided, if warranted.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

   The proposed Project will retain its current use as a winery, restoring the ca. 1863 house and ca. 1890 tank house and retaining the use of the vineyard for grape growing (Figure 42, Figure 43, and Figure 44).

   *EDS Analysis: The proposed project complies with Standard 1.*

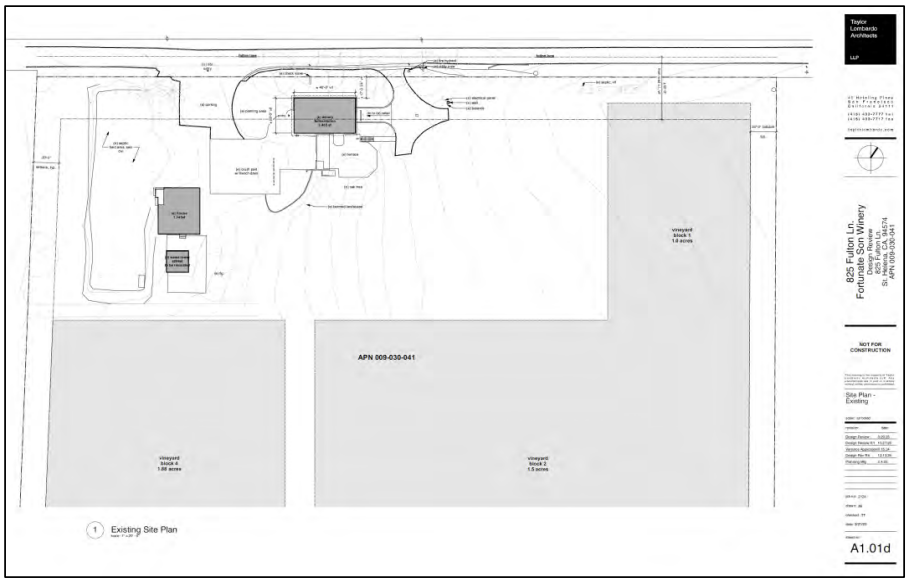



**Figure 42. Existing site plan (Taylor Lombardo Architects, 12/13/2024).**

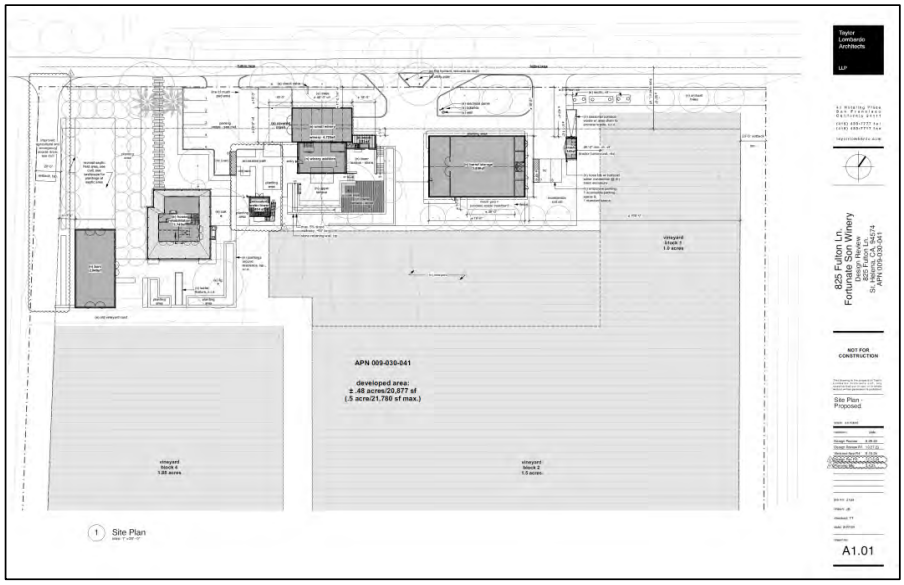



**Figure 43. Proposed site plan (Taylor Lombardo Architects, 12/13/2024).**




**Figure 44. Overall "Landscape" Site Plan (Munden Fry Landscape Associates; 12/13/2024).**

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

   The proposed Project involves preserving and rehabilitating the ca. 1863 house, preserving, rehabilitating, and relocating the ca. 1890 tank house, constructing a new winery building (barrel storage facility), and landscape changes.

   ca. 1863 House

   The changes to the ca. 1863 house include removing the 1900s porch addition (fourth phase; northwest and southwest elevations; visible from the street view; Figure 45 and Figure 46), and constructing a hipped roof wrap-around porch on all four elevations of the house; the removal of non-original wood foundation skirting; changes to window openings and doors; changes to the ca. 1900 shed porch addition (third phase; located east corner of the ca. 1870 pyramid-shaped form; not visible from the street view; Figure 47); the removal of a pair of non-original six-over-six, double-hung, wood windows with decorative horn stiles (third phase; located on the northeast elevation; Figure 48).

   *EDS Response: The 1900s porch addition is not original and is not a character-defining feature; thus, removing it will not impact the integrity of the house to convey local significance. The Project also proposes constructing a hipped roof and wrap-around porch along all four elevations of the house. The new hipped roof porch is a simple element that does not consist of any designed embellishments that would imply the new porch is historic. Instead, it is a simple wood porch supported by square columns set on simple wooden bases. The porch roof will be clad in simple standing seam metal roof*

*(in a dark color), which will not detract from the Folk Victorian design but clearly show that the porch is not original to the design. The porch roof will be attached below any original facia board on all four sides. All original wood cladding along the northeast, northwest, and southwest elevations will remain and only be replaced in kind, evidenced by photographs, if damaged beyond repair; however, a Secretary of Interior qualified architectural historian should be consulted before the removal and replacement. The current wood skirting foundation is not original to the house, and although the original skirting was likely wood, replacing the skirting with Napa Valley fieldstone veneer is an acceptable replacement material that meets the Standards. In addition, the design will include irregularly shaped stones stacked in a random pattern. Changes to what remains of the original ca. 1863 form along the southwest elevation include removing a pair of six-over-six, double-hung windows, of which, the left window is a vinyl replacement window and the right window is an original wood window (see Figure 22), and removing a three-over-three, double-hung, wood window that is deteriorated beyond repair. The windows are proposed to be replaced with tall, four-over-four, light solid wood windows and a pair of narrow four-over-four, light solid wood windows, each with simple wood trim. Changes to the ca. 1870 portion of the southwest elevation include the removal of a wood-paneled door, trim, and two-light transom. The ca. 1870 wood paneled door, trim, and two-light transom are character-defining features of the Folk Victorian house, and although not currently part of the proposed Project, EDS recommends reusing the door and transom window if possible. However, removing the door and transom and replacing the six-light wood window is appropriate for a rehabilitation Project. The changes to the ca. 1900 shed porch addition on the southeast elevation from a shed roof to a gable form will not remove any original or character-defining features. The changes to the southeast elevation of the ca. 1863 form include the removal of the off-centered pair of six-over-six, double-hung, wood windows with a simple trim, replacing them with wooden, divided light, French double doors. Although the pair of windows are original, the replacement is appropriate for a rehabilitation project. Changes to the northwest elevation include the removal of the exterior porch wall constructed in the 1900s and the removal of a pair of six-over-six, double-hung, wood windows with decorative horn stiles, replacing them with wooden, divided light, French double doors. The ca. 1870 section of the northeast elevation will be preserved, including the cladding, the two tall, one-over-one, double-hung, wood windows, and trim work.*

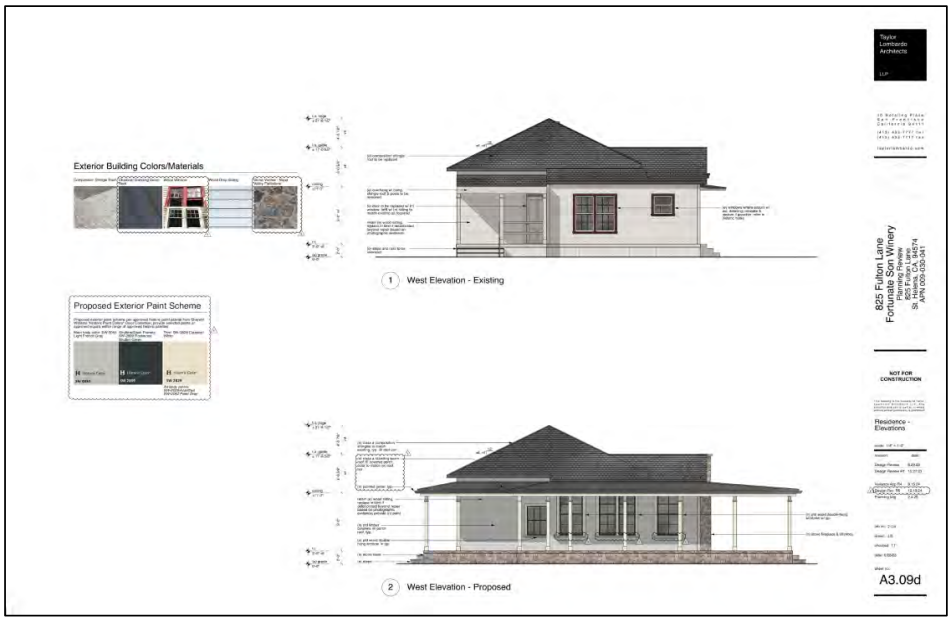



**Figure 45. Southwest elevation (west elevation) shows changes in the original ca. 1863 exterior wall and the removal of the ca. 1870 door and transom.**

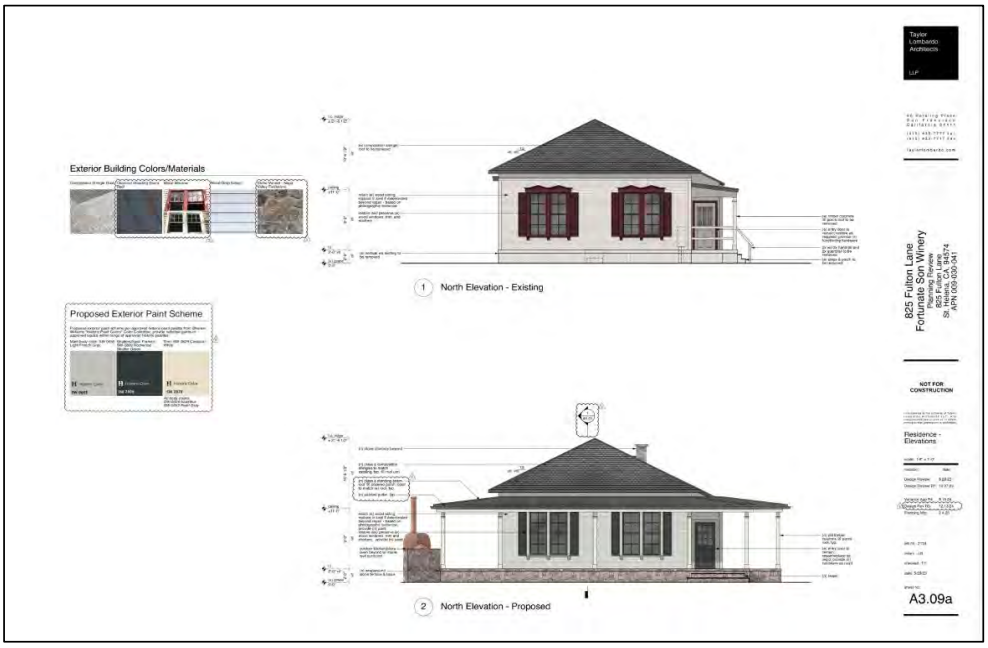



**Figure 46. Northwest (north) elevation (Taylor Lombardo Architects, 12/13/2024).**

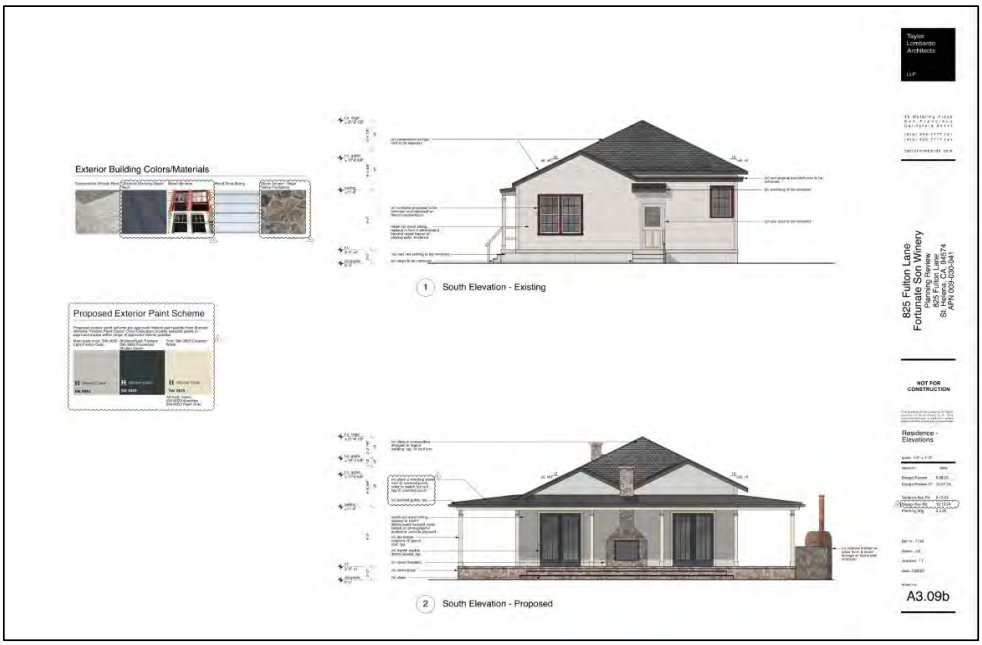



**Figure 47. Southeast (south) elevation (Taylor Lombardo Architects, 12/13/2024).**

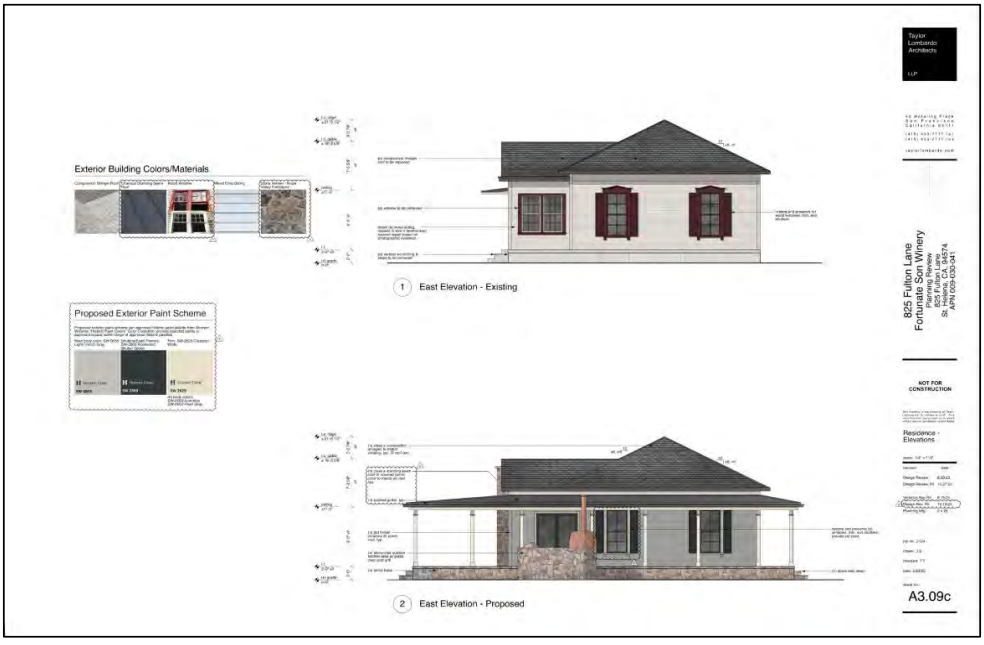



**Figure 48. Northeast elevation (Taylor Lombardo Architects, 12/13/2024).**

ca. 1890 Tank House

The changes to the ca. 1890 tank house include moving the tank house from its current location to a more visible location at the east side of the northeast elevation of the house (see Figure 43). The tank house will be placed on a concrete foundation and the orientation of the tank house will be retained. The tank house will be rehabilitated, and include new exterior stairs constructed of wood and steel, a new standing seam metal roof, new metal clad wood and glazed doors, including two single entrance doors, and two double French doors, and a fixed, metal clad wood window set within a current opening (Figure 49). The wood cladding on the exterior of the tank house will be preserved and repaired as needed. If any exterior cladding is found to be damaged beyond repair and needs to be replaced, it should be replaced in-kind, evidence by photographs, and a Secretary of Interior-qualified architectural historian should be consulted prior to the removal and replacement.

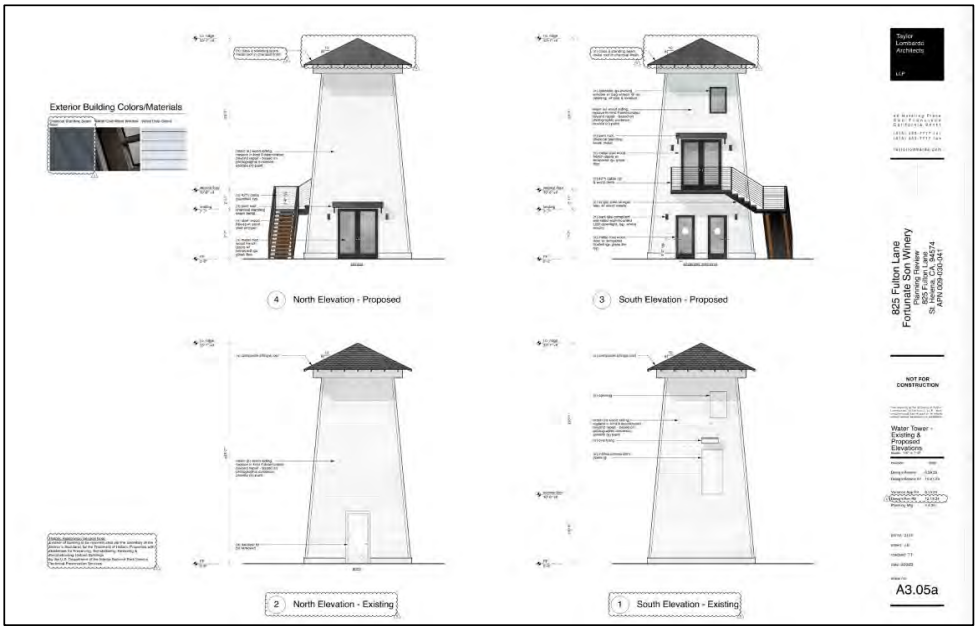



**Figure 49. ca. 1890 Tank house (Taylor Lombardo Architects, 12/13/2024).**

Although the Project proposes the removal of some original material from the ca. 1863 house and ca. 1890 tank house, the proposed changes are in keeping with the Standards for Rehabilitation.

*EDS Analysis: The Project complies with Standard 2.*

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The rehabilitation of the ca. 1863 house and ca. 1890 tank house does not include an conjectural features or architectural elements that will create a false sense of history.

*EDS Analysis: The Project complies with Standard 3.*

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

   The ca. 1863 house is locally significant for its association with Folk Victorian architecture, a design style added to the house in ca. 1870. These changes included the pyramid-shaped roof, the paired and single four-over-four, double-hung wood windows with horn styles, combination flat and pointed hoods and decorative corbels, and exterior wide notched shiplap wood boards. Although there are proposed changes to the elements of the ca. 1863 house associated with this style, the changes meet the Standards for Rehabilitation.

   There are no changes to the ca. 1890 tank house since its construction that have gained historic significance in their own right.

   *EDS Analysis: The Project complies with Standard 4.*

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

   The distinctive features of the ca. 1863 house include the pyramid-shaped roof, the paired and single four-over-four, double-hung, wood windows with horn styles, with a combination flat and pointed hoods and decorative corbels, exterior wide notched shiplap wood boards that will be preserved and restored as needed. The proposed Project will remove the ca. 1870 wood paneled door, trim, and two-light transom, which display a degree of craftsmanship. Although this door should be reused within the house, if possible, the removal of the door and transom will not impact the integrity of the house to convey local significance for any criterion, particularly association with Folk Victorian architecture.

   The distinctive features that are evidence of craftsmanship on the ca. 1890 tank house are the form and the exterior wood cladding, which will be preserved.

   *EDS Analysis: The proposed Project complies with Standard 5.*

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

   The ca. 1870 cladding along the southwest, northwest, and northeast elevations will be repaired and only replaced in-kind if substantiated by photographic evidence with the oversite of a Secretary of Interior-qualified architectural historian. In addition, character-defining ca. 1870 wood windows, including the two double-hung windows on the northeast elevation and the two pairs of double-hung windows on the northwest elevation, will be retained and repaired, along with the trim work. The cladding on the ca. 1890 tank house will be retained.

   *EDS Analysis: The Project complies with Standard 6.*

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

   No historic materials will be damaged by chemical or physical treatments during the proposed changes to the building. However, if physical treatment is required – such as lead paint removal – the following guidelines should be followed to ensure compliance with Standards 7.

   Significant elements should be treated with great care when physical intervention is considered as part of a lead hazard control plan. If the element is extremely significant (e.g., decorative trim work, windows, exterior wood cladding, etc.…) and is in good condition, it should be disturbed as little as possible while still ensuring that lead hazards will be controlled or removed. Therefore, careful paint removal and thorough cleaning of the character-defining features, though time consuming, is appropriate.

   NPS recommends the following paint removal techniques include:

   - Wet sanding of loose paint to bonded paint.
   - Finish sanding using mechanical sanders with HEPA vacuum.
   - Low-heat stripping with heat guns or heat plates (less than 450 °F, round-edge scraper)
   - Solvent-based non caustic stripper in place (not methylene chloride)
   - Offsite stripping with heat, chemicals, or cold-tank dipping (be careful of glued joints)

   And recommend that the following methods are avoided:

   - Wet grit blasting (except for limited cast iron or concrete under containment).
   - Caustic strippers that can raise wood grain (unless supervised by a trained specialist).
   - Power sanding that can abrade wood surfaces.
   - Hot-tank dipping that often disintegrates glued joints.

   *EDS Analysis: The proposed Project complies with Standards 7.*

8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

   *EDS Analysis: Not applicable to the HRE, as a Secretary of Interior-qualified archaeologist would need to make this determination.*

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials**

**that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

ca. 1863 House

The proposed Project does not include new additions or related new construction that will destroy the historic materials that characterize the Property. However, the proposed Project includes exterior alterations, which constitute a rehabilitation. This includes restoring original elements of the ca. 1870 form of the ca. 1863 house, removing the non-historic wood skirting foundation and replacing it with stone veneer, the addition of a wrap-around porch, and changes to the southwest and southeast elevations. The new work will be differentiated from the old, and the features, such as the wrap-around porch, will be attached to the house in a manner that will protect the original wood siding and facia.

ca. 1890 Tank House

There are no new additions to the ca. 1890 tank house.

New Winery Building and Landscape

The proposed Project includes constructing a new winery facility and landscape changes. The new winery building (barrel storage facility; Figure 50) will be situated approximately 250 northeast of the ca. 1863 house, and approximately 220 feet northeast of the new location of the ca. 1890 tank house. The design of the new winery facility will not mimic any historic design elements, but will be compatible in material, size, and form as to not impact the historic integrity of the Property. The construction of the new building and the landscape (Figure 51) will not destroy historic materials that characterize the property and will not require the removal of any of the vines.

*EDS Analysis: The proposed Project complies with Standard 9.*

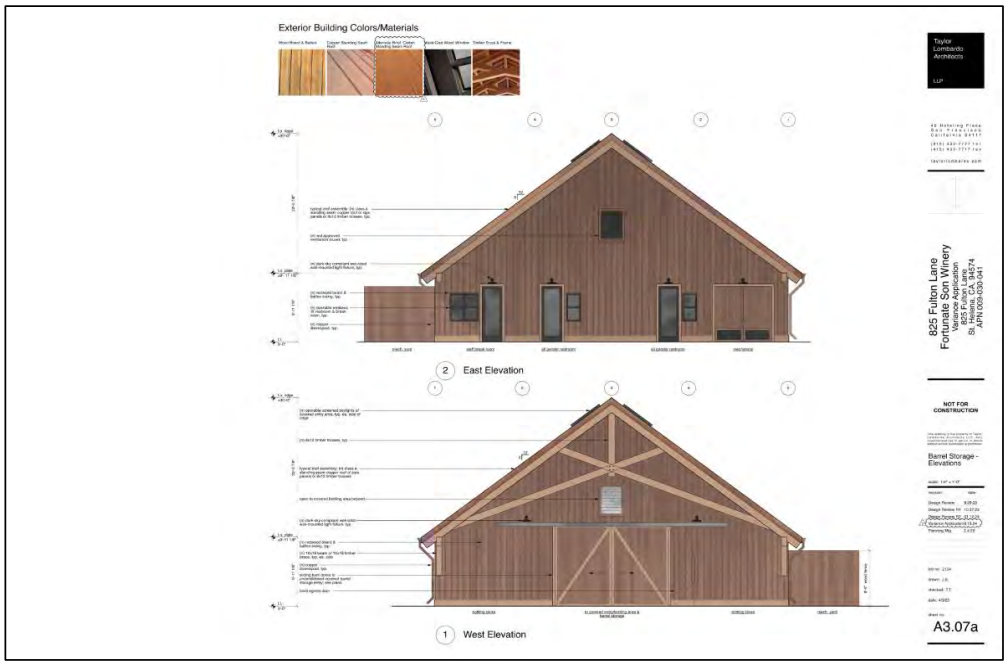



**Figure 50. West elevation of the new winery building (Taylor Lombardo Architects, 12/13/2024).**




**Figure 51. Site Plan (Munden Fry Landscape Associates; 12/13/2024).**

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

    The new wrap-around porch on the ca. 1863 house, if removed in the future, will not impact the building form or integrity, or the historic Property. In addition, construction of the new winery building and landscape, if removed in the future, will not impact the historic setting or feeling of the Property.

*EDS Analysis: The proposed project complies with Standard 10*.

## CONCLUSIONS

EDS completed an HRE and updated local assessment of the Property containing the ca. 1863 house, ca. 1890 tank house, a 2001 barn, and landscape at 825 Fulton Lane (APN 009-030-041) within St. Helena, Napa County, California to determine if the Property is individually eligible for listing on the CRHR (14 CCR §15064.5 and PRC§ 21084.1), and to determine if the proposed Project would have a significant impact on historical resources. The methods used to complete the HRE and updated local assessment included research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A. and Architectural Historian Nicole Wyton, M.S., who exceed the Secretary of the Interior's qualification standards in Architectural History and History, and researcher Bee Thao, M.A.

The HRE determined that none of the built environment resources within the Property, including the ca. 1863 house, ca. 1890 tank house, a 2001 barn, and landscape, meet the eligibility requirements for individual listing on the CRHR. The ca. 1863 house is currently listed with the City of St. Helena "Historic Preservation Overlay and Local Register" (adopted October 24, 2023), and the updated assessment determined that it is still locally significant; however, the current local listing considers the Property for its association with Vernacular architecture, a style not defined by St. Helena. Since EDS determined that the ca. 1863 house is associated with Folk Victorian architecture, EDS suggests that the listing be amended to reflect the correct architectural style of the house. Furthermore, although EDS concluded that the Property appears eligible for association with early settlement in St. Helena, and with early settler David Fulton, the current local documentation mentions that the Property is locally significant due to its association with early settlement in St. Helena, and association with David Fulton, an important person in St. Helena's history, the context to support this significance was not included. Nevertheless, due to its current individual local listing on the City's local register, the Property, including the ca. 1863 house, ca. 1890 tank house, and landscape, is considered a Historical Resource as defined in Section 15064.5 of the CEQA Guidelines.

Based on the Property being a historical resource, EDS completed a Standards review utilizing the Standards for Rehabilitation to determine if the Project would significantly impact the integrity of the Property, including the ca. 1863 house, ca. 1890 tank house, and landscape. As part of the Standards review, EDS worked directly with Taylor Lombardo Architects, ensuring the Project meets the Standards for Rehabilitation. Based on the current drawings by Taylor Lombardo Architects, dated December 13, 2024, EDS has determined that the Project meets the Standards for Rehabilitation and will not impact the integrity of the historic built environment resources within the Property.

## CONSIDERATIONS

- The local listing of the property should be updated to include the correct date of construction and style associated with the ca. 1863 house and ca. 1890 tank house.
- To prevent future inconsistencies with historic resources, the City of St. Helena Planning Department should define their local Vernacular architecture based on local materials and style that is organically developed and not simply a catch-all term for an unknown style.

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ARCHAEOLOGY HISTORIC PRESERVATION

# Appendix A:

# DPR 523 Forms

| | |
|---|---|
| **State of California The Resources Agency**<br>**DEPARTMENT OF PARKS AND RECREATION**<br>**PRIMARY RECORD** | Primary # P-28-002635<br>HRI #<br>Trinomial<br>**NRHP Status Code** |
| Other Listings<br>Review Code | Reviewer Date |

**Page** 1 **of** 20 ***Resource Name or #:** David Fulton Winery
**P1. Other Identifier:** Fulton Winery Mather Family Vineyard

*P2. **Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Napa **and**
***b. USGS 7.5' Quad** St. Helena **Date** 1993 **T** 5N; **R** 5W and 6W ; ☐ **of** ☐ **of Sec** un ; MD **B.M.**
c. Address 825 Fulton Lane City St. Helena Zip 94574
d. UTM: Zone 10S , 546197 mE/ 4262618 mN
e. Other Locational Data: The resource is within a 14.47-acre property; Assessor Parcel Number (APN) 009-030-041. The property is on the south side of Fulton Lane, approximately 0.4 miles northeast of Main Street (Highway 29) in downtown St. Helena and approximately 0.5 miles southwest of the Napa River.

***P3a. Description:** The resource includes the ca. 1863 house, ca. 1890 tank house, 2001 barn, and landscape. The ca. 1863 house is associated with Folk Victorian Architecture. (Continued on Continuation Sheet, Page 2).

P5a.



***P3b. Resource Attributes:** HP2. Single family property (ca. 1863 house); HP39: other (ca. 1890 tank house); HP33. farm/ranch (vineyard)
***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other
P5b. Description of Photo: ca. 1863 house, and ca. 1890 tank house, facing northeast
***P6. Date Constructed/Age and Source:** ☒Historic ☐ Prehistoric ☐ Both ca. 1863 house, ca. 1890 tank house, and 2001 barn; various sources
***P7. Owner and Address:** Withheld by owners
***P8. Recorded by:** Stacey De Shazo, M.A. Evans & De Shazo, Inc. 1141 Gravenstein Highway S, Sebastopol, California 95472
***P9. Date Recorded:** 11/6/2024
***P10. Survey Type:** Intensive

***P11. Report Citation:** Stacey De Shazo (2024): A Historic Resource Evaluation, Updated Local Assessment, and Secretary of Interior's Standards for the Treatment for Historic Properties Review for the Property Located at 825 Fulton Lane, St. Helena, Napa County, California.

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

(Continued from Primary, page 1)

Phase one (purple highlight; Figure 1) includes the small, original, front-facing gable form located at the southwest corner of the house and was the original "homestead" house constructed in ca. 1863. Phase two (green highlight) consists of the ca. 1870 pyramid-shaped roof form associated with Folk Victorian design located at the southern corner of the building and attached to the north corner of the front-facing gable form. When the ca. 1870 form was complete, the original front door to the house along the northwest elevation was retained, and the second door along the southwest elevation was added, creating the two extant front doors. At this time, the ca. 1870 door became the primary front entrance to the house, and the ca. 1870 addition integrated the ca. 1863 form with both doors opening onto a portico with decorative pilasters, brackets, and ridge caps. Additionally, the ca. 1870 pyramid section of the house added boxed eaves with a decorative cornice along its perimeter, which is still present. Phase three (blue highlight) occurred in ca. 1900 and is an infilled shed porch addition constructed at the east corner of the ca. 1870 pyramid-shaped form. Phase four (yellow highlight) occurred in the early 1900s, and the ca. 1870 portico was removed, adding the current shed porch.

The one-story house sits on a raised pier foundation with a vertical wood infill and metal vents along the foundation. The house has wood shiplap siding, while the moderately sloped roof is clad with asphalt composite shingles. The roof has a small eave overhang, with a wide band of trim below the roofline – the ca. 1863 section has a simple band, while the ca. 1870 addition has a molded band. Although the house is clad with wide notched, shiplap siding, per the ca. 1890 photograph, the ca. 1863 house was originally clad in wood clapboard siding, which was replaced sometime in the 1890s to match the cladding on the ca. 1870 form. Each phase of the house is distinguished by its different windows, with a simple window frame with small panes at the ca. 1863 house (phase one), tall, slender, one-over-one windows located at the ca. 1870 addition (phase two) – representing the Folk Victorian style, and six-over-six windows with horn stiles (aka lugs) along the ca. 1900 addition (third phase). Based on the ca. 1890 photograph, the brick chimneys within the front-facing gable form and the pyramid form have been replaced with chimney pipes.




**Figure 1. Aerial with the four phases of construction for the ca. 1863 house.**

**Southwest Elevation (Primary Façade)**

The southwest elevation is the primary façade and consists of the eave wall of the ca. 1863 house (first phase), the primary entrance to the ca. 1870 house (second phase), and a 1900s shed porch addition (fourth phase), which has a raised wood porch (Figure 2). The shed roof of the porch extends from below the wide cornice that wraps around the ca. 1870 section of the house; this porch is supported by three slender wood columns with lamb tongue edges. Between each column are two vertical wood boards acting as the railing. The floor of the porch consists of slender boards, installed parallel to the ca. 1870 addition, and is accessed via a wood stair that extends half the length of the porch. Within the porch, on the ca. 1870 addition, is a single, wood-paneled door with simple trim and a two-light transom (Figure 3). The southwest wall of the ca. 1863 section consists of a pair of six-over-six, double-hung windows (Figure 4). The left window was replaced with vinyl; however, the right window is original wood (Figure 5). There is also a three-over-three, double-hung wood window on this elevation (Figure 6).



**Figure 2. Southwest elevation with the first, second, and fourth phases, facing northeast.**



**Figure 3. Two entrances to the house from within the porch; the door opening (door is not original) on the right belongs to the first phase, and the door on the left was added during the second phase.**



**Figure 4. Southwest elevation of the first phase of the ca. 1863 house.**



**Figure 5. Pair of six-over-six, double-hung windows on ca. 1863 section (first phase).**



**Figure 6. Three-over-three, double-hung wood window on southwest elevation (first phase).**

**Southeast Elevation**

The southeast elevation consists of the rear-facing gable of the ca. 1863 house (first phase) and the eave of the ca. 1900 infilled porch, which was the third phase of construction (Figure 7). The gable has a wide fascia and banded trim beneath the soffit, and an off-centered pair of six-over-six, double-hung, wood windows with simple trim (Figure 8). The ca. 1900 section of the house consists of a single wood-paneled door with nine-light glazing and a high-placed window opening that is currently boarded up (Figure 9). The door is accessed via three concrete steps with a wood rail on the north side; over the door is an awning roof supported by simple bracing and a single piece of lumber. Along this eave is a metal gutter and a downspout.



**Figure 7. Southwest and southeast elevations, showing each of the four phases, facing north.**



**Figure 8. Southeast elevation, where the sections of the first and third phases meet, facing northwest.**



**Figure 9. Southeast and northeast elevations, where the third phase attaches to the first and second phases of the house, facing west.**

**Northeast Elevation**

The northeast elevation consists of the exterior wall of the porch, infilled in the 1900s, and the ca. 1870 addition (Figure 10). The infilled porch has shiplap siding and a pair of six-over-six, double-hung, wood windows with decorative horn stiles (Figure 11). As shown by the installation of the siding, which abuts the edge trim of the ca. 1870 addition, and the seam that continues to the foundation, the porch was infilled later, using a similar material. Additionally, the windows demonstrate their later infill date. The ca. 1870 addition consists of two tall, one-over-one, double-hung, wood windows (Figure 12). Each window has a simple trim with decorative corbels and a combination of flat and pointed pediments. A pair of faux, louvered shutters are on either side of the windows.



**Figure 10. Northeast elevation consists of the wall of the second and third phases of construction, facing southwest.**



**Figure 11. Pair of six-over-six, double-hung wood windows with decorative horn stiles within the third phase section; the seam where this phase butts against the second phase (ca. 1870) of construction is visible.**



**Figure 12. Northeast elevation, facing south.**

**Northwest Elevation**

The northwest elevation consists of a small section of the ca. 1863 house (first phase), which is beneath the porch, and the wall of the second phase ca. 1870 addition (Figure 13). The ca. 1870 addition consists of two pairs of one-over-one, double-hung, wood windows (Figure 14), which have a slender profile and trim, a combination of flat and pointed hoods, and decorative corbels (Figure 15). Additionally, each pair of windows has a pair of faux, louvered shutters, although initially, each window had its own pair of operational, louvered windows. The ca. 1863 wall has a single wood paneled door with nine-light glazing. The door has a simple trim surround.



**Figure 13. Northwest and southwest elevations, facing east.**



**Figure 14. Northwest elevation, facing southeast.**



**Figure 15. Decorative corbels beneath paired one-over-one, double-hung wood windows.**

### CA. 1890 TANK HOUSE

The ca. 1890 tank house is not associated with an architectural style or local vernacular (Figure 16). Although the tank has been removed from the tower, the three-story tank house maintains its original form, with tapered walls and a low-sloped pyramid roof with wide eave overhangs with exposed rafter beams (Figure 17). After the tank was removed, the roof was renovated and now rests on the wood platform. The roof is clad with asphalt shingles, while the tank house has horizontal tongue-in-groove wood siding. The tank house rests on a raised concrete foundation (Figure 18). The northwest elevation is the primary façade and has a single wood paneled door at ground level (Figure 19 and Figure 20). The southwest elevation has a boarded-up door at the second story. The southeast elevation consists of a boarded-up door at the second story and an open doorway at the third story. Between these two doors is a projecting box (Figure 21). The northeast elevation has a boarded-up window at the first story.



**Figure 16. Southwest and southeast elevations of tank house, facing north.**



**Figure 17. Renovated roof of tank house.**



**Figure 18. Concrete foundation of tank house.**



**Figure 19. Northwest and southwest elevations, facing east.**



**Figure 20. Single wood paneled door on the northwest elevation.**



**Figure 21. Southwest and southeast elevations, facing north.**

**2001 BARN**

The 2001 barn is not associated with any known design (Figure 22). It was constructed in 2001 and replaced the original building. Although the footprint of the building is the same as the original building, it is not a reconstruction. The building is story-and-one-half, with a front gable form and a steep-pitched roof. The building rests on a new stone foundation. The building is constructed of board and batten wood siding and has an asphalt shingle roof. Two double-hung metal windows are within the gable form and wide barn doors built of plywood and trimmed in metal. Adjacent to the building is a concrete crush pad and an attached deck.



**Figure 22. West elevation (primary façade), facing east.**

**LANDSCAPE**

The landscape within the 14.47-acre property consists of 11.91 acres of vineyard (Figure 23 and Figure 24) planted in 2022 and associated with a Vernacular landscape design. The property also includes several valley oak trees, two palm trees, a fig tree, decorative grasses, rose bushes, and other plants, and several dirt roads and a paved driveway with parking at the rear of the 2001 barn.



**Figure 23. Vineyards, facing east.**



**Figure 24. Landscape, facing southeast.**

**California Register of Historical Resources (CRHR) Evaluation**

1. **(Event): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.**

   The property, including the ca. 1863 house, ca. 1890 tank house, and landscape, is associated with two themes, including the early settlement of St. Helena from the 1850s to the 1880s, and the early wine industry in Napa Valley, 1850s to the 1880s. However, the property does not have the ability to convey significance related to either of these events.

   *Therefore, the property is not individually eligible for listing in the CRHR under Criterion 1..*

2. **(Person): Is associated with the lives of persons important in our past.**

   The property, including the ca. 1863 house and landscape, is associated with David Fulton, a man of local significance due to his prominence in the early settlement and winemaking in St. Helena within a specific period of significance from 1860 to 1871. David was born in 1825 in Vermont and arrived in Napa Valley in 1852, settling in St. Helena, where he operated a saddler and blacksmith business called Fulton's Saddler Shop at Hunt Avenue and Main Street. In 1860, he purchased a 39.5-acre property, including the subject property, planted a vineyard, and started the David Fulton Winery in 1861. In 1869, David and other prominent grape growers, including Charles Krug and Henry Pellet, helped create the area's first viticultural organization known as the Grape Growers Association of the Counties of Sonoma, Napa, and Solano." In 1870, while living on the property, David designed and patented the Fulton Plow, a single-center, one-horse steel plow that won two awards at the Santa Clara and Sonoma County fairs. Although David is locally significant (see updated local assessment), it does not appear that his influence and work affected the state of California and its history.

   *Therefore, the property does not appear individually eligible for listing in the CRHR under Criterion 2.*

3. **(Construction/Architecture): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.**

   **Architecture:** The ca. 1863 house is associated with Folk Victorian, with a period of ca. 1870, the estimated year that the Folk Victorian design was completed. The Folk Victorian elements include the tall, slender, one-over-one, double-hung, wood windows with decorative window hoods and corbels, the cornice beneath the eave overhang, and the wood-paneled door with transom. The pyramid form was applied to the Folk Victorian style; however, the Folk Victorian

section is not a representative example of the style. As such, the ca. 1863 house is not eligible for listing on the CRHR under Criterion 3.

The ca. 1890 tank house is not associated with any design or vernacular.

*Therefore, the ca. 1863 house, ca. 1890 tank house, 2001 barn, and landscape are not individually eligible for listing in the CRHR under Criterion 3.*

4. **(Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.**

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

*The ca. 1863 house within the property does not appear to have the ability to convey information about Folk Victorian architecture; therefore, none of the built environment resources within the property are eligible for listing in the CRHR under Criterion 4. The property was not assessed to determine the presence or potential for any associated archaeological deposits*

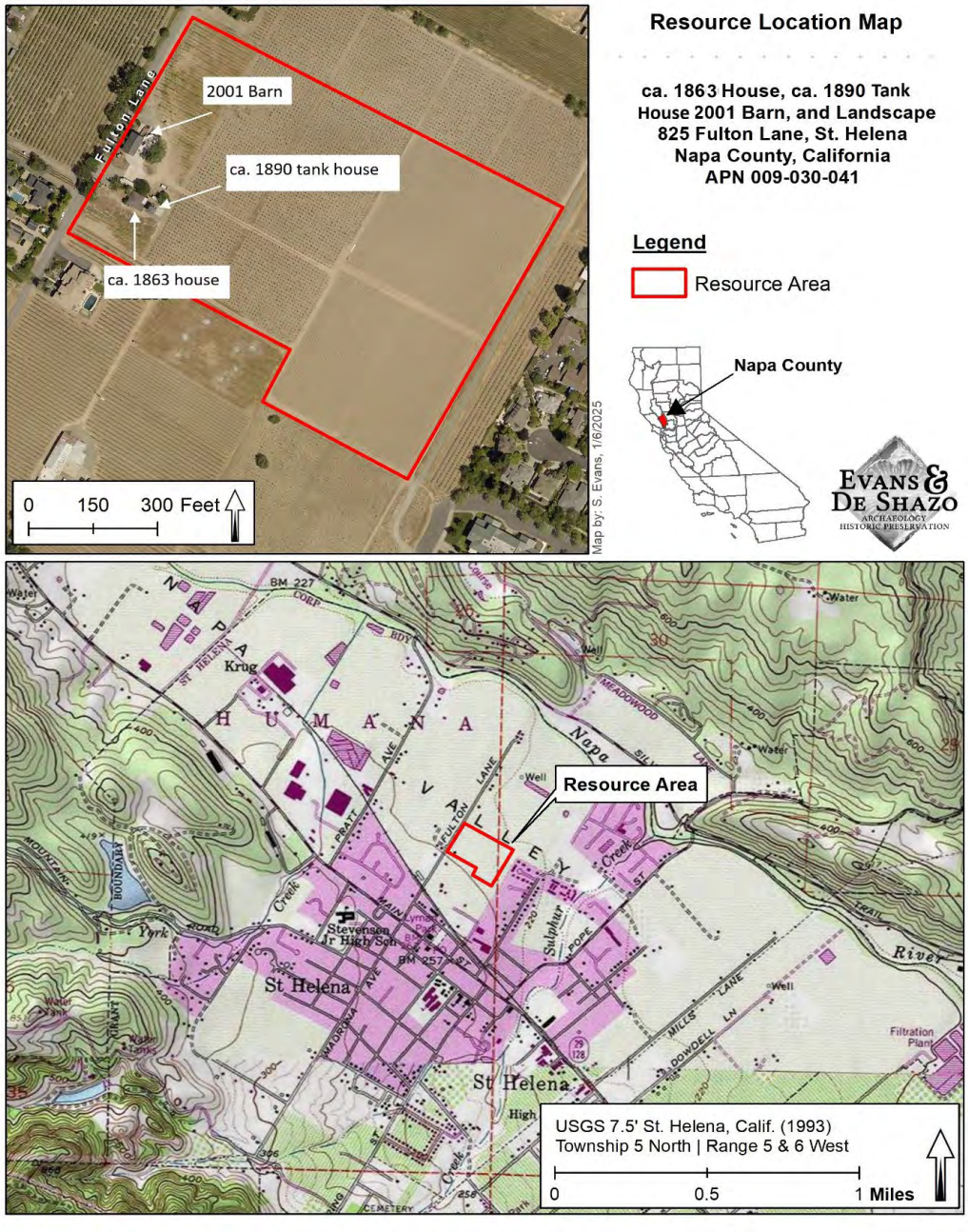
**State of California Natural Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

# LOCATION MAP

Primary # P-28-002635
HRI#
Trinomial

**Page** 20 **of** 20 ***Resource Name or #** David Fulton Winery

***Map Name:** St. Helena ***Scale:** 1:24,000 ***Date of map:** 1993




**DPR 523J (Rev. 1/1995)(Word 9/2013)** ***** Required information**

Water Use Analysis
23007_Hundred Acre Wine
August 24, 2023
Revised: October 31, 2023

NORCAL CIVIL ENGINEERING, INC.
WWW.NORCALCIVIL.COM
707-581-6223
PO BOX 12155
SANTA ROSA, CA 95406

**REVISED**
*3:45 pm, Oct 31, 2023*

WATER USE & NEUTRALITY ANALYSIS

FOR THE

# FORTUNATE SON WINERY

825 FULTON LANE
ST. HELENA, CALIFORNIA
NAPA COUNTY, APN: 009-030-041

PREPARED FOR:
Hundred Acre Wine Group – Fortunate Son Winery
C/O Greg Desmond
825 FULTON LANE
ST. HELENA, CALIFORNIA




PREPARED BY:
NORCAL CIVIL ENGINEERING, INC.
P.O. BOX 12155
SANTA ROSA, CALIFORNIA 95406
(707) 318-7099

August 24, 2023
Revised: October 31, 2023
JOB NO. 23007

Water Use Analysis
23007_Hundred Acre Wine
August 24, 2023
Revised: October 31, 2023

NORCAL
CIVIL ENGINEERING, INC.
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PO BOX 12155
SANTA ROSA, CA 95406

**INTRODUCTION**

This report is to provide the information necessary for the water use associated with the Fortunate Son Winery Hospitality and Barrel Storage Addition and Residential Remodel project. Information supplied is to demonstrate compliance with the City of St. Helena water use requirement. Per the City of St. Helena Code 13.12, a water demand analysis must be completed to demonstrate proposed projects are water neutral.

**PROJECT DESCRIPTION**

Fortunate Son Winery, located at 825 Fulton Lane, St. Helena (APN 009-030-041) is applying for a Design Review and Construction permits for upgrades to the site. The site is an existing developed parcel that includes an existing 2-bedroom residence and existing winery production building that currently operates under Use Permit Amendment 2012-68. The site also has an existing combined winery process wastewater and sanitary sewage septic system, a water supply well, and existing developed vineyard. The current project proposed addition to the winery building to develop a tasting room and terrace, a new barrel storage building, remodel of the existing winery to allow tanks space for production up the previously approved limits, a remodel and conversion into a 1-bedroom of the existing residence, and a future barn, as well as associated site access and accessory improvements for trash enclosure, mechanical spaces, drainage and stormwater treatment, and other required components. No increase in production or visitation is proposed beyond what was previously approved in 2012.

Provided in this report is an analysis of the existing water usage and an estimate of future water usage to determine the net water usage associated with this project. City of St. Helena policy is to demonstrate "no net increase" of water use. If an increase is determined, then mitigation measures must be implemented to offset the projected increase in water use.

**EXISTING WATER USE ANALYSIS**

The existing property currently only uses City of St. Helena municipal potable water supply at the residence. All winery uses, as well as landscape and vineyard irrigation are supplied by the existing onsite well. The existing residence is an older farmhouse which has not been updated in the recent past. Napa County Environmental Management Alternative Sewage Treatment System Design Guidelines utilizes 150 gallons per bedroom for design of residential septic systems. Therefore, a 2-bedroom residence is anticipated to utilize 300 gallons per day.

**PROPOSED WATER USE ANALYSIS**

Proposed uses of municipal potable water including winery use for visitors and employees only, as well as the remodeled 1-bedroom residence supply. Water use estimates for commercial uses are obtained from Table 4, commercial and institutional water use estimates, included in the City of St. Helena Water Neutral Policy for Development. Low-flow fixtures shall be installed to reduce water use. Proposed water use is estimated as follows:

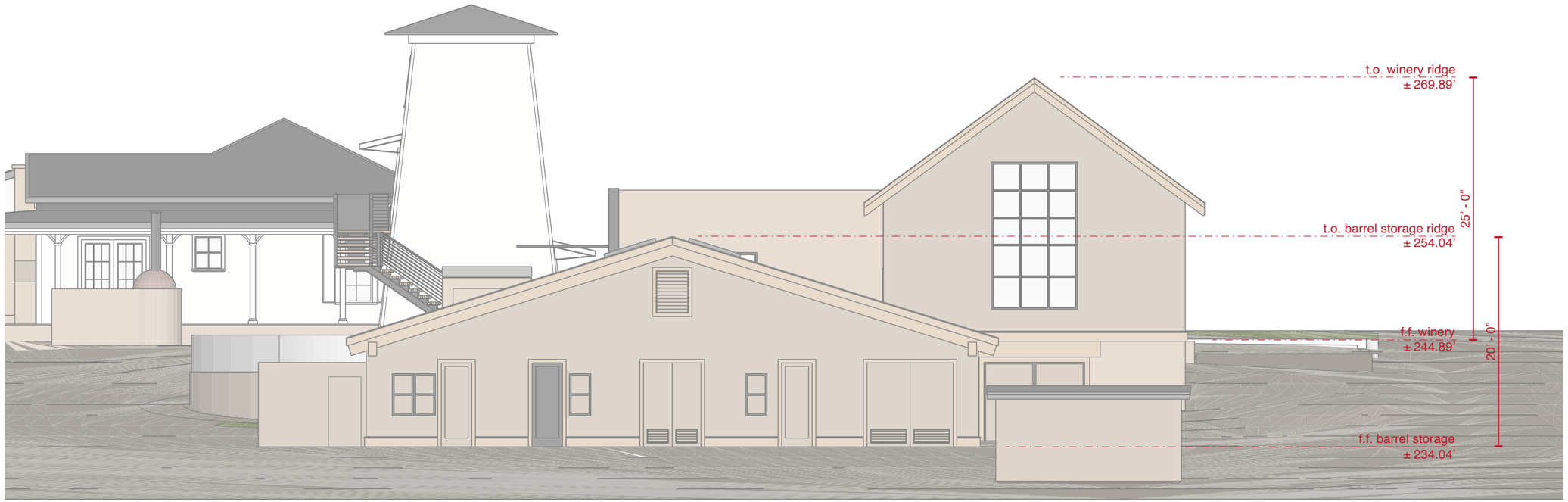
Water Use Analysis
23007_Hundred Acre Wine
August 24, 2023
Revised: October 31, 2023

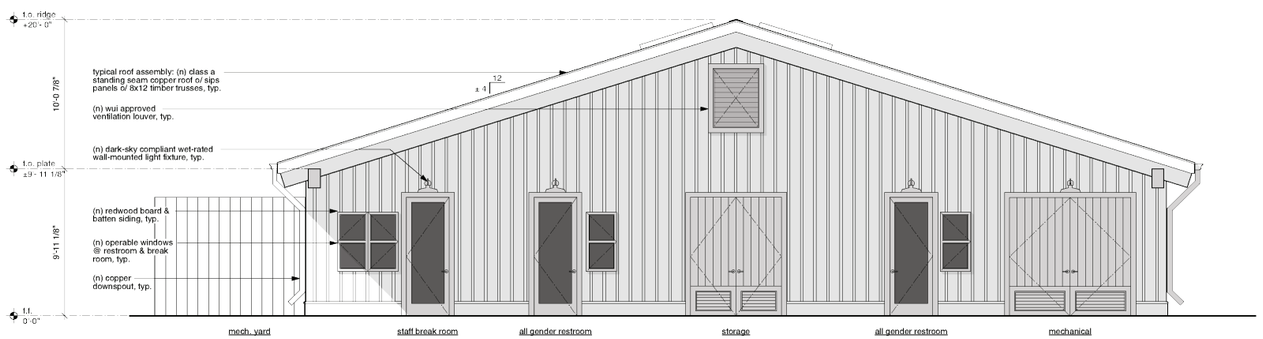
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SANTA ROSA, CA 95406

| *PROPOSED CONDITIONS* | | | | | | | |
|---|---|---|---|---|---|---|---|
| | FLOW RATE | FLOW DURATION | | DAILY USES | OCCUPANTS | GALLONS | TOTAL |
| | GAL/MIN | MINUTES, LOAD | | PER OCCUPANT | | PER DAY | |
| SHOWERHEADS | 2.0 | 8 | MIN | 1 | 2 | 32 | 32 |
| BATHROOM FAUCETS | 1.5 | 0.25 | MIN | 3 | 2 | 1.125 | 2 |
| KITCHEN FAUCET | 1.5 | 4 | MIN | 1 | 2 | 6 | 12 |
| TOILET | 1.3 | 1 | FLUSH | 3 | 2 | 3.9 | 8 |
| CLOTHES WASHER | 19.7 | 1 | LOAD | 0.37 | 2 | 14.578 | 15 |
| DISH WASHER | 6.3 | 1 | LOAD | 0.1 | 2 | 1.26 | 1 |
| WINE TASTING VISITOR | - | - | | 1 | 15 | 3 | 45 |
| EMPLOYEE | - | - | | 1 | 3 | 15 | 45 |
| TOTAL | | | | | | | 160 |

**SUMMARY AND CONCLUSIONS**

As presented above, the overall municipal water use for the Fortunate Son Winery is expected to be 160 gallons per day. This is 140 gallons less, or approximately 47% of the existing estimated water use at the site. Therefore, there is a net municipal water savings of 140 gallons per day associated with this project. This water savings could be used by the property owner to offset water use at an offsite project within the City of St. Helena's water supply system. Overall, the proposed Fortunate Son Winery project is in compliance with the City of St. Helena Water Neutrality policy.




# 20' Barrel Storage

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

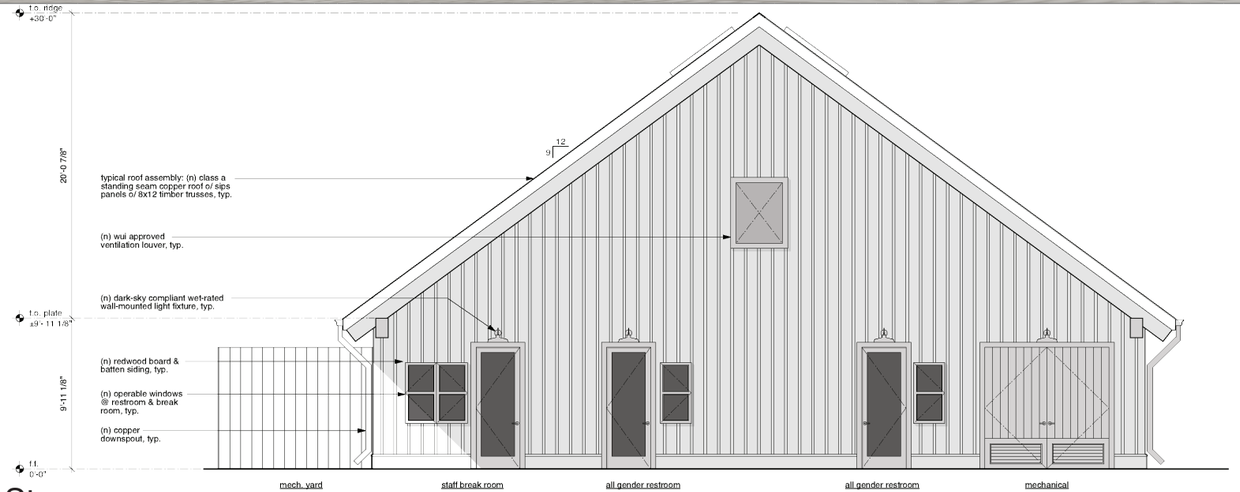
Taylor Lombardo Architects LLP

40 Hotaling Place
San Francisco
California 94111

(415) 433-7777 tel
(415) 433-7717 fax

taylorlombardo.com




# 30’ Barrel Storage

825 Fulton Lane,
St. Helena, CA 94574

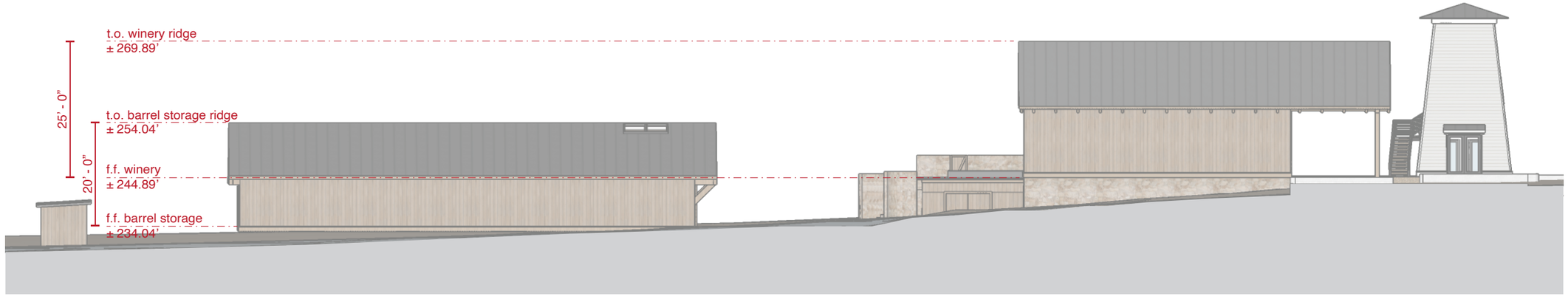
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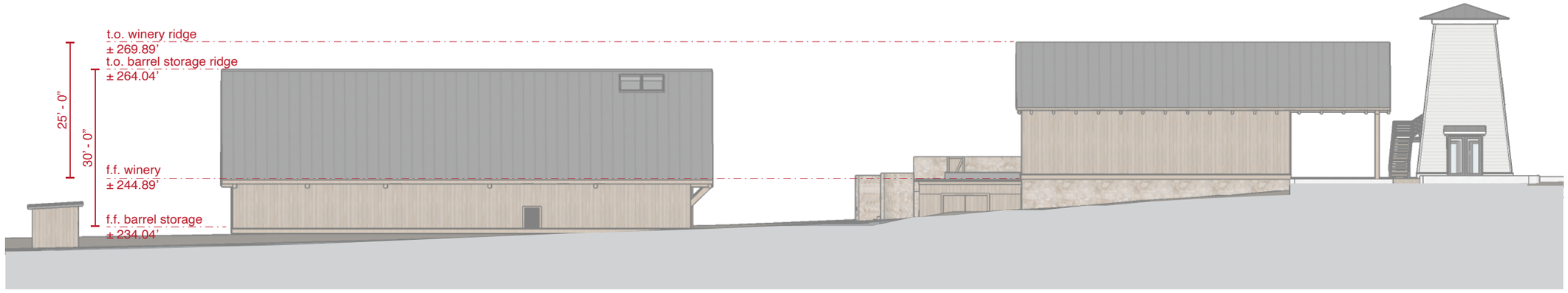
Taylor Lombardo Architects LLP

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taylorlombardo.com




# 20’ & 30’ Barrel Storage - Side Elevation View

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

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Architects

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# 20’ Barrel Storage - Perspective

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

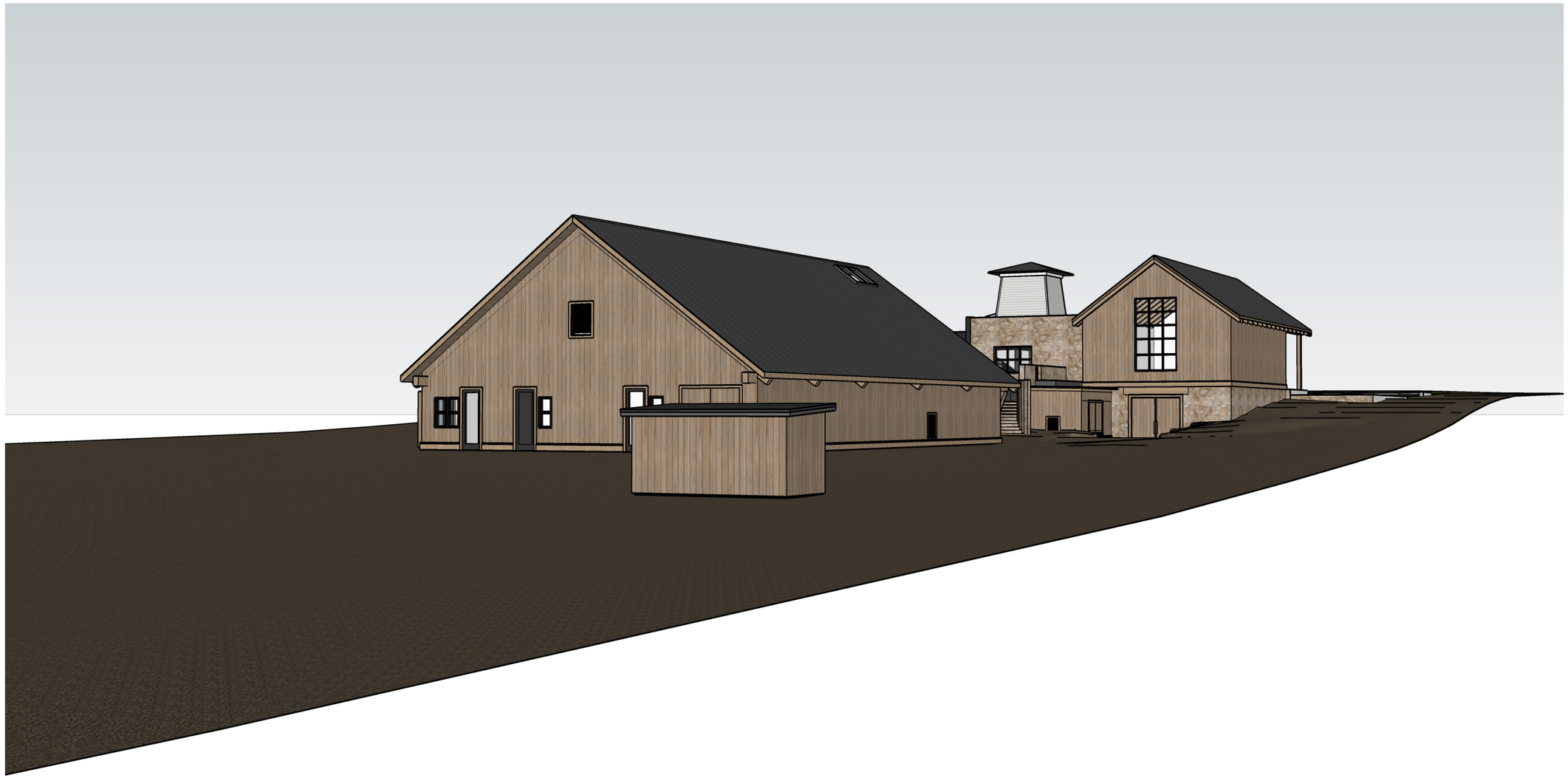
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# 30’ Barrel Storage - Perspective

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

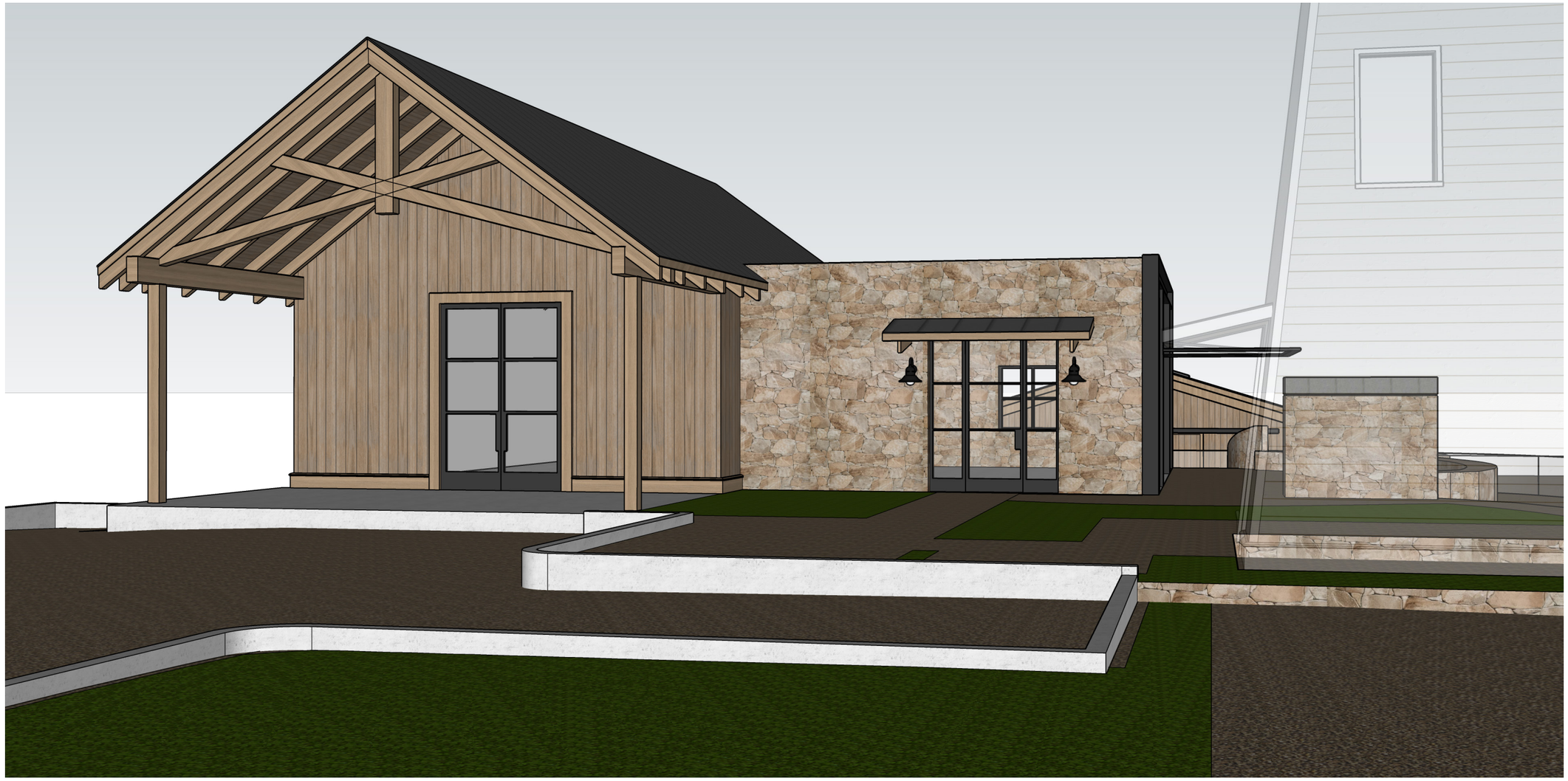
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# 20’ Barrel Storage - Perspective from Winery

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

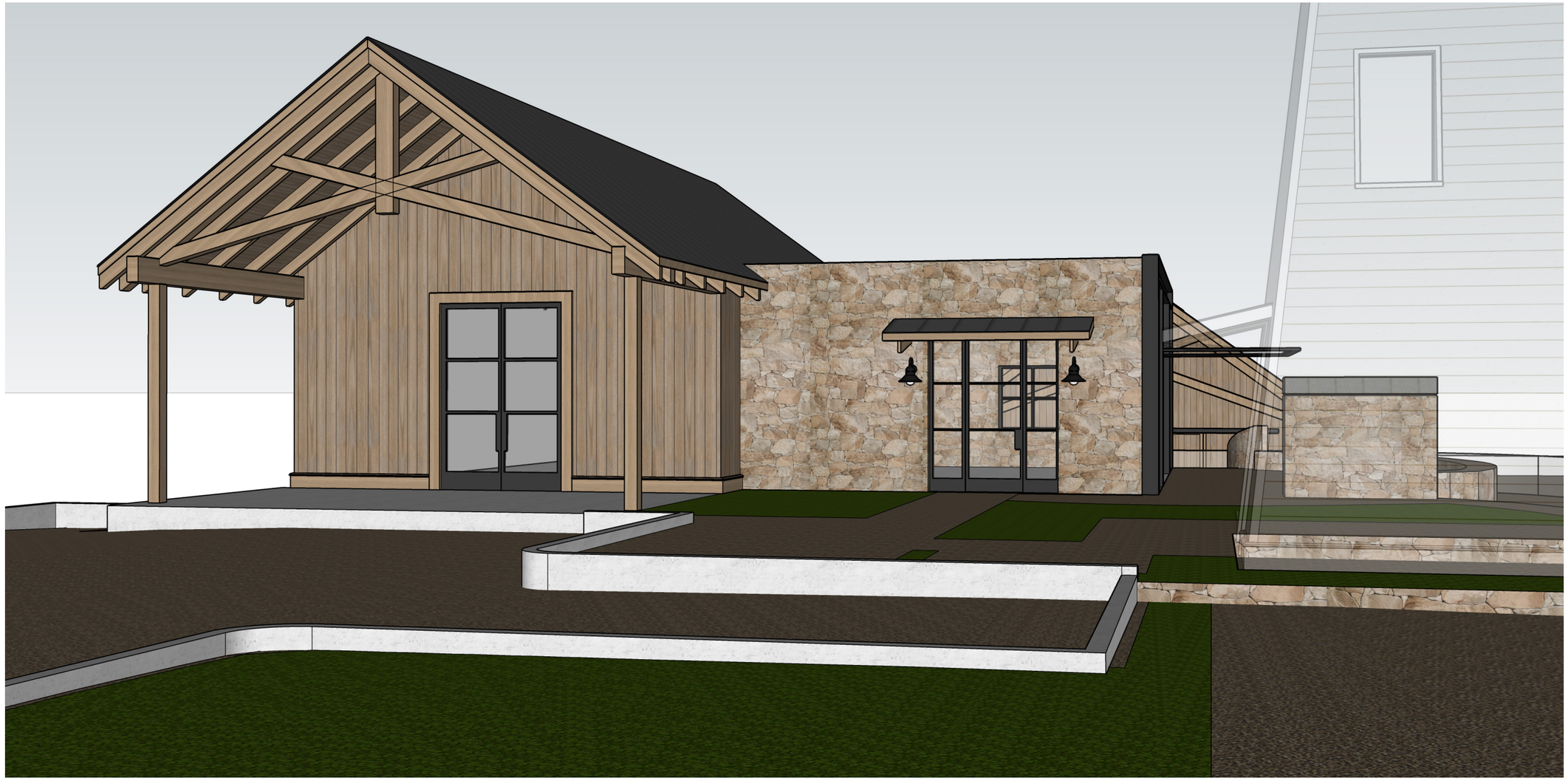
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# 30’ Barrel Storage - Perspective from Winery

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

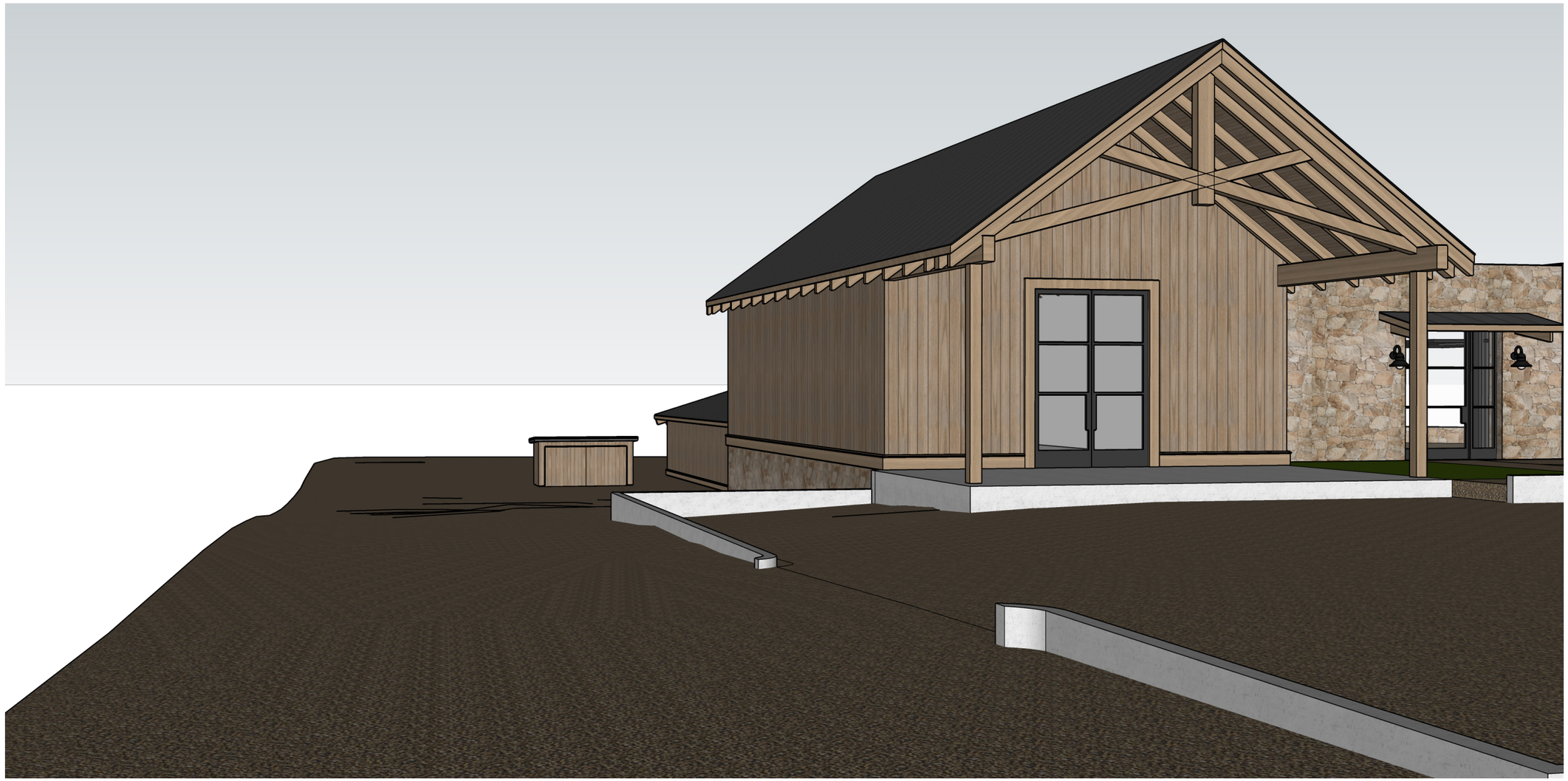
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# 20’ Barrel Storage - Perspective from Fulton Ln

825 Fulton Lane,
St. Helena, CA 94574

Date: 01.16.2024

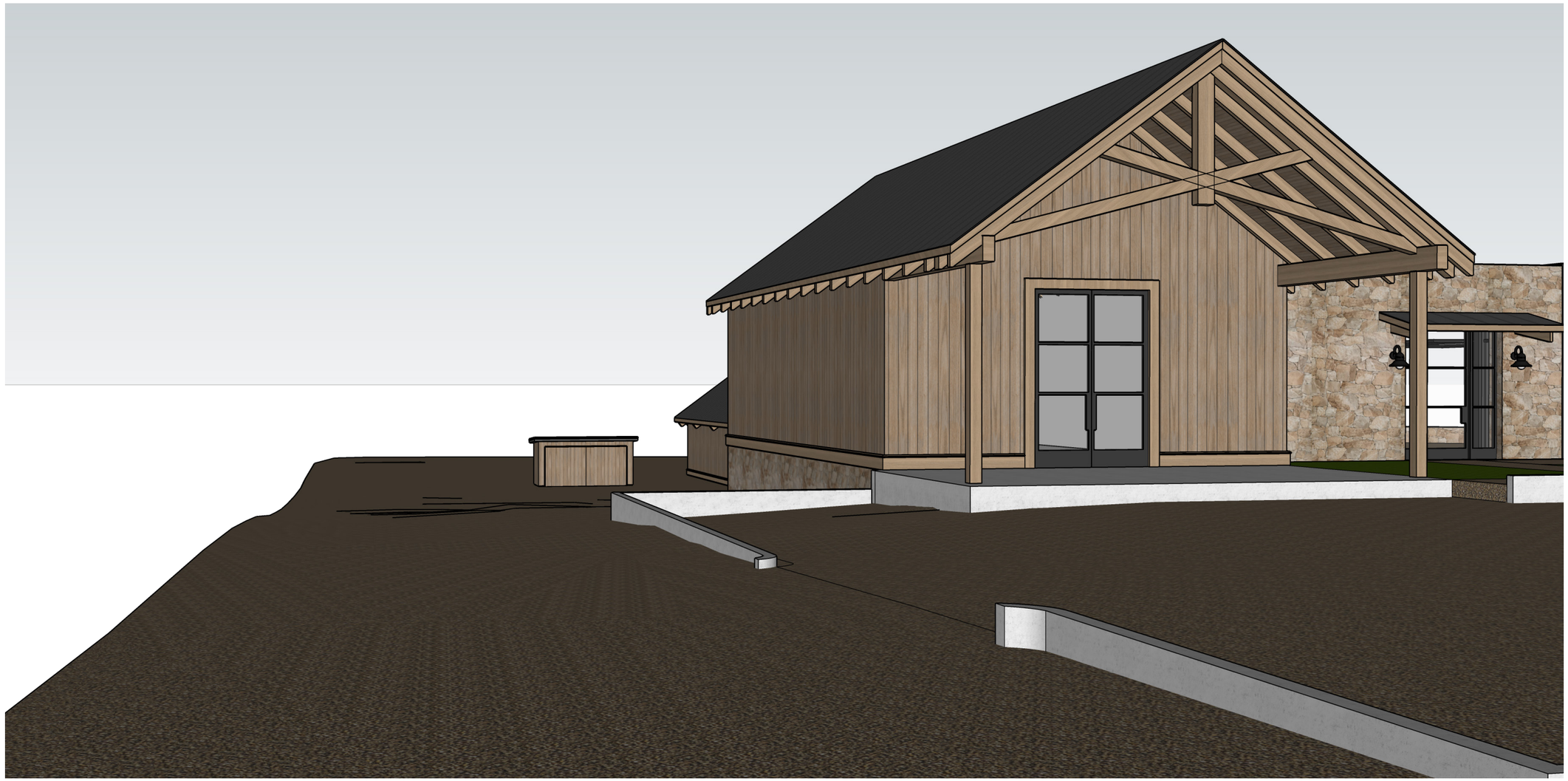
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# 30’ Barrel Storage - Perspective from Fulton Ln

825 Fulton Lane,
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RECEIVED
By XGamero at 2:27 pm, Sep 18, 2024

# Fortunate Son – Small Winery – Variance Application Written Statement
## 825 Fulton Lane, St. Helena, CA 94574 | APN 009-030-041

August 15, 2024

Attn: St. Helena Planning Commission, c/o Aaron Hecock
City of St. Helena | Community Development Department
1088 College Ave. | St. Helena, CA 94574
Direct: (707) 968-2747 | ahecock@cityofsthelena.org

Distribution:

Maya DeRosa, Community Development Director, City of St. Helena
Anil Comelo, City Manager, City of St. Helena
Landon Patterson, CEO, Hundred Acre Wine Group
John Marshall, Project Manager, Hundred Acre Wine Group
Steven Kay, Attorney at Law
Tom Taylor, Architect, Taylor Lombardo Architects
Josh Berliner, Project Manager, Taylor Lombardo Architects
File

Enclosures:

- Variance Application Form
- Pre-application Review Application Form
- Written Statement with Variance narrative and findings statements
- Architectural, Landscape, & Civil drawing set including proposed site plans, floor plans, agricultural coverage exhibit, & colored elevations; plans include revisions as requested by St. Helena Planning throughout Design Review process.
- Site Photos: refer to drawing set sheet G0.2 as well as additional photos in file
- Napa County Dept. of Env. Health Solid Waste Disposal & Hazardous/Toxic Materials Information Form
- Response to St. Helena Planning letter dated 11.30.23 regarding reasoning for the variance
- Preliminary Title Report
- Historic Resources Evaluation Report
- Water Neutrality Report

Dear St. Helena Planning Commission and Mr. Hecock:

Thank you for your time in reviewing this Variance application request for the proposed project at the residence and small winery at 825 Fulton Ln. Included you will find a summary of information regarding the property and responses to the five finding statements to be reviewed by the Planning Commission per St Helena Municipal Code Section 17.11.020. We have included the revised drawing set to meet the new zoning code in a thoughtful a manner that is the result of years of work by a collaborative team of architects, engineers, landscape architects, the owner, and the winemaker. We believe that a variance is the best path forward for the that one item the project does not meet the SHMC for. We look forward to your thoughts on the feasibility of a Variance for the proposed project at the historic 825 Fulton Lane small winery and thank you for your consideration of this project!

Best regards,

Josh Berliner, Project Manager
Taylor Lombardo Architects

## Fortunate Son – Small Winery – Variance Application Request
## 825 Fulton Lane, St. Helena, CA 94574 | APN 009-030-041

August 15, 2024

**825 Fulton Existing Principal Permitted uses:**

- Existing single-family residence and existing water tower
- Existing small winery (2001-20 + amended per 2012-68)
- Vineyard

**825 Fulton Accessory uses:**

- None

**Property Information Notes:**

- Total Site Area: The subject parcel is 14.47 acres, and the project does not involve the request for a parcel map, lot line adjustment and/or parcel merger.

- Density: The subject parcel is developed with an existing small winery, existing single-family residence, and accessory water tower. The project is proposing to rehabilitate the historic water tower and historic residence, expand the existing small winery structure, construct a new wine barrel storage building, construct a new unconditioned barn, a new mechanical structure and a new trash enclosure.

- Setbacks: The proposed project meets all required setbacks.

- Current Production & Barrel Storage: Production is limited to 13,500gallons/year per the 2012 amendment to the use permit.
  - Barrel Storage proposed:
    - Total: ±43,275gallons = ±3.2yrs @ 13,500g/year
      - At (n) Barrel Storage: ±33,555 gallons = ±2.48 years barrel storage
      - At (e) Cellar: ±9,720 gallons = ±.72 years barrel storage
  - Barrel Storage goal: Due to the requirement to age the wines for a minimum of three years and the quality of the wines produced, the winemaker has a goal to have at minimum of 3 years of barrel storage at the property.

- Building Heights: The proposed project meets all required building heights except for the proposed barrel building storage which is proposed to be 30'-0" in height. Building heights of existing and proposed buildings are shown below. Note the existing small winery, water tower, and residence are all greater than 20'-0", providing precedent on the property for accessory buildings to be both over the 20'-0" tall accessory building height limit and 30'-0" tall primary building height limit.

| | |
|---|---|
| Existing Small Winery (accessory bldg.) | ±25'-0" (existing) |
| Water Tower (accessory bldg.) | ±33'-7" (existing) |
| Barn (accessory bldg.) | 17'-5" (proposed) |
| Barrel Storage (accessory bldg.) | 30'-0" (proposed) |
| Trash Enclosure (accessory bldg.) | 9'-3" (proposed) |
| Residence (primary bldg.) | ±21'-6 1/2" (existing) |

- Lot Coverage & Non-agricultural use: The new zoning code established a lot coverage limit of 10,000 sf (including accessory structures) and a maximum ground level floor area of 5,000 sf (excluding accessory structures) on parcels greater than 5.0 acres per SHMC table 17.19.030.B

- Total proposed lot coverage is 9,992 sf (including accessory structures) and 1,145 sf (excluding accessory structures), both of which meet the standards for coverage.

No more than 0.5 acres for parcels ≥5 acres may be removed from agricultural use.

- Total proposed non-agricultural use of the 14.47-acre parcel is .49 acres (21,251 sf), leaving 13.99 acres of agricultural use. Existing non-agricultural use is currently .34 acres (14,985 sf).

| **Building** | **Ground Floor Area Proposed (s.f.)** | **Ground Floor Area Existing (s.f.)** | **Accessory (Y/N)** |
|---|---|---|---|
| Small Winery | 2,364 | 1,382 | Y |
| Water Tower | 256 | 256 | Y |
| Mechanical | 233 | - | Y |
| Barn | 2,048 | - | Y |
| Barrel Storage | 3,806 | - | Y |
| Trash Enclosure | 140 | - | Y |
| Residence | 1,145 (<5,000 sf max.) | 1,145 | N |
| Total: | 9,992 (<10,000 sf max.) | 2,783 | |

- Accessory Building Requirements: The project proposes a new barrel storage building, new unconditioned barn, new mechanical building and a new trash enclosure. All accessory structures except for the proposed winery barrel building meet the required development standards for accessory buildings. The proposed winery barrel building is proposed to be 30'-0" in height. The maximum height for an accessory building in the A-20 district is 20'-0". As noted in the "building heights" section above, there is precedent on this property for an accessory building of over 20'-0" height. A variance is requested for this proposed height.

- Parking Requirements: The existing and proposed residence and small winery provide for a total of 8 parking spaces (including 1 ADA space). The proposed project will add 4 bicycle parking spaces.

**Variance Request & Project Summary:**

**A variance is requested to the 20'-0" height limit for accessory structures on properties on the A-20 Zone > 5 acres per SHMC Table 17.19.030.B for the proposed 30'-0" tall Barrel Storage building.**

*SHMC Section 17.11.020(E): Findings: In approving a variance, the Planning Commission must make the following findings:*

1. *There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district;*
2. *The special circumstances applicable to the property were not created by an act of the property owner (e.g., a variance shall not be granted for a self-imposed hardship;*
3. *Granting the variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district governing the property;*
4. *Granting the variance will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent properties; and will not materially impair the purpose and intent of this Title or the public interest, nor adversely affect the General Plan; and*
5. *The variance is consistent with the General Plan and any applicable Specific Plan or the potentially adverse effects of the Variance in relation to the General Plan are exceeded by the individual hardship which would be relieved by granting the Variance.*

These findings are repeated and responded to below in *italics*:

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, such that the strict application of this Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district;

*There are special circumstances applicable to the property. The existing vineyards and view corridors, and how they work with the existing sloped topography of the site along Fulton Lane, along with the historic nature of the buildings and use permit, are unique to this property. The topography of the site slopes down to the proposed site of the barrel storage building, meaning that the proposed 30'-0" tall building would be greater than 5'-10" below the height of the existing 25'-0" tall small winery.*
*A strict application of the code for 20'-0" height for accessory buildings in the A-20 would deprive the property of the privilege of use of its use permit as a small winery to store the amount of wine created under the use permit. The existing vineyard meets the allotted area required for the small winery to make the quantity of wine for its use permit. If the variance were not granted and the 30'-0" tall Barrel Storage building and associated acreage approved, the shorter 20'-0" Barrel Storage building would not allow for the storage of enough barrels for the production totals for the small winery and existing vineyard critical to the operation of the small winery would be lost. This would create negative financial impact and hardship for the small winery. The proposed 30'-0" tall building takes a smaller footprint, which is aligned to the goal of less developed area on the A-20 Zone. A shorter 20'-0" tall building also means a lower-pitched roof, and therefore, less barrels stored. This also creates a hardship for the small winery. As it stands now, the alternate 20'-0" tall building option does not meet the barrel count per the small winery's use permit or the barrel count that the 30'-0" building with a smaller footprint creates. A variance is necessary to allow for the small winery to meet the production allowed by its existing use permit - a right that other properties who make wine in the same zoning district are able to enjoy.*

2. The special circumstances applicable to the property were not created by an act of the property owner (e.g., a variance shall not be granted for a self-imposed hardship);

*The use permit for the small winery was purchased with the property. Pursuant to SHMC 17.22.230 Small Wineries, the facilities should allow for the production of wine to meet the use permit within the site. Additionally, the existing topography of the site and existing locations and footprints of the historic small winery were not created by the property owner. The proposed barrel storage building footprint works with the condition inherited with the property. The building is located most functionally to the cellar access of the existing historic small winery while staying clear of the site setbacks and existing agriculture. The proposed plans aim to utilize the historic small winery in a manner that functions most sensibly for winemaking on the site.*

3. Granting the variance would not authorize a use or activity that is not otherwise expressly authorized by the zoning district governing the property;

*Granting the variance would not authorize a use or activity that Is not already granted to the property as a small winery. There is no proposed change in use from that of a small winery. Section 17.22.230 "Small Wineries", Subsection A.2 "Purpose" states that "The purpose of the small winery regulations is to: Support the economic feasibility of continuing agricultural use of the land where individual property owners can process grape crop into wine within a privately owned facility;" Barrel storage is integral to that process.*

4. Granting the variance will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent properties; and will not materially impair the purpose and intent of this Title or the public interest, nor adversely affect the General Plan;

*The Variance will not create any ill-effects or be materially detrimental to the public health, safety or welfare, and will not impair an adequate supply of light or air to adjacent properties. The Variance will optimize the amount of the site dedicated to agricultural use in line with the public interested and General Plan and allow the small winery to function according to its existing use permit. It will also maximize views for the neighbors by not*

*obstructing their view across the vineyard with a building, which would be the case with the 20' tall wider building. Further, the Variance will allow for a building that is aesthetically aligned to the existing historic small winery and the caliber of agricultural building expected in St. Helena. In this vein, SHMC 17.22.230.D "Pre-prohibition Wineries" speaks to the requirement for the "appearance of the renovated building must be consistent with the original appearance of the building, as documented by photographs or as recommended by a qualified architectural historian." Though the proposed barrel storage building is new rather than renovated, it is the goal of the project for the aesthetics of the project at this pre-prohibition era small winery (established 1864) to compliment the original historic architecture of the small winery and honor this section of the SHMC. Great care has been taken in the proposed rehabilitation of the existing historic small winery, water tower, & residence. We feel the proposed barrel storage should meet this standard.*

5. The variance is consistent with the General Plan and any applicable Specific Plan or the potentially adverse effects of the Variance in relation to the General Plan are exceeded by the individual hardship which would be relieved by granting the Variance.

*The benefits to proposed Variance for the 30'-0" tall barrel storage building greatly outweigh the hardship that would be created without the variance and creates a functional small winery in line with the goals of the General Plan. The variance would maximize agricultural and green space on the site and create a fully functional small winery meeting its use permit allowances as well as the SHMC goals of 17.22.230 "Small Wineries". This would revitalize a defunct historic property and have a positive impact on the community in how it both honors the historic small winery, water tower, and residence on the property and maintains architectural quality in proposed new buildings in line with St. Helena's goals.*

**Project Summary Statement:**

The Fortunate Son small winery project is consistent with the city's interest in encouraging appropriately scaled projects which build upon the community's distinct history in a manner which is sensitive to neighboring parcels and use of resources. The Variance seems an appropriate mechanism to allow the project to proceed as proposed while maintaining the maximum amount of agriculture on the site, minimizing the footprint of the proposed buildings, maximizing views for neighbors, and creating architecture that honors the historic small winery and property.

Though it is lightly touched on in the "findings" section of the Variance statements, it is also important to reiterate and consider the aesthetics of proposed buildings. The aesthetic of the 20' high building and lower pitch roof is not in line with the aesthetic of the existing historic small winery or nearby buildings, and turns into a squat, almost ranch-style structure that resembles a warehouse more than a barn. This does not seem aligned with St. Helena's goals for creating world class destinations for people with exquisite taste. The proposed 30' tall barrel storage maintains an aesthetic and appearance matching to the existing small winery building to honor the historic nature of the small winery and to provide a functional barrel storage facility.

The proposed project represents a muti-year collaboration between the parcel owner (a renowned winemaker) and a team of architects, landscape architects, engineers and planners and will result in a small winery estate capable of growing, harvesting and producing wine in a manner which honors St Helena's agricultural heritage and the pioneers who first developed this land.

Signature:



Josh Berliner, Project Manager
Taylor Lombardo Architects
Date: August 15, 2024

**TABLE 1: Applicable A-20 Zoning Standards**

| | Applicable Standard | A-20 District | Project Compliance |
|---|---|---|---|
| 1 | Maximum Lot Coverage | 10,000 sf | The total lot coverage for all existing and proposed structures is 9,992 sf |
| 2 | Maximum amount of land that may be removed from potential, historical or active agricultural use | one-half acre | The project will not result in the removal of any agricultural use or vineyards |
| 3 | Maximum Ground Level Floor Area, Excluding Accessory Structures | 5,000 sf | The total ground floor area, excluding accessory structures is 2,783 sf |
| 4 | Maximum Second-Story Floor Area | 20% of the ground floor area | The existing winery has a 691 sf loft which will be removed. The existing tank house has 256 sf on the ground floor. A second floor office of 198 sf is proposed that would be entirely within the existing structure. All other structures are single story. |
| 5 | Height Limit: Principal Structure | Max. 30' | The height of the historic residence will remain at 21' -6 1/2" |
| 6 | Height Limit: Accessory Structure | Max. 20' (except ADUs) | Existing tank house is 33'-7". Height is legal, non-conforming and will not be changed. Existing winery is 25' in height.<br><br>Proposed barrel storage building is 30' in height and will require a variance. Proposed equipment barn height is 17'-5". Trash enclosure is 9'-3". |
| 7 | Habitable Space Limit: Accessory Structure | Max. 25% of gross floor area of primary structure | The habitable space in the winery building addition is 975 sf, the new office space and restrooms in the tank house total 302 sf, and the break room and restrooms in the barrel barn total 232 sf. The total amount of habitable space in accessory structures is 1,509 sf. This which the limitation on habitable space in accessory structures for the |

| | Applicable Standard | A-20 District | Project Compliance |
|---|---|---|---|
| | | | property, which based on the 1,145 sf historic residence, is 286 sf. A Variance is required to exceed the limitation on habitable space in accessory structures. |
| 8 | Front Setback | Min. 50', measured from centerline | All new structures are setback more than 50' from the centerline of Fulton Lane. |
| 9 | Maximum Paved/Hard-scaped Area | 0.5 acres | The entire developed area, including paved/hardscaped areas, structures, and landscaping is less than 0.5 acres. |
| 10 | Setbacks for Accessory Buildings | Min. 50' from street, Min. 50' from dwelling on adjacent parcel or R district boundary | The project complies with these setback requirements. |

**TABLE 2: Applicable Small Winery Zoning Standards**

| | Applicable Standard | Small Wineries | Project Compliance |
|---|---|---|---|
| 1 | Prohibited Uses | No events open to members of the general public | The existing use permit does not allow events open to the general public. Tours, tastings and retail visits are permitted by appointment for up to 60 visitors per week with a maximum of 15 people per visit. The project does not request changes to these provisions. |
| 2 | Prohibited Uses | No facilities for assembly, public sales, or entertainment, including retail sales rooms, visitor centers, dining rooms separate from that within the residential unit, kitchens or food service facilities | The proposal does not include facilities for assembly, public sales or entertainment. |
| 3 | Development and Use Standards | Small wineries that host tastings are allowed only on parcels >10 acres unless it can be demonstrated that there will be minimal impact upon surrounding properties | The parcel is >10 acres in compliance with this policy |
| 4 | Development and Use Standards | Small wineries must be an accessory use to a residential use. The residential use must be the primary residence of the winery owner or their family members or the resident winery manager. | The rehabilitated residence will be occupied by a family member of the owner. |
| 5 | Development and Use Standards | 85% of the grape source utilized for wine produced at a small winery must be grown on the premises or | The existing use permit allows for annual production of 13,500 gallons with at least 85% grown on the premises. |

| | Applicable Standard | Small Wineries | Project Compliance |
|---|---|---|---|
| | | nearby. | The project does not request changes to this provision. |
| 6 | Development and Use Standards | No municipal water may be utilized for the small winery operations or vineyard irrigation | The residence will retain its existing connection to City water. The tasting room and water tower will be connected to City water. The winery will continue to utilize an on-site well for wine production and the vineyard and landscape irrigation will continue to use the on-site well. |
| 7 | Development and Use Standards | A minimum of 3 parking spaces (2 standard spaces and one ADA space) must be provided. Additional parking may be required depending on the number of employees at the winery. | There are currently 8 parking spaces (The only proposed change is that, instead of 1 ADA space, 2 ADA spaces will be provided. |
| 8 | CUP Requirements and Conditions | All private visitor and event parking, including employee parking, must be provided on site. | The proposed project complies with this requirement. |
| 9 | CUP Requirements and Conditions | Wine marketing events are limited to a maximum of one event per calendar month. | The existing use permit does not include events and this project does not request an allowance for events. |
| 10 | CUP Requirements and Conditions | The maximum number of guests at any private wine marketing event must not exceed the fire code occupancy of the small winery building. | The existing use permit does not include events and this project does not request an allowance for private wine marketing events. |
| 11 | CUP Requirements and Conditions | Use permit conditions shall state the maximum number of guest per event and may impose stricter limitations if residential development | The existing use permit limits the number of guests to a maximum of 15 at any given time, consistent with this requirement. |

| | Applicable Standard | Small Wineries | Project Compliance |
|---|---|---|---|
| | | on adjoining parcels is within 400' of a new small winery use. | |
| 12 | CUP Requirements and Conditions | Amplified music outdoors is not permitted within 500' of a residence. | While the existing use permit does not address this Code requirement, special events are not allowed so this is not a concern. |
| 13 | CUP Requirements and Conditions | Private wine marketing events cannot be advertised in publications for general distribution, and must be held within residence, small winery facilities, or outside. | The existing use permit does not include events and this project does not request an allowance for private wine marketing events. |
| 14 | CUP Requirements and Conditions | If wine sales are permitted, they must be restricted to wine that is produced on the parcel on which the small winery is located. No merchandise may be sold. | The existing use permit does not address this Code requirement. |
| 15 | CUP Requirements and Conditions | Hours of sales must be by appointment only. | The existing use permit requires that tasting and sales be arranged by appointment only, consistent with this requirement. |

**TABLE 3: Consistency Analysis with SHMC 17.21.040(E) - Secretary of Interior Standards for Rehabilitation of Historic Properties Review for Fortunate Son Winery Rehabilitation Project**

| | Standard for Rehabilitation | Project Compliance |
|---|---|---|
| 1 | A property shall be used for its historic purpose or be placed In a new use that requires minimal change to the defining characteristics of the building and its site and environment. | The project complies with Standard 1. |
| 2 | The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. | The proposed rehabilitation of the residence and the tank house, as described in the EDS report and depicted on figures 45-49 in the report, complies with Standard 2. |
| 3 | Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. | The project complies with Standard 3. |
| 4 | Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. | The project complies with Standard 4. |
| 5 | Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. | The distinctive features of the house will be preserved and restored as needed. The distinctive features of the tank house will be preserved. The project complies with Standard 5. |
| 6 | Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacing a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and materials where possible. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. | The ca. 1870 cladding along the southwest, northwest, and northeast elevations will be repaired and only replaced in-kind if substantiated by photographic evidence with the oversight of a Secretary of Interior-qualified architectural historian. In addition, character-defining ca. 1870 wood windows, including the two double-hung windows on the northeast elevation and the two pairs of double-hung windows on the northwest elevation, will be retained and repaired, |

| | Standard for Rehabilitation | Project Compliance |
|---|---|---|
| | | along with the trim work. The cladding on the ca. 1890 tank house will be retained. The project complies with Standard 6. |
| 7 | Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. | No historic materials will be damaged by chemical or physical treatments during the proposed changes to the building. However, if physical treatment is required – such as lead paint removal – the Standards review provides guidelines to be followed to ensure compliance with Standard 7. |
| 8 | Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. | Not applicable. |
| 9 | New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. | The proposed alterations to the ca. 1863 house (removing the non-historic wood skirting foundation and replacing it with stone veneer, the addition of a wrap-around porch, and changes to the southwest and southeast elevations) constitute rehabilitation and the new work will be differentiated from the old and attached to the house in a manner that will protect the original wood siding and fascia. The new barrel storage facility and equipment barn will not destroy historic materials that characterize the property or require the removal of any vineyards. The project complies with Standard 9. |
| 10 | New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. | The new wrap-around porch on the ca. 1863 house, if removed in the future, will not impact the building form or integrity, or the historic property. In addition, construction of the new winery building and landscape, if removed in the future, will not impact the historic setting or feeling of the property. The project complies with Standard 10. |

**TABLE 4: Consistency with Citywide Development Standards**

Note: Sheet numbers refer to pages in Attachment 7, Fortunate Son Winery Project Plan Set

| Section No. | Requirement | Project Compliance |
|---|---|---|
| 17.24.020 | Accessory building must not be located in any required setback fronting a street | As shown on Sheet A1.01, all accessory structures are located outside of the 50' front setback. |
| 17.24.050 | Within front or side setback, fences walls and hedges are limited to 3-1/2'. | As shown on Sheet L5.00, the rock walls located along Fulton Lane comply with the height limitation. |
| 17.24.070 | Establishes lamp type and shielding standards for residential and non-residential uses. | Sheets A3.02 to A3.09d show the proposed exterior elevations of all structures on the property. Very limited exterior lighting is proposed. Fixtures are called out as "dark sky compliant" and are consistent with the Code standards. |
| 17.24.080 | Requirements for design and location of refuse storage areas. | As shown on Sheet A1.01, the project includes a new 140 sf trash storage structure that complies with all of the requirements of Section 17.24.080. |
| 17.25.010.G | Preserve existing natural vegetation | Sheet L2.00 shows the Tree Protection and Removal Plan. Trees to be removed include 3 Hollywood Junipers and a Loquat, as well as 2 Valley Oaks. The Plan includes a tree evaluation prepared by a certified arborist. The trees to be removed are both double-stem oaks near the winery where the root zones will be impacted by construction. The larger of the 2 trees (#3) has "stem and trunk junctions with included bark that have high likelihood of failure as trees mature." The arborist report supports the removal of these trees. 6 Coast Live Oaks are proposed to be planted, one in front of the residence and 5 along Fulton Lane. |
| 17.25.030 | Xeriscape principles | Sheet L1.02 shows the overall landscaping plan, with planting and irrigation details provided on Sheets L3.01 through L4.06. As shown on the plans, the landscaping is consistent with the xeriscape principles standards. |
| 17.25.050 | MWELO requirements | Sheet L4.03 provides the Water Efficient Landscape Worksheet calculations and |

| Section No. | Requirement | Project Compliance |
|---|---|---|
| | | indicates that the project landscaping would be within the maximum allowed water allowance. |
| 17.26.010 and 17.26.080 | Ensure the provision of adequate off-street bicycle parking | The project provides bicycle racks for 4 bicycles which exceeds the amount of bicycle parking required by the Code |
| 17.26.030 and 17.26.040 | Require sufficient parking spaces | The 8 existing on-site parking spaces will be reconfigured, but no additional parking is proposed. Section 17.26.030 of the Zoning Code states that, for existing nonresidential buildings, "when a change in use, expansion of a use, or expansion of floor area creates an increase of 15% or more in the number of required on-site parking or loading spaces, additional on-site parking and loading shall be provided for such addition, enlargement, or change in use and not for the entire building or site." The winery addition expands the floor area by 1,237 sf, with a corresponding parking requirement of 1 space per Section 17.26.040. This is a 14.29% increase and, therefore, no additional parking is required. |
| 17.26.050 | Off-Street Parking Lot Design | Sheets C3.0 and C3.1 show the location and dimensions of off-street parking. The parking meets City design standards. Parking lot lighting is not proposed. |
| 17.26.050.D | Access Drives | Sheet A1.01 shows a 20' wide Emergency Vehicle Access to the proposed equipment barn along the south edge of the site. |
| 17.27.010 | Signs | The project plans do not include any signage. A sign permit will be required prior to installation of any signage. |

# PLANNING COMMISSION REPORT

Planning Commission Meeting of February 18, 2025

**FILE NUMBER:** PL24-023

**SUBJECT:** Request by Craiker Architects & Planners, on behalf of property owner Erich Klein, for adoption of a resolution approving Major Design Review to allow for the construction of a new 3,025 square foot accessory building to be utilized for warehousing for the existing approved food manufacturing, packaging, and distribution business, Olivier Napa Valley, at 1020 Vintage Ave. in the Industrial Zoning District.

**PREPARED BY:** Jackie Oneal

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

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

**APPLICATION FILED:**08/20/24 **ACCEPTED AS COMPLETE:**01/29/25

**LOCATION OF PROPERTY:** 1020 Vintage Ave.

**APN:** 009-580-013

**GENERAL PLAN/ZONING:** Industrial (I) Zoning District

**APPLICANT:** Craiker Architects & Planners **PHONE:** 707-224-5060

## BACKGROUND

The subject approximately 1.2-acre project site is located at the intersection of Vintage and McCormick Avenues in the Industrial Zoning District. The site is currently developed with an approximately 4,486 square foot commercial structure that is utilized for production, office space, storage, and shipping. There is an on-site parking lot with a total of 22 on-site parking spaces. The existing commercial food manufacturing business, Olivier Napa Valley, has obtained the following entitlements related to the

establishment of the use and construction of structures to serve the business located at 1020 Vintage Avenue:

- Use Permit Resolution 98-28: On May 5, 1998, the Planning Commission approved a Use Permit allowing for the establishment of a commercial food manufacturing, packaging, and processing business.
- Design Review and Sign Permit Resolution 99-11: On March 2, 1999, the Planning Commission approved an application for Design Review and an associated Sign Permit to modify the exterior of an existing building on-site and a new sign for the business thereon.
- Design Review Resolution 99-25*: On May 18, 1999, the Planning Commission approved Design Review allowing for the construction of an 1,800 square foot warehouse for the purpose of storing non-hazardous materials.
- Design Review Exemption Resolution PL14-057*: On February 17, 2015, the Planning Commission approved a Design Review Exemption allowing for the construction of a new 1,250 square foot private parking and storage garage.

*The Commission will note that these approvals expired and building permits were not pursued for the approved projects.

## PROJECT DESCRIPTION

The applicant is proposing to construct a new single story, 3,025 square foot commercial structure to be utilized for warehousing products and supplies. The finished height is 40 feet and 6 inches, including a six-foot three-inch-tall cupola. The new building would be located adjacent to the existing commercial building with the front entry facing McCormick Avenue. The two structures will have a covered walkway between them but will otherwise remain separate. No work is proposed to the existing commercial structure.

The traditional farmhouse style of the proposed warehouse is intended to complement the traditional design of the existing structure. Exterior finishes include gray cement fiber board and batten siding, slate-colored composite shingles roofing, glass garage doors with black steel frames and opaque tempered glass, and steel or aluminum double-glazed dark bronze windows. The entryway facing McCormick Ave will be characterized by barn doors on each side of the garage door and two columns detailed with Fieldstone veneer. The cupola will be pearl white with copper roofing.

No change or expansion of use is being proposed with this project.

## ANALYSIS

### CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, which exempts the construction or conversion of small structures including up to four

such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use when said use does not involve the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

**GENERAL PLAN**

The subject property is designated for Industrial land uses in the City of St. Helena General Plan. The Industrial land use designation provides for industrial parks, warehouses, light manufacturing, and auto- and farm-related uses. The maximum allowable FAR is 0.50 for uses that are less than 90 percent warehousing. Industrial areas are located south of Mills Lane and east of State Route 29; along Sulphur Creek between State Route 29 and Valleyview Street; and east of State Route 29, south of Mills Lane.

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

- LU1.2 Allow urban development to occur only within the Urban Limit Line.
- LU1.4 In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- LU4.2 Support the development of industries that are consistent with viticulture and winery support services and similar, compatible uses. Support the role of the City as an agriculturally based service center for the surrounding area, including Calistoga, Angwin, Deer Park, Meadowood, Madrone Knoll, Rutherford, and the unincorporated area south of St. Helena.
- LU4.3 Ensure that industrial projects are designed and sited to provide a positive image of the community. Landscaping and setbacks should be used to enhance industrial buildings.
- LU4.4 Ensure access to and from industrial areas that allows for safe and efficient circulation of goods and people.

*Staff Response: The proposed project consists of constructing an infill warehouse within the Urban Limit Line for product storage for Olivier Napa Valley, a local business that sells olive oil and other prepared food items produced under their own label. The subject site is presently developed with an office that includes manufacturing and some warehousing. The uses on the subject site support the company's retail storefront located at 1375 Main Street. Staff finds that the use is compatible with the City's agriculturally-oriented industries and services. The project is sited appropriately and includes a landscaping plan that will aesthetically enhance the site as well as the existing and proposed buildings. The new structure is designed to allow for safe and efficient circulation and includes a new driveway and loading area with a raised dock for ease-of-access. The Department of Public Works has provided a Condition of Approval requiring that all frontage improvements meet accessibility compliance standards.*

**ZONING**

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Industrial (I). The Industrial zoning district is intended to provide for industrial parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture, and winery support services and similar and compatible uses. This zone implements the industrial general plan land use designation. Pursuant to SHMC Section17.05.070(B), the construction of these structures requires major design review approval and must conform to the development standards prescribed by St. Helena Municipal Code (SHMC) §17.18.030 as detailed below:

| Standard | Permitted | Proposed |
|---|---|---|
| Maximum Floor Area Ratio | .50 | .14 |
| Maximum Height | 45 ft. | 40 ft. 6 in. |
| Minimum Front Setback | 25 ft. | 113 ft.11 in. |
| Minimum Street Side Setback | 25 ft. | 54 ft. 4 in. |
| Minimum Interior Side Setback | 25 ft. | 163 ft. 11 in. |
| Minimum Rear Setback | 25 ft. | 31 ft. 6 in. |
| Minimum Landscaped Area | 10% of total lot area | 34% |

Additionally, the project must be found to be in conformance with the General Site Standards as prescribed in SHMC Chapter 17.24 and the Design Standards in the Industrial District as prescribed by SHMC §17.18.040(D).

*Staff Response: The project as proposed meets all development and design standards as defined above. The proposed project will maintain the use previously approved under Use Permit 98-28.*

**Objective Design Standards Consistency**

The project has been reviewed for consistency with the objective design standards in SHMC 17. 18.040 (D), which apply specifically to projects in the Industrial Zoning District. Staff has provided justifications (in italics) for each of the required objective design standards below:

1. Building Design. Buildings more than fifty (50) feet in length along a right-of-way must incorporate at least one recessed entry with a minimum depth of six feet from the front facade.

   *The building façade fronting McCormick Ave. is 55 feet and has a recessed, covered entry with a depth of 7 feet and 8 inches.*

2. Building Facades Visible from a Public Street. Horizontal articulation must include an eave, awning, overhang, a differentiated building base, or other architectural element that articulates the building facade.

   *The building design includes appropriate horizontal articulation including horizontal trip and gutters in smokehouse gray which will contrast the vertical cement fiberboard siding that will be a lighter shade of gray. The covered entry and stone veneer columns serve to create visual interest.*

3. Front and Street Side Setback Improvements. Where front or street side setbacks are provided, these areas must:
   a. Visually distinguish parking areas from pedestrian areas;
   b. Emphasize the building entrance and any on-site open space; and
   c. Frame the building's ground-level windows.

   *The proposed structure is intended to be utilized for warehousing and will not be utilized by the public. The street side setback improvements include appropriate landscape plantings. The existing commercial building fronting Vintage Way and the existing front setback improvements meet the intent of the standard above and will continue to do so. A Condition of Approval requires that existing and new street trees be maintained on an ongoing basis.*

4. Required Screening Abutting a Nonindustrial District.
   a. Abutting All Residential Districts. Where abutting a residential district, an eight-foot opaque, landscaped, soundproofed wall is required.

   *N/A*

   b. Abutting All Nonindustrial and Nonresidential Districts. Where abutting a nonindustrial or nonresidential district, an eight-foot opaque landscaped fence or wall is required. The eight-foot screening element need not be located on the property line.

   *N/A*

5. Landscaped Buffer. In addition to the requirements of Table 17.18.030(B): Development Standards—Business and Industrial Zoning Districts, landscape requirements for buffer areas are as follows:

   a. A landscaped buffer at least twenty-five (25) feet in width with street trees at thirty (30) feet on center is required along all street frontages;
   b. Trees shall be at least fifteen (15) gallon size at time of planting; and
   c. Ground cover must be installed under trees and maintained in accordance with approved plans.

*Existing site improvements include a landscape buffer that meets the requirements listed above. Additionally, three new olive trees are to be planted along McCormick Ave. Existing mulch groundcover will be maintained.*

6. Fencing. No fence in the front setback may exceed three feet in height. All other fencing outside front setback may not exceed eight feet in height.
*Proposed rear and interior side yard fencing complies with the height limits.*
    a. An eight-foot opaque landscaped fence or wall (side/rear setback) is required where abutting a nonindustrial zone. If a residential zone abuts the property, subsection (D)(6)(b) of this section applies;

    *N/A*
    b. An eight-foot opaque, landscaped, and soundproofed wall is required where abutting a residential zone.

    *N/A*

7. Parking and Loading.
    a. Off-street parking is not permitted in the required front setback. If a property is located in the Highway 29 Specific Plan area, the parking site design must comply with the standards of the specific plan if more restrictive.
    b. Parking spaces may be paved with all-weather dust-free pervious materials; however, travel ways must be of concrete or asphalt.
    c. No loading/unloading may be conducted in a public right-of-way.
    d. There must be at least one off-street loading space per use. Additional loading dock and truck standing requirements must be based on proposed uses and must ensure that trucks will not block traffic or obstruct on-street parking spaces. Additional requirements may be specified as a condition of a conditional use permit.

    *The project complies with the parking and loading requirements.*

8. Other Standards.
    a. An interior fire sprinkler system approved by the chief building official must be installed in all buildings.
    b. One-hour minimum fire-resistant construction on all exterior walls within ten (10) feet of all property lines must be installed. Fire resistant construction of interior walls shall be determined by type of occupancy and approved by the chief building official.
    c. Low flow (water restricting) plumbing devices shall be installed. (Ord. 23-4 § 5 (Exh. A))

    *The City of St. Helena Department of Public Works and Fire Department have reviewed the application and have provided Conditions of Approval that*

*require the project to comply with "Other Standards" requirements listed above, should the project be submitted for a building permit.*

**WATER**

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

*Staff Response: The applicant has provided a preliminary Water Neutrality Analysis indicating that the project will not intensify water usage. The Department of Public Works has provided the following Condition of Approval:*

*"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. Water Neutrality analysis is reviewed twice, first at the planning phase and second at the building permit phase. Approval at planning phase does not constitute approval at building permit phase.*

**PARKING**

SHMC Section 17.26.040(C) requires that buildings with multiple uses shall provide the aggregate number of parking spaces required for each separate use, as defined in Table 17.26.040(A) Minimum Off-Street Parking Requirements by Use.

*Staff Response: The existing commercial building is utilized for industrial office space, industrial warehousing, and general industrial use. The new building will be utilized only for industrial warehousing. The existing 22 on-site parking spaces exceed the 13 spaces required for the existing and proposed structures, as detailed in the table below:*

| **Off-Street Parking Spaces Required per Use** | |
|---|---|
| ***Existing Primary Building*** | |
| Industrial Office - 1,714 sq. ft. | 6 spaces |
| Industrial - 1,854 sq. ft. | 3 spaces |
| Industrial Warehouse - 651 sq. ft. | 1 space |
| ***Proposed Building*** | |
| Industrial Warehouse - 3,3025 sq. ft. | 3 spaces |
| ***Total Parking Required/Provided*** | |
| Minimum Off-Street Parking Required | 13 spaces |
| Total Provided | 22 spaces |

**DESIGN REVIEW**

SHMC Section 17.05.070(B) requires major design review approval for any new commercial, industrial, or agricultural building that involves the construction of 500 square feet or more when such construction is visible from a public street. Staff has provided justifications (in italics) to make the findings required to approve this project below:

a. The project is in conformance with the general plan and applicable design standards in the zoning code;

   *Staff has reviewed the project and found it to be in conformance with the General Plan, Citywide General Site Standards (SHMC Chapter 17.24), Industrial Zoning District Development Standards (SHMC §17.18.030), and Industrial Zoning District Design Standards (SHMC §17.18.040(D)).*

b. The proposed siting, form and architectural style are appropriate for the project site and with the surrounding sites and structures;

   *The proposed industrial warehouse will be located behind the existing commercial building and features a traditional farmhouse design that complements the surrounding sites and structures. The proposed entry fronting McCormick emphasizes the building's entrance to create a visually appealing and welcoming street scene.*

c. In the CB district, the facade composition, door placement and design, and building fenestration encourage urban design which provides a connection to the street;

   *N/A*

d. The roof design, building massing, and building articulation are reflected on all sides of the building that together create a visually engaging structure;

   *The proposed warehouse is visually appealing from all sides of the building. Further, the design includes attractive surface articulation and decorative architectural elements including the copper-roofed cupola.*

e. Project details including materials and colors are used in a manner that creates a visually cohesive design;

   *The proposed materials and colors are appropriate for the architectural style and industrial use of the building. Materials are cohesive and consistent throughout.*

f. The building design and landscaping support public safety and security by allowing for a visual connection between the building frontages and the right-of-way, common open spaces, and other buildings on the site; and

*The subject site is currently landscaped with mature trees and hedges. The proposed project will require the removal of two mature cedar trees to be replaced with three new olive trees along McCormick Ave. The submitted landscaping plan maintains the existing landscaping butter along the public rights-of-way which serves to create a visual connection between building frontages and the street scene.*

g. In a National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

*N/A*

**ISSUES**

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

**CORRESPONDENCE**

No public comments have been submitted at the time of publication of this report.

**STAFF RECOMMENDATION**

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303; and
2. Accept the required findings and approve the attached resolution granting Major Design Review approval for the proposed construction on the property located at 1020 Vintage Way in the Industrial zoning district.

**ATTACHMENTS**

1. Resolution / Conditions of Approval
2. APN Map
3. Project Plans
4. Materials Color Board
5. Applicant's Written Project Description

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO. 2025-**
**GRANTING APPROVAL OF MAJOR DESIGN REVIEW TO 1020 Vintage Ave. (File No. PL24-023)**

**PROPERTY OWNER:** Erich Klein **APN:** 009-580-013

**Recitals**

1. On May 5, 1998, the Planning Commission approved a Use Permit (98-28) allowing for the establishment of a commercial food manufacturing, packaging, and processing business; and

2. On March 2, 1999, the Planning Commission approved an application for Design Review (99-11) and an associated Sign Permit to modify the exterior of an existing building on-site and a new sign for the business thereon; and

3. On May 18, 1999, the Planning Commission approved Design Review allowing for the construction of an 1,800 square foot warehouse for the purpose of storing non-hazardous materials. The approval expired and a building permit was not issued; and

4. On February 17, 2015, the Planning Commission approved a Design Review Exemption (PL14-057) allowing for the construction of a new 1,250 square foot private parking and storage garage. The approval expired and a building permit was not issued; and

5. The applicant has requested adoption of a resolution approving Major Design Review in order to construct a new single story, 3,025 square foot commercial structure to be utilized for warehousing products and supplies for the existing business located at 1020 Vintage Ave in the Industrial zoning district; and

6. 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

7. 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 February 18, 2025; and

8. **Now, therefore** let it be found that the Planning Commission approves the Design Review thereby authorizing the construction in said application based on the findings below and subject to the Conditions of Approval enumerated herein.

**Resolution**

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

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, which exempts the construction or conversion of small structures including up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use when said use does not involve the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

C. In accordance with SHMC Section 17.05.070(E) the Planning Commission makes the following findings to support the motion to approve the Major Design Review Permit:

a) The project is in conformance with the general plan and applicable design standards in the zoning code;

*The project is in conformance with the General Plan, Citywide General Site Standards (SHMC Chapter 17.24), Industrial Zoning District Development Standards (SHMC §17.18.030), and Industrial Zoning District Design Standards (SHMC §17.18.040(D)).*

b) The proposed siting, form and architectural style are appropriate for the project site and with the surrounding sites and structures;

*The proposed industrial warehouse will be located behind the existing commercial building and features a traditional farmhouse design that complements the surrounding sites and structures. The proposed entry fronting McCormick emphasizes the building's entrance to create a visually appealing and welcoming street scene.*

c) In the CB district, the facade composition, door placement and design, and building fenestration encourage urban design which provides a connection to the street;

*N/A*

d) The roof design, building massing, and building articulation are reflected on all sides of the building that together create a visually engaging structure;

*The proposed warehouse is visually appealing from all sides of the building. Further, the design includes attractive surface articulation and decorative architectural elements including the copper-roofed cupola.*

e) Project details including materials and colors are used in a manner that creates a visually cohesive design;

*The proposed materials and colors are appropriate for the architectural style and industrial use of the building. Materials are cohesive and consistent throughout.*

f) The building design and landscaping support public safety and security by allowing for a visual connection between the building frontages and the right-of-way, common open spaces, and other buildings on the site; and

*The subject site is currently landscaped with mature trees and hedges. The proposed project will require the removal of one mature cedar tree to be replaced with three new olive trees. The submitted landscaping plan maintains the existing landscaping butter along the public rights-of-way which serves to create a visual connection between building frontages and the street scene.*

g) In a National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.

*N/A*

**Planning Department Conditions of Approval**

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

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

2. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete building permit application has not been submitted for the project. The expiration date may be extended for up to two one-year periods in accordance with St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.

3. This permit is valid for this design depicted on the approved plans titled "Olivier Warehouse" prepared by Craiker Associates, dated January 16, 2025. New permits must be applied for any change in use or modification to the approved design.

4. Provided they are in general compliance with the approved Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Community Development Director.

5. The Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.

6. Any request for an extension of the Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

7. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

8. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

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

9. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

10. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

11. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

13. Construction documents shall indicate compliance with the final approved plans and project description dated received January 16, 2025 or otherwise revised through the Design Review process.

14. A business license is required for all contractors and sub-contractors working on the project.

15. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

16. Developer is required to incorporate street trees into the frontage improvements of the proposed project and/or to replace any dead or dying trees currently within the existing planting strip or tree wells (per General Plan Policy 6.4.13) The size, species and location of these trees shall be

identified on all plans submitted for building permit review and issuance. Ground cover shall be installed and maintained under street trees.

17. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

18. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

19. No signage is approved as part of this Design Review approval. All new signage requires approval of a sign permit prior to installation.

**Public Works Department Conditions of Approval**

20. 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. Water Neutrality analysis is reviewed twice, first at the planning phase and second at the building permit phase. Approval at planning phase does not constitute approval at building permit phase.

21. Frontage improvements will be required. Improvements may include the installation of an ADA compliant driveway, ADA compliant cub ramp, and sidewalk gap closure fronting the property. Contact Public Works at mtraverso@cityofsthelena.gov to discuss. Required improvements shall be reviewed and approved by the Public Works Director in the Building Permit phase. Improvements shall be completed prior to Certificate of Occupancy.

22. Repairs to the sidewalk, curb and gutter may be required (SHMC 12.08.010). Contact Public Works for more information. Repairs shall be completed prior to Certificate of Occupancy.

23. 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. Contact jcalderon@cityofsthelena.gov for permit details.

24. 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).

25. Onsite stormwater and drainage management shall be demonstrated in the building plans. Drainage must be routed to prevent inundation of neighboring properties. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.

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

27. 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).

28. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed development. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size. Water service and meter size shall be verified with Building Permit Application.

29. No City treated water use permitted for construction activities. Raw, untreated water is available for construction purposes. Contact rwhite@cityofsthelena.gov for permit.

**Building Department Conditions of Approval**

30. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2022 Title-24 California Building Code series.

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

32. The applicant shall provide a Construction Waste Management Plan with the building permit application.

33. 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.

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

35. 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.

36. 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.

37. A separate permit submittal is required for pools, generators, fire sprinkler/standpipe systems, fire pumps, fire alarms, and PV-systems.

38. Plans shall comply with Chapter 11B of the California Building Code for ADA requirements.

39. Toilet facilities serving employees and/or customers shall be provided for each building or structure in accordance with Section 422.4 California Plumbing Code.

**Fire Department Conditions of Approval**

40. 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.

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

42. 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.

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

**I HEREBY CERTIFY** that the foregoing conditional use permit application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 18, 2025 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

John Ponte

Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP

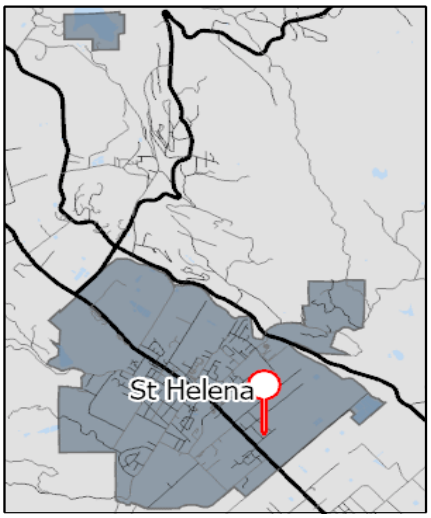
Community Development Director

**Parcel Report: 009-580-013-000**
**INTERNAL USE ONLY**

Developed by Napa County GIS
gisstaff@countyofnapa.org

# Napa County Parcel Report

| | |
|---|---|
| **ASMT:** | **009-580-013-000** |
| **Physical Address:** | **1020 VINTAGE AVE St. Helena, CA, 94574** |
| **Owner:** | **KLEIN ERICH M TR** |
| **Mailing Address:** | **PO BOX 411, OAKVILLE CA 94562-0411** |




***NOTE:*** *This report is for general reference only. For questions regarding property data, please check with the* ***Napa County Assessor's Office****. Click to view the* ***Full data disclaimer****. Please visit the* ***Napa County GIS Hub*** *to download data, hear the latest news and updates, and* ***submit ideas*** *to the GIS Team.*




*Click map for* ***interactive view.***

***Aerial Imagery captured May 2021**

# OLIVIER WAREHOUSE

## NAPA VALLEY

### 1020 VINTAGE AVE., ST. HELENA, CA 94574



## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ACOUS. | Acoustical | MC. | Medicine Cabinet |
| ADJ | Adjacent | MEMB | Membrane |
| AFF | Above Fin Flr | MFG | Manufacturer |
| AGGR. | Aggregate | MIL | Minimum |
| ALUMN. | Aluminum | MS | Machine Screw |
| ALT. | Alternate | MTL | Metal |
| & | And | | |
| APPROX. | Approximate | (N) | New |
| ARCH. | Architectural | NEC | Nat'l Electric Code |
| ASPH. | Asphalt | NIC | Not In Contract |
| | | NOM | Nominal |
| BA | Bath | NTS | Not To Scale |
| BD. | Board | | |
| BDRM | Bedroom | OI | Over |
| BM. | Beam | OBG. | Obscure Glass |
| BITUM. | Bituminous | O.C. | On Center |
| BLKG. | Blocking | O.D. | Outside Diameter |
| BLDG. | Building | O.H. | Over Head |
| BOT. | Bottom | | |
| | | PR | Powder Room |
| CAB. | Cabinet | PAR | Parallel |
| CBC | Cal. Bldg Code | PERP | Perpendicular |
| CEM. | Cement | PG&E | Pacific Gas & Electric |
| CFB | Cement Fiber Bd. | PL | Property Line |
| CL | Center Line | PLAS | Plaster |
| CLG. | Ceiling | PLYWD | Plywood |
| CL. | Closet | PR | Pair |
| CO | Clean Out | P.S.I. | Pounds Per Sq.in. |
| CONC. | Concrete | PT | Pressure Treated |
| CONN. | Connection | # | Pound or Number |
| CONT. | Continuous | PVC | Poly Vinyl Chloride |
| CNTR | Counter | | |
| CW | Cold Water | QTR | Quarter |
| | | R | Risers |
| ø | Diameter or Round | R.A. | Return Air |
| DIA. | Diameter | RAD | Radius |
| D | Dryer | RBAR | Steel Reinf. Bar |
| DF. | Douglas Fir | RD | Roof Drain |
| DIM. | Dimension | RDWD | Redwood |
| DISP. | Dispenser | REF | Refrigerator |
| DN | Down | REINF | Reinforced |
| DR. | Door | RESIL | Resilient |
| DS | Downspout | REQD | Required |
| DTL. | Detail | RO | Rough Opening |
| DW&HR | Dishwasher | | |
| DWG. | Draining | S.A. | Supply Air |
| | | SC | Solid Core |
| (E) | Existing | SCHED | Schedule |
| (ER) | Existing Relocated | SECT | Section |
| EA. | Each | SF | Square Foot |
| ELEV | Elevation | SGD | Sliding Glass Door |
| E.P. | Electrical Panel | SH | Shelf or Single |
| EXP. JT. | Expansion Joint | | Hung Window |
| EXIST. | Existing | SHT | Sheet |
| | | SHWR | Shower |
| FAU | Forced Air Furnace | SIM | Similar |
| | Unit | SKY | Skylight |
| FBO | Furnished by Owner | SL | Slope |
| FD | Floor Drain | SLDR | Slider |
| FDN | Foundation | SPEC | Specification |
| FF | Finished Floor | S.S.D. | See Struct. Dwgs |
| FIN | Finish | SS | Stainless Steel |
| FL | Flashing | ST | Steel |
| FLR | Floor | STRUCT | Structural |
| | | SQ | Square |
| FP | Fireplace | | |
| FR | Fire Rated | 'T' | Tempered |
| | | THRESH | Threshold |
| GC | Contractor | TC | Trash Compactor |
| GAR | Garage | TOC | Top Of Curb |
| GA. | Gauge | TEL | Telephone |
| GALV | Hot Dip Galvanized | TEMP | Tempered Glass |
| GPM | Gallons per Minute | T&B | Top & Bottom |
| GRN | Green | T&G | Tongue & Groove |
| GSM | Galvanized Sheet | TRD | Tread |
| | Metal | TOF | Top of Floor |
| GYP | Gypsum | TOP | Top of Paving |
| | | TOW | Top Of Wall |
| H | Hall | TYP. | Typical |
| HB | Hose Bib | | |
| HC | Handicapped | UBC | Uniform Bldg Code |
| HDG | Hot Dip Galv. Steel | UMC | Uniform Mech. Code |
| HDR | Header | UPC | Uniform Plumb. Code |
| HDWD | Hardwood | U.N.O. | Unless Noted Otherwise |
| HORIZ | Horizontal | | |
| HTR | Heater | VIF | Verify In Field |
| HW | Hot Water | | |
| | | W/ | With |
| ID | Inside Dim. or Dia. | W | Clothes Washer |
| INSUL | Insulation | W.C. | Water Closet |
| | | WD | Wood |
| JB | Junction Box | WH | Water Heater |
| | | WIC | Walk-in Closet |
| KIT | Kitchen | WNDW | Window |
| | | W/O | Without |
| LAM | Laminated | WP | Waterproof |
| LAV. | Lavatory | | |

## TO THE GENERAL CONTRACTOR

WORK AND COORDINATION OF ALL TRADES WITH GOVERNING AGENCIES, HE SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN OR INFERRED ON THESE PLANS TO RENDER THE WORK COMPLETE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS. HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION AND/OR CLARIFICATION PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC., TO HOLD THE WORK SECURELY IN PLACE AND TO SUSTAIN ALL IMPOSED LOADS THAT MAY OCCUR DURING ERECTION UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE TEMPORARY BRACING AND SUPPORTS.

THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.

THESE CONSTRUCTION DRAWINGS SHOW SPECIFIC DETAILS OF CONSTRUCTION FOR ARCHITECTURAL STYLE AND STRUCTURAL INTEGRITY. WHERE SPECIFIC DETAILS ARE NOT SHOWN, CONSTRUCTION METHODS SHALL BE OF A SIMILAR NATURE.

GENERAL CONTRACTOR _____ DATE _____

## ADOPTED BUILDING CODES

ALL CONSTRUCTION SALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY HAVING JURISDICTION AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

| | |
|---|---|
| CALIFORNIA BUILDING CODE | 2022 CBC |
| CALIFORNIA RESIDENTIAL CODE | 2022 CRC |
| CALIFORNIA PLUMBING CODE | 2022 CPC |
| CALIFORNIA MECHANICAL CODE | 2022 CMC |
| CALIFORNIA FIRE CODE | 2022 CFC |
| CALIFORNIA ELECTRICAL CODE | 2022 CEC |
| CALIFORNIA ENERGY CODE | 2022 CEC PART 6 |
| CALIFORNIA GREEN BUILDING CODE | 2022 CGBS |

JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE SITE AND READILY AVAILABLE FOR SIGNATURES.

## TYP. DRAWING SYMBOLS

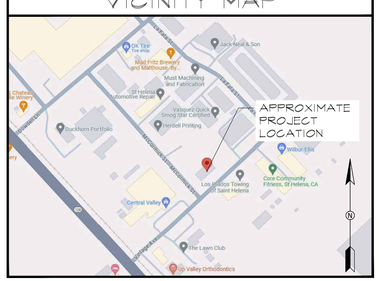
DETAIL #
DWG. SHT. #
DETAIL KEY

ELEVATION #
DWG. SHT. #
ELEVATION KEY

SECTION LETTER
DWG. SHT. #
SECTION KEY

HIDDEN LINE
CENTER LINE
PHANTOM LINE
BREAK OR CUT LINE

## VICINITY MAP




## PROJECT SCOPE

THE PROJECT CONSISTS OF CREATING A NEW 3025 SF WAREHOUSE FOR STORAGE OF MERCHANDISE AND PRODUCTS. THE HEIGHT OF THE STRUCTURE WILL BE 34'3" TO TOP OF ROOF AND 40' TO THE TOP OF THE DECORATIVE ROOF LANTERN. THE BUILDING WILL BE FIRE SPRINKLERED AND DESIGNED TO LOOK LIKE A TRADITIONAL FARM HOUSE. THE STRUCTURE WILL CONSIST OF TYPE V CONSTRUCTION, 1HOUR WITH NO1 EXTERIOR FINISHES THAT WILL CONSIST OF CFB PANELS AND BATTENS, CFB TRIM AND FASCIA AND 40 YEAR COMPOSITION SHINGLE. ALL WINDOWS WILL BE BRONZE FRAME TEMPERED GLASS. OTHER NOTES FOR EXTERIOR MATERIALS ARE ON SHEET A5.0. EXISTING 22 PARKING SPACES WILL BE SUFFICIENT TO SERVE THE EXISTING BUILDING AND NEW WAREHOUSE.

## PROJECT DATA

TYPE OF CONSTRUCTION & OCCUPANCY GROUP:

| | |
|---|---|
| CONSTRUCTION TYPE: | VB |
| OCCUPANCY TYPE: | S-2 |
| BUILDING AREAS: | |
| (E) BUILDING: | 4486 SF. |
| (P) WAREHOUSE: | 3,025 SF. |
| LOT SIZE : | 52521 S.F. |
| APN: | 009-580-013 |
| ZONING: | INDUSTRIAL |
| FAULTS: | NONE |
| FEMA FLOOD ZONE: | NONE |
| FIRE HAZARD SEVERITY ZONE: | NONE |
| (E) FAR (4,486/52,521) = | 0.08% |
| (P) FAR (7,511/52,521) = | 0.14% |

## PROJECT TEAM

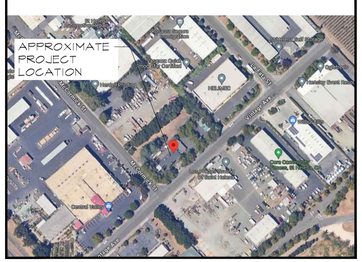
CLIENT/OWNER:
ERICH KLIEN
1020 VINTAGE AVE ST.
HELENA, CA
94574
707.815.4526
erich@olivienapavalley.com

ARCHITECT:
CRAIKER ARCHITECTS & PLANNERS, INC.
3154 BROWNS VALLEY ROAD
NAPA, CALIFORNIA 94558
CHRIS CRAIKER
707.224.5060
CHRIS@CRAIKER.COM

## FIRE PREVENTION

1. FIRE EXTINGUISHERS WITH A MIN. RATING OF 2-A:10-B:C SHALL BE PROVIDED SUCH THAT NO POINT IN THE BUILDING IS FURTHER THAN 75'-0" TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 5' ABOVE FLOOR LEVEL.
2. EXIT SIGNS SHALL BE INSTALLED AT ALL REQUIRED EXITS AND WHERE OTHERWISE NECESSARY IN ORDER TO INDICATED THE DIRECTION OF EGRESS. SIGNS ARE TO BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED.

## AERIAL IMAGE




## SITE PLAN




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

## DRAWING LEGEND

ARCHITECTURAL DRAWING SHEETS

| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.0 | PHOTOS |
| A1.1 | EXISTING SITE TOPO |
| A1.2 | SITE PLAN |
| A1.3 | SCHEMATIC LANDSCAPE PLAN |
| A3.0 | EXISTING BUILDING FLOOR PLAN |
| A3.1 | PROPOSED FLOOR & ROOF PLAN |
| A5.0 | WAREHOUSE SECTION AND ELEVATIONS |

## APPROVAL STAMP

**REVISED**
3:24 pm, Jan 16, 2025


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1020 VINTAGE AVE., ST. HELENA, CA 94574
JOB # 2232

LICENSED ARCHITECT — No. C013588 — EXP. 10.31.2025 — STATE OF CALIFORNIA

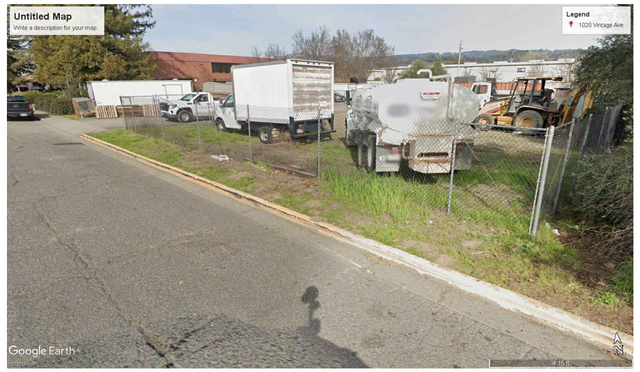
COVER SHEET

Revisions

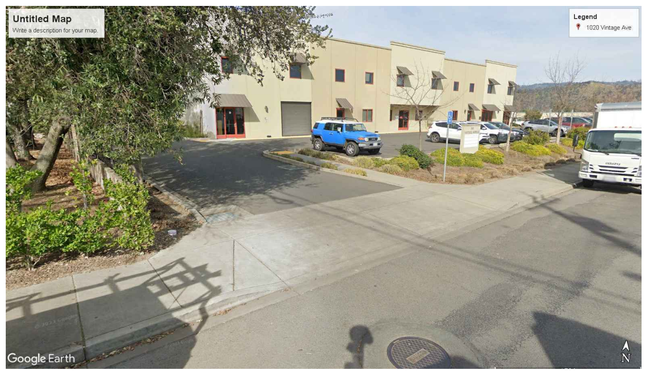
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7 McCORMICK ADJ. TRUCK STORAGE



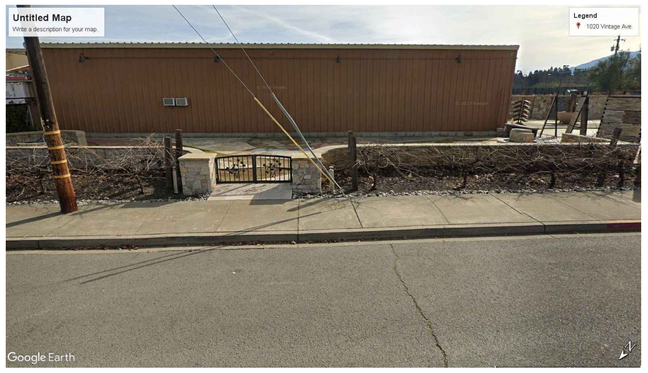

4 990 VINTAGE AVE



1 SITE VIEW AT McCORMICK ST.



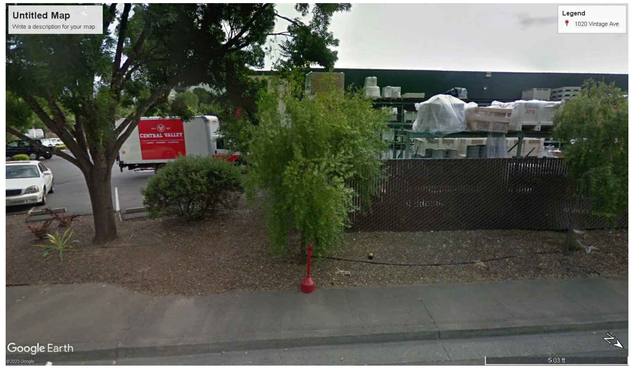

8 McCORMICK OFFICE



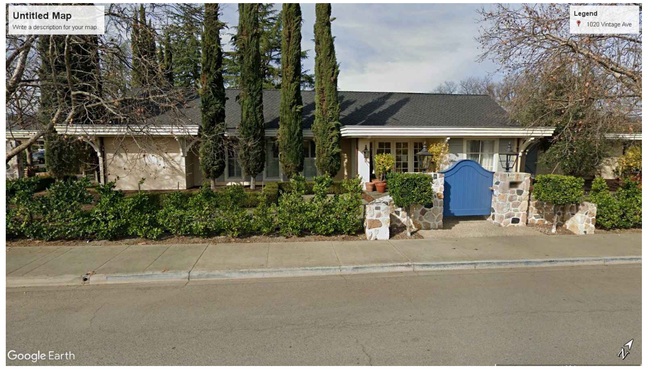

5 BUILDING ACROSS THE STREET



2 SITE VIEW OF FENCE & BOXED OLIVE TREES ON McCORMICK




9 McCORMICK REAR OFF CENTRAL VALLEY




6 (E) OFFICE BUILDING



3 SITE VIEW AT REAR

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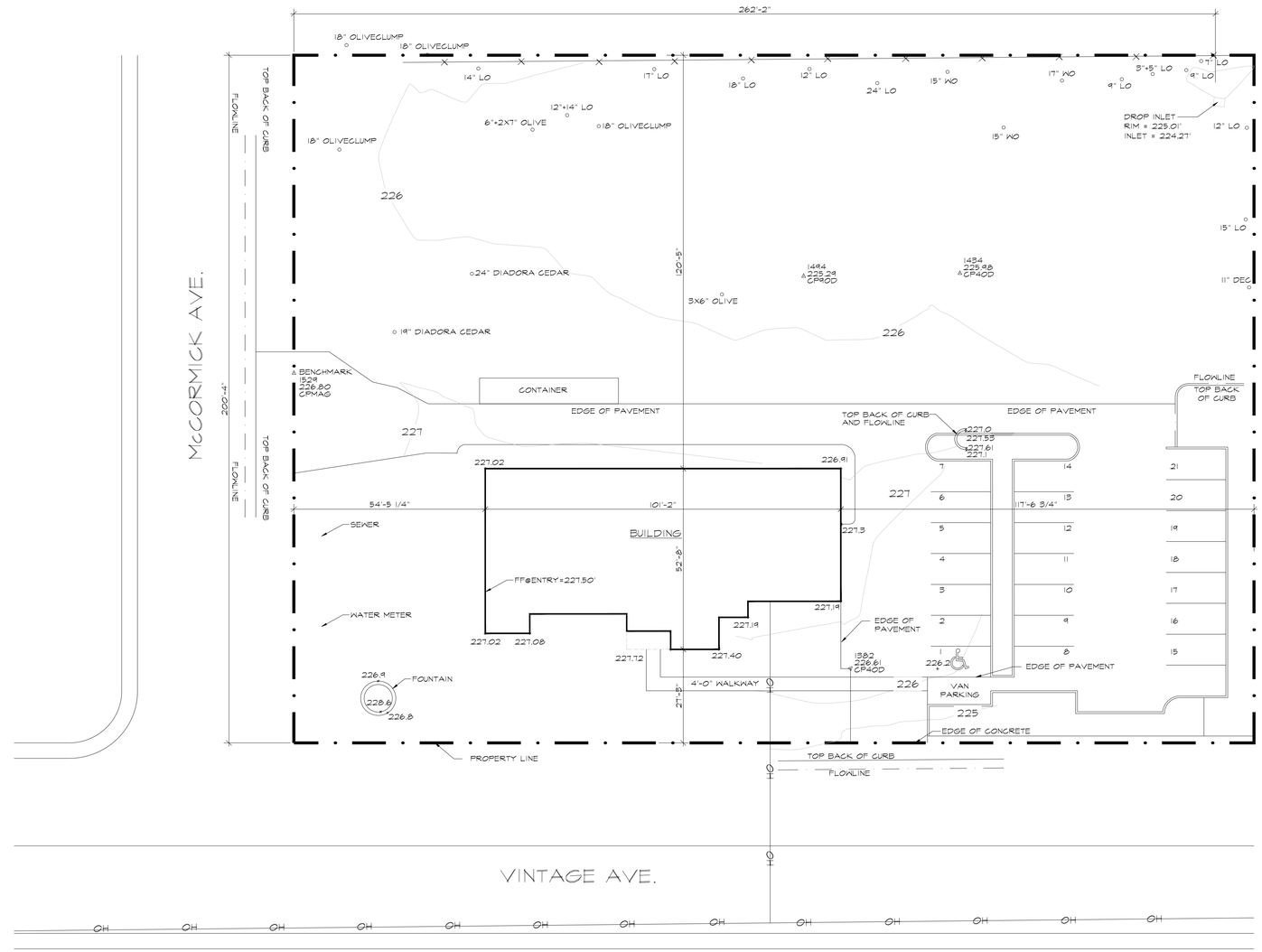
SITE PHOTOS

Revisions

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Date: 01/14/2025
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| EXISTING PARKING | |
|---|---|
| REGULAR | 21 |
| ADA | 1 |
| TOTAL | 22 |

1 EXISTING SITE TOPO
SCALE : 1/16" = 1'-0"

0 8' 16' 24'
SCALE: 1/16" = 1'-0"

**REVISED**
*3:25 pm, Jan 16, 2025*


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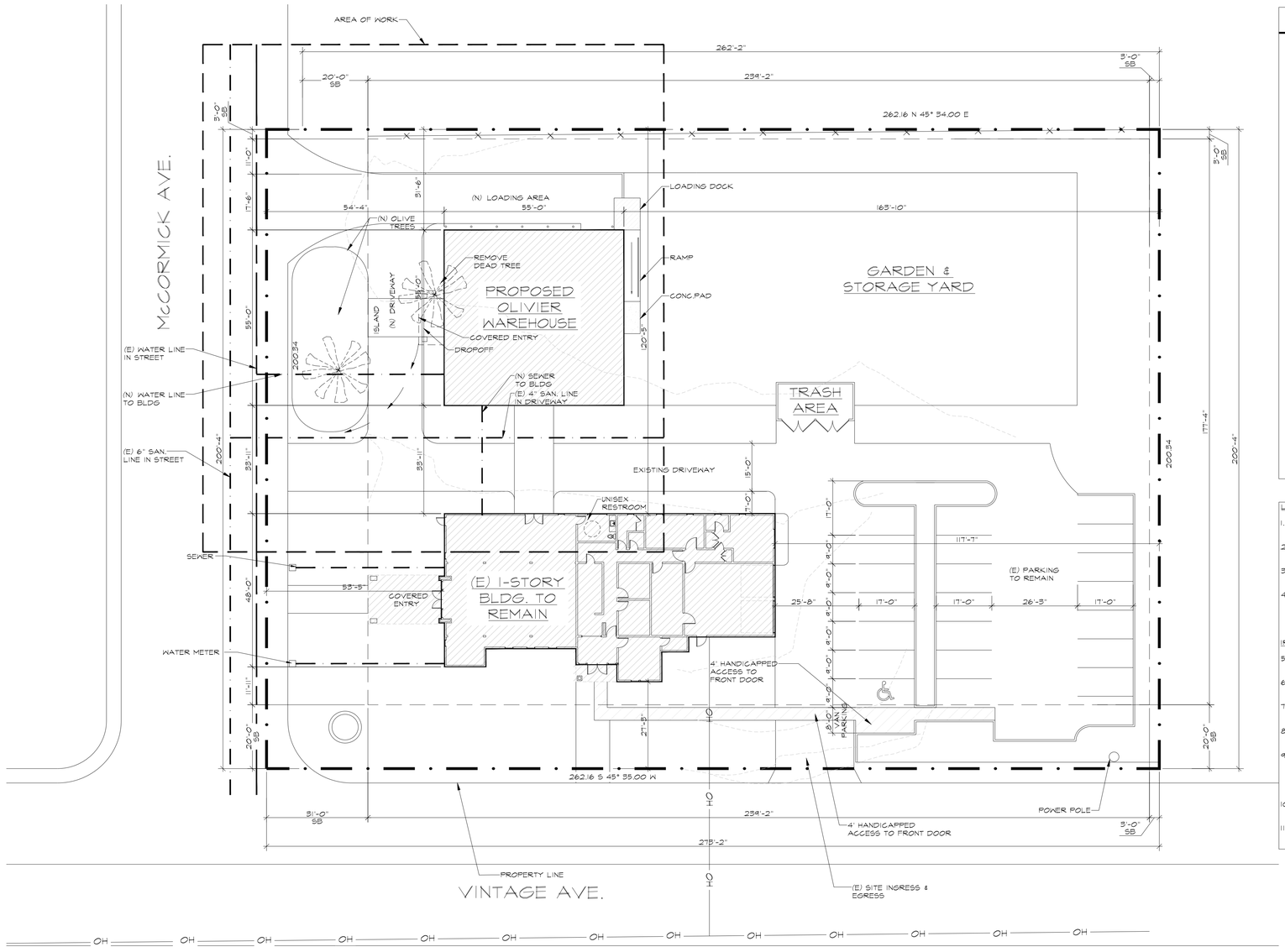
EXISTING
SITE TOPO

Revisions

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Date: 01/14/2025
Job Captain: CC

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## PROJECT INFORMATION

PROJECT DESCRIPTION: THE CONSTRUCTION OF A NEW (3,025 S.F.) DETACHED ACCESSORY STORAGE BUILDING FOR AN EXISTING OLIVE OIL COMPANY.

ACCESSOR'S PARCEL NO.: 009-580-013-000

ZONING: I - INDUSTRIAL
MAX. BLDG. HEIGHT: 50'
FRONT SETBACK: 20'-0" FROM ANY STREET OR PUBLIC WAY
SIDE YARD SETBACK: 5'-0"
REAR YARD SETBACK: 5'-0"

LOT SIZE

WIDTH: 200.34'
LENGTH: 262.16'
LOT AREA: 52,521 S.F.

EXISTING MAIN BUILDING: 4,486 S.F.

BUILDINGS: 7,511 S.F.

PROPOSED ACCESSORY STORAGE BUILDING: 3,025 S.F.

LOT COVERAGE: 14%

IMPERVIOUS AREA: 22,588 S.F.

TOTAL AREA OF COVERAGE: 30,099 S.F. / 52,521 S.F. = 57%

PERVIOUS AREA: 29,933 S.F.

EXISTING ON SITE PARKING:

HANDICAP ACCESSIBLE: 1 SPACE
REGULAR SPACES: 21 SPACES
TOTAL EXISTING SPACES PROVIDED: 22 SPACES

REQUIRED ON SITE PARKING: 10 SPACES OPTIONAL ON
SITE PARKING PROVIDED: 32 SPACES

*ADDITIONAL SPACES SHOWN ON SITE BUT WILL NOT BE INSTALLED UNTIL USE REQUIRED.

EXISTING NUMBER OF STORIES: 1 STORY
EXISTING CONSTRUCTION TYPE: VB
EXISTING OCCUPANCY TYPE: B-1 & S-1
PROPOSED NUMBER OF STORIES: 1 STORY, 30'-0"
PROPOSED CONSTRUCTION TYPE: VB
PROPOSED OCCUPANCY TYPE: S-2

LANDSCAPE NOTES:

1. ALL PLANT AREAS TO INCLUDE 3" LAYER OF MULCH, TO BE APPLIED TO ALL EXPOSED SOIL SURFACES EXCEPT FOR TURF AREA, CREEPING OR GROUNDCOVERS.
2. TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN PRESIDENTIAL AREAS AND THERE SHALL BE NO TURF IN NON-RESIDENTIAL AREAS.
3. TURF SHALL NOT BE PLANTED ON SLOPED AREAS WHICH EXCEED SLOPE OF 1 FT VERTICAL ELEVATION CHANGE FOR EVERY 4 FT OF HORIZONTAL LENGTH.
4. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FT. WIDE, UNLESS THE PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO ENTER AND EXIT VEHICLES. ANY TURF IN PARKWAYS MUST BE IRRIGATED BY SUB-SURFACE IRRIGATION OR BY OTHER TECHNOLOGY THAT CREATES NO OVER SPRAY OR RUNOFF.

IRRIGATION NOTES:

5. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
6. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
7. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
8. MANUAL SHUTOFF VALVES (SUCH AS GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF WATER SUPPLY.
9. ALL IRRIGATION EMMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD" ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMANT A DISTRIBUTION UNIFORMITY LOW QUATER OF 0.65 OR HIGHER USING THE PROTOCAL DEFINED IN ASABE/ICC 802-2014.
10. AREAS LESS THAN 10' IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVER SPRAY.
11. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCPARE AREAS OF 1,000 SQ. FT. OR MORE, A PRIVATE SUBMETTER TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

| PARKING REQUIRED PER USE | |
|---|---|
| MAIN EXISTING BUILDING | |
| INDUSTRIAL OFFICE | =1714 S.F./300 =5.71 CARS |
| INDUSTRIAL ONLY | =1854 S.F./650 =3.09 CARS |
| INDUSTRIAL WAREHOUSE | =651 S.F./1000 =0.65 CARS |
| PROPOSED WAREHOUSE | = 3025/1000 = 3.0 CARS |
| TOTAL CARS REQUIRED | = 12.45 = 13 CARS |
| TOTAL CARS PROVIDED | = 22 CARS |

| BUILDING S.F | |
|---|---|
| EXISTING | = 4486 S.F |
| PROPOSED | = 3025 S.F |
| TOTAL | = 7511 S.F |

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

**REVISED**
*3:25 pm, Jan 16, 2025*

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CA 94574

JOB # 2232

LICENSED ARCHITECT
No. C012686
EXP. 10.31.2026
STATE OF CALIFORNIA

SITE PLAN

Revisions

| | DATE | DESCRIPTION |
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Date: 01/14/2025
Job Captain: CC

Sheet
A1.2




## PROJECT INFORMATION

PROJECT DESCRIPTION: THE CONSTRUCTION OF A NEW (3,025 S.F.) DETACHED ACCESSORY STORAGE BUILDING FOR AN EXISTING OLIVE OIL COMPANY.

ACCESSOR'S PARCEL NO.: 009-580-013-000

ZONING: I - INDUSTRIAL
MAX. BLDG. HEIGHT: 50'
FRONT SETBACK: 20'-0" FROM ANY STREET OR PUBLIC WAY
SIDE YARD SETBACK: 5'-0"
REAR YARD SETBACK: 5'-0"

LOT SIZE

WIDTH: 200.34'
LENGTH: 262.16'
LOT AREA: 52,521 S.F.

EXISTING MAIN BUILDING: 4,486 S.F.

BUILDINGS: 7,511 S.F.

PROPOSED ACCESSORY STORAGE BUILDING: 3,025 S.F.

LOT COVERAGE: 14%

IMPERVIOUS AREA: 22,588 S.F.

TOTAL AREA OF COVERAGE: 30,099 S.F. / 52,521 S.F. = 57%

PERVIOUS AREA: 29,933 S.F.

EXISTING ON SITE PARKING:

HANDICAP ACCESSIBLE: 1 SPACE
REGULAR SPACES: 21 SPACES
TOTAL EXISTING SPACES PROVIDED: 22 SPACES

REQUIRED ON SITE PARKING: 10 SPACES OPTIONAL ON SITE PARKING PROVIDED: 32 SPACES

*ADDITIONAL SPACES SHOWN ON SITE BUT WILL NOT BE INSTALLED UNTIL USE REQUIRED.

EXISTING NUMBER OF STORIES: 1 STORY
EXISTING CONSTRUCTION TYPE: VB
EXISTING OCCUPANCY TYPE: B-1 & S-1
PROPOSED NUMBER OF STORIES: 1 STORY, 30'-0"
PROPOSED CONSTRUCTION TYPE: VB
PROPOSED OCCUPANCY TYPE: S-2

## LANDSCAPE NOTES

(E) CEDAR TO BE REMOVED

(E) TREE TO REMAIN

(E) OLIVE TREE TO REMAIN

(N) OLIVE TREE

LANDSCAPE NOTES:

1. ALL PLANT AREAS TO INCLUDE 3" LAYER OF MULCH, TO BE APPLIED TO ALL EXPOSED SOIL SURFACES EXCEPT FOR TURF AREA, CREEPING OR GROUNDCOVERS.
2. TURF AREA SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS AND THERE SHALL BE NO TURF IN NON-RESIDENTIAL AREAS.
3. TURF SHALL NOT BE PLANTED ON SLOPED AREAS WHICH EXCEED SLOPE OF 1 FT VERTICAL ELEVATION CHANGE FOR EVERY 4 FT OF HORIZONTAL LENGTH.
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11. FOR NON-RESIDENTAL PROJECTS WITH LANDSCPARE AREAS OF 1,000 SQ. FT. OR MORE, A PRIVATE SUBMETTER TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.

LANDSCAPE LEGEND

- SOIL AREA
- PLANTING AREA
- HARD SURFACE AREA

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3:25 pm, Jan 16, 2025

SCHEMATIC LANDSCAPE PLAN
SCALE : 1/16" = 1'-0"

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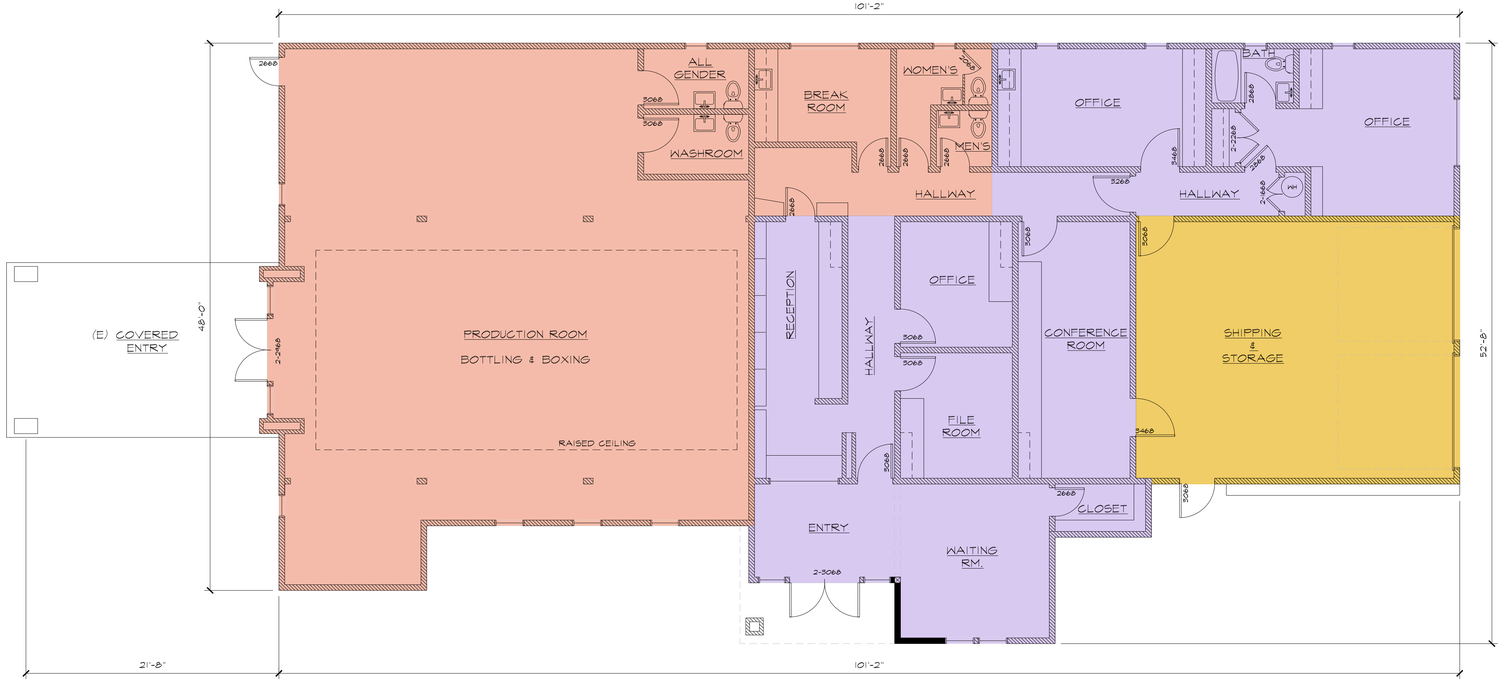
SCHEMATIC LANDSCAPE PLAN

Revisions

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Date: 01/14/2025
Job Captain: CC

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1 EXISTING BUILDING FLOOR PLAN
SCALE : 3/16" = 1'-0"

| USES SQ. FT. | |
|---|---|
| OFFICE | 1,714 S.F. |
| INDUSTRIAL | 2,122 S.F. |
| WAREHOUSE | 651 S.F. |
| TOTAL | 4,487 S.F. |

**WATER DEMAND ANALYSIS**
› PRE-CONSTRUCTION # OF EMPLOYEES = 6
@ 20 GALLONS PER EMPLOYEE PER DAY = 120 GALLONS USE PER DAY
› POST-CONSTRUCTION # OF EMPLOYEES = 6
@ 20 GALLONS PER EMPLOYEE PER DAY = 120 GALLONS USE PER DAY

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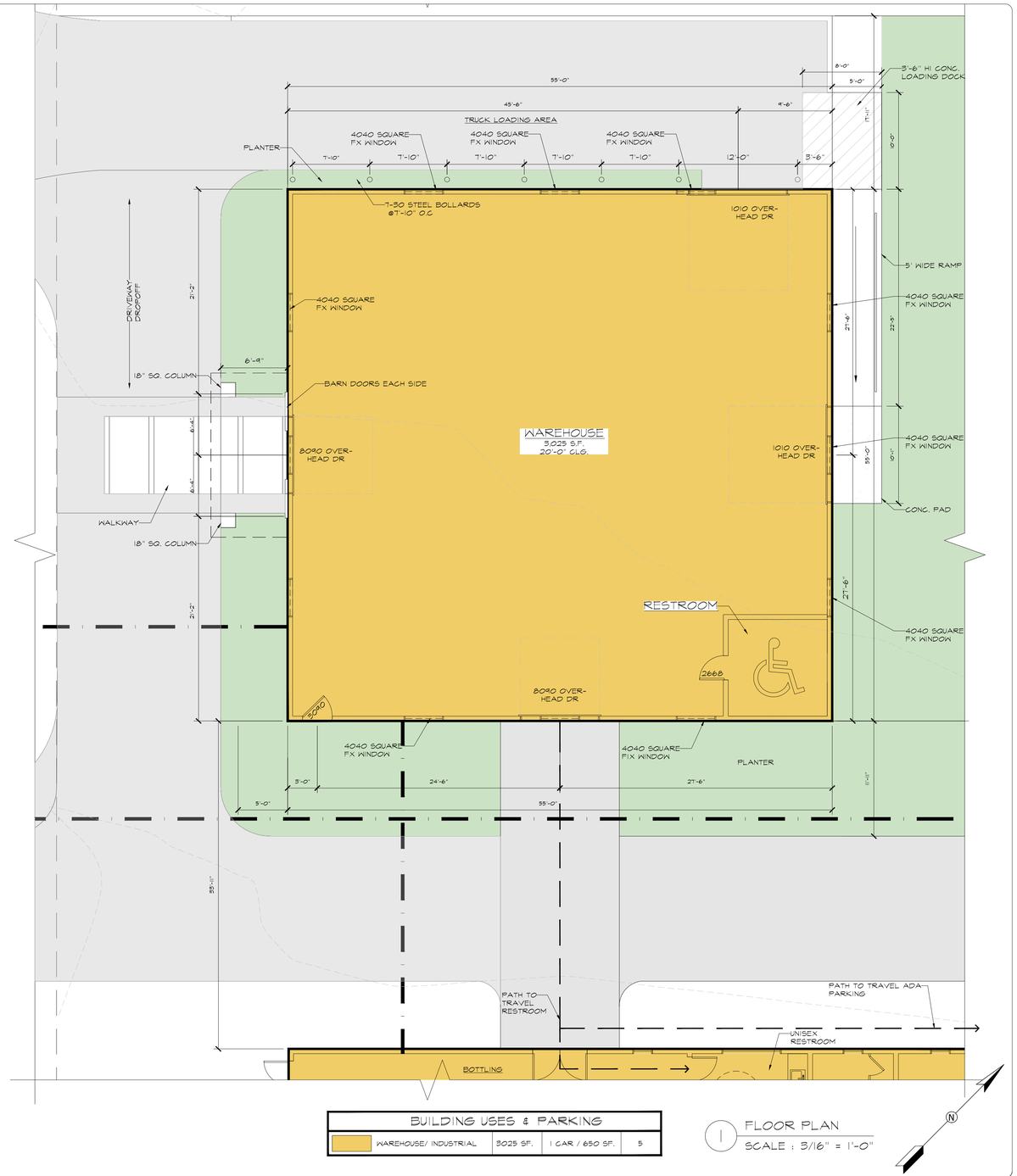
EXISTING BUILDING FLOOR PLAN

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Date: 01/14/2025
Job Captain: CC

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*3:25 pm, Jan 16, 2025*

| BUILDING USES & PARKING | | | |
|---|---|---|---|
| WAREHOUSE/ INDUSTRIAL | 3025 SF. | 1 CAR / 650 SF. | 5 |

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


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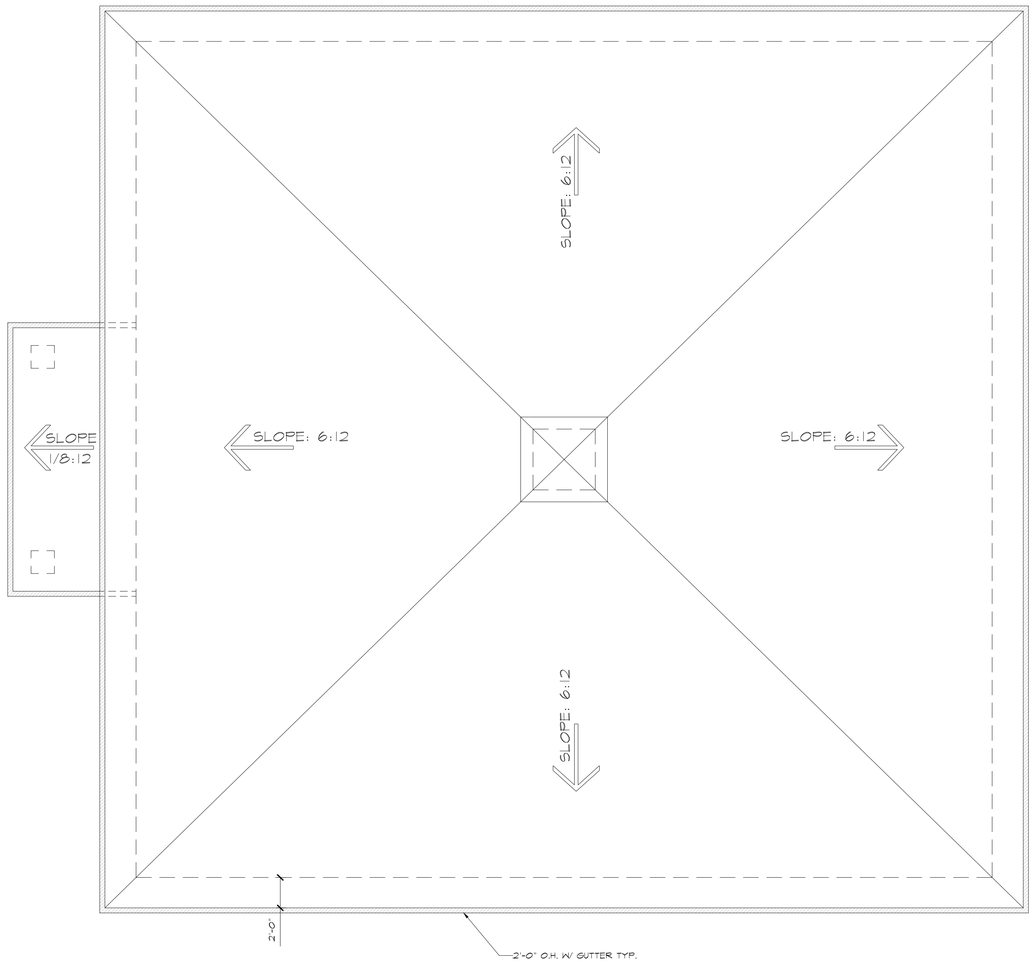
PROPOSED FLOOR PLAN

Revisions

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Date: 01/14/2025
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*3:25 pm, Jan 16, 2025*

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

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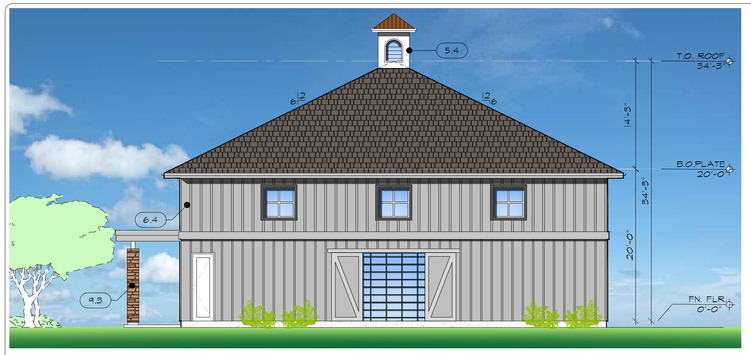
ROOF
PLAN

Revisions

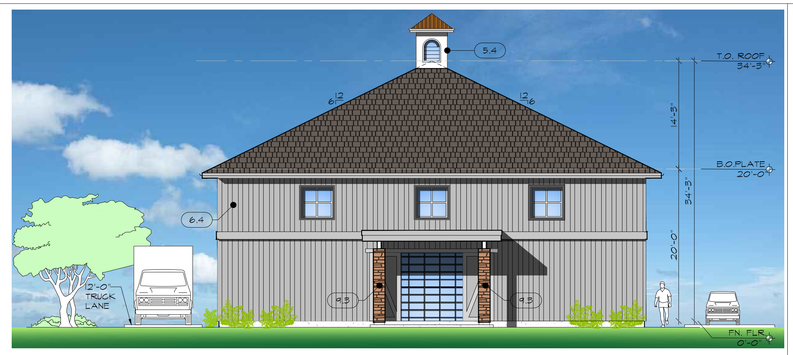
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Date: 01/14/2025
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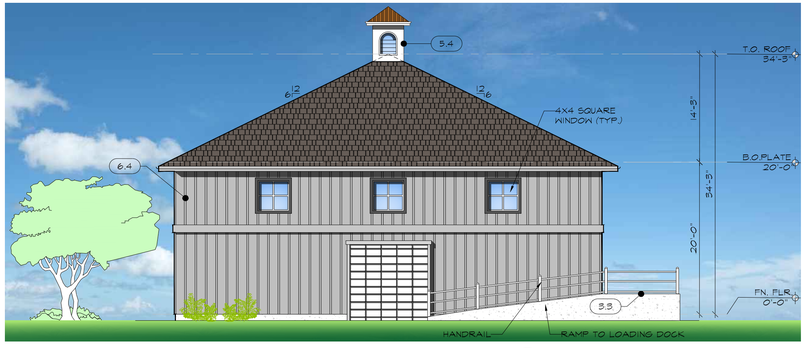

2 SOUTH SIDE ELEVATION
SCALE : 1/8" = 1'-0"



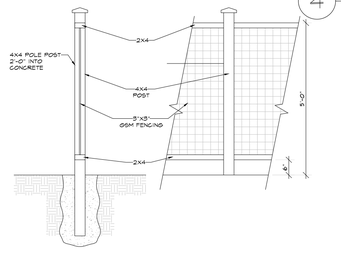

1 FRONT WEST ELEVATION
SCALE : 1/8" = 1'-0"



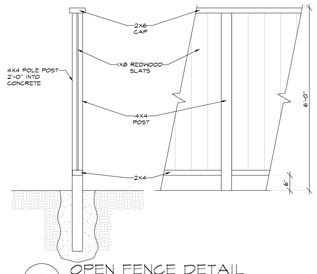

4 NORTH SIDE ELEVATION
SCALE : 1/8" = 1'-0"



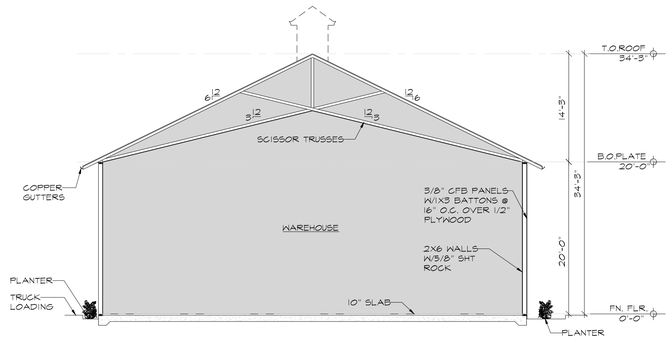

3 REAR EAST ELEVATION
SCALE : 1/8" = 1'-0"




6 FENCE DETAIL REAR & SIDEYARD
SCALE : 1/2" = 1'-0"




7 OPEN FENCE DETAIL
SCALE : 1/2" = 1'-0"




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

## ELEVATION KEY NOTES

2. SITE WORK
   - 2.1. GRADE SLOPE AT BUILDING PERIMETER: 1/4"/FT SLOPE FOR 5'-0" AWAY FROM BUILDING.
   - 2.2. IF PROVIDED, SEE SITE PLAN & CIVIL PLANS FOR UTILITIES & SITE WORK
   - 2.3. PROVIDE 4" PERIMETER FRENCH DRAIN, CONNECT TO STREET OR DRAINAGE EASEMENT.
3. CONCRETE
   - 3.1. 36" MINIMUM DEEP CONCRETE LANDING AT EXTERIOR DOOR.
   - 3.2. CONCRETE SLAB; SLOPE 1/8"/FT; BROOM" FINISH.
   - 3.3. RAISED LOADING DECK W/ METAL HAND RAILS.
5. METALS
   - 5.1. 24 GA, 4" GSM GUTTERS W/3" DOWNSPOUTS TO EXIT AWAY FROM BUILDING
     - 5.1.1. 24 GA. METAL FLASHING AT EAVES; OVERLAP GUTTERS FOR PROPER DRAINAGE.
   - 5.2. 24 GA, GSM FIRESTONE "UC-4" OR SIMILAR METAL ROOF SYSTEM OVERSEA/SHIELD (UL CLASS A RATED) UNDERLAYMENT WITH FLAT FIRESTONE ISO 95+ GL OR RESIST ANY A INSULATION. INSTALLATION PER MFG. SPECIFICATIONS.
   - 5.3. 24 GA. GSM FLASHING AT ALL WEATHER EXPOSED EDGES OF ROOF; RAKE, SIDE & HEADWALLS, ROOF VALLEYS, ETC. FLASHING TO OVERLAP LEDGER BOARDS, PAINT TO MATCH EXTERIOR.
   - 5.4. METAL COPOLA @ ROOT APEX, TO PROVIDE ROOF VENTILATION & LIGHT AT TWILIGHT.
6. WOOD/PLASTIC
   - 6.1. 3/4" X 7.25" WOOD TEXTURED ENGINEERED FASCIA BOARD.
   - 6.2. 3/4" X 3-1/2" CFB TRIM @ WINDOW & DOOR JAMBS & 3/4" X 7.25" AT HDR & SILLS; TAPER TOP @ WINDOWSILLS.
   - 6.3. 3/4" X 9-1/2; CFB BELLY BAND ALL 4 SIDES, PROVIDE 'Z' FLASHING ON TOP UNDER SIDING.
   - 6.4. 5/16" X12' & 8" CFB "HARDIE PANEL" SMOOTH 1X2 BATTONS @16" O.U. (TYP); COLOR PER ARCH. COLOR BOARD.
   - 6.5. 3/4"-3-1/2" CFB TRIM @ INSIDE & OUT BLDG. CORNERS (TYP).
   - 6.6. FRONT BARN DOORS; 5/16" HARDIE-PANELS W/1X6 CFB TRIM; CUT CURVE FROM 1X12 CFB TRIM.
7. THERMAL & MOISTURE PROTECTION
   - 7.1. 40-YEAR COMPOSITION ROOFING SHINGLES, ON 6:12 PITCHED ROOF, PROVIDE TWO LAYERS #15 FELT OVERLAPPING UNDER COMP.
8. DOORS & WINDOWS
   - 8.1. TWO 36" MIN. WIDTH X BRONZE TRIM TEMPERED GLASS FRONT ENTRY DOOR; MULT-PANELED W/SINGLE CYLINDER DOOR HANDLESET; SATIN NICKEL FINISH U.O.N.
   - 8.2. ALL WINDOWS AND SLIDING GLASS DOORS; METAL CLAD WOOD FRAME, INTERIOR, PRIMED, ENERGY STAR CERTIFIED WITH, LOW-E GLAZING, TEMPERED GLASS, VERIFY IF GLASS TO MEET WUI REQUIREMENTS.
   - 8.3. LOADING DOCK OVERHEAD DOOR SECTIONAL GARAGE TYPE W/ TEMPERED GLASS OR PLEXIGLASS PANELS.
9. EXTERIOR FINISHES
   - 9.1. PROVIDE UNDER ALL EXTERIOR SIDING & FINISHES 'TYVEK' OR EQUAL HOUSEWRAP, INSTALL PER MANUFACTURERS REQUIREMENTS.
   - 9.2. INSTALL 'PEEL AND STICK' AROUND ALL WINDOW & DOOR OPENINGS, INSTALLED PER MANUFACTURES INSTRUCTIONS.
   - 9.3. STONE VENEER ON COLUMNS.

**REVISED**
*3:25 pm, Jan 16, 2025*


Craiker Associates
Architects & Planners
AIA Inc
Browns Valley
Napa, CA. 94558
707.224.5060
FAX. 707.257.3742
craiker.com



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OLIVIER
WAREHOUSE
NAPA VALLEY

1020
VINTAGE AVE.,
ST. HELENA,
CA 94574

JOB # 2232

LICENSED ARCHITECT
CHRISTOPHER CRAIKER
No. C013988
EXP. 10.31.2025
STATE OF CALIFORNIA

WAREHOUSE
ELEVATIONS
&
SECTION

Revisions

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Date: 01/14/2025
Job Captain: CC

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# Olivier Warehouse Color Board

1020 Vintage Ave, St. Helena CA, 94574

02/05/2025

1. Copper Metal Roof



2. Burnished Slate Composition Shingles

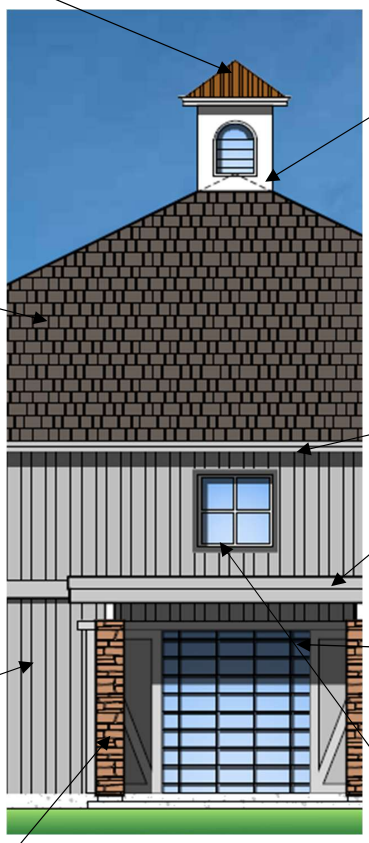


3. Cement, Fiberboard panels with one by two buttons at 16 inches on center - Stunning Shade Gray



4. Appalachian Fieldstone – Stone Veneer





5. CFB in pearly white over wood frame



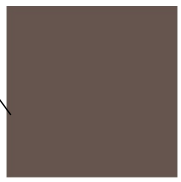
6. Horizontal trim and gutters in Smokehouse Gray



7. Glass Garage Doors with Black steel trim



8. Windows with dark bronze trim.



REVISED
3:23 pm, Jan 16, 2025

Craiker Associates
Architects & Planners
Inc., AIA/NCARB

August 13, 2024

St Helena Planning Department
1480 Main St.
St. Helena CA 94574

**RE: 1020 Vintage Ave., St. Helena Olivera Olive Oil Warehouse**

Staff,

Attached is our application and documents for Design Review application for the Olivera Olive Oil Warehouse located behind the existing, one-story building with access from McCormick Avenue. The purpose of the new warehouse is approximately 3,025 sq. ft. and is to provide warehouse storage for the growing Olivier Olive Company. The building is not attached to the existing commercial building on the property other than a covered walkway between the two.

The design is intended to evoke a classic farmhouse country style. It is not intended to match the existing building but to be complementary. The overall height of the warehouse is approximately 34'-3" to the top of the roof not include the height of the roof lantern, consisting of WUI exterior cement fiber board board and batten siding and composite roof shingles. All windows will be bronze finish with tempered glass

The property is approximately 1.2 Acres/52,521 sq. ft. and is located at the northwest corner of McCormick and Vintage avenues. There is an existing commercial office building approximately 4,486 sq f.t and is not included the scope of work. The scope of work does not include any additional parking, the existing parking lot is sufficient to meet serve the existing commercial office building as well as the proposed new warehouse.

There is no change to the water demand within the scope of work, the existing commercial office building currently has 6 employees and there is no change to the number of employees with the new warehouse.

WATER DEMAND ANALYSIS:
6 EMPLOYEES (PRE-CONSTRUCTION) @20 GAL. PER EMPLOYEE PER DAY = 120
6 EMPLOYEES (POST-CONSTRUCTION @20 GAL. PER EMPLOYEE PER DAY = 120

We respectfully request Design Review Approval to proceed with construction of this asset to the City of St Helena.

Most Sincerely,

Chris Craiker AIA/NCARB
President/Architect
Cal.Lisc# 013566
chris@craiker.com

# MEMORANDUM

**DATE:** January 21, 2025

**TO:** Planning Commission

**FROM:** Maya DeRosa, AICP, Community Development Director

**RE:** 2024 Accomplishments and Permit Report

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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.*