City of St. Helena
Planning Commission
Regular Meeting
Tuesday, December 2, 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 "Public Forum" 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.gov. 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.gov.
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.gov.
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: Chris Warner
   Vice-Chair: Sue Furdek
   Commissioners: Autumn Anderson, Hector Lopez and Michelle Covell

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

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

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

4.1. Approval of Minutes: November 4, 2025 5 - 7

Planning Commission Minutes_11.04.25

5. PUBLIC HEARINGS

5.1. Request by City Ventures, LLC for a Vesting Tentative Subdivision Map to subdivide three existing parcels totaling 2.53 acres into 42 lots, 41 for condominium purposes, one lot for common areas to be owned by the future homeowners' association, and one 0.1-acre lettered lot, Parcel A, to contain the riparian corridor not for development. The project site contains three existing single-family residences located at 1447, 1505, and 1515 Spring Street, respectively, which are proposed for demolition under the Demolition Permit, subject to review and approval by the Planning Commission. The two applications currently before the Planning Commission for review are a Vesting Tentative Subdivision Map and Demolition Permit. 9 - 325

Minor Design Review of the project architecture, landscaping, and site improvements for the proposed 41 townhomes has been ministerially approved by the Community Development Director (Attachment 6).

CEQA Determination: Exempt from further environmental review pursuant to Public Resources Code 21080.66.
Prepared By: Mike Janusek, Contract Planner
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Recommend that the City Council adopt the attached Resolution (**Attachment 1**) recommending, pursuant to a statutory exemption under PRC 21080.66, approval of the requested Vesting Tentative Map No. TSM25-001, File #PL24-065 for the Spring Grove Project; and
2. Adopt the attached Resolution (**Attachment 2)** approving the Demolition Permit (DP25-002**)** for the existing single-family homes located at 1447, 1505, and 1515 Spring Street, pursuant to a statutory exemption under PRC 21080.66.

1447, 1505, and 1505 Spring St.- Staff Report
1. Public Comment_Miller
2. Public Comment_Weeks
3. Public Comment_Belt
4. Public Comment_Belt(2)
5. Public Comment_YIMBY Law
6. Public Comment_Parke
*7. Public Comment_Hale
*8. Public Comment_LeongArchitects
*9.Public Comment_ListofPetitioners
*10. Public Comment_NeighborsLetter

6. SCHEDULED MATTERS

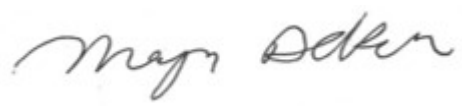
7. DEPARTMENT REPORTS
This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST
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 December 16, 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 November 21, 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.gov and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, November 4, 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.

Present:	Chair Christopher Warner, Vice Chair Sue Furdek, Commissioner Autumn Anderson, and Commissioner Michelle Covell
Absent:	Commissioner Hector Lopez
Staff Present:	Maya DeRosa, Community Development Director, Jackie Oneal, Senior Planner, and Xinia Gamero, Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

Joshua Parke provided written comment which was posted to the agenda prior to the meeting.

4. CONSENT ITEMS

4.1 Approval of Minutes: October 21, 2025

Vice Chair Sue Furdek moved to approve the Minutes of October 21, 2025. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

5. PUBLIC HEARINGS

5.1 Recommendation of the Planning Commission that the City Council adopt an ordinance amending Sections 17.22.050 (Alcoholic Beverage Sales) and 17.16.030 (B) (Residential Development Standards - Residential Zoning Districts Table, Endnote 5a), of the St. Helena Municipal Code to correct

clerical errors and inaccurate references.
Prepared By: Jackie Oneal, Senior Planner

Commissioner Covell disclosed that she had spoken with Joshua Parke and Charles Covell regarding the public comments related to the agenda item.

Senior Planner Jackie Oneal shared a presentation and reported on the item.

Chair Warner opened the public comment.

Jeff Feeney and Andres Guerra addressed the Planning Commission.

Chair Christopher Warner moved to recommend that the Planning Commission adopt the attached resolution recommending that the City Council: 1. Find that the proposed changes to Chapter 17.22 and 17.16 of the St. Helena Municipal Code exempt from CEQA Guideline 15061 (b)(3) with additional amendments to the Findings language as presented by staff at this meeting. The additional amendments adopted by the Planning Commission were as follows: Amend the first paragraph of the Alcoholic Beverage Sales Findings Section (SHMC 17.22.050(F)) to strike "liquor is" and replace with "alcoholic beverages are" and amend Finding 7 to add “nursery schools, preschools, and daycare facilities"; and 2. Adopt an ordinance (ZOA 25-005) amending Sections 17.22.050 and 17.16.030 (B) Endnote 5a of the St. Helena Municipal Code. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

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

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- The Spring Grove Tentative Subdivision Map will be presented to the Planning Commission at the December 2nd meeting.
- Planning Commission Study Session is scheduled for December 16 at 4:30pm.
- Planning Commission Governance Meeting will be held on December 12 (not open to the public)

8. AGENDA FORECAST

9. ADJOURNMENT

Chair Warner adjourned the meeting at **7:24 p.m.**

The November 4, 2025 minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
Chris Warner, Chair	Maya DeRosa, AICP
Planning Commission	Community Development Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of December 2, 2025

FILE NUMBER: PL24-065, TSM25-001, and DP25-002

SUBJECT: Request by City Ventures, LLC for a Vesting Tentative Subdivision Map to subdivide three existing parcels totaling 2.53 acres into 42 lots, 41 for condominium purposes, one lot for common areas to be owned by the future homeowners' association, and one 0.1-acre lettered lot, Parcel A, to contain the riparian corridor not for development. The project site contains three existing single-family residences located at 1447, 1505, and 1515 Spring Street, respectively, which are proposed for demolition under the Demolition Permit, subject to review and approval by the Planning Commission. The two applications currently before the Planning Commission for review are a Vesting Tentative Subdivision Map and Demolition Permit.

Minor Design Review of the project architecture, landscaping, and site improvements for the proposed 41 townhomes has been ministerially approved by the Community Development Director (Attachment 6).

PREPARED BY: Mike Janusek, Contract Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:11/22/24 **ACCEPTED AS COMPLETE:**05/13/25

LOCATION OF PROPERTY: 1447, 1505, and 1515 Spring Street

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

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

APPLICANT: City Ventures, LLC

BACKGROUND

The following is a discussion of the proposed 41 dwelling unit project's setting and background.

2023-2031 Housing Element

The currently adopted and certified 2023-2023 Housing Element Update identifies 1447 and 1515 Spring Street (APN 009-590-003, -010) as housing opportunity site 9. The site was selected because it is underutilized based on the additional density, floor area, height, and lot coverage available in the High Density Residential zone. In addition, the site is surrounded by single- and multi-family development and sites zoned High Density Residential.

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

The site is currently underutilized and does not meet the minimum density of the High Density Residential Zone (16.1 units/acre) with a current density of 0.83 units/acre. The site has three existing housing units, which equals approximately three percent of the total allowed capacity of the site (68 units). The existing building lot coverage is approximately eight percent and the maximum allowed lot coverage is 45 percent. While Housing Element Program H-ZZ would incentivize lot consolidation at the time the property is developed, future development of the site is not dependent upon lot consolidation as all three parcels are under the same ownership.

General Plan

The Project site is designated High Density Residential (1447 Spring Street and 1515 Spring Street) and Medium Density Residential (1505 Spring Street) by the 2040 General Plan, adopted June 2019. The High Density Residential land use designation is described as follows:

> *The HDR land use designation can accommodate single-family and multi-family residential housing, apartments, and group quarters. This designation permits residential densities between 16.1 and 28.0 dwelling units per gross acre.*

The Medium Density Residential land use designation is described as follows:

> *The MDR designation provides for single-family detached and attached homes, secondary residential units, public and semi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.1 to 16.0 dwelling units per gross acre. The MDR designation is the predominant residential designation, occurring throughout large areas of the City. The wide distribution of this designation*

is intended to maintain a development pattern in newly developing areas that is consistent with historic development patterns.

A discussion of the proposed subdivision's consistency with the General Plan is included in Attachment 5.

Zoning
The zoning for the site, as shown on the City's Zoning Map, is High Density Residential (HR) (1447 Spring Street and 1515 Spring Street) and Medium Density Residential (MR) (1505 Spring Street).

Per St. Helena Municipal Code (SHMC) Section 17.16.010, the purpose of the HR zone is to provide for multifamily residential units, group quarters and compatible uses. Residential densities are from 16.1 to 28 dwelling units per acre. This zone implements the high density residential general plan land use designation. Per SHMC Section 17.16.010, the purpose of the MR zone is to protect existing patterns of development for a range of residential development types, accessory dwelling units, and compatible uses in areas. Types of dwelling units include attached and detached single-unit dwellings, duplexes, and triplexes. Residential densities are from 5.1 to 16 dwelling units per acre. This zone implements the medium density residential general plan land use designation. Multifamily dwellings are permitted uses in both the HR and MR zoning districts.

Housing Accountability Act
The Project has been submitted under Senate Bill 330 – The Housing Crisis Act (SB 330). SB 330, which amends California's Housing Accountability Act (HAA), allows an applicant to submit a Preliminary Application for any qualifying housing development project, defined as a project that includes two or more units and is at least two-thirds residential by floor area. By submitting a Preliminary Application and complying with the timelines outlined in the bill, applicants can vest the ordinances, policies, and standards in effect at the time of application. SB 330 also shortens the required permit review timeframes and limits the number of public hearings for housing projects to five public hearings, including continuances and most appeal hearings. The public hearing limit does not include optional meetings. The applicant voluntarily participated in a Pre-Submittal Planning Commission Meeting on January 21, 2025, which does not count against the five hearing limit. The December 2, 2025 Planning Commission hearing is the first required public meeting for the Project to count against the SB 330 limit.

The HAA prohibits a local government from disapproving[1] or reducing the density of qualifying housing development projects that are consistent with objective local development standards, absent written findings that the project would have a specific, adverse impact on health or safety that cannot be satisfactorily mitigated or avoided. (Gov. Code, § 65589.5(d) and (j)(1).) "Specific, adverse impact" is defined in Section 65589.5(d)(2) as "a significant, quantifiable, direct, and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Moreover, *in enacting*

SB 330 it was the intent of the Legislature that a finding of "specific, adverse impact upon the public health… arise infrequently." (Gov. Code, § 65589.5(a)(3).) In addition, State Density Bonus eligibility or density bonus incentives, concessions, or waivers (discussed below) do not provide a valid basis to find a qualifying housing development project not in compliance with applicable standards. (Gov. Code, § 65589.5(j)(3).)[2]

[1]Disapproval of the housing development includes any entitlement votes on a projects application that is not granted. (Gov. Code §65589.5(h)(6)(A)).

[2]California Department of Housing and Community Development Division of Housing Policy, "Housing Accountability Act Technical Assistance Advisory (Gov. Code §65589.5). September 15, 2020.

State Density Bonus Law

A project that provides at least 10% of the total number of proposed dwelling units as affordable units is eligible for concessions and waivers authorized by the State Density Bonus Law (SDBL) (Gov. Code, § 65915). Projects deemed eligible are allowed up to four concessions, depending on the percentage of affordable units included in the project, for development standards that result in identifiable cost reductions, and an unlimited number of waiver of development standards that would physically preclude the construction of the development at the proposed density. Like the HAA, a local jurisdiction's authority to deny a waiver or concession is extremely limited.

Pursuant to California Government Code § 65915(d)(1), a concession can only be denied if written findings are made based on substantial evidence that the concession would not result in identifiable and actual cost reductions, would have a specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources, or would be contrary to state or federal law.

California Government Code § 65915(e)(1) requires that a waiver be approved unless written findings can be made based upon substantial evidence that the waiver would have a specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources or because the waiver would be contrary to state or federal law.

The Project is eligible for a 14% density bonus because 19% of the 41 total units would be available for sale to Moderate Income households. (Gov. Code, § 65915(b)(1)(D).) Accordingly, in compliance with SDBL, the Project is eligible for one concessions and unlimited waivers of any standard that would physically preclude the construction of the development at the density proposed. (Gov. Code, § 65915(d)(2)(B).)

The applicant has requested no Density Bonus units, no Density Bonus concessions, and **11** Density Bonus waivers as outlined in the Density Bonus Eligibility Letter, Exhibit A in **Attachment 6.**

PROJECT HISTORY

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

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

Required Entitlements
Necessary entitlements include:

- Vesting Tentative Subdivision Map with City Council as the final review authority
- Demolition Permit with Planning Commission as the final review authority
- Minor Design Review with Density Bonus (ministerially approved by the Community Development Director on November 21, 2025)

Future City Council actions still required include approval of a Final Map, an Affordable Housing Agreement, and request to pay the Water Neutrality In-Lieu Fee (concurrent with City Council review of the Vesting Tentative Map).

January 2025 Planning Commission Pre-Submittal Public Meeting
The Project applicant, City Ventures, LLC, requested a Pre-Submittal Review at the January 21, 2025 Planning Commission meeting to receive early feedback from the Planning Commission, City staff, and the community before addressing comments for submittal of their formal development application.

During the January 21, 2025 public meeting, 16 members of the public provided public comments expressing concerns regarding community character, noise, site layout, fire access, affordability, building height, tree removal, traffic, stormwater management, architecture, neighborhood outreach, flooding, and preservation of the riparian corridor.

The Planning Commission provided feedback to the developer on the following topics: screening the Project from surrounding residential uses, neighborhood outreach, circulation, fire access, preventing off-site glare, providing smaller units, and providing community gardens in the common open space. See **Attachment 10**, which is a summary of how the applicant has addressed these topics through Project revisions.

PROJECT DESCRIPTION

The two entitlement applications that require Planning Commission review at this time are a Vesting Tentative Subdivision Map and Demolition Permit.

Vesting Tentative Subdivision Map
Three existing parcels under single ownership totaling 2.53 acres would be subdivided in the central area of the city, on the south side of Spring Street in between St. James Drive and Stockton Street. The proposed subdivision would create 41 lots for condominium purposes, one lot for common areas to be owned by the future homeowners' association, and one lettered lot: 0.1 acres designated as parcel "A" to contain the riparian corridor not for development. The proposed Vesting Tentative Subdivision Map is included as Sheet 7.0 in **Attachment 3** to this report.

The Project would create a subdivision of 41 lots, which is the minimum number of homes that can be built on the site per its existing General Plan and Zoning designations and minimum density requirements. All 41 units would be 3-story, townhome-style condominiums across six buildings. The Project buildings and site plan improvements are subject to Minor Design Review, which was reviewed and approved ministerially in the Minor Design Review Notice of Action (**Attachment 6**).

The purpose of the Vesting Tentative Subdivision Map is to create individual "airspace" lots for each unit in order for the units to be for-sale townhouses. One lot for common areas to be owned by the future homeowners' association would total 2.43 acres. The lettered parcel, Parcel A, for purposes of containing the riparian corridor is not buildable, and, therefore, not subject to development standards.

The overall residential density of the Project is 16.2 units per acres (41 dwelling units / 2.53 gross acres = 16.2 units per acre). The density is calculated based on the gross area, which is consistent with the SHMC Chapter 17.32 definition of "Residential Density," which specifically states it is "based on the gross lot area prior to the dedication of any rights of way, public parks, or other public areas."

The Vesting Tentative Map would propose the following private streets and private utilities to support development of the Project as shown on Sheets C3.0-C5.0 in **Attachment 3**. All private improvements would be privately maintained by the future homeowners' association. The Project would be conditioned to file all easements with Public Works for review prior to Final Map approval and recordation.

- A 28-foot-wide private driveway providing access to Spring Street (Street A)
- Two 28-foot-wide private drive aisles would provide double-loaded garage access at the interior of the site (Streets B and C)
- A minimum 26-foot-wide Fire access lane with Fire turnarounds to be placed in an Emergency Vehicle Access Easement
- An 8-inch private Fire water line and 4-inch private domestic water line within Street A, Street B, and Street C
- A 6-inch private sanitary sewer line with 6-inch private sanitary sewer laterals to each unit
- A stormwater system consisting of 4-, 6-, 8-, and 12-inch private storm drains, private bioretention facilities, and a private lift station designed to convey all stormwater to the 18-inch public storm drain in Spring Street
- Private site improvements including common open space and a contiguous network of pedestrian walkways to be owned and maintained by the future homeowners' association
- A remaining 0.1-acre parcel, Parcel A, would contain on-site portions of the riparian corridor with no plans for future development

The Project would be conditioned to comply with City standards where private streets and private utilities connect to public infrastructure at the Spring Street frontage

including but not limited to, connection points to public utilities, curb, gutter, public sidewalk, and bike lane.

If the proposed Vesting Tentative Map is approved by City Council, prior to any construction occurring, the Project will also require approvals by the City Council of a Final Map, an Affordable Housing Agreement, and a Water Neutrality In-Lieu Fee Authorization. Public meeting notices will be sent for all future hearings. These applications are not being considered at this time but will be submitted and reviewed at a future date.

Demolition Permit

The Project site consists of three existing parcels 009-590-003 (1447 Spring St.), 009-590-005 (1505 Spring St.), and 009-590-010 (1515 Spring St.), each of which contain an existing single-family residence. The existing three homes are proposed for demolition to accommodate the proposed 41-unit townhome-style development. The home located at 1447 Spring Street, which is accessed via an approximately 170-foot-long driveway extending from Spring Street, is approximately 2,091 square feet, contains 3 bedrooms, and was constructed circa 1880. The home located at 1505 Spring Street, directly fronts Spring Street, is approximately 1,006 square feet, contains 2 bedrooms, and was constructed in 1955. The home located at 1515 Spring Street, is accessed via an approximately 280-foot-long driveway extending from Spring Street, is approximately 1,824 square feet, contains 4 bedrooms, and was constructed in 1955. None of the existing residences are listed on the Historic Overlay zone/Local Register of Historic Properties, nor are they on the National Register of Historic Places or the California Register of Historical Resources.

The Project requests a Demolition Permit pursuant to SHMC Section 17.05.030, which is subject to review and approval by Planning Commission, which is evaluated later in this report.

Minor Design Review (Not under Planning Commission Purview)

The Minor Design Review for site plan layout, architecture, parking, and landscaping has been reviewed, found to be consistent with the objective design standards, and approved by the Community Development Director. Accordingly, the following discussion of Minor Design Review is provided for informational purposes:

The Project proposes development of a 41-unit multifamily development consisting of six three-story buildings on a 2.53-acre site. Each unit would be a 3-bedroom townhome-style condominium, with some unit types including the option for a fourth bedroom. Units would range from 1,480 square feet to 1,810 square feet and provide an attached two-car garage. Building exteriors would include a variety of neutral-toned stucco and board and batten fiber cement siding, with gabled roof elements characteristic of a Farmhouse architectural style. On-site parking (93 spaces) would be provided through a combination of attached two-car garages for each unit and 11 perpendicular parking stalls along Street A. Access would be via a 28-foot-wide private street (Street A) from Spring Street. Additional site improvements include landscaping

with 59 trees, common usable open space including a picnic area and seating, continuous pedestrian walkways, and bioretention facilities. Each unit would be all-electric and include solar panels, private patios and/or balconies, and EV-ready garage.

Pursuant to SHMC Section 17.05.080.B.2, new multifamily development consistent with the applicable development and design standards provided in SHMC Section 17.16.040 (objective design standards) are subject to Minor Design Review by the Community Development Director. The Minor Design Review for site plan layout, architecture, parking, and landscaping has been reviewed and found to be consistent with the objective design standards and ministerially approved by the Community Development Director. The administrative Notice of Action is included in **Attachment 6**.

Density Bonus (Not under Planning Commission Purview)
A project that provides at least 10% of the total number of proposed dwelling units as affordable units is eligible for concessions and waivers authorized by the State Density Bonus Law (SDBL) (Gov. Code, § 65915). Pursuant to the City's Inclusionary Housing Ordinance, SHMC Section 17.30.030, the Project will provide at least 20% affordable units. Per SHMC Section 17.30.030.G.1, for owner-occupied affordable units, at least half of the required affordable units shall be available to households earning less than 100% of annual median income (AMI).

The Project proposes a 41-unit, 19% affordable, multifamily development for moderate income households earning 120% or less of AMI, with four units available to households earning less than 100% AMI and four units available to households earning less than 120% AMI.[3] The determination of the adequacy of the Density Bonus application by Staff is provided in Exhibit A, **Attachment 6**.

In accordance with CA Gov't Code § 65915, subd. (a)(3) (D)(i), the Project is eligible for a 14% State Density Bonus pursuant to CA Gov't Code § 65915, subd. (f)(4), one concession, and unlimited waivers. The Project does not request any Density Bonus units, as the Project is within the allowable density range per the General Plan land use designation, does not request any concessions, and requests 11 waivers to development standards.

[3]Pursuant to SHMC Section 17.30.030(A), the developer will pay the housing in-lieu fee for the remaining 0.2 fractional units of affordable to achieve the 20% minimum requirement of the Inclusionary Housing Ordinance.

ANALYSIS

Pursuant to SHMC Section 16.080.050, Vesting Tentative Maps are processed in accordance with the procedures and regulations governing non-vesting tentative maps, except as specifically set forth in SHMC Title 16 (Subdivisions) where more detailed grading, utility, and architectural plans may be required by the Community Development Director.

2040 General Plan Conformance

An analysis of the Project's conformance with applicable policies of the currently adopted 2040 General Plan is included as **Attachment 5**. Based on staff's analysis, the Project is consistent with applicable policies, including the proposed type and density of residential density proposed.

Zoning Consistency with Development Standards

SHMC Section 16.32.050 requires new lots created by subdivisions to meet minimum lot dimensions and building setbacks of the base zone. SHMC Table 17.16.030 (Development Standards) establishes the standards for residential lots. As shown in **Table 1**, the proposed Vesting Tentative Map complies with the applicable development standards of the HR zoning district.

TABLE 1 – COMPLIANCE WITH HR ZONE DEVELOPMENT STANDARDS

Standard	Required	Proposed
Density	16.1-28 du/gross acre	16.2 du/gross acre
Minimum Lot Area	7,000 square feet	110,207 square feet (2.53 acres)
Minimum Lot Width	45 feet	66 feet
Building Setbacks		
Front	15 feet; 25 feet for third floor and above	177 feet
Side (Interior)	10 feet	10 feet
Rear	10 feet	12 feet

All other applicable standards related to the siting and development of the proposed structures, including lot coverage, building height, and minimum landscape area was reviewed for compliance with the Minor Design Review in **Attachment 6**.

Required Findings for Tentative Map

Tentative Maps are governed by SHMC Section 16.16, as well as the California Subdivision Map Act. Specifically, SHMC Sections 16.16.060 (Planning Commission action) and 16.16.070 (City Council action) require the proposed Map to be first presented to Planning Commission for review and recommendation to City Council.

SHMC Section 16.16.080(A) defines the findings that must be made for the Planning Commission to recommend approval of a Tentative Map. While there are a number of concerns that have been expressed by the community, a Tentative Map may only be denied if it is found to be inconsistent with the findings below (from SHMC Section 16.16.080 of the St Helena Municipal Code). Each of the findings required for approval of a Tentative Map **can** be made, as recommended by Staff analysis in italics below.

A. In recommending approval or conditional approval or in approving or conditionally approving a tentative map, the planning commission and city council shall find:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of this code; and

The proposed subdivision, together with the provision for its design and improvement, is consistent with the general plan, any applicable specific plan, and applicable provisions of this code in that the proposed subdivision is consistent with the allowable density of the General Plan land use designation as well as applicable General Plan policies as demonstrated in ***Attachment 5.*** *No Specific Plans apply to the site. In addition, the proposed subdivision complies with the minimum lot dimensions and applicable building setbacks of the HR zoning district per SHMC Table 17.16.030 and the lot design requirements of SHMC Section 16.32.050.*

2. Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council.

The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council in that the proposed subdivision meets minimum lot dimensional requirements of SHMC Table 17.16.030 and SHMC Section 16.32.050, the majority of units are oriented to provide southeastern solar exposure, and the majority of units would allow for prevailing upvalley breeze to provide for natural cooling if front and rear doors and windows were opened. In addition, the proposed subdivision layout would provide an internal network of private streets that would be shaded by the Project buildings. The Project also provides open space areas that would be landscaped with future construction.

In addition, the proposed subdivision is a “housing development project” as defined by State law, and in recent years the State legislature has passed legislation that significantly restricts the grounds pursuant to which a housing development project can be denied. Specifically, Government Code Section 65589.5(j)(1) provides that if a housing development project complies with applicable *objective* general plan, zoning, and subdivision standards and criteria in effect at the time the application was deemed complete, the City may only deny the Project if it finds, based on written findings supported by a preponderance of the evidence in the record that both of the following conditions exist:

1. The housing development project would have a specific, adverse impact upon the public health of safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, safety standards, policies, or conditions as they existed on the date the application was deemed complete.
2. There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

Other, more general policy considerations not related to these findings or to consistency with the General Plan (such as the other concerns expressed by the public) should not be cited in a recommendation to approve or deny the proposed subdivision.

Required Findings for Demolition Permit
Demolition Permits are governed by SHMC Section 17.05.030 and require Planning Commission approval.

SHMC Section 17.05.030(D) defines the findings that must be made for Planning Commission to recommend approval of a Demolition Permit. A Demolition Permit may only be denied if it is found to be inconsistent with the findings below (from SHMC Section 17.05.030(D)). Each of the findings required for approval of a Demolition Permit **can** be made, as recommended by Staff analysis in *italics* below.

D. No permit authorizing the demolition of any building within any zoning district shall be issued until approved by the planning commission in accordance with the following 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;

The buildings are determined not to be a significant architectural or historical building based on the public record and testimony presented at a public hearing in that a Historic Resource Evaluation for 1447 Spring Street and Preliminary Determination of Historic Eligibility for 1505 and 1515 Spring Street, prepared by an architectural historian who exceeds the Secretary of the Interior's professional qualification standards, are provided as Attachments 8 and 9 of the December 2, 2025 Planning Commission Staff Report. The historical analyses conclude none of the existing homes on the Project site are eligible for listing in the National Register, California Register, or local historic resource inventory. Specifically, the existing home at 1447 Spring Street underwent major renovations between 1944-1953 and again in 1961 that have changed the property so much that it no longer retains enough physical integrity to convey its nineteenth century origins and association with influential people. Further, though the proposed residential

development is statutorily exempt from CEQA, these reports also note that the structures do not constitute historical resources under CEQA, specifically Public Resources Code section 21084.1

2. The demolition would not eliminate elements that are required to maintain the essential character of the neighborhood;

   The demolition would not eliminate elements that are required to maintain the essential character of the neighborhood in that the existing homes are located in the Mitchell Neighborhood per General Plan Figure 7.1, which is characterized by both typical residential lots and a variety of housing types including townhomes and architectural forms including gable roofs and front porches. The home at 1447 Spring Street is an early farmstead that was part of a rural character that no longer exists in the residential neighborhood, 1515 Spring Street is located approximately 300 feet from Spring Street and does not contribute to the character of the existing neighborhood as it is not visible from any public street, and 1505 Spring Street is characterized by diminutive and compact massing, single story, minimal decoration and economical construction techniques.

3. Design review of the proposed replacement structure is approved prior to, or in conjunction with, approval of the demolition of a structure; and

   Design review of the proposed replacement structure has been reviewed and approved subject to Minor Design Review pursuant to SHMC Section 17.05.080.B.2 in ***Attachment 6****.*

4. The building to be demolished does not reflect neglect by the owner.

The buildings to be demolished do not reflect neglect by the owner. The buildings are proposed for demolition to accommodate the future development of the proposed 41-unit housing development Project.

CEQA

In July 2025, the Governor signed a budget trailer bill (AB 130) that includes new and amended statutes, including Public Resources Code section 21080.66, which significantly streamlined the environment review process for housing projects.

Based on substantial evidence the City staff has determined that the Project is exempt from further environmental review pursuant to Public Resources Code Section 21080.66 (Infill Housing Development Exemption). A full analysis of the Project's eligibility is included in **Attachment 7.**

PUBLIC CONCERNS/COMMENTS

Based on public input and prior review of the Project at the January 21, 2025 Pre-Submittal Meeting, the following are issues of concern to the public, but not necessarily related to the applications under consideration by the Planning Commission.

- Calculation of density
- Site layout
- Community character, noise, building height, and architecture
- Fire access
- Affordability
- Tree removal
- Traffic
- Stormwater management, flooding, and preservation of the riparian corridor
- Neighborhood outreach

This staff report addresses how density is calculated based on gross acreage pursuant to SHMC Chapter 17.32.

Site layout, noise, building height, architecture, fire access, affordability, tree removal, and preservation of the riparian corridor were reviewed by City Planning, Building, Fire, and Public Works staff for compliance with applicable objective standards, and adopted plans, programs, and policies under the Minor Design Review. (See Attachment 6.) As discussed above, the Minor Design Review application was subject to ministerial review, pursuant to SHMC Section 17.05.080.B.2, and therefore was not subject to subjective review criteria regarding community character.

In addition, the Vesting Tentative Subdivision Map was reviewed by City Planning, Building, Fire, and Public Works staff for compliance with all applicable City requirements related to fire access, traffic, stormwater management, and flooding. As detailed in **Attachment 10**, the applicant conducted neighborhood outreach to incorporate future public input.

Water Neutrality

A condition of approval #49 in the Vesting Tentative Subdivision Map Resolution (**Attachment 1**) is included that requires the applicant to receive City Council approval, pursuant to SHMC 13.12.030, to pay the in-lieu water neutrality fee concurrent with City Council review of the Vesting Tentative Subdivision Map. Therefore since the City Council has the authority over granting the in-lieu fee request, it is not under the purview of the Planning Commission.

ISSUES

Please see Public Concerns/Comments section above.

CORRESPONDENCE

Please refer to the December 2, 2025 agenda item page for any public comments pertaining to this Project and also the January 21, 2025 Planning Commission agenda page.

STAFF RECOMMENDATION

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

1. Recommend that the City Council adopt the attached Resolution (**Attachment 1**) recommending, pursuant to a statutory exemption under PRC 21080.66, approval of the requested Vesting Tentative Map No. TSM25-001, File #PL24-065 for the Spring Grove Project; and
2. Adopt the attached Resolution (**Attachment 2)** approving the Demolition Permit (DP25-002**)** for the existing single-family homes located at 1447, 1505, and 1515 Spring Street, pursuant to a statutory exemption under PRC 21080.66.

ATTACHMENTS

1. Spring Grove VTSM PC Reso final
2. Spring Grove Demolition Permit PC Reso Final
3. Project Plans, dated November 10, 2025
4. Project Narrative, prepared by City Ventures, dated November 14, 2025
5. 2019 General Plan Consistency Analysis
6. Minor Design Review Notice of Action
6.A. Density Bonus Eligibility Letter
7. CEQA Exemption Memo Final
7.A. BRA, prepared by Monk & Associates, Inc., dated November 21, 2024
8. HRE for 1447 Spring Street
9. Determination of Historic Eligibility for 1505 and 1515 Spring Street
10. Response to Feedback, prepared by City Ventures, dated November 19

PLANNING COMMISSION RESOLUTION NO. XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA RECOMMENDING THE CITY COUNCIL APPROVE, PURSUANT TO A STATUTORY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THREE EXISTING PARCELS TOTALING 2.53 ACRES INTO 42 LOTS, 41 FOR CONDOMINIUM PURPOSES, ONE LOT FOR COMMON AREAS TO BE OWNED BY THE FUTURE HOMEOWNERS' ASSOCIATION, AND ONE 0.1-ACRE LETTERED LOT (PARCEL A) TO CONTAIN THE RIPARIAN CORRIDOR NOT FOR DEVELOPMENT, LOCATED AT 1447, 1505, AND 1515 SPRING STREET IN THE CITY OF ST. HELENA, CALIFORNIA, APNs 009-590-003, 009-590-005, 009-590-010

PROPERTY OWNER: Edward S. & Eleonore M. Aslanian 2006 Revocable Trust
Iren Aslanian Jenny & Samson Aslanian, Successor Trustees

APNs: 009-590-003, 009-590-005, 009-590-010 corridor

WHEREAS, the property owner requests adoption of a resolution recommending approval of a vesting tentative subdivision map in order to accommodate the subdivision of three existing parcels under single ownership totaling 2.53 acres into 42 lots, 41 for condominium purposes, one lot for common areas to be owned by the future homeowners' association, and one 0.1-acre lettered lot (Parcel A) to contain the riparian corridor not for development in the High Density Residential (HR) and Medium Density Residential zoning districts; and

WHEREAS, City of St. Helena has conducted environmental review for the proposed tentative map pursuant to Public Resources Code Section 21080.66, a statutory exemption from California Environmental Quality Act (CEQA) review for infill housing developments that meet certain conditions. The City has determined, as documented in the Memorandum for the 1447, 1505, and 1515 Spring Street Spring Grove Multifamily Project (see **Attachment 7** of the December 2, 2025 Planning Commission Staff Report), that the proposed tentative map qualifies for a statutory exemption from CEQA pursuant to Public Resources Code Section 21080.66; and

WHEREAS, 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

WHEREAS, 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 December 2, 2025; and

WHEREAS, the findings made in this Resolution are based upon the information and evidence set forth in the December 2, 2025 Planning Commission staff report and upon other substantial evidence that has been presented at the hearings and in the record of the proceedings. The documents, staff reports, technical studies, appendices, plans, specifications, and other

materials that constitute the record of the proceedings on which this Resolution is based are on file for public examination during normal business hours at the Planning Division located at City of St. Helena City Hall, 1088 College Avenue, St. Helena CA; and

WHEREAS, the Planning Commission has considered the findings identified in Municipal Code Section 16.16.080(A) to support the recommended approval of the Vesting Tentative Map, and determined based on the evidence in the record before the Planning Commission as follows:

1. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of this code; and

   The proposed subdivision, together with the provision for its design and improvement, is consistent with the general plan, any applicable specific plan, and applicable provisions of this code in that the proposed subdivision is consistent with the allowable density of the General Plan land use designation as well as applicable General Plan policies as demonstrated in ***Attachment 5.*** *No Specific Plans apply to the site. In addition, the proposed subdivision complies with the minimum lot dimensions and applicable building setbacks of the HR zoning district per SHMC Table 17.16.030 and the lot design requirements of SHMC Section 16.32.050.*

2. Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council.

   The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council in that the proposed subdivision meets minimum lot dimensional requirements of SHMC Table 17.16.030 and SHMC Section 16.32.050, the majority of units are oriented to provide southeastern solar exposure, and the majority of units would allow for prevailing upvalley breeze to provide for natural cooling if front and rear doors and windows were opened. In addition, the proposed subdivision layout would provide an internal network of private streets that would be shaded by the Project buildings. The Project also provides open space areas that would be landscaped with future construction.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ST. HELENA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: The Planning Commission finds:

(a) That it has reviewed the proposed tentative map and the evidence and testimony received in conjunction with the public hearing on the proposed tentative map, and that the proposed subdivision as conditioned by the proposed conditions of approval attached to this Resolution as Exhibit A, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of the St. Helena Municipal Code, statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66; and

(b) That design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the State Subdivision Map Act and any guidelines promulgated by the City Council.

SECTION 2: Based on the aforementioned findings, the Planning Commission does hereby recommend that the City Council

(a) Find that the proposed tentative map is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66; and

(b) approve the Spring Grove Vesting Tentative Subdivision Map, subject to the conditions of approval attached to this Resolution.

SECTION 3: The documents and materials that constitute the records of proceedings on which this Resolution has been based are located at the City of St. Helena City Hall at1088 College Avenue. St. Helena, CA. The custodian for these records is the City of St. Helena City Clerk.

SECTION 4: The Secretary shall certify to the adoption of this resolution.

ADOPTED AND APPROVED the 2nd day of December, 2025.

_____

PLANNING COMMISSION CHAIR

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of St. Helena at a regular meeting thereof held on the 2nd day of December, 2025, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

PLANNING COMMISSION SECRETARY

EXHIBIT A: PROPOSED CONDITIONS OF APPROVAL

Vesting Tentative Subdivision Map PL24-065 (TSM 25-001)
APNs : 009-590-003 (1447 Spring St.); 009-590-005 (1505 Spring St.); 009-590-010 (1515 Spring St.)

These conditions shall apply to City approval of Vesting Tentative Subdivision Map PL24-065 (TSM25-001). However, the only conditions herein that constitute preconditions to the approval of the Final Map are those that explicitly state that they constitute such preconditions, and such conditions may be satisfied through substantial completion, as determined by the City Engineer.

Planning Division: General Conditions

1. This approval is based upon all conditions of approval set forth herein, including specified plans and agreements included by reference, as well as all applicable City rules and regulations. Any minor deviations from the conditions must be reviewed and approved by City staff for substantial conformity with this approval. Major deviations may require approved changes to these approvals or may require further environmental review. Deviations without the above described approval will constitute a violation of permit approval. Minor deviations do not result in any changes to the number of dwellings, floor area, overall room count, or cost to the City.

2. Except as specifically authorized in these conditions of approval, the grading, development, use, and maintenance of the property; the size, shape, arrangement, and location of the structures, parking areas and landscape areas; and the protection and preservation of resources shall be subject to City approval and shall conform to the conditions of approval below. All plans and agreements (such as landscape maintenance plans) required pursuant to these conditions of approval must be submitted for review and approval and shall be implemented as approved by the City.

3. The use and construction of any structures or improvements authorized by this approval shall not commence until all necessary planning and building permits pertaining to that use or construction in question are obtained. Before any grading or building permit will be issued by the City, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions.

4. The Owner/Applicant's acceptance of this Vesting Tentative Map or commencement of construction shall be deemed acceptance of all conditions of this approval by the Owner/Applicant.

5. Pursuant to the Municipal Code, Section 16.16.100, the Tentative Map approval is valid for a two (2) year period from the date of the final City Council approval of the Vesting Tentative Map, unless later extended by operation of state law. The Final Map shall be filed by this date or an extension of time shall be requested prior to the expiration date.

6. Pursuant to St Helena Municipal Code, any request for an extension of the Tentative Map must be justified in writing and received by the Community Development Department at least twenty (20) days prior to expiration. The time at which such map expires may be extended by the City Council for one year, and on further application twenty (20) days before the expiration of the one year extension, the subdivider may request a second one-year extension, and on further application twenty (20) days before the expiration of the second one-year extension may request a third one-year extension. No extension shall be permitted beyond the third one-year extension.

7. Prior to recordation of the Final Map, and subject to City approval as to form and content, the Owner/Applicant shall include all of the conditions of approval associated with or required by this Project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions for the Project shall be printed on grading and building plans for each permit set of drawings.

8. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases not 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.

9. 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.

10. This Tentative Subdivision Map shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

11. Any revision of the Tentative Map, including revisions to these conditions of approval, must be approved in accordance with Section 16.16.130 of the St. Helena Municipal Code.

12. The project must comply with the General Plan and Zoning Ordinance in effect at the time the preliminary application was submitted, November 5, 2024. The project must comply with all applicable building codes, including fire protection systems and the accessibility standards of Title 24.

13. All required fees, including planning fees, development-impact fees, park-impact fees, park-land fees in lieu of dedication under the Quimby Act, and building permit fees shall be paid prior to issuance of building permit unless such payment has been modified by adopted or conditions of approval or in accordance with state law. Fees shall be those in effect at the time the preliminary application was submitted, November 5, 2024.

14. The Applicant shall be responsible for all City plan check and inspection costs as described in the St. Helena Comprehensive Fee and Rate Schedule.

15. This authorizes the creation of a tentative subdivision of a 2.53-acre project site (APNs 009-590-003, 009-590-005, and 009-590-010) located at located at 1447, 1505, and 1515 Spring Street into 42 lots, 41 residential condominium purposes, one lot for associated common areas to be owned by the future homeowners' association, and one lettered lot (Parcel A) to contain the riparian corridor, which shall not be for development of any structure.

16. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

17. Common usable open space amenities, including seating areas, and landscape improvements as shown in the approved project plans shall be installed prior to Certificate of Occupancy for the last building.

18. At the time of building permit submittal, the applicant shall provide a will-serve letter from the refuse and recycling collection provider that confirms adequacy of container size and feasible access.

19. The applicant shall follow the recommendation of the Transportation Impact Study, prepared by W-Trans, dated October 1, 2025, to provide wayfinding signs along the project's internal roadway and at the sidewalk connections, and identity a short-term parking area for delivery vehicles.

20. If the bed, bank, channel, or riparian habitat of any streams, including but not limited to ephemeral streams, will be impacted, the Project shall submit a Lake or Streambed Alteration Notification to CDFW and comply with the Streambed Alteration Agreement, if issued (see: https://epims.wildlife.ca.gov/index.do). The Project shall also obtain any necessary authorization from the Regional Water Quality Control Board pursuant to the Clean Water Act and Porter Cologne Water Quality Control Act.

Planning Division: Final Map Conditions

21. The owners of the 41 condominiums shall be members of a homeowner's association, or another funding mechanism acceptable to the City, dedicated to the maintenance of the project's common areas and private improvements including but not limited to, the internal irrigation system, private streets, and private utilities.

22. Prior to recordation of the final map and concurrent with the Subdivision Improvement Plan, the applicant shall submit CC&R's (Codes, Covenants and Restrictions) to the City Attorney, Public Works Director and Community Development Director for review and approval. CC&R's shall be recorded at time of recordation of final map. CC&R's shall include all restrictions and maintenance regulations pertaining to, landscaping and common areas; and shall include all restrictions and maintenance agreements pertaining to roads and access easements. The CC&Rs must be recorded prior to issuance of any building permit for any structure on the project site.

23. Pursuant to Section 16.20.090, upon approval of the final map by the City Council, the City Clerk shall execute the appropriate certificate on the certificate sheet and shall, subject to the

provisions of Section 66464 of the state Subdivision Map Act, transmit the map, or have an authorized agent forward the map, to the county recorder prior to the issuance of a building permit.

24. Prior to issuance of a Certificate of Occupancy, all joint poles and overhead lines will either be demolished or undergrounded if applicable.

Planning: Misc. Conditions

25. Prior to approval of the Final Map, the applicant shall enter into an Affordable Housing Agreement with the City of St. Helena, which agreement shall be subject to review and approval by the St. Helena City Council pursuant to SHMC Section 17.30.040.B.1. The Affordable Housing Agreement shall be recorded in the Official Records of Napa County, and shall ensure that the project complies with the requirements of SHMC Section 17.30.030, inclusionary housing requirements.

26. Prior to issuance of building permit, the applicant shall pay any applicable affordable housing in-lieu fee pursuant to SHMC Section 17.30.030, for the 0.2-unit fraction of the proposed 41-unit project pursuant to the 20% affordable requirement.

Planning: Environmental Conditions

27. Consistent with General Plan Policy OS1.0, the project shall avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season (September through January) or by conducting a preconstruction survey by a qualified biologist if vegetation removal and construction is initiated during the nesting season (February through August). Surveys for nesting birds will be conducted no earlier than 14 days prior to tree removal or breaking ground. In the event that nesting birds are found, the project applicant will consult with CDFG and obtain approval for nest-protection buffers prior to tree removal or ground-breeding activities. Nest protection buffers will remain in effect until the young have fledged.

28. Consistent with General Plan policy OS1.1, prior to issuance of a grading permit, the applicant shall maximize the protection of native tree species, which may be done by providing protective fencing around trees to be retained as indicated on the tree inventory, Sheets C1.4-C1.5 of the Vesting Tentative Map Plans dated November 10, 2025.

29. The project shall include tribal monitoring during all ground-disturbing activities, as follows:

    a. Prior to issuance of a demolition permit or grading permit, whichever occurs first, the applicant/property owner shall retain the services of a Tribal Monitor.
    b. The Mishewal-Wappo Tribe of Alexander Valley shall designate the monitor.
    c. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
    d. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

30. As applicable, tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

31. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.

32. The applicant shall prepare a California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.

33. The applicant shall submit a Sacred Lands Inventory request to the Native American Heritage Commission.

34. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.

Planning: Landscape Conditions

35. Landscape plans shall comply with the State of California Model Water Efficient Landscape Ordinance and Chapter 17.25 of the St Helena Municipal Code. Plans shall be designed and verified by a landscape professional and shall include drought tolerant landscaping and low water irrigation systems. Landscaping shall not block vision from exits or at street intersections.

Planning: Construction Activities Conditions

36. Mechanical equipment, including heating and air conditioning units, shall be located away from property lines and shall be shielded or enclosed to minimize noise levels. Noise generated shall not exceed 60 dBa, Ldn per noise-related policies of the St Helena General Plan, including policy PS2.C3 from the 2019 General Plan. For avoidance of doubt, mechanical equipment can be located on the roof if it meets the foregoing noise requirements.

37. The applicant or construction manager shall notify all contractors and subcontractors that no trespassing is allowed on adjoining properties.

38. 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.

Public Works: General Conditions

39. The applicant shall reference on construction drawings for all work in the public right of way City of St. Helena Construction Standards for all public improvements and utilities as applicable. Please utilize the 2025 updated standards, available from Public Works.

40. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer and consistent with state law. Additional funds may be required based upon actual plan check and inspection costs.

Public Works: Fees

41. Public Works engineering and inspection fees for Improvement Plan and Final Map review shall be due and payable at the time of making the first submittal in connection with the Improvement Plans or the Final Map, as applicable, or as allowed by state law.

42. All Public Works Development Impact fees shall be due and payable at the time of issuance of building permit(s) or in accordance with state law for the improvements to which they are applicable, unless otherwise authorized by the City.

Public Works: Improvement Plan and Construction Conditions

43. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of St. Helena Design and Construction Standards, as applicable.

44. Any private water mains, sewer mains and storm drains shall be clearly labeled “Private” on the improvement plans.

45. Project frontage improvements required. Improvements may include installation of ADA compliant driveways, sidewalk, bike lanes, curb and gutter replacements or repairs. All improvements shall be installed according to City Standards. Improvements shall be prescribed by the Public Works Director during the Building Permit phase.

46. 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 caused by the project to sidewalk, curb and gutter shall be repaired by the applicant. Applicant

to keep roadway and sidewalk clear of construction activities and debris (Building Permit Phase).

Public Works Water and Sanitary Sewer Improvements Conditions

47. Water Supply was deemed sufficient for this project under the Housing Element. If there is a nexus to upsize water and sewer infrastructure pertaining to the additional 41 units, that upsizing will be studied and documented in the project plans prior to granting the improvement permit.

48. Any modifications to the existing well, other than the installation or maintenance of pumping and storage equipment and connection to the onsite irrigation water distribution system as approved by City Council pursuant to the Water Neutrality Requirements, shall require an approved permit per section 13.16.060 of the St Helena Municipal Code. The applicant shall also submit a well permit application to, and receive a permit from, the Napa County department of environmental management pursuant to Chapter 13.12 of the Napa County Code and subsequent revisions. Demolition of the well shall go through Napa County and any other applicable agencies.

49. Prior to or concurrent with Tentative Map approval by the City Council, the applicant is responsible for conformance with the City of St. Helena Water Neutrality Requirements (Policy 9.2.1) in accordance with SHMC 13.04.221(B)(13) and 13.12.030. The proposed Water Neutrality statement, in lieu fee calculation and/or offsetting proposal, is subject to review by the Public Works Director and requires approval by the City Council. A final version of the project's Water Neutrality Calculation and in-lieu fee estimate shall be submitted by the applicant for City Council consideration. The applicant shall include a clear description of the number of bedrooms (as defined by the policy guideline) that will be constructed by the project, the project's final determination regarding whether groundwater will be included as a mitigation measure, and a copy of the letter requesting Council approval to use the in-lieu fee process.

50. Backflow prevention devices shall be installed prior to issuance of a building permit; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230) (Building Permit Phase).

51. Stormwater Quantity: Prior to issuance of a building permit, onsite stormwater and drainage management shall be sufficiently demonstrated in the building plans per SHMC 16.32.070.
    a. Calculations required for pre and post development 10-year event. Plans shall demonstrate sufficient management of post development 10-year event.
    b. Plans shall demonstrate sufficient conveyance facilities for a 100-year event.
    c. Plans shall demonstrate drainage patterns which prevent diversion or inundation of neighboring properties.

52. A Stormwater Water Pollution Prevention Plan is required. The Plan shall detail all site-specific stormwater management, BMPs and erosion control measures shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit (Building Permit Phase).

53. The plans shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Compliance with BASMAA "Regulated Project" requirements shall be demonstrated on a sheet in the plan set. The Plan will be reviewed with the building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval (Building Permit Phase).

54. Prior to Building Permit issuance, the applicant shall demonstrate that all proposed stormwater facilities comply with SHMC Sections 15.12.040 and 16.32.070. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Drainage improvements for runoff shall be engineered to minimize erosion through the use of rocked culvert inlets and outfalls, energy reducers, the correct location of culverts, etc.

55. All electrical energy and communication service laterals to any new building or structure shall be placed underground (SHMC 13.28.120) (Building Permit Phase).

Public Works Final Map Conditions

56. A legal lot is not created until a Final Map is approved and recorded.

57. Following the final approval of the Vesting Tentative Map from the City Council, applicant has one year to submit a Final Map to Public Works. The Final Map submission package shall include two (2) copies of mylars for the Final Map exhibit and signature pages, and electronic draft deed documents' of legal descriptions with the following information:
    a. The legal descriptions shall describe the entire boundary of each resulting parcel.

    b. The legal descriptions shall be prepared, signed and stamped by a registered Land Surveyor or a licensed Civil Engineer.

    c. All existing, resultant or proposed easements, grants of right of way and deeds as applicable to the subdivision shall be clearly represented on the exhibit, including dimensions.

    d. Additional easements or grants of right of way that may be required as a result of the subdivision but are not to be executed in the Tentative Map action, should be indicated on the exhibit as proposed and described in a supplemental narrative. Consideration should be made for access, utility, emergency vehicle access and maintenance agreements.

e. The following statements shall be included on each draft deed document:
   i. The purpose of this conveyance and the conveyances being recorded concurrently herewith is to create a subdivision pursuant to California Government Code Section 66412(d) and all local subdivision ordinances.
   ii. The consolidation of underlying lots, parcels or portions thereof, as set forth in the above metes and bounds description, constitutes an expressed written statement of the Grantor, merging said underlying lots, parcels, or portions thereof pursuant to Section 1093 of the California Civil Code.

58. The Final Map will be reviewed by the Director of Public Works and presented to the City Council (SMHC 16.20.080) for approval as a consent item at a regular meeting. A Notice of Approval will be provided, and the Applicant may proceed with the recordation. Upon completion of recordation:
    a. The applicant, or his/her representative, shall submit two (2) copies of the title reports issued within 30 days of the date of the legal descriptions and deed form submittals.

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

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

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

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

59. A final map, as defined in the State Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer, showing all parcels, rights-of-way, and easement(s) shall be filed with the Public Works Department. The final map shall be substantial conformance with the approved Tentative Map and all applicable conditions of approval. The final map is not valid until it has been approved and recorded.

Public Works Construction Conditions

60. Prior to Certificate of Occupancy for a building, the developer shall complete required improvements for that building in accordance with the approved improvement plans. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.

61. No grading or other construction shall be performed until the grading plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the grading plans. An Encroachment Permit is required for any work within the City's rights of way.

62. A Stormwater Pollution Prevention Plan (SWPPP) is required and the contractor shall adhere to it at all times during construction. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

63. Prior to the issuance of a grading permit, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.

64. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Napa County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

65. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

66. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.

67. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.

68. Dust control must be maintained to the City's satisfaction.

69. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.Prior to issuance of a building permit, an approved Grading Permit will be Required.

70. No City supplied water use is permitted for construction activities (Building Permit Phase).

71. Inspection by Public Works Staff is required for utility installations (Building Permit Phase).

Fire Department Conditions

72. Prior to issuance of future building permits, all construction plans for homes shall include NFPA13 fire sprinklers as required by the City of St. Helena Fire Department.

73. Prior to issuance of a building permit, plans shall, consistent with the VTMAP, continue to exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

74. 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.

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

Building Division Conditions

76. The applicant will be required to comply with the CBC codes adopted at the time the applicant applies for a building permit, or as dictated by state law. The City of St. Helena will utilize the 2025 California Building Code series, starting January 1, 2026.

77. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist, including a construction-level geotechnical report.

78. The applicant shall provide a Construction Waste Management Plan with the building permit application.

79. 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.

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

81. 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.

82. 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.

83. A separate permit submittal is required for generators, fire sprinkler/standpipe systems, fire pumps, fire alarms, and PV-systems.

84. At the time of building permit submittal, EV parking shall be fully detailed to demonstrate compliance with required EV charging per 4.106.4.2.2 and4.106.4 of the California Green Building Standards Code.

85. Plans shall comply with Chapter 11A CBC ADA requirements for residential units, and Chapter 11B CBC for common areas, as applicable.

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2025-XXX

GRANTING, PURSUANT TO A STATUTORY EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, A DEMOLITION PERMIT AND APPROVAL TO 1447, 1505 and 1515 SPRING STREET (File No. DP25-002 and PL24-065)

PROPERTY OWNER: Edward S. & Eleonore M. Aslanian 2006 Revocable Trust
Iren Aslanian Jenny & Samson Aslanian, Successor Trustees

APNs: 009-590-003, 009-590-005, 009-590-010

Recitals

1. The property owner requests adoption of a resolution approving a demolition permit to demolish three existing houses for the construction of 41 townhouses on the property located at 1447, 1505 and 1515 Spring Street in the High Density Residential (HR) and Medium Density Residential (MR) zoning districts; and
2. The City of St. Helena has conducted environmental review for the proposed residential development pursuant to Public Resources Code Section 21080.66, a statutory exemption from California Environmental Quality Act (CEQA) review for infill housing developments that meet certain conditions. The City has determined, as documented in the Memorandum for the 1447, 1505, and 1515 Spring Street Spring Grove Multifamily Project (see **Attachment 7** of the December 2, 2025 Planning Commission Staff Report), that the proposed residential development, including the demolition, qualifies for a statutory exemption from CEQA under Public Resources Code Section 21080.66; and
3. 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
4. The Planning Commission of the City of St. Helena, State of California, considered the demolition permit and all testimony, written and spoken, at a duly noticed public hearing on December 2, 2025; and
5. Now, therefore, let it be found that the Planning Commission approves the demolition permit, thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

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

B. The Planning Commission hereby finds that the demolition is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66, as documented in the Memorandum for the 1447, 1505, and 1515 Spring Street Spring Grove Multifamily Project (*see **Attachment 7** of the December 2, 2025 Planning Commission Staff Report*), and directs staff to file a Notice of Exemption.

C. The Planning Commission hereby finds that, subject to expert evaluation of the properties proposed for demolition pursuant to the National Register of Historic Places and California Register of Historical Resources criteria, the properties are not eligible for Federal, State, or local historic listing, and thus the properties are not significant architectural or historical buildings under SHMC 17.05.030(d)(1). Specifically, in accordance with SHMC Section 17.05.030(D), the Planning Commission finds that the project demonstrates the following:

1. *The buildings are determined not to be a significant architectural or historical building based on the public record and testimony presented at a public hearing in that a Historic Resource Evaluation for 1447 Spring Street and Preliminary Determination of Historic Eligibility for 1505 and 1515 Spring Street, prepared by an architectural historian who exceeds the Secretary of the Interior's professional qualification standards, are provided as **Attachments 8** and **9** of the December 2, 2025 Planning Commission Staff Report. The historical analyses conclude none of the existing homes on the project site are eligible for listing in the National Register, California Register, or local historic resource inventory. Specifically, the existing home at 1447 Spring Street underwent major renovations between 1944-1953 and again in 1961 that have changed the property so much that it no longer retains enough physical integrity to convey its nineteenth century origins and association with influential people. Further, though the proposed residential development is statutorily exempt from CEQA, these reports also note that the structures do not constitute historical resources under CEQA, specifically Public Resources Code section 21084.1.*

2. *The demolition would not eliminate elements that are required to maintain the essential character of the neighborhood in that the existing homes are located in the Mitchell Neighborhood per General Plan Figure 7.1, which is characterized by both typical residential lots and a variety of housing types including townhomes and architectural forms including gable roofs and front porches. The home at 1447 Spring Street is an early farmstead that was part of a rural character that no longer exists in the residential neighborhood, 1515 Spring Street is located approximately 300 feet from Spring Street and does not contribute to the character of the existing neighborhood as it is not visible from any public street, and 1505 Spring Street is characterized by diminutive and compact massing, single story,*

minimal decoration and economical construction techniques.

3. *Design review of the proposed replacement structure has been reviewed and approved subject to Minor Design Review pursuant to SHMC Section 17.05.080.B.2 in* ***Attachment 6****.*

4. *The buildings to be demolished do not reflect neglect by the owner in that the buildings are proposed for demolition to accommodate the future development of the proposed 41-unit housing development project.*

Planning Department Conditions of Approval

A. The Planning Commission approves Demolition Permit (DP25-002) 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.

Demolition Permit – Planning Conditions

1. The applicant shall obtain a separate Demolition Permit from the Building Division prior to any demolition activities on-site.

2. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete demolition permit application (filed with the building department) 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 17.04.140, Extension of Permits and Approvals.

3. The demolition permit administered by the Building Division shall include review by Public Works.

4. Upon completion of demolition, the applicant shall remove all related demolition debris from the site within 30 days of the final day of demolition.

5. Given the age of the existing buildings on the property, the presence of lead-based paint (LBP) and asbestos containing materials (ACMs) is possible. The applicant shall conduct a comprehensive, pre-demolition LBP and ACM survey in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA) prior to any activities with the potential to disturb building materials to determine whether LBP and ACMs are present. Further, in the event ACM is detected, proper removal and disposal of the materials identified is required prior to any activities with the potential to disturb them.

6. No earthmoving equipment for grading activities is allowed under the demolition permit. The applicant shall obtain a separate grading permit for earthmoving activities.

7. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit including without limitation compliance with health and safety standards related to access.

8. Any request for an extension of the demolition permit shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

9. The 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.

10. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

11. 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.

12. Provided they are in general compliance with this approval, minor modifications may be approved by the Community Development Director.

13. Demolition shall be in compliance with the plans submitted and reviewed by the Planning Commission on December 2, 2025, except as modified herein.

14. Prior to demolition, the project site shall be adequately fenced and secured to prevent trespassing.

15. All demolition related equipment and vehicles shall be parked on-site for the duration of demolition operations.

16. To reduce disturbance of residents in the project vicinity, activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to

neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Demolition Permit - Public Works Conditions

17. 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.

18. 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.

19. No City supplied water use permitted for demolition/construction activities.

20. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

I HEREBY CERTIFY that the foregoing Demolition 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 December 2, 2025 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Christopher Warner
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

VICINITY MAP



PROJECT TEAM

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PROJECT DESCRIPTION

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

Our proposed project is comprised of three parcels, totaling 2.52-acres, located at 1447, 1505 and 1515 Spring Street. Two of the parcels, 1447 and 1515, combine to create housing opportunity "Site 9" in St. Helena's 2023-31 housing element. These parcels also represented a housing opportunity site within the 2015-23 Housing Element. The project site, which currently is developed with three single-family homes, is proposed for 41 for-sale solar all-electric townhome-style condominiums. 1447 and 1515 Spring, where the proposed townhomes are to be constructed, are zoned high-density residential. 1505 Spring is medium-density residential and will provide access to the development. At an overall density of 16.3 units/acre, Spring Grove will be at the low end of the allowed density range, 16.1~28 du/ac, in the high-density residential zone.

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

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

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

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

Please find the full written statement and narrative in a separate submitted document. City Ventures is respectfully requesting a Vesting Tentative Map, Design Review, Density Bonus and Demolition permit from the City of St. Helena. City Ventures previously submitted a preliminary application for consideration under SB330 which was deemed complete and vested as of November 21, 2024. City Ventures looks forward to working with the City of St. Helena to create a walkable housing development just a stone's throw from Main Street in which more St. Helena families can put down roots, just like the vineyards for which the area is world famous.

Table A - Inclusionary Housing (St.H MC 17.30.030.G)

Income Category	#/Homes	% Area Median Income
Median Income	4	100%
Moderate Income	4	120%

Table B: Density Bonus Waivers

#	Waiver	St. Helena Municipal Code	#	Waiver	St. Helena Municipal Code
1	Full Height Recesses	17.16.040.C.1.h	7	Entry Design	17.16.040.C.3.b.i
2	Rowhouse: 8-unit Max	17.16.040.C.2.b	8	Maximum Paved/Hardscaped Area	17.16.030.B
3	Units on Common Open Space	17.16.040.C.4.c	9	Long-Term Bicycle Parking	17.26.080.B
4	Minimum Distance: Drive Aisle/Walkway	17.16.040.A.7.e	10	Minimum Landscape Area	17.16.030.B
5	Private Ground Floor Open Space	17.16.030.B	11	Interior Side Yard Setback	17.16.030.B
6	Driveway Curb Cuts	17.16.040.A.7.g			

PROJECT SUMMARY

PARCEL TABULATIONS

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

SITE TABULATION MATRIX

	High Density **HR** Zoning		Provided
ACREAGE			**2.52 Ac**
DENSITY	16.1 ~ 28du/ac		**16.3 du/ac**
FAR			**0.64 FAR**
COVERAGE	55% Max.		**32.6% Ac**
BUILDING HEIGHT	42' Max		**40'**
BUILDING STORIES	3 Stories		**3 Stories**
RESIDENTIAL			**41 Units**
Market Rate units			33 Units
Inclusionary Units	20% Units	8.20 units	8 Units
RESIDENTIAL SF			**70,855 SF**
Residential Unit Average SF			1,728 ASF
OPEN SPACE	210 sf/du		**589 sf/du**
Common	150 sf/du	6,150 sf	18,548 SF
Private (ground floor only*)	60 sf/du	2,460 sf	5,595 SF
PARKING	72 cars		**93 Cars**
Residential (3 - 4 Bedroom)	1.5 cars/du	61.5 cars	82 Cars
Open	0.25 cars/du	10.3 cars	11 Cars

SITE DESIGN ASSUMPTIONS

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

BUILDING AREAS	Living SF	Garage SF	Deck SF	Total SF
Building 1	13,477	3,882	680	18,039
Building 2	15,883	4,098	785	20,766
Building 3	8,922	2,292	434	11,648
Building 4	6,897	1,802	348	9,047
Building 5	12,199	3,174	606	15,979
Building 6	13,477	3,882	680	18,039
TOTAL SF	**70,855**	**19,130**	**3,533**	**93,518**

FOOTPRINT AREAS	Living SF	Garage SF	Deck SF	Total SF
Building 1	2,244	3,882	680	6,806
Building 2	3,147	4,098	785	8,030
Building 3	1,729	2,292	434	4,455
Building 4	1,422	1,802	348	3,572
Building 5	2,456	3,174	606	6,236
Building 6	2,244	3,882	680	6,806
TOTAL SF	**13,242**	**19,130**	**3,533**	**35,905**

	Required Parking Spaces	Min. EV Charging Spaces	EV Spaces Provided
SHMC 17.26.090	10~25	1	
Spring Grove	10.3	1	
Residential*	82		82
Open	11		1
Total	**93**	**5.58**	**83**

VESTING TENTATIVE MAP SUBMITTAL

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Spring Grove

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

COVER SHEET

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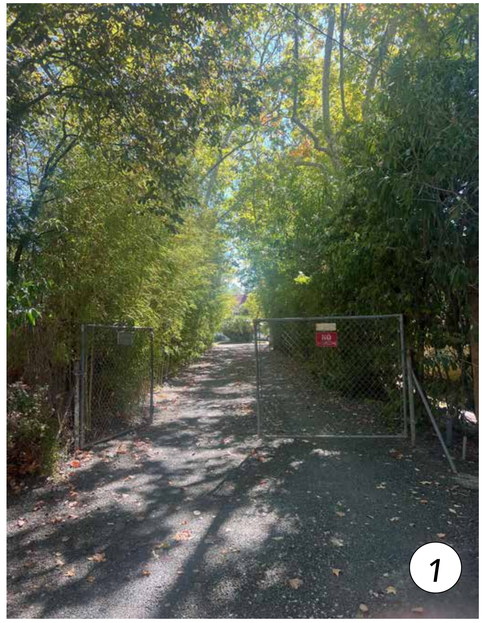
G-1

FDS #24010















EXISTING SITE PHOTOGRAPHY 1 ~ 6

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G-2

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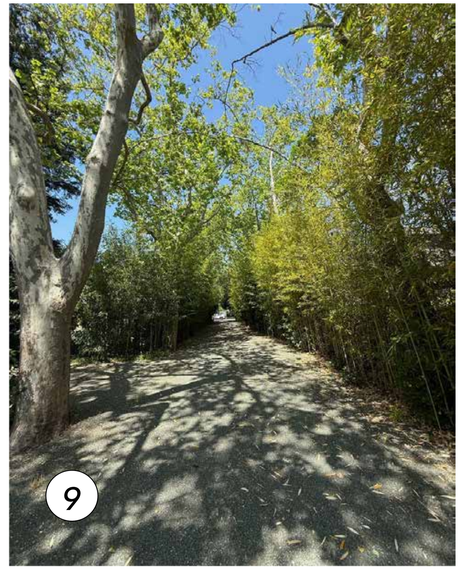









EXISTING SITE PHOTOGRAPHY 7 ~ 12

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ILLUSTRATIVE SITE PLAN

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CONCEPTUAL ARCHITECTURAL SITE PLAN

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A-1

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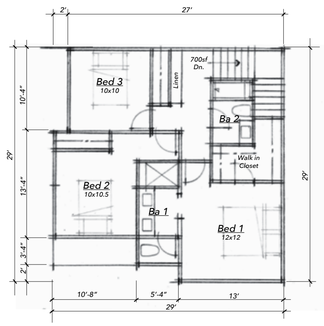
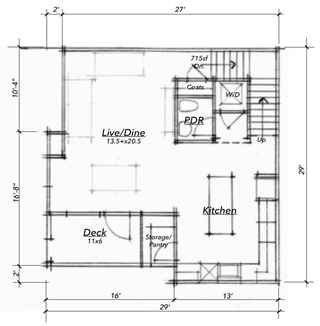


3rd FLOOR



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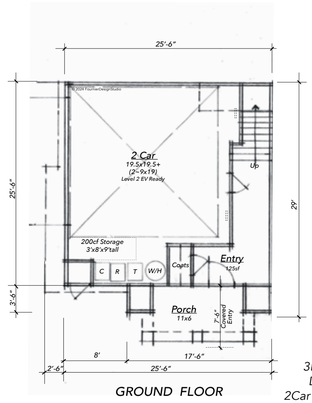
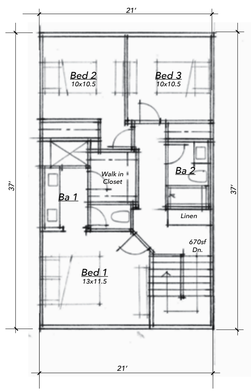


GROUND FLOOR

Plan 1
~1,540sf
3Bed/2.5Ba
Deck 66sf
2Car Garage 450sf



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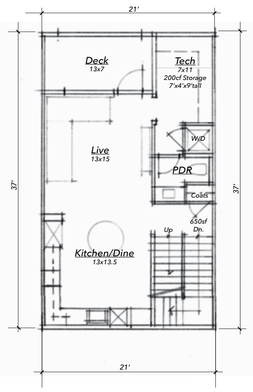

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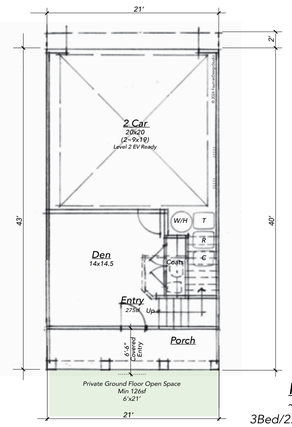

GROUND FLOOR

Plan 2
~1,595sf
3Bed/2.5Ba/Den/Tech
Patio 125sf min
Deck 91sf
2Car Garage 430sf

3rd FLOOR

2nd FLOOR

GROUND FLOOR

Plan 3
~1,746sf
3Bed/2.5Ba/Den
Opt.Bed4/Ba3
Patio 125sf min
Deck 85sf
2Car Garage 450sf

3rd FLOOR

2nd FLOOR

GROUND FLOOR

Plan 4
~1,810sf
3Bed/2.5Ba/Den
Opt.Bed4/Ba3
Patio 125sf min
Deck 88sf
2Car Garage 460sf

FLOORPLAN NOTES

(T)(R)(C) *Trash, Recycle, Compost Bins are located in each individual unit garage space.*

Indicates Long Term Bicycle Storage

Image of Conceptual Bicycle Storage Bracket

SCALE 0′ 8′ 16′ 32′

CONCEPTUAL FLOORPLANS

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A-2

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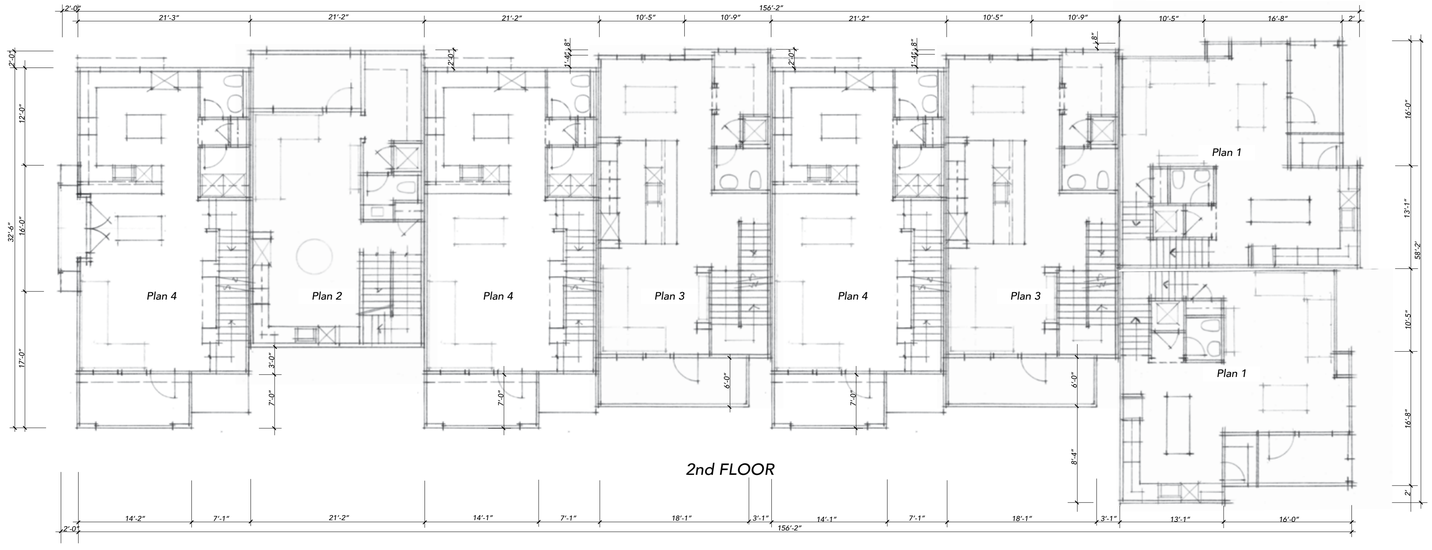

BUILDING 1 & 6

CONCEPTUAL BUILDING FLOOR PLANS

FLOORPLAN NOTES

Dimensions are conceptual and approxamite.
(T) Trash, (R) Recycle, (C) Compost Bins are located in each individual unit garage space.

SCALE 0′ 8′ 16′ 32′

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A-3

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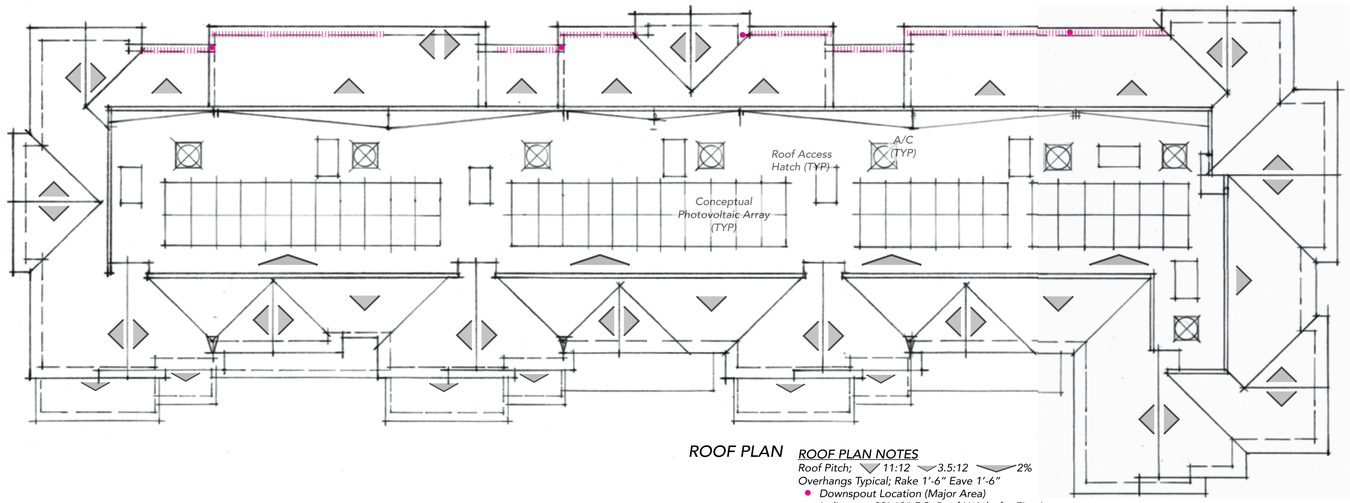
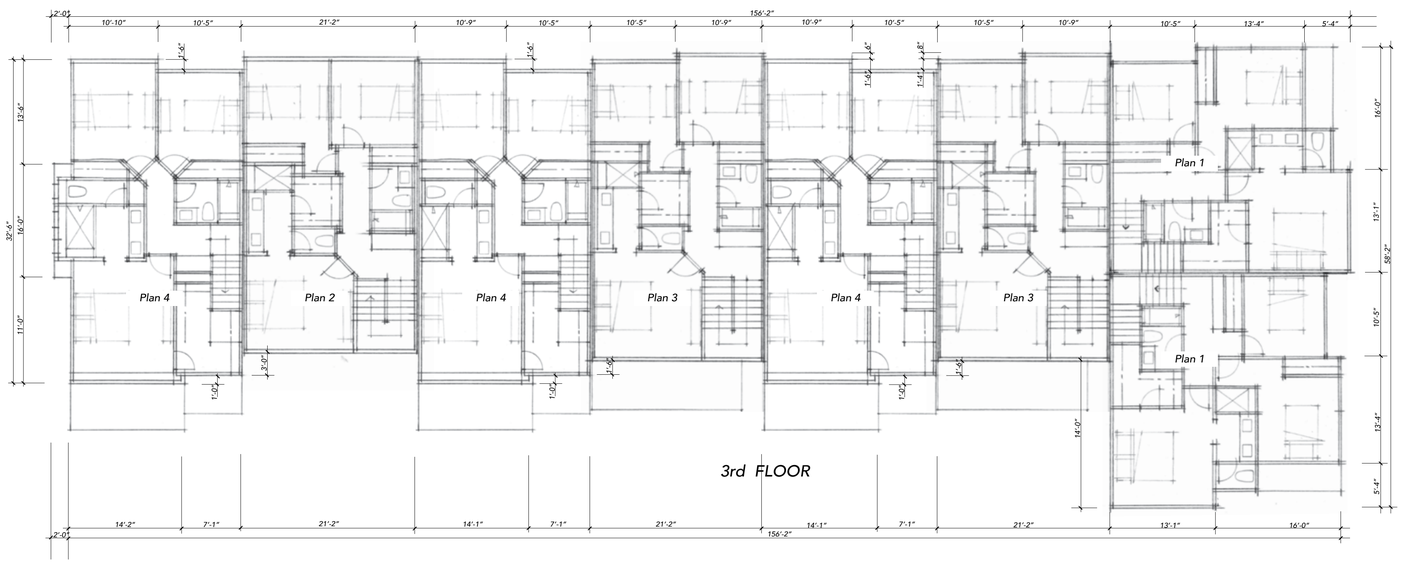


ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 11:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



FLOORPLAN NOTES

Dimensions are conceptual and approximate.
(T) Trash, (R) Recycle, (C) Compost Bins are located in each individual unit garage space.

SCALE 0' 8' 16' 32'

BUILDING 1 & 6
CONCEPTUAL BUILDING FLOOR & ROOF PLANS

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A-3.1

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FRONT, PATIO & ENTRY, ELEVATION

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	A	CertainTeed
Mtl Standing Seam Accent	A1	20" Standing Seam
Wood Rake - Fascia - Eaves	B	6x Rake Resawn, 4x Fascia
Cementous Siding	C	.75x2.5 Smooth batt @ 18"o.c.
Cementous Trim Boards	D	5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E1	Sand Finish
Stucco	E2	Sand Finish
Garage Door	F	Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)
Entry Door	G	Thermatru 'Smooth Star' FibreGlass w/ Glass
Wood Railings	H	1x6 & 1x4 slats 1.5" gap
Vinyl Windows	I	Milgard
Downspouts	J	3.5" Round
Architectural Lighting	K	Allenbury (Downward Lighting)
Metal Wire Vine Lines	L	Galvanized Metal

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

SCALE 0' 8' 16' 32'

BUILDING 1 & 6
CONCEPTUAL ELEVATIONS

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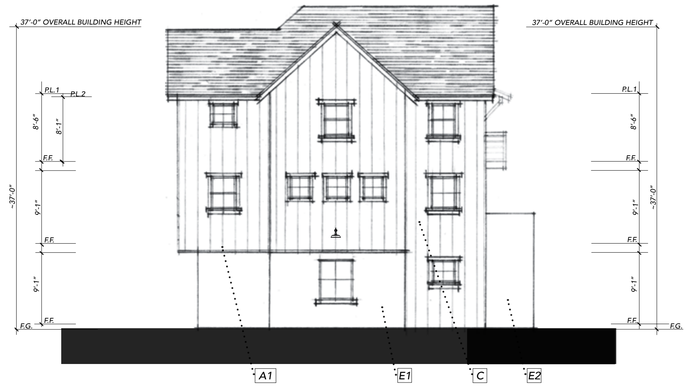
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
(Community Drive Frontage)

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	A	CertainTeed
Mtl Standing Seam Accent	A1	20" Standing Seam
Wood Rake - Fascia - Eaves	B	6x Rake Resawn, 4x Fascia
Cementous Siding	C	.75x2.5 Smooth batt @ 18"o.c.
Cementous Trim Boards	D	5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E1	Sand Finish
Stucco	E2	Sand Finish
Garage Door	F	Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)
Entry Door	G	Thermatru 'Smooth Star' FibreGlass w/ Glass
Wood Railings	H	1x6 & 1x4 slats 1.5" gap
Vinyl Windows	I	Milgard
Downspouts	J	3.5" Round
Architectural Lighting	K	Allenbury (Downward Lighting)
Metal Wire Vine Lines	L	Galvanized Metal

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

SCALE 0' 8' 16' 32'

BUILDING 1 & 6
CONCEPTUAL ELEVATIONS

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PATIO/ENTRY ELEVATION

BODY 1	BODY 2	BODY 3	TRIM	GARAGE 1	GARAGE 2	BALCONY RAILING	ACCENT ENTRY 1	ACCENT ENTRY 2	ACCENT ENTRY 3	ROOFING	METAL ROOFING
SW 7008	SW 7649	SW 6197	SW 7008	SW 7032	SW 7008	SW 7624	SW 7622	SW 6244	SW 7674	MOIRE BLACK	CHARCOAL GRAY

BUILDING 1 & 6

CONCEPTUAL ELEVATIONS, COLOR AND MATERIALS

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	*A*	*CertainTeed*
Mtl Standing Seam Accent	*A1*	*20" Standing Seam*
Wood Rake - Fascia - Eaves	*B*	*6x Rake Resawn, 4x Fascia*
Cementous Siding	*C*	*.75x2.5 Smooth batt @ 18"o.c.*
Cementous Trim Boards	*D*	*5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill*
Stucco	*E1*	*Sand Finish*
Stucco	*E2*	*Sand Finish*
Garage Door	*F*	*Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)*
Entry Door	*G*	*Thermatru 'Smooth Star' FibreGlass w/ Glass*
Wood Railings	*H*	*1x6 & 1x4 slats 1.5" gap*
Vinyl Windows	*I*	*Milgard*
Downspouts	*J*	*3.5" Round*
Architectural Lighting	*K*	*Allenbury (Downward Lighting)*
Metal Wire Vine Lines	*L*	*Galvanized Metal*

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PATIO/ENTRY ELEVATION

BODY 1	BODY 2	BODY 3	TRIM	GARAGE 1	GARAGE 2	BALCONY RAILING	ACCENT ENTRY 1	ACCENT ENTRY 2	ACCENT ENTRY 3	ROOFING	METAL ROOFING
SW 7008	SW 7649	SW 6197	SW 7008	SW 7032	SW 7008	SW 7624	SW 7622	SW 6244	SW 7674	MOIRE BLACK	CHARCOAL GRAY

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	*A*	*CertainTeed*
Mtl Standing Seam Accent	*A1*	*20" Standing Seam*
Wood Rake - Fascia - Eaves	*B*	*6x Rake Resawn, 4x Fascia*
Cementous Siding	*C*	*.75x2.5 Smooth batt @ 18"o.c.*
Cementous Trim Boards	*D*	*5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill*
Stucco	*E1*	*Sand Finish*
Stucco	*E2*	*Sand Finish*
Garage Door	*F*	*Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)*
Entry Door	*G*	*Thermatru 'Smooth Star' FibreGlass w/ Glass*
Wood Railings	*H*	*1x6 & 1x4 slats 1.5" gap*
Vinyl Windows	*I*	*Milgard*
Downspouts	*J*	*3.5" Round*
Architectural Lighting	*K*	*Allenbury (Downward Lighting)*
Metal Wire Vine Lines	*L*	*Galvanized Metal*

BUILDING 1 & 6

CONCEPTUAL ELEVATIONS, COLOR AND MATERIALS

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A-3.5

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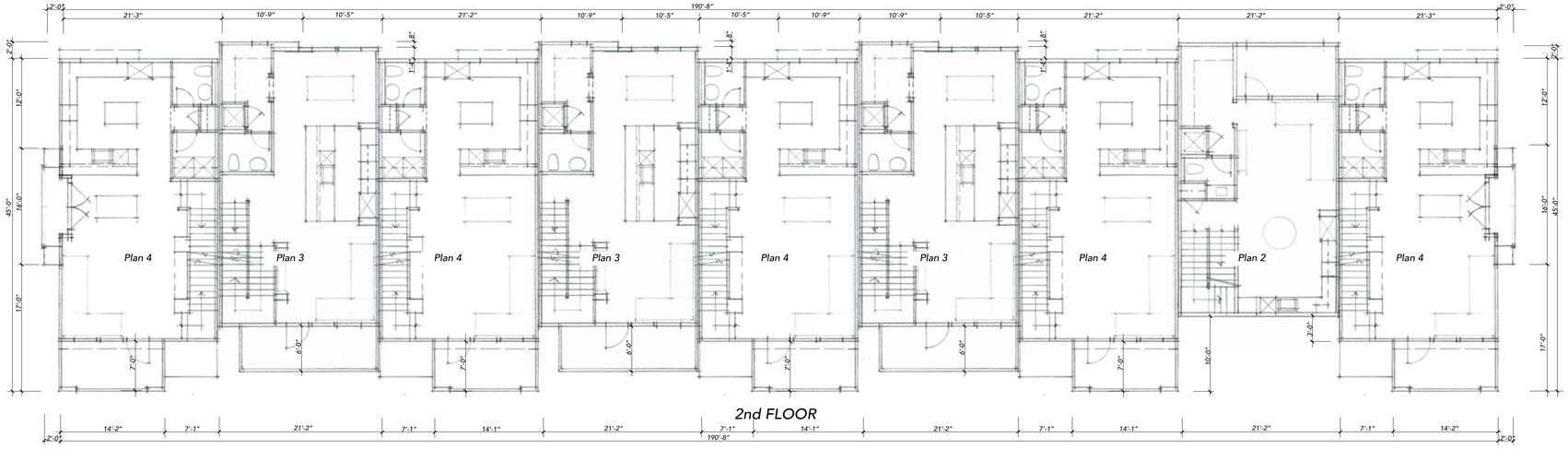
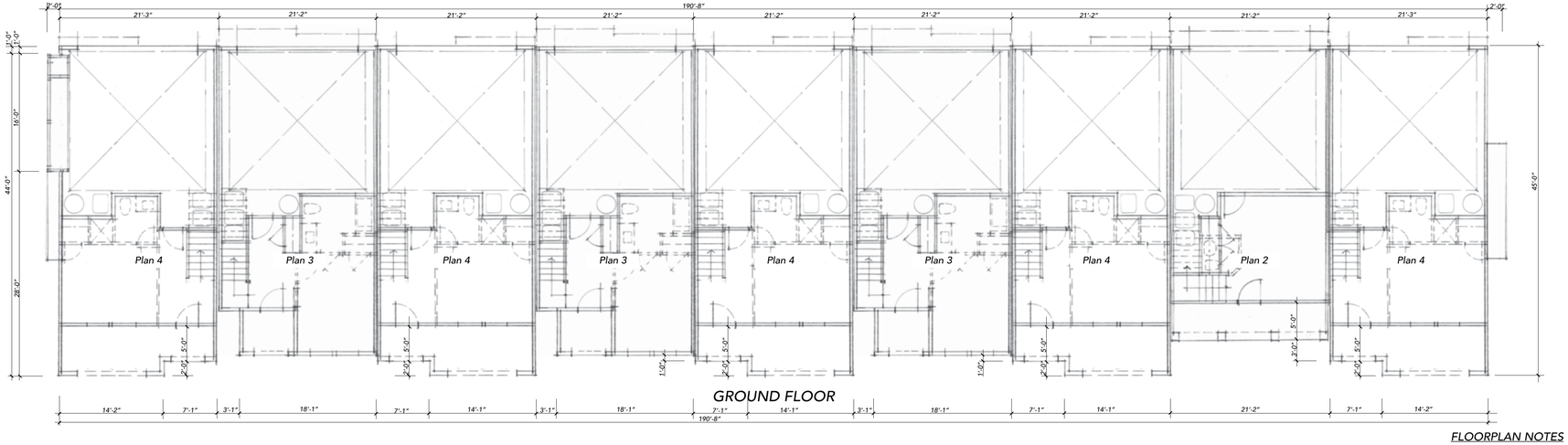


2nd FLOOR



GROUND FLOOR

FLOORPLAN NOTES

Dimensions are conceptual and approximate.
(T) Trash, (R) Recycle, (C) Compost Bins are located in each individual unit garage space.

SCALE 0′ 8′ 16′ 32′

BUILDING 2
CONCEPTUAL BUILDING FLOOR PLANS

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A-4

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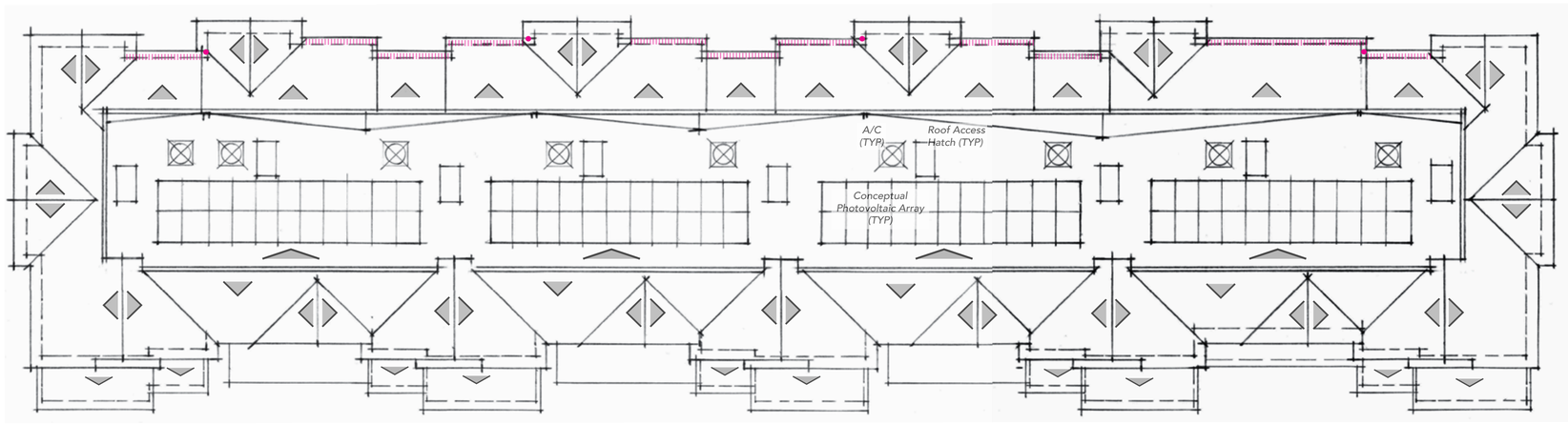
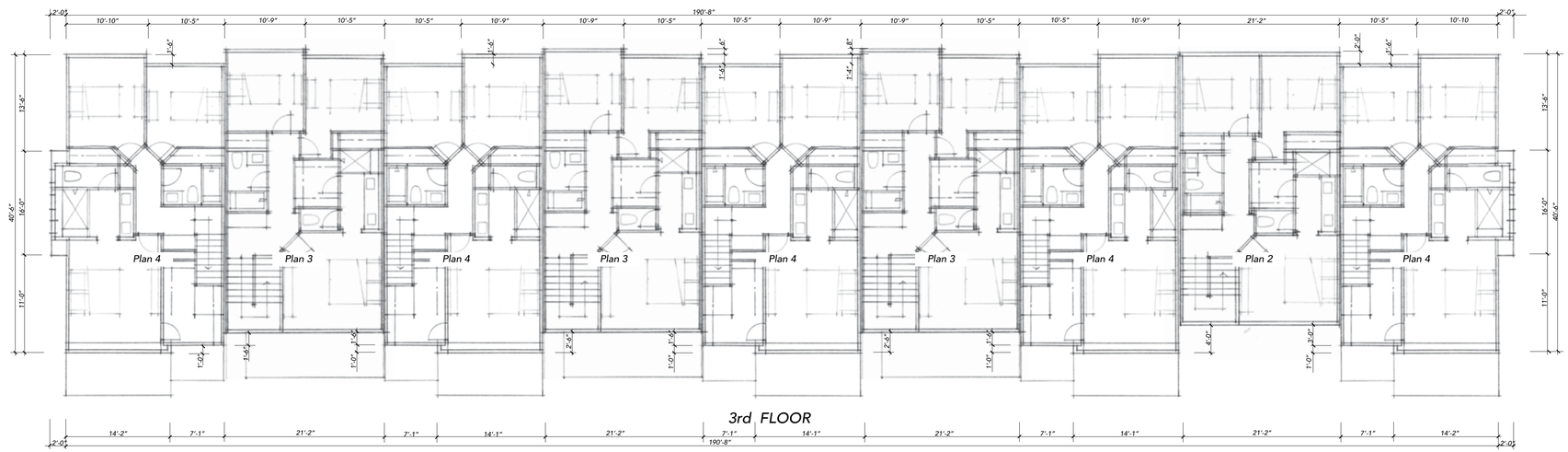


ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 11:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



FLOORPLAN NOTES

Dimensions are conceptual and approxamite.
(T) Trash, (R) Recycle, (C) Compost Bins are located in each individual unit garage space.

SCALE 0' 8' 16' 32'

BUILDING 2
CONCEPTUAL BUILDING FLOOR & ROOF PLANS

CITY VENTURES
Building It Forward

Spring Grove

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1447~1505~1515 Spring Street
St. Helena, CA

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A-4.1

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FRONT, PATIO & ENTRY, ELEVATION

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	A	CertainTeed
Mtl Standing Seam Accent	A1	20" Standing Seam
Wood Rake - Fascia - Eaves	B	6x Rake Resawn, 4x Fascia
Cementous Siding	C	.75x2.5 Smooth batt @ 18"o.c.
Cementous Trim Boards	D	5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E1	Sand Finish
Stucco	E2	Sand Finish
Garage Door	F	Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)
Entry Door	G	Thermatru 'Smooth Star' FibreGlass w/ Glass
Wood Railings	H	1x6 & 1x4 slats 1.5" gap
Vinyl Windows	I	Milgard
Downspouts	J	3.5" Round
Architectural Lighting	K	Allenbury (Downward Lighting)
Metal Wire Vine Lines	L	Galvanized Metal

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

SCALE 0' 8' 16' 32'

BUILDING 2
CONCEPTUAL ELEVATIONS

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Building It Forward

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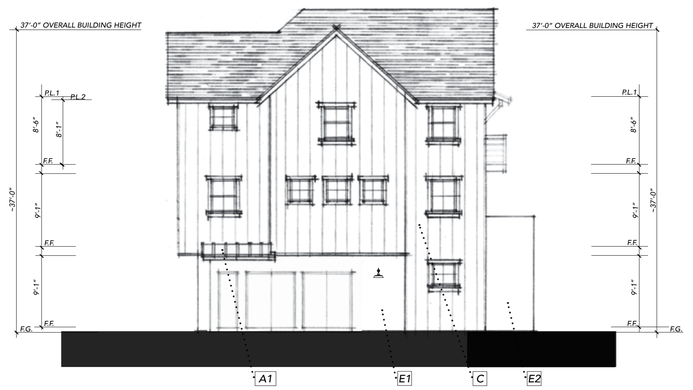
LEFT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION
(Community Drive Frontage)

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	A	CertainTeed
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Garage Door	F	Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)
Entry Door	G	Thermatru 'Smooth Star' FibreGlass w/ Glass
Wood Railings	H	1x6 & 1x4 slats 1.5" gap
Vinyl Windows	I	Milgard
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Architectural Lighting	K	Allenbury (Downward Lighting)
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ELEVATION NOTES
All color/material changes to occur at inside corner
IIIIII Indicates +29'-10" F.G. Roof Height (Fire Access)

SCALE 0' 8' 16' 32'

BUILDING 2
CONCEPTUAL ELEVATIONS

CITY VENTURES
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PATIO/ENTRY ELEVATION

BODY 1	BODY 2	BODY 3	TRIM	GARAGE 1	GARAGE 2	BALCONY RAILING	ACCENT ENTRY 1	ACCENT ENTRY 2	ACCENT ENTRY 3	ROOFING	METAL ROOFING
SW 7655	SW 7649	SW 7012	SW 7012	SW 7032	SW 7012	SW 7674	SW 6244	SW 6278	SW 6251	MOIRE BLACK	CHARCOAL GRAY

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	*A*	*CertainTeed*
Mtl Standing Seam Accent	*A1*	*20" Standing Seam*
Wood Rake - Fascia - Eaves	*B*	*6x Rake Resawn, 4x Fascia*
Cementous Siding	*C*	*.75x2.5 Smooth batt @ 18"o.c.*
Cementous Trim Boards	*D*	*5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill*
Stucco	*E1*	*Sand Finish*
Stucco	*E2*	*Sand Finish*
Garage Door	*F*	*Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)*
Entry Door	*G*	*Thermatru 'Smooth Star' FibreGlass w/ Glass*
Wood Railings	*H*	*1x6 & 1x4 slats 1.5" gap*
Vinyl Windows	*I*	*Milgard*
Downspouts	*J*	*3.5" Round*
Architectural Lighting	*K*	*Allenbury (Downward Lighting)*
Metal Wire Vine Lines	*L*	*Galvanized Metal*

BUILDING 2

CONCEPTUAL ELEVATIONS, COLOR AND MATERIALS

CITY VENTURES
Building It Forward

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FDS #24010



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	*A*	*CertainTeed*
Mtl Standing Seam Accent	*A1*	*20" Standing Seam*
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BUILDING 2
CONCEPTUAL ELEVATIONS, COLOR AND MATERIALS

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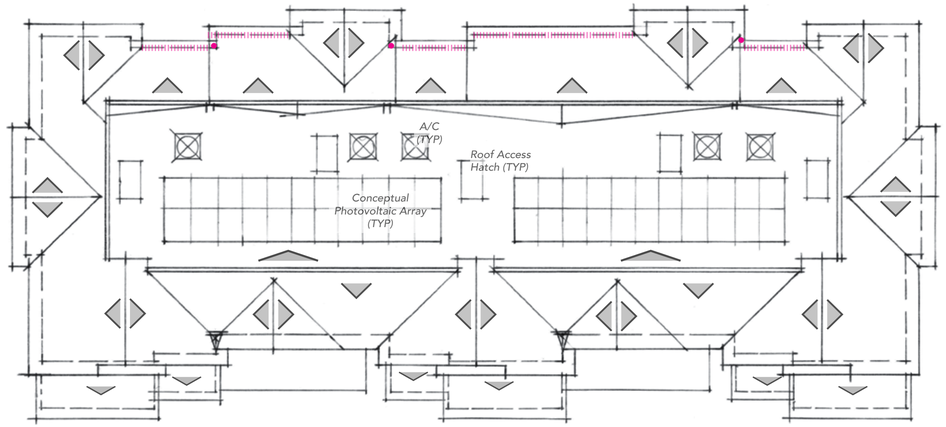
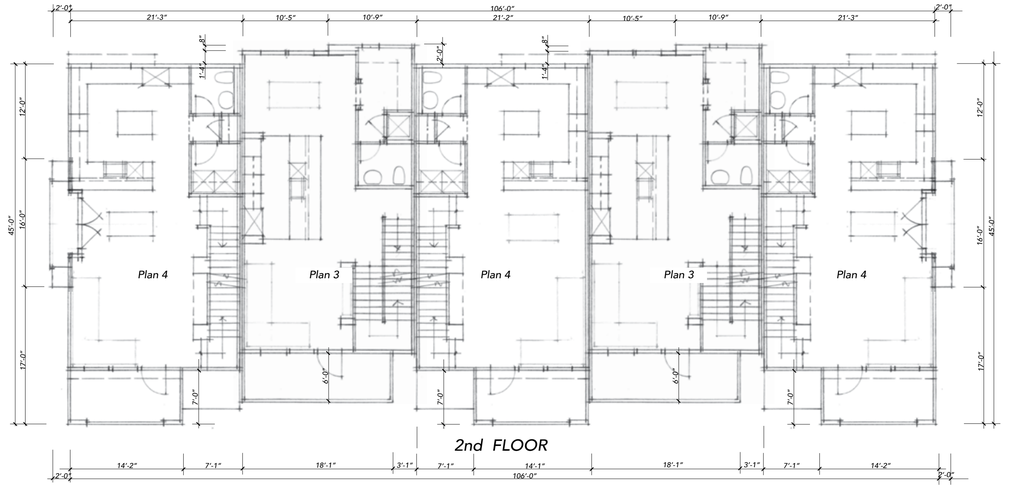
A-4.5
FDS #24010

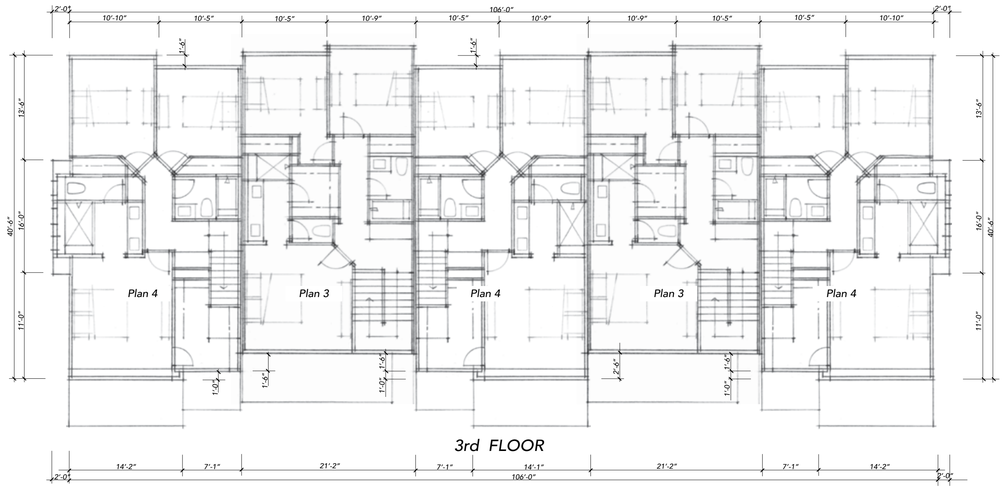


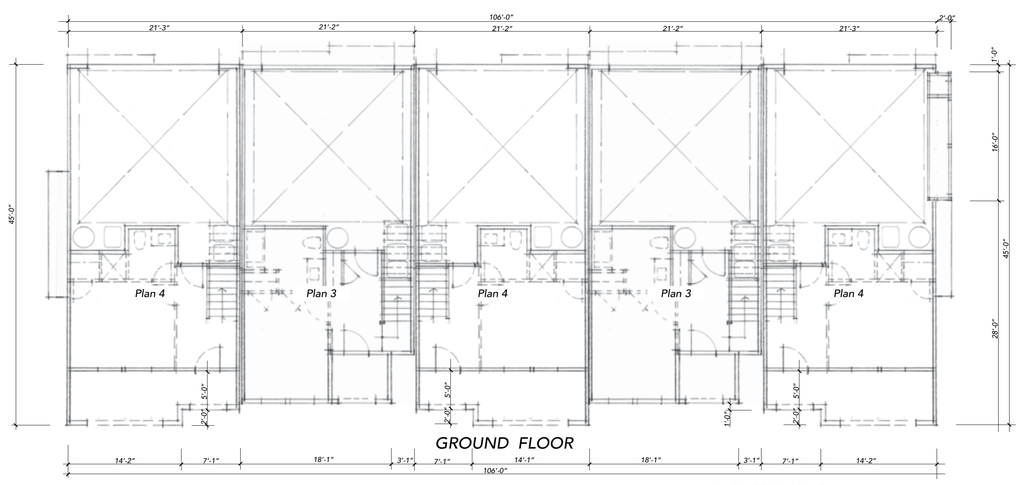
ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 11:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access







FLOORPLAN NOTES

Dimensions are conceptual and approxamite.
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SCALE 0' 8' 16' 32'

BUILDING 3

CONCEPTUAL BUILDING FLOOR & ROOF PLANS

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Building It Forward

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A-5

FDS #24010



RIGHT SIDE ELEVATION



REAR ELEVATION
(Community Drive Frontage)



LEFT SIDE ELEVATION



FRONT, PATIO & ENTRY, ELEVATION

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

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Metal Wire Vine Lines	L	Galvanized Metal

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

SCALE 0' 8' 16' 32'

BUILDING 3
CONCEPTUAL ELEVATIONS

CITY VENTURES
Building It Forward

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A-5.1
FDS #24010



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PATIO/ENTRY ELEVATION

BODY 1	BODY 2	BODY 3	TRIM	GARAGE 1	GARAGE 2	BALCONY RAILING	ACCENT ENTRY 1	ACCENT ENTRY 2	ACCENT ENTRY 3	ROOFING	METAL ROOFING
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BUILDING 3
CONCEPTUAL ELEVATIONS, COLORS AND MATERIALS

CITY VENTURES
Building It Forward

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A-5.2
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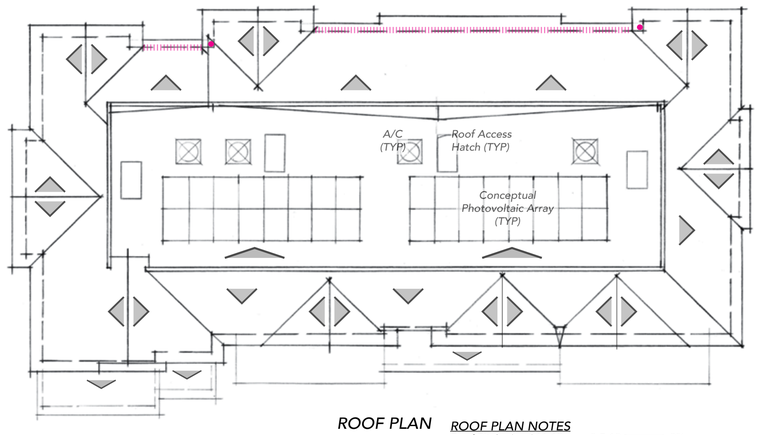
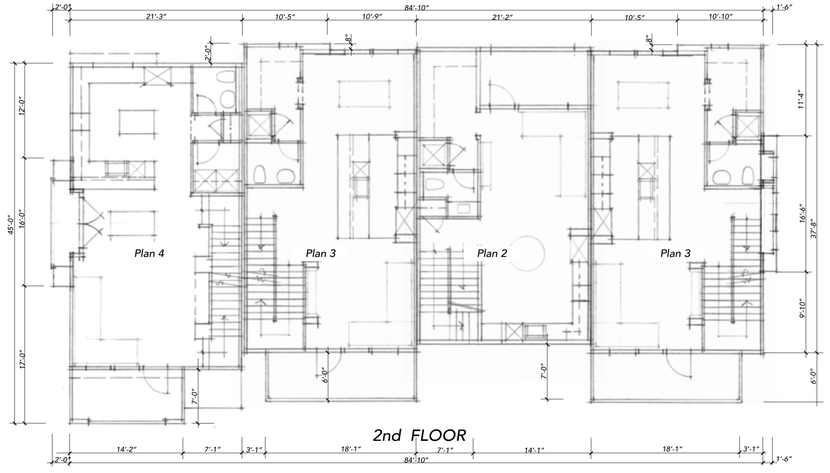


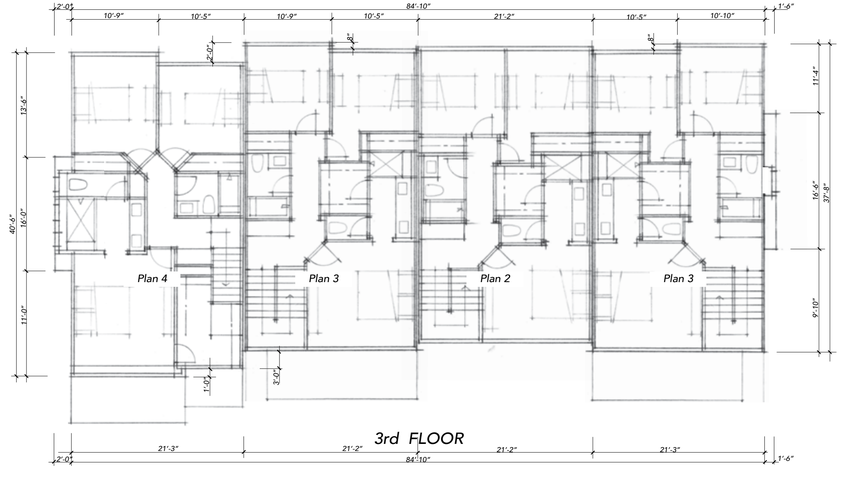
ROOF PLAN

ROOF PLAN NOTES

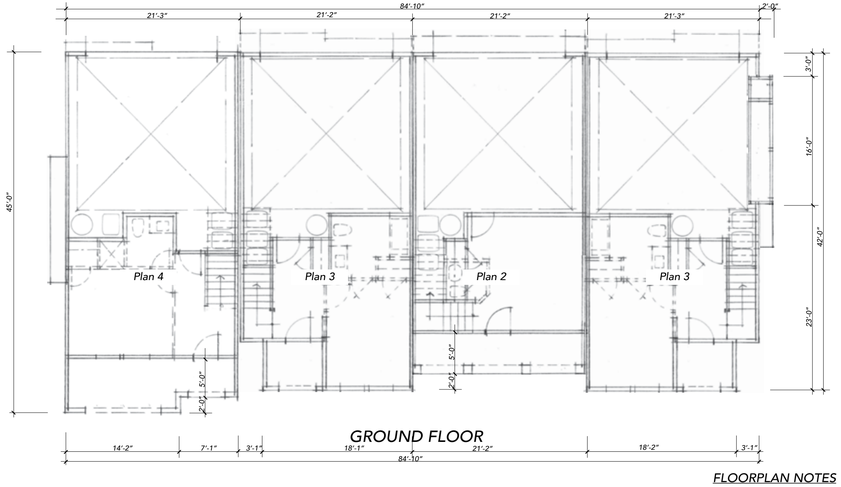
Roof Pitch: 1:1:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



2nd FLOOR



3rd FLOOR



GROUND FLOOR

FLOORPLAN NOTES

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SCALE 0' 8' 16' 32'

BUILDING 4
CONCEPTUAL BUILDING FLOOR & ROOF PLANS

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Building It Forward

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A-6

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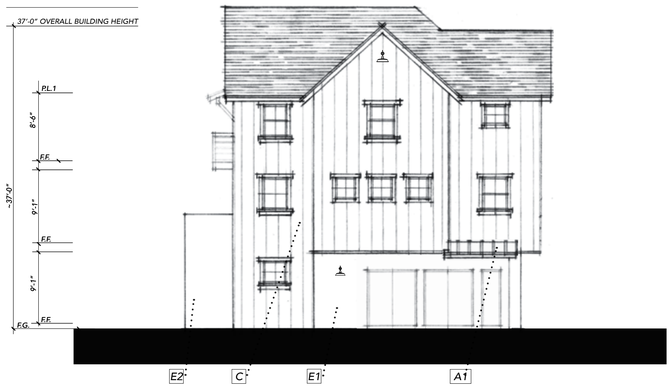


RIGHT SIDE ELEVATION

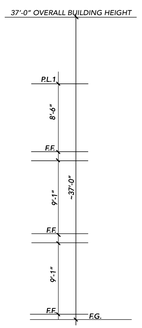


REAR ELEVATION
(Community Drive Frontage)

Pursuant to St. Helena Municipal Code Section 17.24.070(B)(3), the maximum permitted height for exterior lighting is 16 feet. The proposed Fixtures located above 16 feet will not have an electrical source and not produce any Illumination. (Typical)



LEFT SIDE ELEVATION





FRONT, PATIO & ENTRY, ELEVATION

EXTERIOR MATERIALS SPECIFICATIONS

(or Equal)

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ELEVATION NOTES

All color/material changes to occur at inside corner

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

SCALE 0' 8' 16' 32'

BUILDING 4

CONCEPTUAL ELEVATIONS

CITY VENTURES
Building It Forward

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SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PATIO/ENTRY ELEVATION

BODY 1	BODY 2	BODY 3	TRIM	GARAGE 1	GARAGE 2	BALCONY RAILING	ACCENT ENTRY 1	ACCENT ENTRY 2	ACCENT ENTRY 3	ROOFING	METAL ROOFING
SW 7657	SW 7059	SW 9165	SW 7012	SW 7032	SW 7008	SW 7674	SW 9133	SW 7505	SW 6216	MOIRE BLACK	CHARCOAL GRAY

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(or Equal)
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Cementous Trim Boards	*D*	*5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill*
Stucco	*E1*	*Sand Finish*
Stucco	*E2*	*Sand Finish*
Garage Door	*F*	*Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)*
Entry Door	*G*	*Thermatru 'Smooth Star' FibreGlass w/ Glass*
Wood Railings	*H*	*1x6 & 1x4 slats 1.5" gap*
Vinyl Windows	*I*	*Milgard*
Downspouts	*J*	*3.5" Round*
Architectural Lighting	*K*	*Allenbury (Downward Lighting)*
Metal Wire Vine Lines	*L*	*Galvanized Metal*

BUILDING 4
CONCEPTUAL ELEVATIONS, COLORS AND MATERIALS

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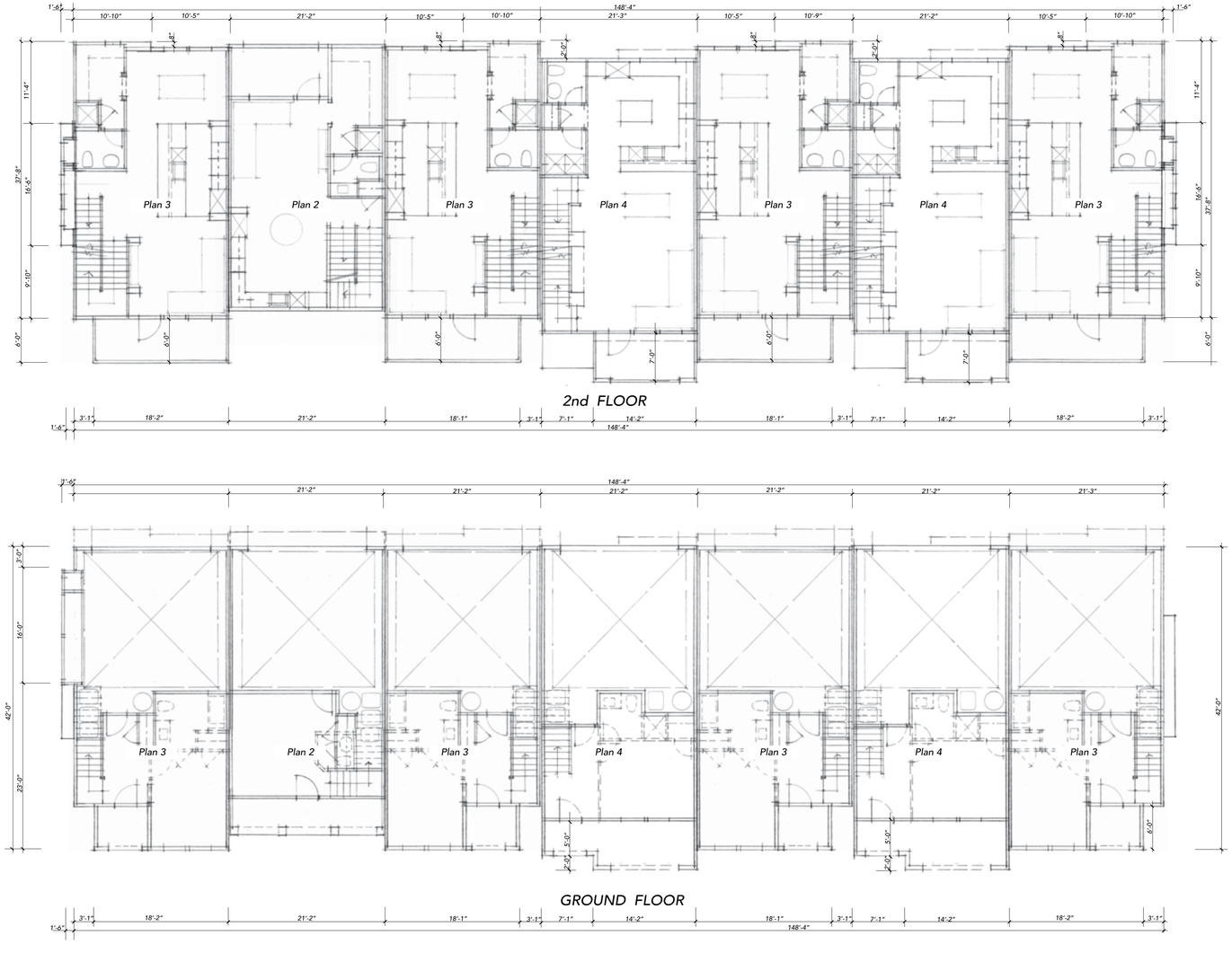

FLOORPLAN NOTES

Dimensions are conceptual and approximate.
(T) Trash, (R) Recycle, (C) Compost Bins are located in each individual unit garage space.

SCALE 0′ 8′ 16′ 32′

BUILDING 5

CONCEPTUAL BUILDING FLOOR PLANS

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A-7

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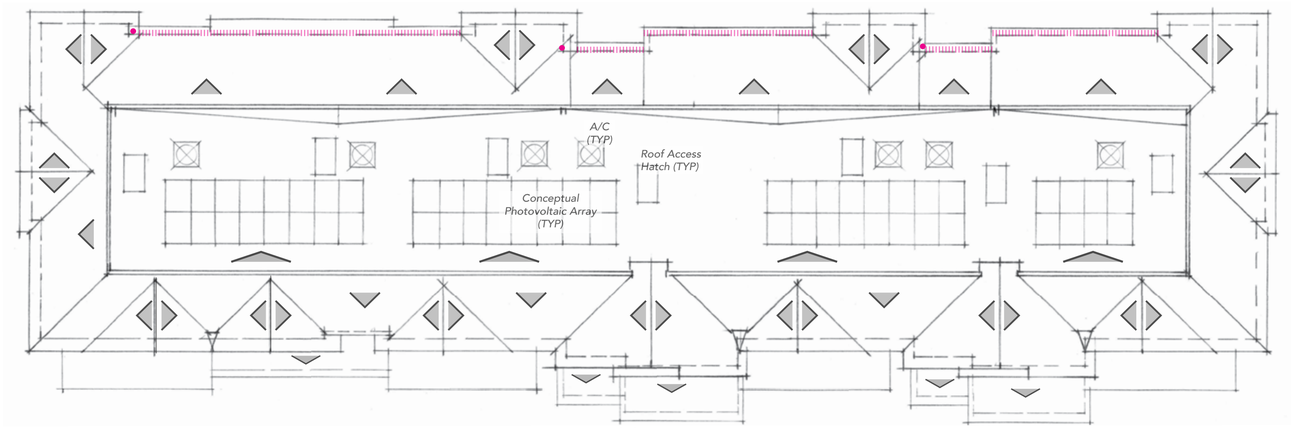
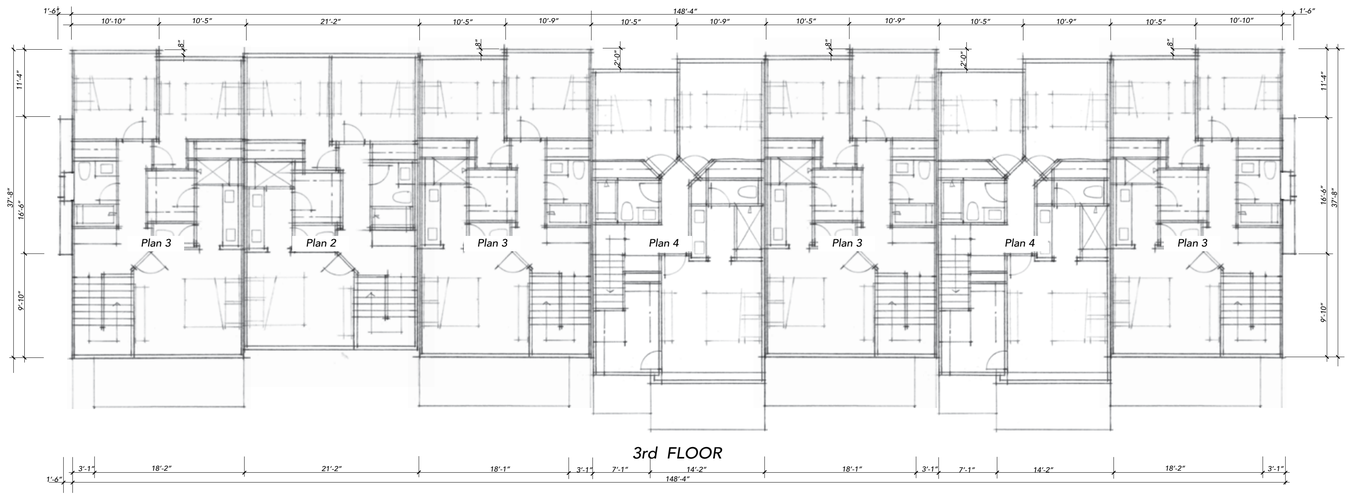


ROOF PLAN

ROOF PLAN NOTES

Roof Pitch; 11:12 3.5:12 2%
Overhangs Typical; Rake 1'-6" Eave 1'-6"
Downspout Location (Major Area)
Indicates +29'-10" F.G. Roof Height for Fire Access



3rd FLOOR

FLOORPLAN NOTES

Dimensions are conceptual and approxamite.
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SCALE 0' 8' 16' 32'

BUILDING 5

CONCEPTUAL BUILDING FLOOR & ROOF PLANS

CITY VENTURES
Building It Forward

Spring Grove

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

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

November 10, 2025
~~September 26, 2025~~

A-7.1

FDS #24010

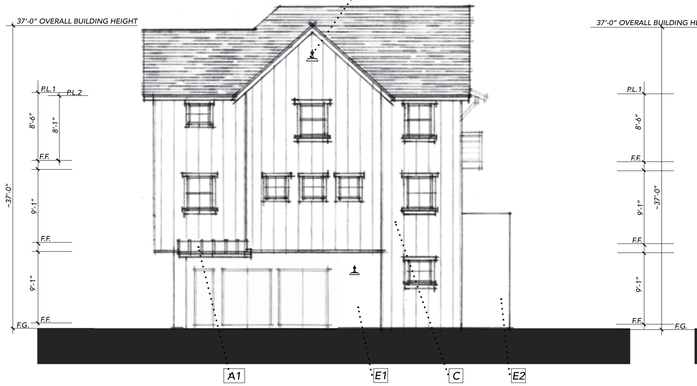


RIGHT SIDE ELEVATION



REAR ELEVATION
(Community Drive Frontage)

K Pursuant to St. Helena Municipal Code Section 17.24.070(B)(3), the maximum permitted height for exterior lighting is 16 feet. The proposed Fixtures located above 16 feet will not have an electrical source and not produce any Illumnation. (Typical)



LEFT SIDE ELEVATION



FRONT, PATIO & ENTRY, ELEVATION

EXTERIOR MATERIALS SPECIFICATIONS

(or Equal)

See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	A	CertainTeed
Mtl Standing Seam Accent	A1	20" Standing Seam
Wood Rake - Fascia - Eaves	B	6x Rake Resawn, 4x Fascia
Cementous Siding	C	.75x2.5 Smooth batt @ 18"o.c.
Cementous Trim Boards	D	5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill
Stucco	E1	Sand Finish
Stucco	E2	Sand Finish
Garage Door	F	Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)
Entry Door	G	Thermatru 'Smooth Star' FibreGlass w/ Glass
Wood Railings	H	1x6 & 1x4 slats 1.5" gap
Vinyl Windows	I	Milgard
Downspouts	J	3.5" Round
Architectural Lighting	K	Allenbury (Downward Lighting)
Metal Wire Vine Lines	L	Galvanized Metal

ELEVATION NOTES

All color/material changes to occur at inside corner

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

SCALE 0' 8' 16' 32'

BUILDING 5

CONCEPTUAL ELEVATIONS

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Building It Forward

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A~7.2

FDS #24010



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



PATIO/ENTRY ELEVATION

BODY 1	BODY 2	BODY 3	TRIM	GARAGE 1	GARAGE 2	BALCONY RAILING	ACCENT ENTRY 1	ACCENT ENTRY 2	ACCENT ENTRY 3	ROOFING	METAL ROOFING
SW 7657	SW 7059	SW 9165	SW 7012	SW 7032	SW 7008	SW 7674	SW 9133	SW 7505	SW 6216	MOIRE BLACK	CHARCOAL GRAY

EXTERIOR MATERIALS SPECIFICATIONS
(or Equal)
See COLOR RENDERINGS FOR APPLICATION

Asphalt Composition Shingle Roofing	*A*	*CertainTeed*
Mtl Standing Seam Accent	*A1*	*20" Standing Seam*
Wood Rake - Fascia - Eaves	*B*	*6x Rake Resawn, 4x Fascia*
Cementous Siding	*C*	*.75x2.5 Smooth batt @ 18"o.c.*
Cementous Trim Boards	*D*	*5/4x7 Head, 4/4x3.5 Sides, 2x3 Sill*
Stucco	*E1*	*Sand Finish*
Stucco	*E2*	*Sand Finish*
Garage Door	*F*	*Coplay 'Canyon Ridge' ~ 'Chevron & Elements' (metal)*
Entry Door	*G*	*Thermatru 'Smooth Star' FibreGlass w/ Glass*
Wood Railings	*H*	*1x6 & 1x4 slats 1.5" gap*
Vinyl Windows	*I*	*Milgard*
Downspouts	*J*	*3.5" Round*
Architectural Lighting	*K*	*Allenbury (Downward Lighting)*
Metal Wire Vine Lines	*L*	*Galvanized Metal*

BUILDING 5
CONCEPTUAL ELEVATIONS, COLORS AND MATERIALS

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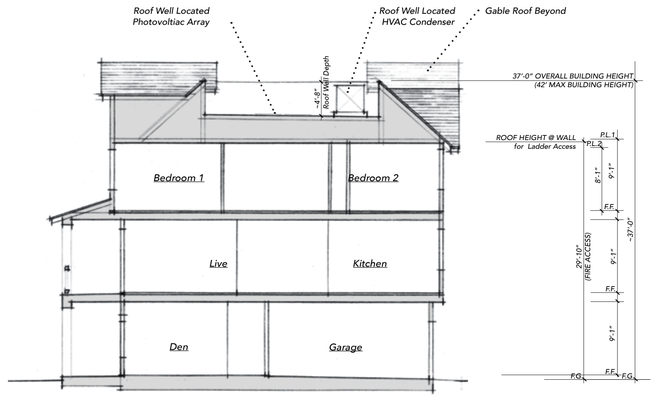

Typical Building Cross Section
(Plan 4)

PLAN 4

CONCEPTUAL BUILDING CROSS SECTION

SCALE 0′ 8′ 16′ 32′

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A-8

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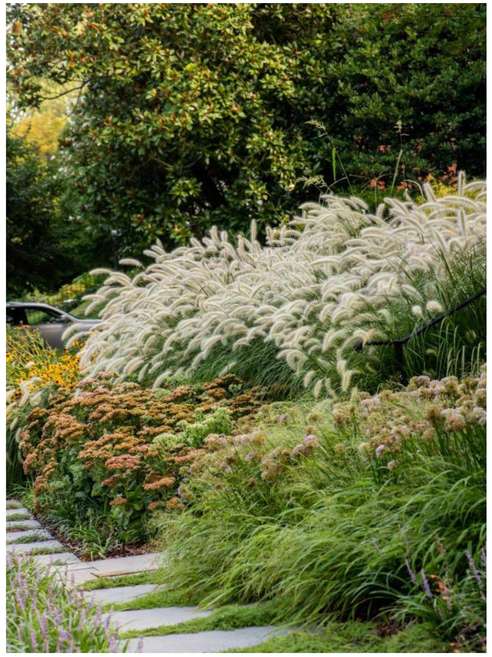
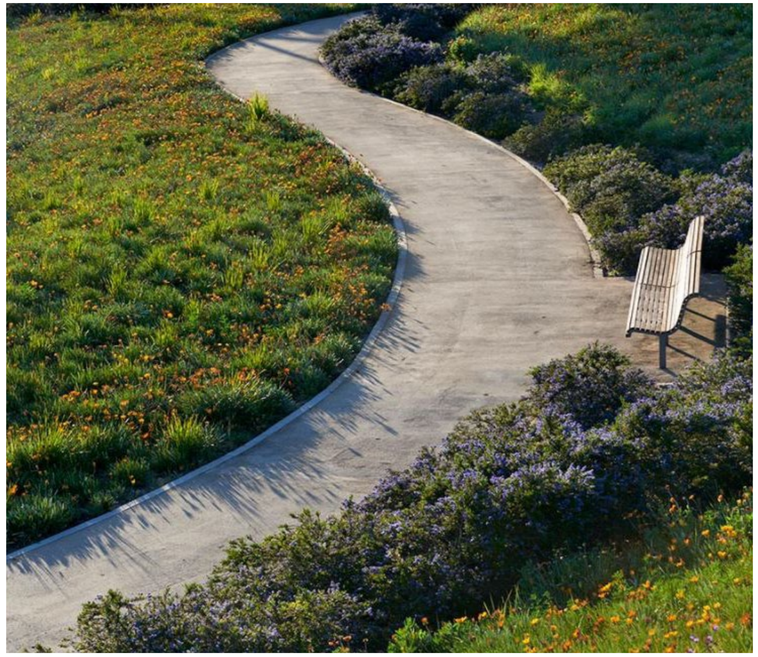






CONCEPTUAL IMAGERY

November 10th, 2025

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L-1



Scale: 1" = 30'-0"

LEGEND

1. Community Entry Seating Area (See Enlargement)
2. Community Entry Pedestrian Corridor (See Enlargement)
3. Community Open Space (See Enlargement)
4. Enhanced Paving at Crosswalks
5. Concrete Walk
6. Parking Stalls
7. Private Patio
8. Stormwater Basin
9. Existing Creek Setback
10. Transformer
11. Screening Planting at Perimeter
12. Existing Canopy Trees to be Protected in Place
13. Short Term Bike Parking (Bike Racks)

CONCEPTUAL SITE PLAN

November 10th, 2025

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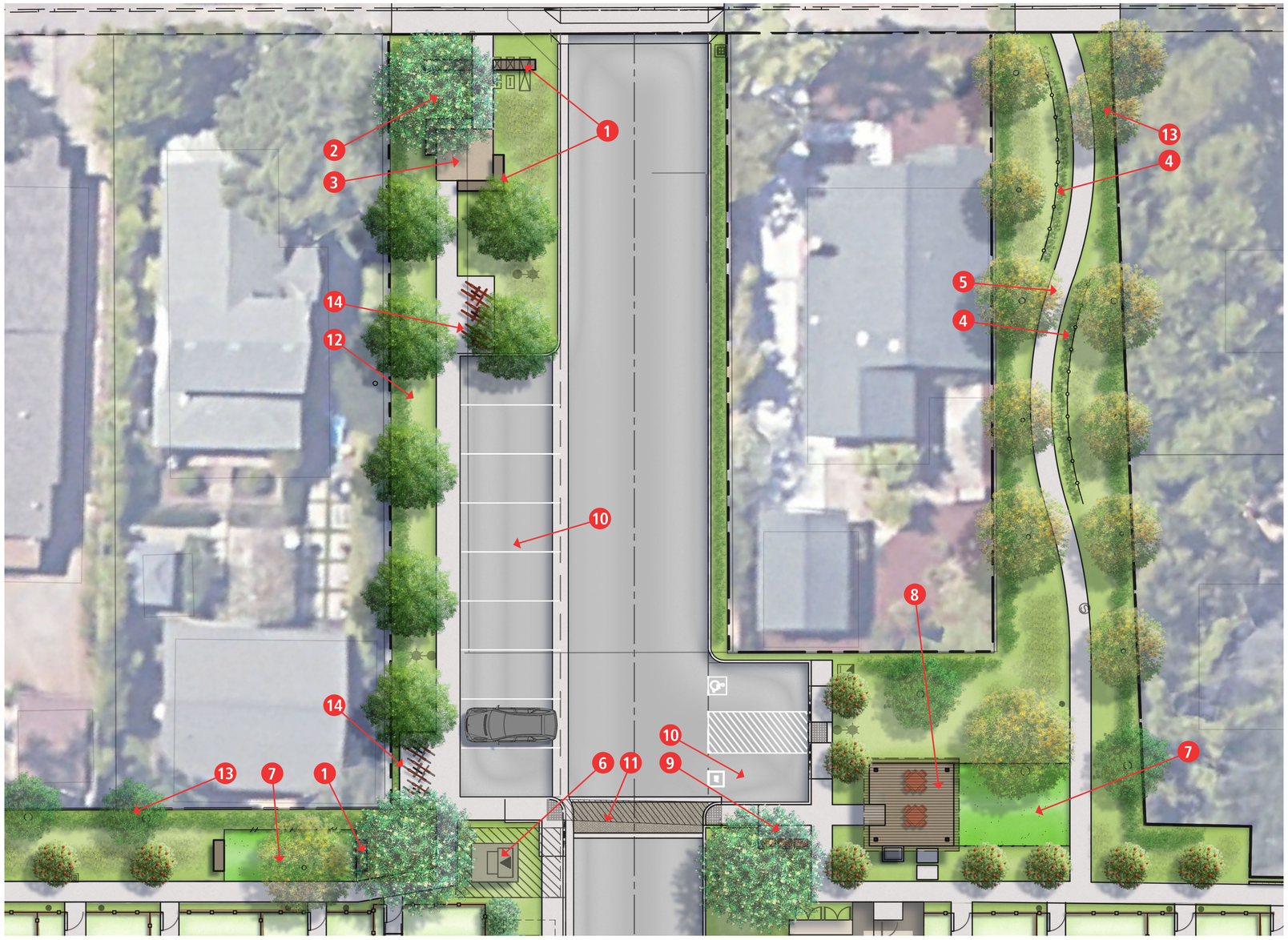
L-2



LEGEND

1. Seat Wall
2. Focal Tree
3. Enhanced Paving
4. Vineyard Trellis with Fruiting Vines
5. Meandering Path at Pedestrian Corridor
6. Transformer
7. Natural Turf Lawn with Existing Shade Tree
8. Picnic Area with Community Seating
9. Cluster Mailbox Units
10. Parking Stalls
11. Enhanced Paving at Crosswalk
12. Screening Planting at Perimeter
13. Existing Canopy Trees - to be Protected in Place
14. Short Term Bike Parking (Bike Racks)

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

CONCEPTUAL ENLARGEMENT PLAN

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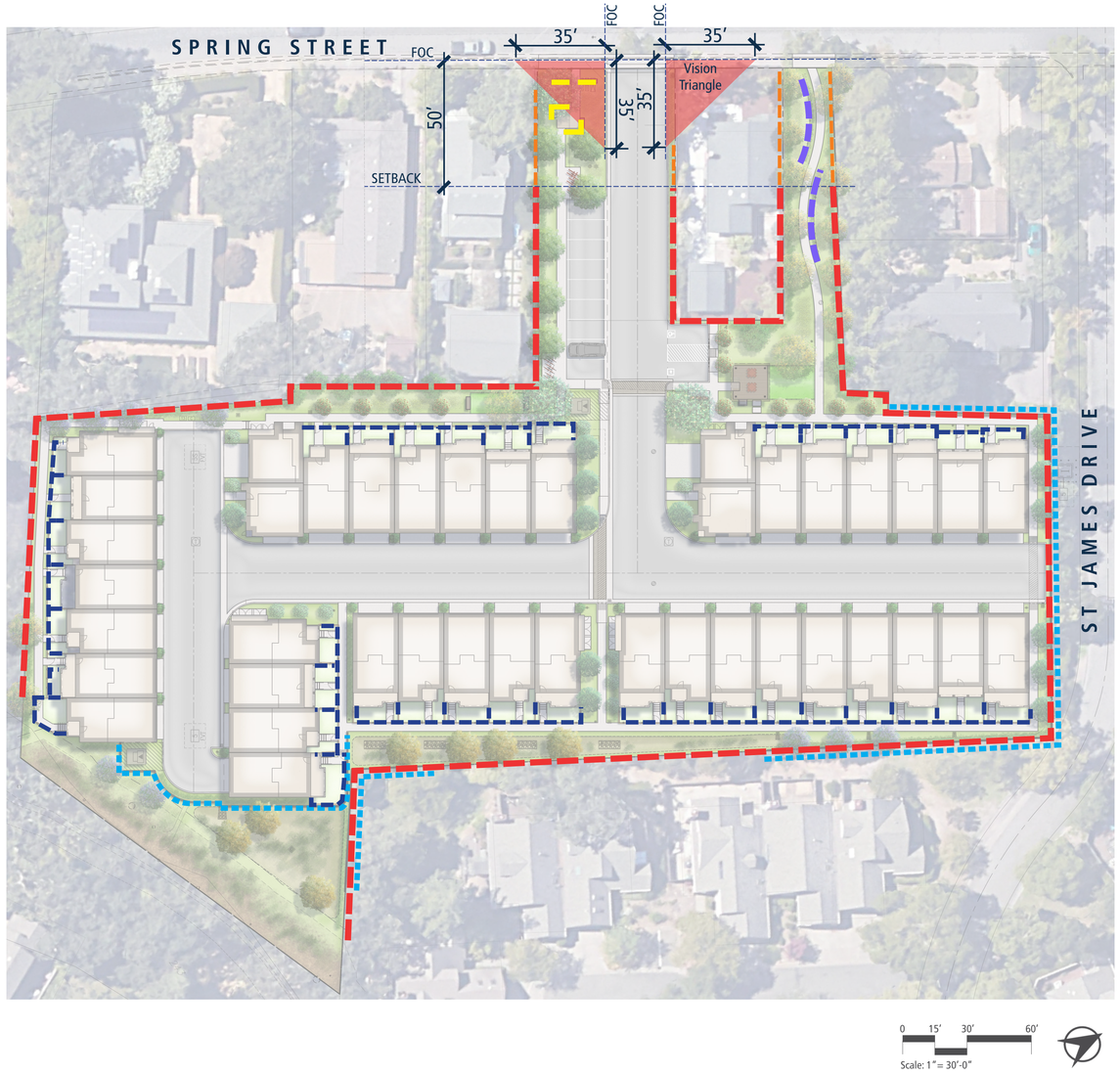
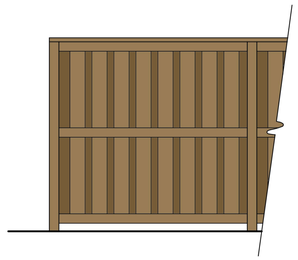
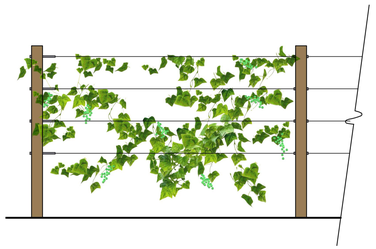
L-3



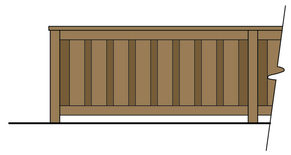
LEGEND



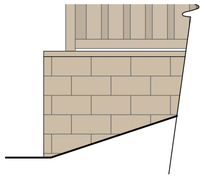
Wood Perimeter Fence
-Western Red Cedar or Approved Equal
-6' ht. min.



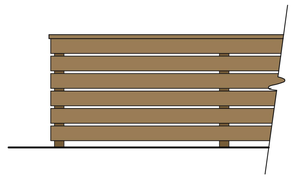
Vineyard Trellis
-Wood Posts w/ Steel Wire
-5' ht.



Wood Perimeter Low Fence
-Western Red Cedar or Approved Equal
-3'-0" ht.



Retaining Block Wall
-Splitface CMU Block and Cap w/ Perimeter Fence Embedment
-3'-4" ht. max



Wood Patio Fence/Gate
-Western Red Cedar or Approved Equal
-3'-6" ht.



Seat Wall
-PIP Concrete w/ Boardform Finish
-1'-6" ht.

CONCEPTUAL WALL AND FENCE PLAN

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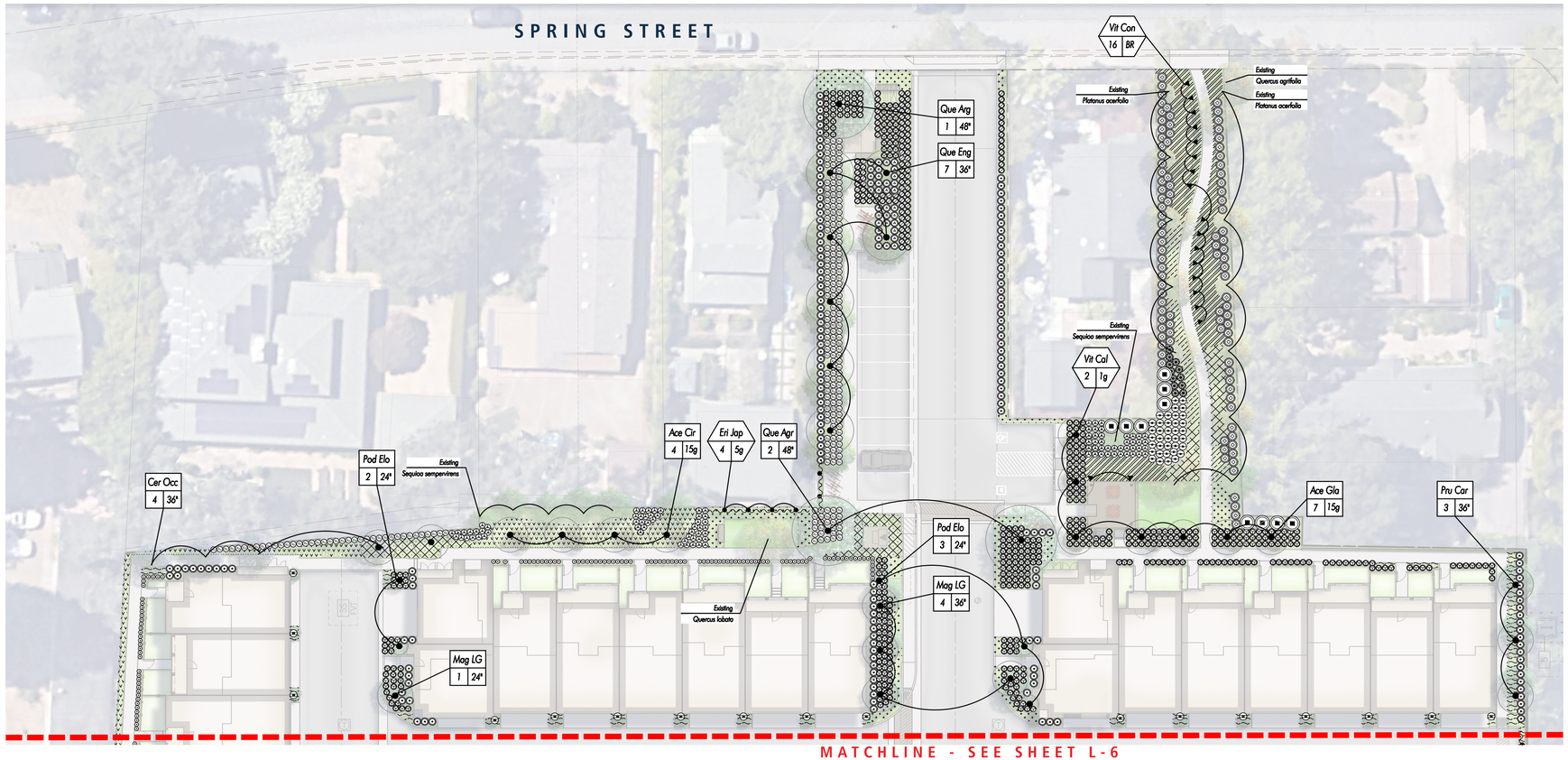
L-4



LEGEND

TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COUNT
Ace Cir	Acer circinatum	Vine Maple	Per Plan	Per Plan	6
Ace Gla	Acer glabrum	Rocky Mountain Maple	Per Plan	Per Plan	5
Cer Occ	Cercis occidentalis	Western Redbud	Per Plan	Per Plan	6
Mag LG	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	Per Plan	Per Plan	7
Pru Car	Prunus caroliniana	Carolina Cherry Laurel	Per Plan	Per Plan	6
Pod Elo	Podocarpus elongatus 'Monmal'	Icee Blue Yellowwood	Per Plan	Per Plan	11
Pla Rac	Platanus racemosa	Western Sycamore	Per Plan	Per Plan	7
Que Agr	Quercus agrifolia	Coast Live Oak	Per Plan	Per Plan	3
Que Eng	Quercus engelmannii	Engelmann Oak	Per Plan	Per Plan	7
Que Kel	Quercus kelloggii	California Black Oak	Per Plan	Per Plan	1

VINE/ESPALIER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COUNT
Vits Cal	Vitis californica ' Roger's Red'	Roger's Red California Grape	Per Plan	Per Plan	2
Vit Con	Vitis labrusca 'Concord'	Concord Grape	Per Plan	Per Plan	16
Eri Jap	Eriobotrya japonica	Japanese Loquat	Per Plan	Per Plan	12

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COUNT
Ad	Arctostaphylos densiflora 'Harmony'	Harmony Manzanita	5 gal.	Per Plan	14
+	Buxus microphyllus var. japonicus 'Green Beauty'	Green Beauty Japanese Boxwood	1 gal.	Per Plan	158
⊕	Calamagrostis x acutiflola 'Karl Foerster'	Feather Reed Grass	1 gal.	Per Plan	122
⟨⟩	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal.	Per Plan	143
✳	Festuca mairei	Atlas Fescue	1 gal.	Per Plan	148
✳	Festuca mairei	Atlas Fescue	5 gal.	Per Plan	12
○	Frangula californica 'San Bruno'	San Bruno Coffeeberry	5 gal.	Per Plan	116
▨	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	1 gal.	24" o.c.	112
▣	Heteromeles arbutifolia	Toyon	15 gal.	Per Plan	13
⊘	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Youpon Holly	5 gal.	Per Plan	119
▨	Juncus patens	Spreading Rush	1 gal.	36" o.c.	189
⊙	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	Per Plan	234
▽	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	1 gal.	Per Plan	458
○	Miscanthus sinensis var. condensatus	Large Silver Grass	1 gal.	Per Plan	71
▽	Muhlenbergia lindheimeri	Lindheimer's Muhly	1 gal.	Per Plan	177
▣	Podocarpus macrophyllus 'Maki'	Fern Podocarpus	5 gal.	Per Plan	40
⊛	Polystichium munitum	Western Sword Fern	1 gal.	Per Plan	96
Ru	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 gal.	Per Plan	254
○	Rosa floribunda 'Icecap'	Icecap Rose	5 gal.	Per Plan	34
✦	Salvia 'Amistad'	Friendship Sage	5 gal.	Per Plan	37

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COUNT
	Marathon II	Turf	Sodded	-	600 SF
	Carex pansa	Sand Dune Sedge	1 gal.	18" o.c.	168
	Carex tumulicola	Foothill Sedge	1 gal.	18" o.c.	1,339
	Geranium 'Rozanne'	Rozanne Geranium	1 gal.	24" o.c.	232
	Heuchera maxima	Island Alum Root	1 gal.	12" o.c.	386
	Sesleria autumnalis	Autumn Moor Grass	1 gal.	16" o.c.	1,105
	Trachelospermum asiaticum	Asiatic Jasmine	1 gal.	24" o.c.	667

NOTE: All ground-mounted equipment is to be screened on edges facing adjacent properties and public ROW using shrubs that are at minimum equivalant in height to the adjacent equipment.

0 10' 20' 40'
Scale: 1" = 20'-0"

PLANTING PLAN

November 10th, 2025

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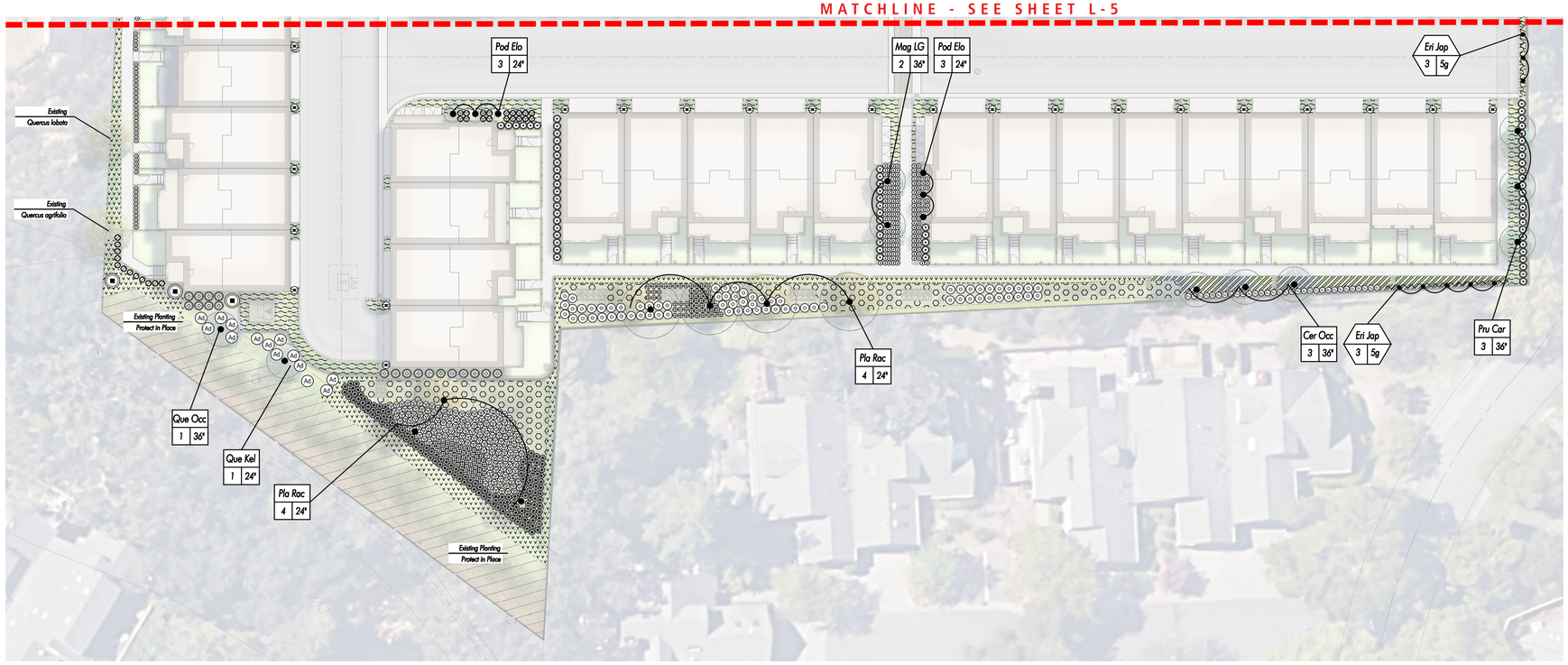

LEGEND

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0 10' 20' 40'
Scale: 1" = 20'-0"

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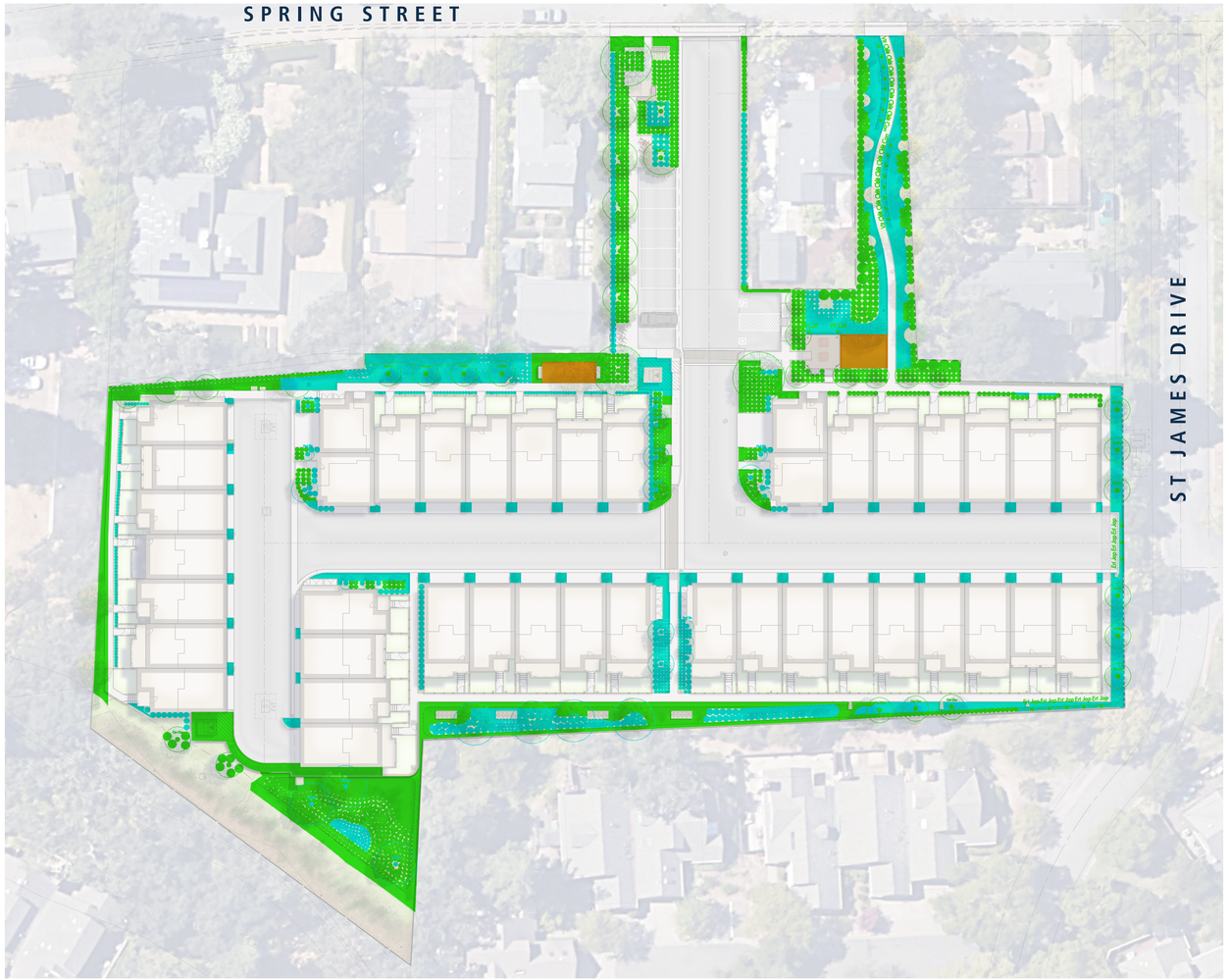

HYDROZONE LEGEND

- Low Water Use (Drip Irrigation) 11,442 SF
- Moderate Water Use (Drip Irrigation) 9,566 SF
- High Water Use (Turf - Overhead Spray) 600 SF

Total Irrigated Landscape Area: 21,608 SF
Maximum Applied Water Allowance (MAWA): 225,998
Estimated Total Water Usage (ETWU): 285,008

*Refer to MWELO Landscape Documentation Package for full Calculation Worksheet

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

HYDROZONE AND MWELO PLAN

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L-7



OPEN SPACE LEGEND:

- Common Open Space: 18,548 SF
- Riparian Corridor - undisturbed, not for recreation or development: 4,482 SF
- Private Open Space: 5,595 SF

Total Project Area: 105,135 SF

Total Common Open Space Coverage: 23,030 SF (21.9%)

Common Open Space per Unit: 561 SF (23,030 SF/ 41 Units)

NOTE:

Common Open Space does not include any hardscape areas, private patios, or any planters less than 3 feet in width

Denotes units with no private ground floor open space (All other units have a minimum of 60 SF private ground floor open space).

0 15' 30' 60'

Scale: 1" = 30'-0"

OPEN SPACE CALCULATIONS

November 10th, 2025

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1447~1505~1515 Spring Street
St. Helena, CA

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

L-8

SPRING GROVE - VESTING TENTATIVE MAP PACKAGE

1447, 1505, & 1515 SPRING STREET

St Helena, California

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

APPLICANT
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1185 Old Mason Street
San Francisco, CA 94123
(707) 758-3805

ARCHITECT
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Phone: (562) 719-4650

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SHEET INDEX

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9.	C2.0	DEMOLITION PLAN
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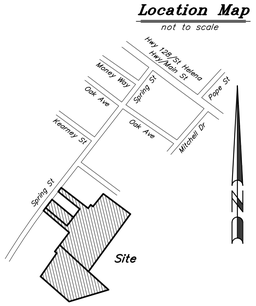
18.	C7.0	VESTING TENTATIVE MAP

SITE INFORMATION

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

Location Map
not to scale



LEGEND

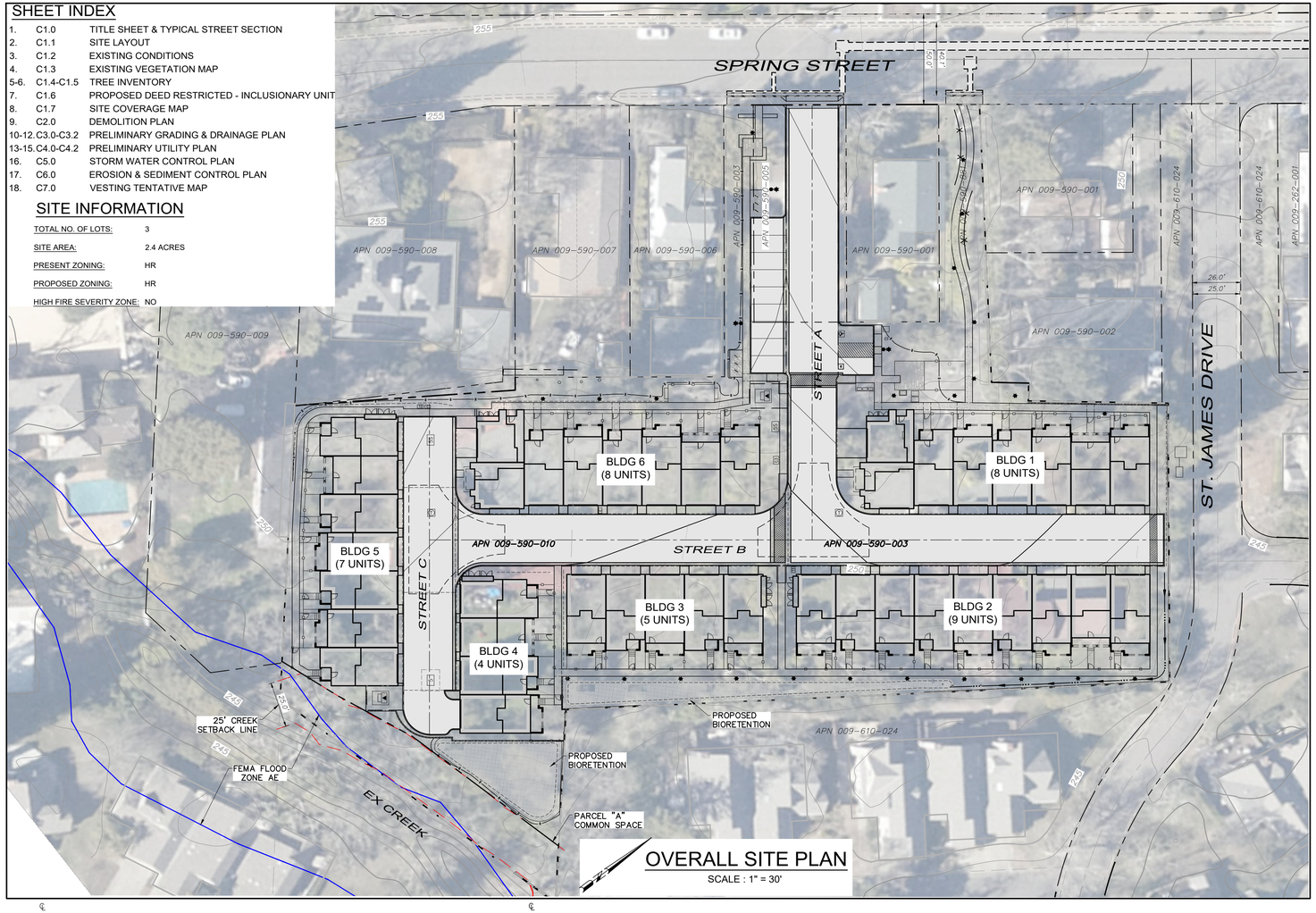
PROPOSED	EXISTING	DESCRIPTION
		PROPERTY BOUNDARY
		CURB & GUTTER
SSMH	SSMH	SANITARY SEWER & MANHOLE
8" W	8" W	WATER MAIN & GATE VALVE
		FIRE HYDRANT
		STORM DRAIN & CATCH BASIN (CB)
		PVT DWY EASEMENT
		PVT SD EASEMENT
		PVT ACCESS EASEMENT/ PUBLIC UTILITY EASEMENT
	#	EXISTING TREE WITH TAG NUMBER FROM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

HATCHING LEGEND:

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

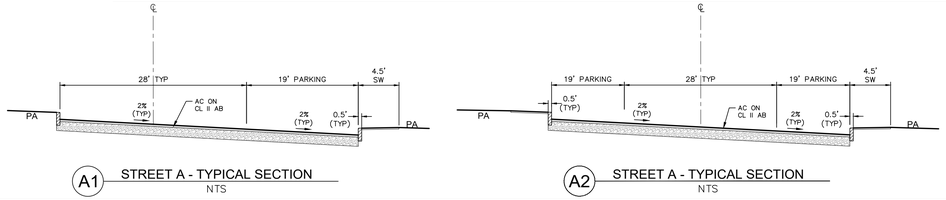
ABBREVIATIONS

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



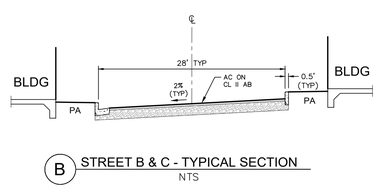
OVERALL SITE PLAN

SCALE : 1" = 30'



A1 STREET A - TYPICAL SECTION
NTS

A2 STREET A - TYPICAL SECTION
NTS



B STREET B & C - TYPICAL SECTION
NTS

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My license expires 3/31/2026

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TENTATIVE MAP
SPRING GROVE
TITLE SHEET & TYPICAL STREET SECTION

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/JAL
Drawn by: KM/JAL
Checked by: CT

Sheet
C1.0
1 of 18 Sheets
Job 24195

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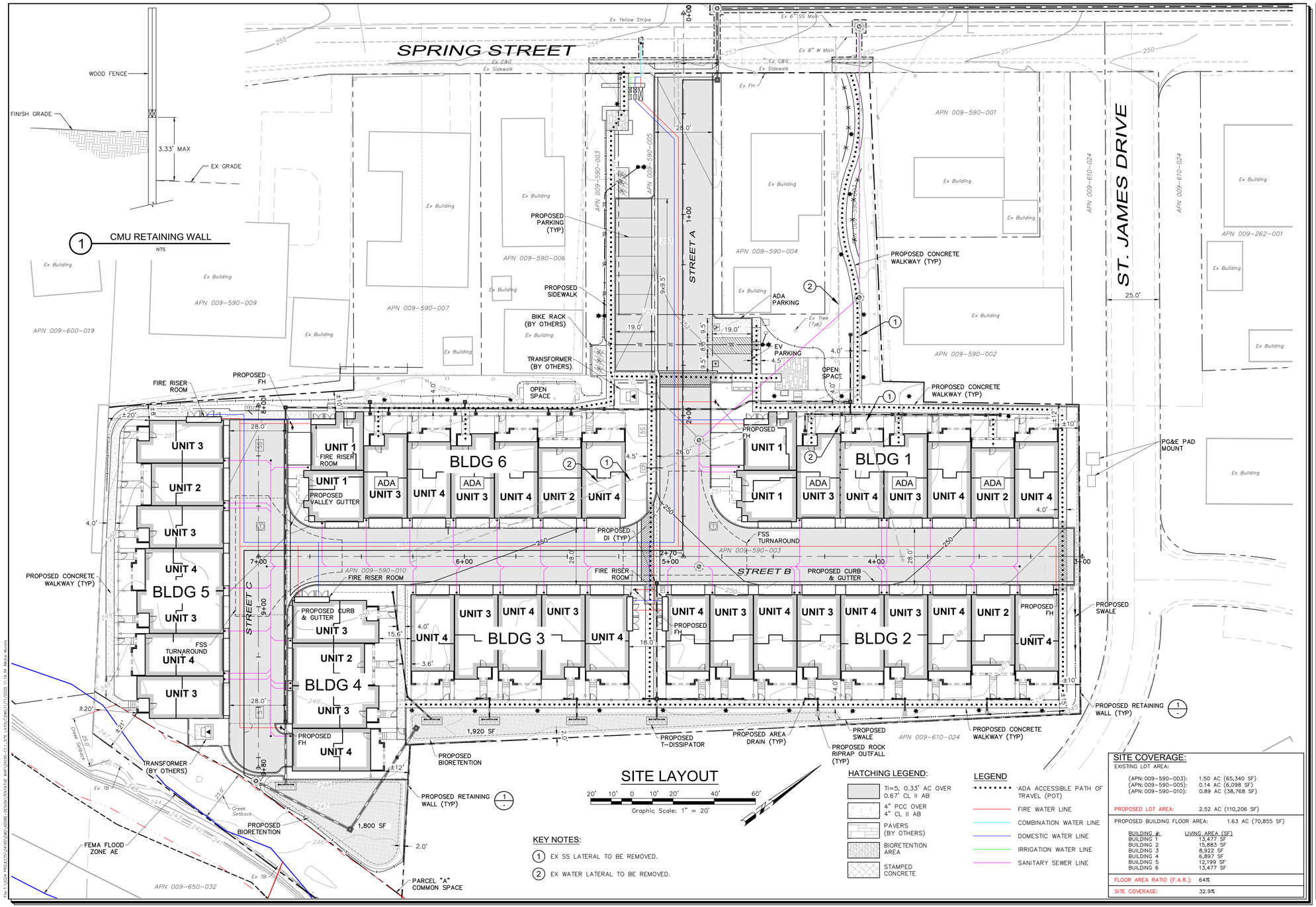

HATCHING LEGEND:

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

LEGEND

- ADA ACCESSIBLE PATH OF TRAVEL (POT)
- FIRE WATER LINE
- COMBINATION WATER LINE
- DOMESTIC WATER LINE
- IRRIGATION WATER LINE
- SANITARY SEWER LINE

KEY NOTES:

1. EX SS LATERAL TO BE REMOVED.
2. EX WATER LATERAL TO BE REMOVED.

SITE COVERAGE:

EXISTING LOT AREA:

(APN:009-590-003):	1.50 AC (65,340 SF)
(APN:009-590-005):	0.14 AC (6,098 SF)
(APN:009-590-010):	0.89 AC (38,768 SF)
PROPOSED LOT AREA:	2.52 AC (110,206 SF)
PROPOSED BUILDING FLOOR AREA:	1.63 AC (70,855 SF)

BUILDING #:	LIVING AREA (SF)
BUILDING 1	13,477 SF
BUILDING 2	15,883 SF
BUILDING 3	8,922 SF
BUILDING 4	6,897 SF
BUILDING 5	12,199 SF
BUILDING 6	13,477 SF

FLOOR AREA RATIO (F.A.R.):	64%
SITE COVERAGE:	32.9%

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TENTATIVE MAP
SPRING GROVE
SITE LAYOUT

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

SCALE: AS SHOWN
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2 of 18 Sheets
Job 24195

SPRING STREET

HASTY COURT

WALLIS COURT

ST. JAMES DRIVE

EX CREEK

CREEK SETBACK (PROTECT IN PLACE)

FEMA FLOOD ZONE AE

APN 009-590-001

APN 009-590-002

APN 009-590-003

APN 009-590-004

APN 005-590-007

APN 009-590-006

APN 009-590-008

APN 009-590-010

APN 009-610-024

SITE COVERAGE:

EXISTING LOT AREA:	
(APN: 009-590-003):	1.50 AC (65,340 SF)
(APN: 009-590-005):	0.14 AC (6,098 SF)
(APN: 009-590-010):	0.89 AC (38,768 SF)
PROPOSED LOT AREA:	2.52 AC (110,206 SF)
BUILDING FOOTPRINT:	0.15 AC (6,742 SF)
(APN: 009-590-003):	3,199 SF
(APN: 009-590-005):	1,006 SF
(APN: 009-590-010):	2,537 SF
LOT COVERAGE (%):	6.1%
BUILDING FLOOR AREA:	0.19 AC (8,445 SF)
(APN: 009-590-003):	4,902 SF
(APN: 009-590-005):	1,006 SF
(APN: 009-590-010):	2,537 SF
FLOOR AREA RATIO (F.A.R.):	7.7%

EXISTING CONDITIONS

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

Graphic Scale: 1" = 30'

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TENTATIVE MAP
SPRING GROVE
EXISTING CONDITIONS

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

SCALE: AS SHOWN
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Drawn by: KM/JAL
Checked by: GT

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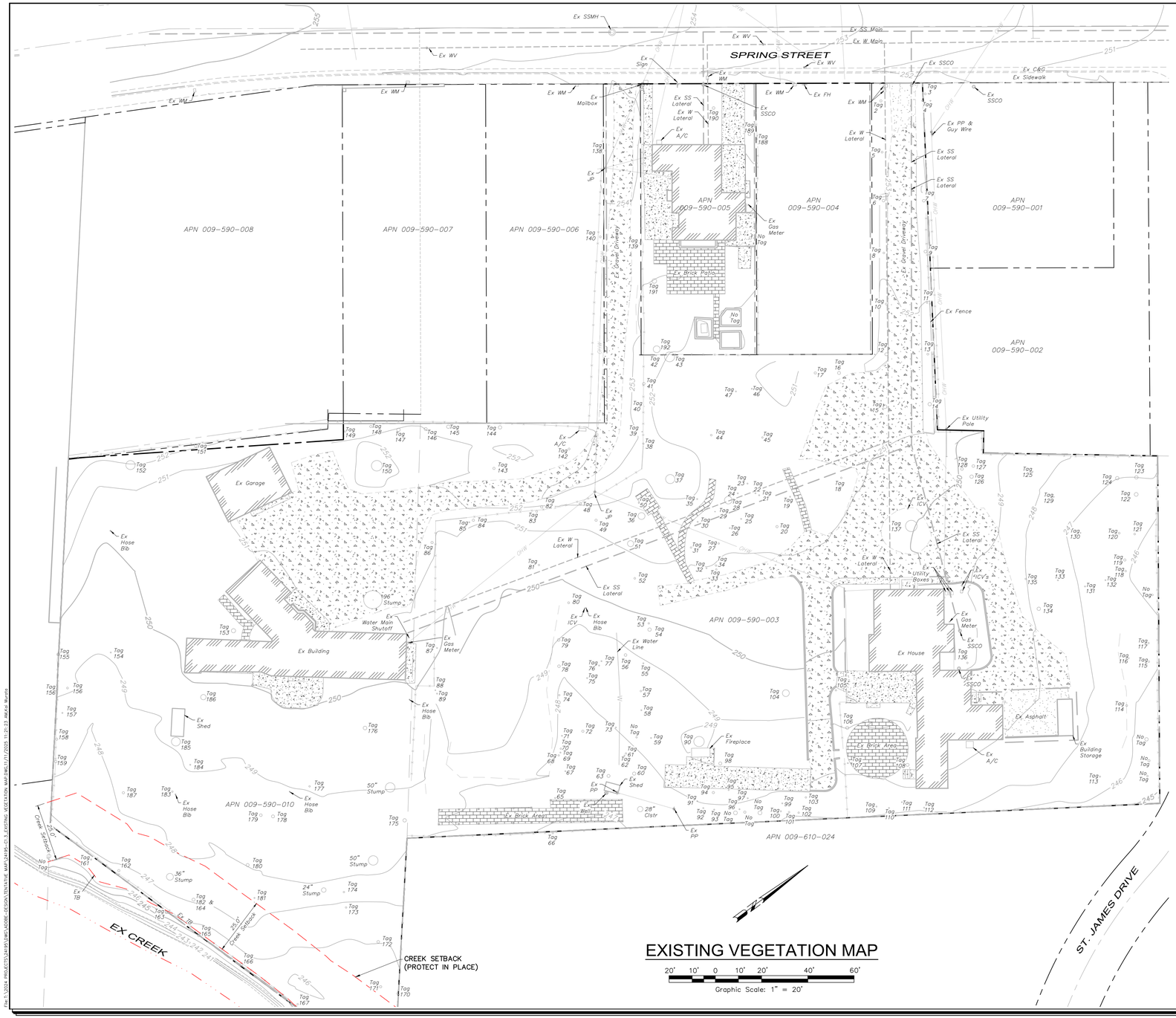
3 of 18 Sheets
Job 24195

Mar 13,2024 PROJECTS\24195\DWG\ADOBE DESIGN\TENTATIVE MAP\24195-C1.2 EXISTING CONDITIONS.DWG 11/17/2025 11:19:51 AM Kai Murata



EXISTING VEGETATION MAP

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

Revisions

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DAVID R. BROWN
No. 41833
Exp. 3/31/2026
CIVIL
STATE OF CALIFORNIA

TENTATIVE MAP
SPRING GROVE
EXISTING VEGETATION MAP

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/IAL
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Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
1	*Quercus agrifolia*	Coast Live Oak	8	20	12	4	3	None - Preserved	None
2	*Platanus acerifolia*	London Plane	13	35	18	4	3	None - Preserved	None
3	*Quercus agrifolia*	Coast Live Oak	12	35	16	4	3	None - Preserved	None
4	*Platanus acerifolia*	London Plane	10	35	18	4	3	None - Preserved	None
5	*Platanus acerifolia*	London Plane	12	40	18	4	3	None - Preserved	None
6	*Platanus acerifolia*	London Plane	18	40	20	4	3	None - Preserved	None
7	*Platanus acerifolia*	London Plane	13	40	18	4	3	None - Preserved	None
8	*Platanus acerifolia*	London Plane	10	40	15	4	3	None - Preserved	None
9	*Platanus acerifolia*	London Plane	16	40	18	4	3	None - Preserved	None
10	*Platanus acerifolia*	London Plane	12	40	15	4	3	None - Preserved	None
11	*Platanus acerifolia*	London Plane	17	40	15	4	3	None - Preserved	None
12	*Platanus acerifolia*	London Plane	22	45	25	4	3	None - Preserved	None
13	*Platanus acerifolia*	London Plane	12	40	18	4	3	None - Preserved	None
14	*Platanus acerifolia*	London Plane	20	45	20	4	3	None - Preserved	None
15	*Platanus acerifolia*	London Plane	24	55	30	4	3	None - Preserved	None
16	*Sequois sempervirens*	Coast Redwood	21	60	15	4	3	None - Preserved	None

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
17	*Sequois sempervirens*	Coast Redwood	13	22	14	2	3	None-Preserved	N/A
18	*Trachycarpus fortunei*	Windmill Palm	10	10	4	4	3	Removed	N/A
19	*Lagerstroemia indica*	Crepe Myrtle	6	18	10	3	3	Removed	N/A
20	*Albizzia julibrissen*	Silk Tree	10	18	10	3	3	Removed	N/A
21	*Trachycarpus fortunei*	Windmill Palm	6	9	4	4	3	Removed	N/A
22	*Trachycarpus fortunei*	Windmill Palm	6	14	4	4	3	Removed	N/A
23	*Trachycarpus fortunei*	Windmill Palm	6	12	4	4	3	Removed	N/A
24	*Trachycarpus fortunei*	Windmill Palm	6	30	4	4	3	Removed	N/A
25	*Trachycarpus fortunei*	Windmill Palm	6	14	4	4	3	Removed	N/A
26	*Trachycarpus fortunei*	Windmill Palm	6	12	4	4	3	Removed	N/A
27	*Ficus carcia*	Fig	5+5+5+5+6	14	10	4	3	Removed	N/A
28	*Trachycarpus fortunei*	Windmill Palm	6	10	4	4	3	Removed	N/A
29	*Trachycarpus fortunei*	Windmill Palm	6+6+6+6+6+6	15	4	4	3	Removed	N/A
30	*Trachycarpus fortunei*	Windmill Palm	12	12	4	4	3	Removed	N/A
31	*Trachycarpus fortunei*	Windmill Palm	12	12	4	4	3	Removed	N/A
32	*Trachycarpus fortunei*	Windmill Palm	7	20	5	4	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
33	*Trachycarpus fortunei*	Windmill Palm	8+7	12	4	4	3	Removed	N/A
34	*Trachycarpus fortunei*	Windmill Palm	8	12	4	4	3	Removed	N/A
35	*Trachycarpus fortunei*	Windmill Palm	6	8	4	4	3	Removed	N/A
36	*Ligustrum lucidum*	Glossy Privet	3+3+4+5+5+5+6	35	15	3	2	Removed	N/A
37	*Quercus lobata*	Valley Oak	55	50	30	2.5	3	Removed	N/A
38	*Quercus agrifolia*	Coast Live Oak	11	25	14	3	3	Removed	N/A
39	*Quercus lobata*	Valley Oak	5	30	8	3	3	Removed	N/A
40	*Ligustrum lucidum*	Glossy Privet	6	30	12	3	3	Removed	N/A
41	*Quercus lobata*	Valley Oak	14	45	18	4	3	Removed	N/A
42	*Ligustrum lucidum*	Glossy Privet	6+7	14	15	3	3	Removed	N/A
43	*Ligustrum lucidum*	Glossy Privet	4+6+6+6+7+7+8	25	30	3	2	Removed	N/A
44	*Fraxinus oxy. "Raywoodii"*	Raywood Ash	10	30	12	4	3	Removed	N/A
45	*Aesculus carnea*	Red horsechestnut	6+7	25	12	4	3	Removed	N/A
46	*Quercus lobata*	Valley Oak	6	30	12	4	3	Removed	N/A
47	*Pyrus communis*	Pear	2+2+3+5	14	12	3	3	Removed	N/A
48	*Ligustrum lucidum*	Glossy Privet	6+7+8	15	12	1	2	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
49	*Quercus agrifolia*	Coast Live Oak	2+2+4+6	20	12	4	3	Removed	N/A
50	*Ligustrum lucidum*	Glossy Privet	6	20	12	3	3	Removed	N/A
51	*Morus alba*	Mulberry	11+18	35	16	3	3	Removed	N/A
52	*Picea pungens*	Colorado Spruce	13	40	15	3	3	Removed	N/A
53	*Ligustrum lucidum*	Glossy Privet	6+6+6	35	15	3	3	Removed	N/A
54	*Ligustrum lucidum*	Glossy Privet	9	35	16	3	3	Removed	N/A
55	*Trachycarpus fortunei*	Windmill Palm	6	8	4	4	3	Removed	N/A
56	*Trachycarpus fortunei*	Windmill Palm	6	14	4	4	3	Removed	N/A
57	*Ligustrum lucidum*	Glossy Privet	10	35	16	3	3	Removed	N/A
58	*Trachycarpus fortunei*	Windmill Palm	6	35	4	4	3	Removed	N/A
59	*Prunus domestica*	Wild Plum	6	22	12	4	3	Removed	N/A
60	*Ligustrum lucidum*	Glossy Privet	4+4+5+6	35	16	3	3	Removed	N/A
61	*Trachycarpus fortunei*	Windmill Palm	6	18	4	4	3	Removed	N/A
62	*Trachycarpus fortunei*	Windmill Palm	6	24	4	4	3	Removed	N/A
63	*Washingtonia robusta*	Mexican Fan Palm	21	70	5	4	3	Removed	N/A
64	*Olea europeaea*	Olive	26+6+6+7	25	16	4	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
65	*Quercus agrifolia*	Coast Live Oak	6	25	14	4	3	Removed	N/A
66	*Ligustrum lucidum*	Glossy Privet	9	12	12	3	3	Removed	N/A
67	*Trachycarpus fortunei*	Windmill Palm	6	12	4	4	3	Removed	N/A
68	*Trachycarpus fortunei*	Windmill Palm	8	12	4	4	3	Removed	N/A
69	*Trachycarpus fortunei*	Windmill Palm	6	20	4	4	3	Removed	N/A
70	*Ligustrum lucidum*	Glossy Privet	4+7+7	25	18	3	3	Removed	N/A
71	*Trachycarpus fortunei*	Windmill Palm	7	18	5	4	3	Removed	N/A
72	*Morus alba*	Mulberry	6+8	22	15	3	3	Removed	N/A
73	*Trachycarpus fortunei*	Windmill Palm	6	10	4	4	3	Removed	N/A
74	*Trachycarpus fortunei*	Windmill Palm	7	15	5	4	3	Removed	N/A
75	*Quercus agrifolia*	Coast Live Oak	7	35	15	4	3	Removed	N/A
76	*Quercus agrifolia*	Coast Live Oak	6	30	18	4	3	Removed	N/A
77	*Quercus agrifolia*	Coast Live Oak	6	35	14	4	3	Removed	N/A
78	*Washingtonia robusta*	Mexican Fan Palm	13	30	5	4	3	Removed	N/A
79	*Washingtonia robusta*	Mexican Fan Palm	18	40	5	4	3	Removed	N/A
80	*Cedrus deodara*	Deodar Cedar	10	50	14	3	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
81	*Diospyros kaki*	Permisson	6+6	18	12	2	2	Removed	N/A
82	*Quercus lobata*	Valley Oak	13	40	20	4	3	Removed	N/A
83	*Ligustrum lucidum*	Glossy Privet	6	25	14	2	3	Removed	N/A
84	*Quercus lobata*	Valley Oak	15	40	21	4	3	Removed	N/A
85	*Quercus agrifolia*	Coast Live Oak	6	14	10	0	0	Removed	N/A
86	*Quercus agrifolia*	Coast Live Oak	14	35	18	4	3	Removed	N/A
87	*Quercus lobata*	Valley Oak	6	30	15	4	3	Removed	N/A
88	*Quercus lobata*	Valley Oak	6	20	15	4	3	Removed	N/A
89	*Quercus lobata*	Valley Oak	7	35	16	4	3	Removed	N/A
90	*Quercus lobata*	Valley Oak	55	50	30	1	1	Removed	N/A
91	*Trachycarpus fortunei*	Windmill Palm	9	20	4	1	3	Removed	N/A
92	*Ligustrum lucidum*	Glossy Privet	8	25	12	4	3	Removed	N/A
93	*Trachycarpus fortunei*	Windmill Palm	6	12	4	4	3	Removed	N/A
94	*Ligustrum lucidum*	Glossy Privet	6+7+7	35	12	3	3	Removed	N/A
95	*Ligustrum lucidum*	Glossy Privet	6	35	18	3	3	Removed	N/A
96	*Trachycarpus fortunei*	Windmill Palm	6	6	4	4	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
97	*Trachycarpus fortunei*	Windmill Palm	7	20	5	4	3	Removed	N/A
98	*Ligustrum lucidum*	Glossy Privet	40	18	4	3	3	Removed	N/A
99	*Trachycarpus fortunei*	Windmill Palm	6	12	4	4	3	Removed	N/A
100	*Ligustrum lucidum*	Glossy Privet	6	35	12	3	3	Removed	N/A
101	*Ligustrum lucidum*	Glossy Privet	6+4	35	12	3	3	Removed	N/A
102	*Ligustrum lucidum*	Glossy Privet	6	30	12	3	3	Removed	N/A
103	*Trachycarpus fortunei*	Windmill Palm	12	22	5	4	3	Removed	N/A
104	*Morus alba*	Mulberry	20+20+20+26	35	30	3	3	Removed	N/A
105	*Robinia pseudoacacia*	Locust	8	35	18	3	3	Removed	N/A
106	*Ligustrum lucidum*	Glossy Privet	6+8	40	18	3	3	Removed	N/A
107	*Magnolia grandiflora*	Southern Magnolia	6	30	12	4	3	Removed	N/A
108	*Robinia pseudoacacia*	Locust	28	45	18	3	2	Removed	N/A
109	*Sequois sempervirens*	Coast Redwood	7	40	12	4	3	Removed	N/A
110	*Sequois sempervirens*	Coast Redwood	6	40	12	4	3	Removed	N/A
111	*Robinia pseudoacacia*	Locust	6	35	14	4	3	Removed	N/A
112	*Ligustrum lucidum*	Glossy Privet	6	25	12	3	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
113	*Pistace chinensis*	Chinese Pistache	7	30	15	4	3	Removed	N/A
114	*Quercus agrifolia*	Coast Live Oak	6+8+12	25	18	4	3	Removed	N/A
115	*Liquidambar styraciflua*	Sweetgum	13	50	16	4	3	Removed	N/A
116	*Photinia fraseri*	Photinia	7	22	18	4	3	Removed	N/A
117	*Robinia pseudoacacia*	Locust	8	35	16	3	3	Removed	N/A
118	*Sequois sempervirens*	Coast Redwood	10	35	14	4	3	Removed	N/A
119	*Sequois sempervirens*	Coast Redwood	12	45	15	4	3	Removed	N/A
120	*Sequois sempervirens*	Coast Redwood	12	45	15	4	3	Removed	N/A
121	*Quercus lobata*	Valley Oak	10	45	20	4	3	Removed	N/A
122	*Sequois sempervirens*	Coast Redwood	25	60	15	4	3	Removed	N/A
123	*Sequois sempervirens*	Coast Redwood	22	60	15	4	3	Removed	N/A
124	*Sequois sempervirens*	Coast Redwood	22	60	15	4	3	Removed	N/A
125	*Quercus lobata*	Valley Oak	6	40	18	4	3	Removed	N/A
126	*Sequois sempervirens*	Coast Redwood	28	60	15	4	3	Removed	N/A
127	*Sequois sempervirens*	Coast Redwood	15	60	15	4	3	Removed	N/A
128	*Sequois sempervirens*	Coast Redwood	20	60	15	4	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
129	*Quercus agrifolia*	Coast Live Oak	6	35	14	4	3	Removed	N/A
130	*Quercus agrifolia*	Coast Live Oak	6	30	12	4	3	Removed	N/A
131	*Albizzia julibrissen*	Silk Tree	6	30	15	4	3	Removed	N/A
132	*Quercus agrifolia*	Coast Live Oak	6	30	12	4	3	Removed	N/A
133	*Albizzia julibrissen*	Silk Tree	6	30	16	4	3	Removed	N/A
134	*Crataegus phaenopyrum*	Hawthorn	6+6+9	22	15	4	3	Removed	N/A
135	*Trachycarpus fortunei*	Windmill Palm	7	24	5	4	3	Removed	N/A
136	*Trachycarpus fortunei*	Windmill Palm	8	30	5	4	3	Removed	N/A
137	*Trachycarpus fortunei*	Windmill Palm	10+10	12	12	4	3	Removed	N/A
138	*Quercus lobata*	Valley Oak	6	30	14	4	3	Removed	N/A
139	*Quercus lobata*	Valley Oak	12	40	18	4	3	Removed	N/A
140	*Quercus agrifolia*	Coast Live Oak	11	25	12	4	3	Removed	N/A
141	*No #141*	*x*	*x*	*x*	*x*	*x*	*x*	*x*	*x*
142	*Quercus lobata*	Valley Oak	12	40	24	4	3	None - Preserved	None
143	*Quercus lobata*	Valley Oak	14	40	16	4	3	Removed	N/A
144	*Sequois sempervirens*	Coast Redwood	24	50	15	4	3	None - Preserved	None

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TENTATIVE MAP
SPRING GROVE
TREE INVENTORY

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/AL
Drawn by: KM/AL
Checked by: CT

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5 of 18 Sheets
Job 24195

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Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
145	*Sequois sempervirens*	Coast Redwood	28	40	14	4	3	None - Preserved	None
146	*Sequois sempervirens*	Coast Redwood	17	40	14	4	3	None - Preserved	None
147	*Sequois sempervirens*	Coast Redwood	19	50	15	4	3	None - Preserved	None
148	*Sequois sempervirens*	Coast Redwood	14	40	15	4	3	None - Preserved	None
149	*Sequois sempervirens*	Coast Redwood	7	35	14	4	3	None - Preserved	None
150	*Eucaluptus globulus*	Blue Gum	30+36	70	30	4	3	Removed	N/A
151	*Quercus lobata*	Valley Oak	22	40	25	4	3	Removed	N/A
152	*Quercus lobata*	Valley Oak	75	45	40	4	2.5	Removed	N/A
153	*Platanus acerifolia*	London Plane	32	50	30	4	3	Removed	N/A
154	*Pyrus communis*	Pear	6	12	8	4	3	Removed	N/A
155	*Quercus lobata*	Valley Oak	15	40	21	4	3	None - Preserved	None
156	*Quercus lobata*	Valley Oak	13	40	22	4	3	Removed	N/A
157	*Quercus lobata*	Valley Oak	6	35	15	4	3	Removed	N/A
158	*Ligustrum lucidum*	Glossy Privet	4+5+6	25	16	3	3	Removed	N/A
159	*Quercus agrifolia*	Coast Live Oak	22	40	30	4	3	None - Preserved	None
160	*Ligustrum lucidum*	Glossy Privet	7	25	14	3	3	Removed	None

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
193	*Ligustrum lucidum*	Glossy Privet	5+6	25	12	2	3	Removed	N/A
194	*Olea europeaea*	Olive	3+3+4+4	14	12	4	3	Removed	N/A
195	*Olea europeaea*	Olive	2+3+4+4	14	12	4	3	Removed	N/A
196	*Olea europeaea*	Olive	5+5+5+6	14	12	4	3	Removed	N/A
197	*Quercus agrifolia*	Coast Live Oak	12	40	18	4	3	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
161	*Quercus lobata*	Valley Oak	9	30	15	4	3	None - Preserved	None
162	*Ligustrum lucidum*	Glossy Privet	5+6	30	14	3	3	None - Preserved	None
163	*Quercus lobata*	Valley Oak	17	45	21	4	3	None - Preserved	None
164	*Olea europeaea*	Olive	6+10	22	16	4	3	None - Preserved	None
165	*Quercus lobata*	Valley Oak	13	40	22	4	3	None - Preserved	None
166	*Quercus lobata*	Valley Oak	13	45	21	4	3	None - Preserved	None
167	*Juglans nigra*	Black Walnut	7	25	15	2	3	None - Preserved	None
168	*Quercus lobata*	Valley Oak	50	50	40	4	3	None - Preserved	None
169	*Quercus lobata*	Valley Oak	6	40	25	3	3	None - Preserved	None
170	*Quercus lobata*	Valley Oak	14	45	30	4	3	Removed	N/A
171	*Ligustrum lucidum*	Glossy Privet	5+9	35	14	2	3	Removed	N/A
172	*Ligustrum lucidum*	Glossy Privet	12	35	14	2	2	Removed	N/A
173	*Ligustrum lucidum*	Glossy Privet	4+4+5+5+6	35	15	2	2	Removed	N/A
174	*Ligustrum lucidum*	Glossy Privet	10	35	16	2	3	Removed	N/A
175	*Photinia serrulata*	Photinia	3+4+5+6	15	14	2	3	Removed	N/A
176	*Ulmus parvifolia*	Siberian Elm	26	22	16	2	2	Removed	N/A

Tree #	Species	Common Name	Trunk (dbh +/- in.)	Height (+/- ft.)	Radius (+/- ft.)	Health (1-5)	Structure (1-5)	Development Impacts	Recommendations
177	*Diospyros kaki*	Permisson	5+8	14	10	1	2	Removed	N/A
178	*Trachycarpus fortunei*	Windmill Palm	5+6	10	4	4	3	Removed	N/A
179	*Quercus agrifolia*	Coast Live Oak	15	40	20	4	3	Removed	N/A
180	*Ligustrum lucidum*	Glossy Privet	6	30	15	3	3	Removed	N/A
181	*Ligustrum lucidum*	Glossy Privet	6	30	15	2	2	Removed	N/A
182	*Ligustrum lucidum*	Glossy Privet	6	30	15	2	3	Removed	N/A
183	*Quercus lobata*	Valley Oak	7	40	15	4	3	Removed	N/A
184	*Trachycarpus fortunei*	Windmill Palm	6	14	4	4	3	Removed	N/A
185	*Sequois sempervirens*	Coast Redwood	60	15	5	0	0	Removed	N/A
186	*Cedrus deodara*	Deodar Cedar	40	60	21	3	3	Removed	N/A
187	*Quercus lobata*	Valley Oak	14	45	22	4	3	Removed	N/A
188	*Juniperus species*	Upright Juniper	18	30	14	3	3	Removed	N/A
189	*Juniperus species*	Upright Juniper	18	25	14	3	3	Removed	N/A
190	*Platanus acerifolia*	London Plane	14	40	30	4	3	Removed	N/A
191	*Cedrus deodara*	Deodar Cedar	28	60	18	4	3	Removed	N/A
192	*Aesculus carnea*	Red horsechestnut	3+6	30	15	4	3	Removed	N/A

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TENTATIVE MAP
SPRING GROVE
TREE INVENTORY
1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/AL
Drawn by: KM/AL
Checked by: CT

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6 of 18 Sheets
Job 2419S

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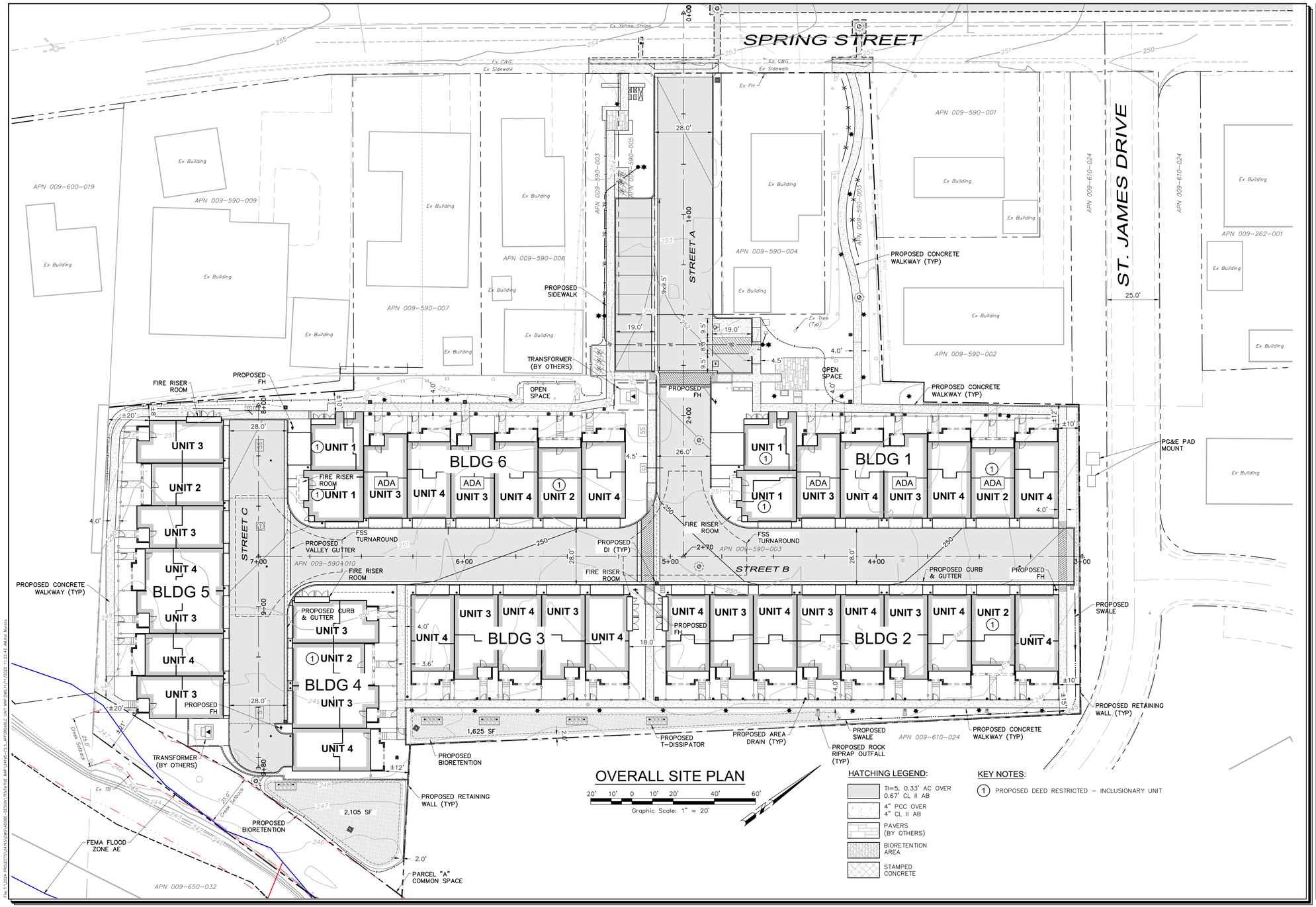

OVERALL SITE PLAN

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

Graphic Scale: 1" = 20'

HATCHING LEGEND:

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

KEY NOTES:

1. PROPOSED DEED RESTRICTED – INCLUSIONARY UNIT

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TENTATIVE MAP
SPRING GROVE
PROPOSED DEED RESTRICTED - INCLUSIONARY UNITY

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

SCALE: AS SHOWN
Date: November 11, 2025
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7 of 18 Sheets
Job 24195

HATCHING LEGEND:

- COMMON OPEN SPACE 0.42 AC (18,548 SF)
- PRIVATE OPEN SPACE 0.13 AC (5,595 SF)
- FRONT SETBACK HARDSCAPE 557 SF (42% COVERAGE)
- BUILDING COVERAGE 0.83 AC (36,271 SF)
- PARKING/DRIVE 0.63 AC (27,285 SF)
- VISION TRIANGLE

SITE COVERAGE:

EXISTING LOT AREA:

(APN: 009-590-003):	1.50 AC (65,340 SF)
(APN: 009-590-005):	0.14 AC (6,098 SF)
(APN: 009-590-010):	0.89 AC (38,768 SF)

PROPOSED LOT AREA: 2.53 AC (110,206 SF)

PROPOSED BUILDING FLOOR AREA: 1.63 AC (70,855 SF)

BUILDING #:	LIVING AREA (SF)
BUILDING 1	13,477 SF
BUILDING 2	15,883 SF
BUILDING 3	8,922 SF
BUILDING 4	6,897 SF
BUILDING 5	12,199 SF
BUILDING 6	13,477 SF

FLOOR AREA RATIO (F.A.R.): 64%

SITE COVERAGE: 32.9%

SPRING STREET

ST. JAMES DRIVE

STREET A

STREET B

STREET C

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

15' FRONT SETBACK

PROPOSED SIDEWALK

PROPOSED CONCRETE WALKWAY (TYP)

OPEN SPACE

PROPOSED CURB & GUTTER

PROPOSED FH

FSS TURNAROUND

PROPOSED BIORETENTION

PROPOSED RETAINING WALL (TYP)

PROPOSED SWALE

PG&E PAD MOUNT

PARCEL "A" COMMON SPACE

FEMA FLOOD ZONE AE

Ex Building

Ex Tree (Typ)

APN 009-590-001

APN 009-590-002

APN 009-590-003

APN 009-590-004

APN 009-590-005

APN 009-590-006

APN 009-590-007

APN 009-590-009

APN 009-590-010

APN 009-600-019

APN 009-610-024

APN 009-262-001

APN 009-650-032

SITE COVERAGE MAP

Graphic Scale: 1" = 20'

HATCHING LEGEND:

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

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TENTATIVE MAP
SPRING GROVE
SITE COVERAGE MAP
1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/AL
Drawn by: KM/AL
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Sheet C1.7

8 of 18 Sheets
Job 24195

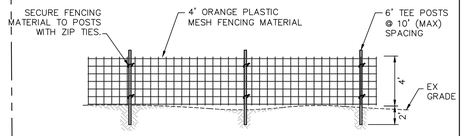
DEMOLITION TABLE *

SYMBOL	DEMOLITION FEATURE	UNITS	QUANTITY
▪▪▪▪▪▪▪▪▪▪▪▪	APPROXIMATE LIMIT OF DEMOLITION WORK	SQ FT	±33,789
(1)	REMOVE UTILITY	EA	15
(2)	REMOVE EXISTING BUILDING, HARDSCAPE, & GRAVEL	SQ FT	±30,036
////////////	REMOVE EXISTING WALL	LF	±395
(3)	REMOVE EXISTING FENCE	LF	±485
(4)	REMOVE EXISTING UTILITY/LIGHT POLE	EA	3
(5)	REMOVE EXISTING SIGNS	EA	1
X 12" Tree	REMOVE EXISTING TREE	EA	153
(7)	REMOVE EX OVERHEAD WIRE	LF	±539
(8)	TREE PROTECTION FENCING	LF	±640

* CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION

KEY NOTES:

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



NOTES:

1. CONTRACTOR TO APPLY 2'X3' WATERPROOF SIGNAGE TO ALL FENCED AREAS EVERY 50 FEET TO READ AS FOLLOWS:

TREE PROTECTION AREA
ALL TREES WITHIN THESE FENCES ARE PROTECTED AND MAY NOT BE DAMAGED OR REMOVED FOR ANY REASON. FENCES MUST REMAIN IN THEIR CURRENT LOCATIONS FOR THE DURATION OF GRADING AND CONSTRUCTION. MOVING OR REMOVING THESE PROTECTIVE FENCES WILL RESULT IN A STOP-WORK ORDER, AND MAY ALSO RESULT IN THE IMPOSITION OF FINES, PENALTIES, OR BOTH.

TREE PROTECTION FENCING

NTS

TREE PROTECTION NOTES:

1. CONTRACTOR SHALL CONTACT ARBORIST FOR A PRE-CONSTRUCTION MEETING PRIOR TO ANY SITE DEMO OR SITE WORK TO INSPECT TREE PROTECTION FENCING.
2. SEE TREE PRESERVATION AND MITIGATION REPORT BY HORTICULTURAL ASSOCIATES DATED SEPTEMBER 27, 2024.
3. ALL CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH THE TREE PROTECTION PLAN AND NOTES OF THE PLAN SET. FAILURE TO FULLY COMPLY WITH THE RESTRICTIONS, CONDITIONS, AND MITIGATION MEASURES OF THE TREE PROTECTION PLAN OR NOTES, AS REFLECTED ON THIS SHEET WILL RESULT IN THE ISSUANCE OF A STOP-WORK ORDER, AND MAY ALSO RESULT IN THE IMPOSITION OF FINES, PENALTIES, OR BOTH.
4. TREE PROTECTION FENCING TO BE POSTED WITH A SIGN READING ALL TREES WITHIN THESE FENCES ARE PROTECTED AND MAY NOT BE DAMAGED OR REMOVED FOR ANY REASON. FENCES MUST REMAIN IN THEIR CURRENT LOCATIONS FOR THE DURATION OF GRADING AND CONSTRUCTION. MOVING OR REMOVING THESE PROTECTIVE FENCES WILL RESULT IN A STOP-WORK ORDER, AND MAY ALSO RESULT IN THE IMPOSITION OF FINES, PENALTIES, OR BOTH.
5. FENCES ARE NOT TO BE REMOVED OR RELOCATED FOR ANY REASON WITHOUT CONSULTATION WITH THE PROJECT ARBORIST, APPROVAL OF REVISED LOCATIONS, AND ANY MITIGATION REQUIRED BY THE RELOCATION. ALL FENCE RELOCATING MUST BE DOCUMENTED IN WRITING BY THE PROJECT ARBORIST AND SUBMITTED TO THE CITY WITHIN 2 DAYS OF MODIFICATION.

DEMOLITION PLAN

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

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TENTATIVE MAP
SPRING GROVE
DEMOLITION PLAN

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

SCALE: AS SHOWN
Date: November 11, 2025
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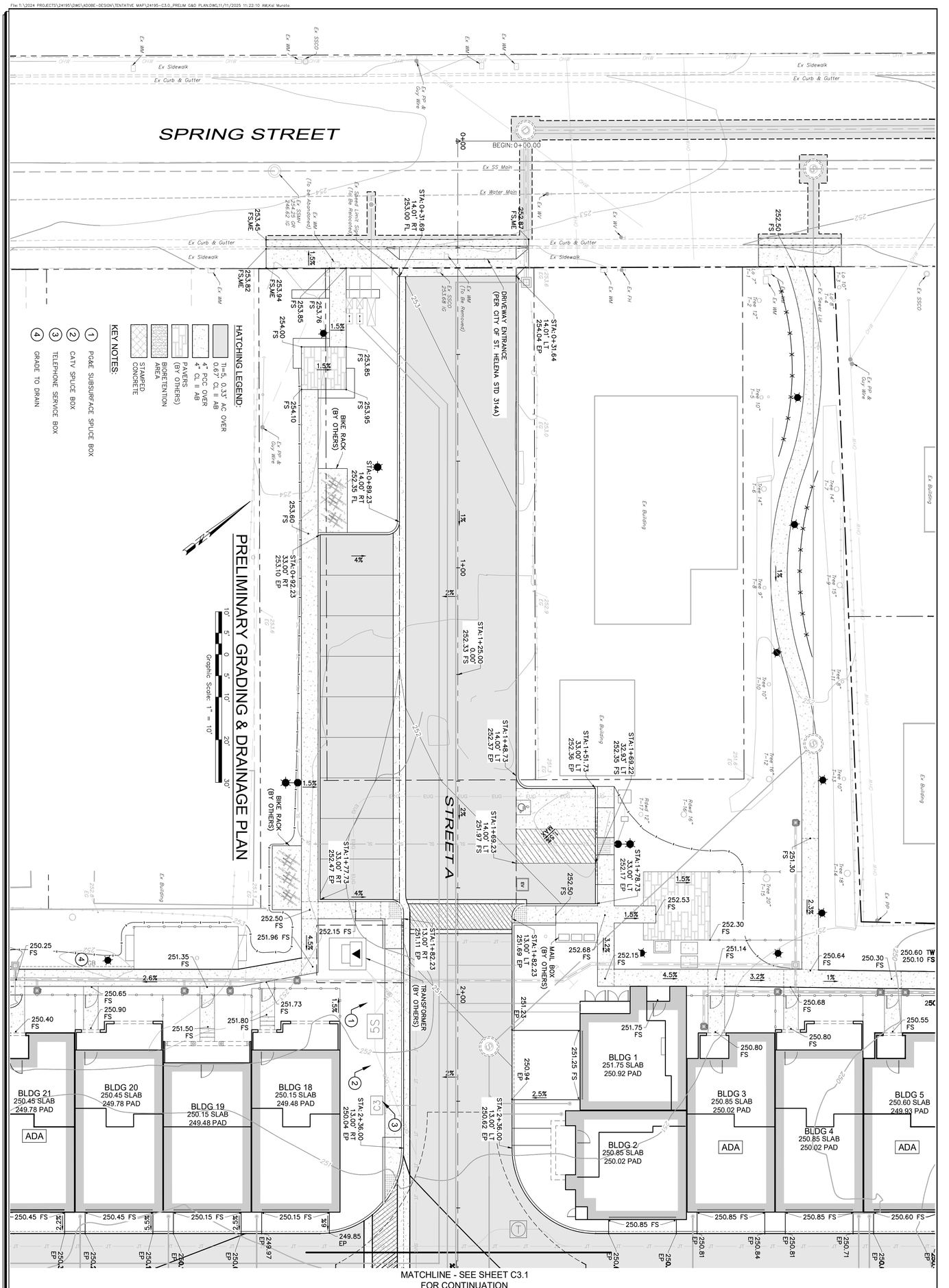

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TENTATIVE MAP
SPRING GROVE
PRELIMINARY GRADING & DRAINAGE PLAN

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

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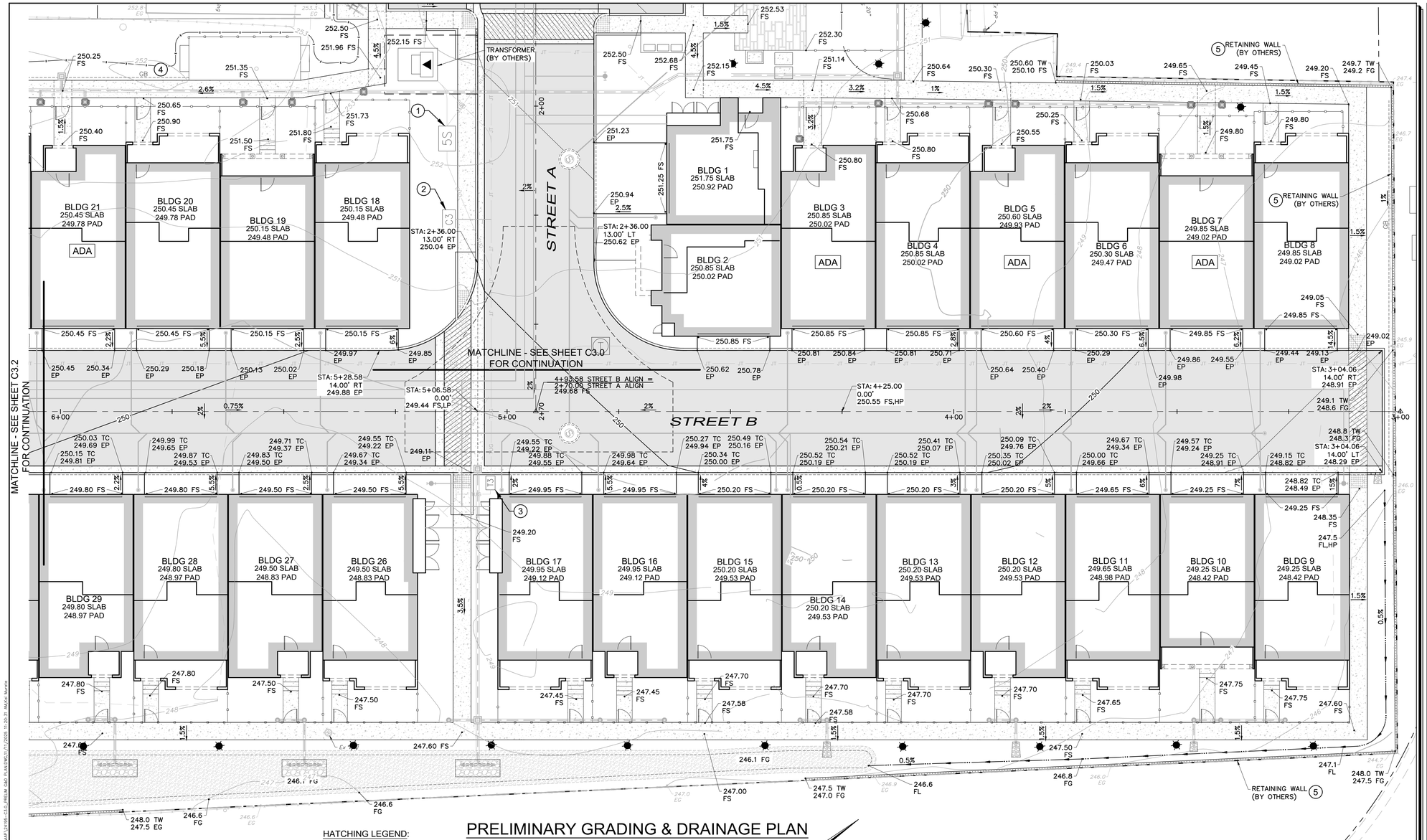

PRELIMINARY GRADING & DRAINAGE PLAN

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

Graphic Scale: 1" = 10'

HATCHING LEGEND:

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

KEY NOTES:

1. PG&E SUBSURFACE SPLICE BOX
2. CATV SPLICE BOX
3. TELEPHONE SERVICE BOX
4. GRADE TO DRAIN
5. PRECISION CMU RETAINING WALL, SEE LANDSCAPE PLANS (L-4) FOR MATERIAL. WALL HEIGHT VARIES FROM 0.5' TO 3.33' MAX. (1 / C1.1)

Revisions

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David R. Brown, RCE 41833
My license expires 3/31/2026

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

TENTATIVE MAP
SPRING GROVE
PRELIMINARY GRADING & DRAINAGE PLAN

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/IAL
Drawn by: KM/IAL
Checked by: CT

Sheet
C3.1
11 of 18 Sheets
Job 24195

MATCHLINE - SEE SHEET C3.1 FOR CONTINUATION

BLDG 22 250.65 SLAB 249.98 PAD
BLDG 23 250.75 SLAB 250.08 PAD ADA
BLDG 24 251.80 SLAB 251.13 PAD
BLDG 25 251.00 SLAB 250.33 PAD
BLDG 30 249.95 SLAB 249.28 PAD
BLDG 31 250.20 SLAB 249.53 PAD
BLDG 32 250.20 SLAB 249.53 PAD
BLDG 33 250.20 SLAB 249.53 PAD
BLDG 34 250.20 SLAB 249.53 PAD
BLDG 35 250.65 SLAB 249.98 PAD
BLDG 36 250.75 SLAB 250.08 PAD
BLDG 37 251.00 SLAB 250.33 PAD
BLDG 38 251.40 SLAB 250.73 PAD
BLDG 39 251.80 SLAB 251.13 PAD
BLDG 40 252.10 SLAB 251.43 PAD
BLDG 41 252.30 SLAB 251.63 PAD

STREET B
STREET C

RETAINING WALL (BY OTHERS) 5
TRANSFORMER (BY OTHERS)
RETAINING WALL (BY OTHERS) 5
FEMA FLOOD ZONE AE
Ex Building
Ex Deck
Ex Fence (Typ)
Glossy Privet Tree 12" 2F T=162
Glossy Privet Tree 12" 2F T=158
Olive 16" 2F T=182+164
Tree 12" T=170
Tree 8" T=167
Bo 16" T=151
Bo 15" T=155
Bo 12" T=156
Bo 14" T=159
Bo 14" Tag 165
Bo 14" Tag 163
Bo 7" No Tag
Bo 20" No Tag
Vo 16" T=166
Stump 36"
Creek Setback 25.0'
Top of Bank
Ex Flowline
Ex Edge of AC
Ex Toe
Ex CB
Ex Fence
Rdwd 8" T=149

PRELIMINARY GRADING & DRAINAGE PLAN

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

HATCHING LEGEND:

- TI=5, 0.33' AC OVER 0.67' CL II AB
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- BIORETENTION AREA
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TENTATIVE MAP
SPRING GROVE
PRELIMINARY GRADING & DRAINAGE PLAN
1447, 1505, 1515 Spring Street
St Helena, California
APN 009-590-003, -005, -010

SCALE: AS SHOWN
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Sheet
C3.2
12 of 18 Sheets
Job 24195

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SEE STORMDRAIN INSET FOR CONTINUATION

MATCHLINE - SEE SHEET C4.1 FOR CONTINUATION

Ex SDMH 248.53 GR 242.07 IG

350 LF 18" SD s=0.02

SSMH-1 252.60 GR 245.74 IG

135 LF 6" SS s=0.0035 (PVT)

SSMH-2 251.7 GR 246.21 IG

33 LF 6" SD s=0.02

DI-12 250.4 GR 247.50 IG

102 LF 6" SS s=0.0035 (PVT)

AD-27 251.2 GR 248.16 IG

AD-3 249.9 GR 247.67 IG

AD-4 250.0 GR 247.64 IG

AD-5 250.4 GR 247.56 IG

AD-6 250.6 GR 247.82 IG

49 LF 8" SD s=0.005

Rdwd 16" T-16

Rdwd 12" T-17

Ex Building

BLDG 5 250.60 SLAB 249.93 PAD

BLDG 4 250.85 SLAB 250.02 PAD

BLDG 3 250.85 SLAB 250.02 PAD

BLDG 1 251.175 SLAB 250.92 PAD

BLDG 2 250.85 SLAB 250.02 PAD

ADA

FIRE RISER ROOM

6" SS LATERAL

SSPOC 248.85 IG

SSPOC 249.25 IG

247.25 IG

SSMH-3 251.02 GR 246.57 IG

SDMH-1 253.91 GR 249.07 IG

32 LF 12" SD s=0.02

DI-10 253.50 GR 249.75 IG

16 LF 4" FM

234 LF 4" FM

8" FIRE WATER (PVT)

4" DOMESTIC WATER (PVT)

STREET A

FIRE HYDRANT

Buckeye Tree 8" T-45

Tree 14" T-188

Ex WM (To Be Removed)

Ex SSCO 253.68 IG

Ex 6" SS Main

Ex 8" Water Main

Ex Speed Limit Sign (To Be Relocated)

8" COMBINATION SERVICE

DDCV

3" WATER METER

GATE VALVE (TYP)

BFP

IRRIGATION METER

Ex WM (To be Abandoned)

Ex SSMH 254.25 GR 246.62 IG

SPRING STREET

PG&E Easement Per 375 OR 387

Ex PP & Guy Wire

Ex PP

Ex Fence

Ex Sewer Lid

Ex Curb & Gutter

Ex Sidewalk

Ex WM

Ex WV

Ex FH

Ex HB

Ex SSCO

Ex SSMH

Lo 10" T-3

Lo 6" T-4

Lo 7" T-1

Tree 12" T-2

Tree 14" T-6

Tree 9" T-8

Tree 10" T-5

Tree 14" T-7

Tree 15" T-9

Tree 8" T-11

Tree 10" T-13

Tree 18" T-14

Tree 20" T-15

Tree 10" T-10

MHO

CHW

EUG

JT

SS

SL

GS

G3

EV

UTILITY NOTES

SEWER:

SEWER MANHOLE PER CITY STD.-201

END-OF-LINE SEWER CLEANOUT PER CITY STD.-205 OR 206

BUILDING SEWER CLEANOUT PER CITY STD.-219

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

SEWER LINE TRENCHING PER CITY STD.-222

WATER:

WATER SERVICE CONNECTION PER CITY STD.-109

FIRE HYDRANT PER CITY STD.-101

DDCV PER CTY STD.-108

WATER LINE CONSTRUCTION PER CITY STD.-100

WATER VALVE PER CITY STD.-111

2" WATER SERVICE ON 4" W PER CITY STD.-104

PRELIMINARY UTILITY PLAN

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

Graphic Scale: 1" = 10'

STORMDRAIN INSET

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

Graphic Scale: 1" = 10'

HATCHING LEGEND:

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

STORM DRAIN SCHEDULE

DI-1 THRU DI-7,12	OLDCASTLE MODEL DI-1212
DI-8 THRU DI-11	OLDCASTLE MODEL DI-1818
AD-1 THRU AD-5,30	8" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
AD-6 THRU AD-29	6" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE PVC OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

NOTES:

1. THIS DEVELOPMENT SHALL BE SERVICED WITH A DOMESTIC MASTER METER AND SUBMETERS AT ALL UNITS
2. SEE DEMOLITION PLAN FOR OVERHEAD UTILITY WIRE LOCATION AND REMOVAL

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My license expires 3/31/2026

TENTATIVE MAP
SPRING GROVE
PRELIMINARY UTILITY PLAN

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

SCALE: AS SHOWN
Date: November 11, 2025
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13 of 18 Sheets
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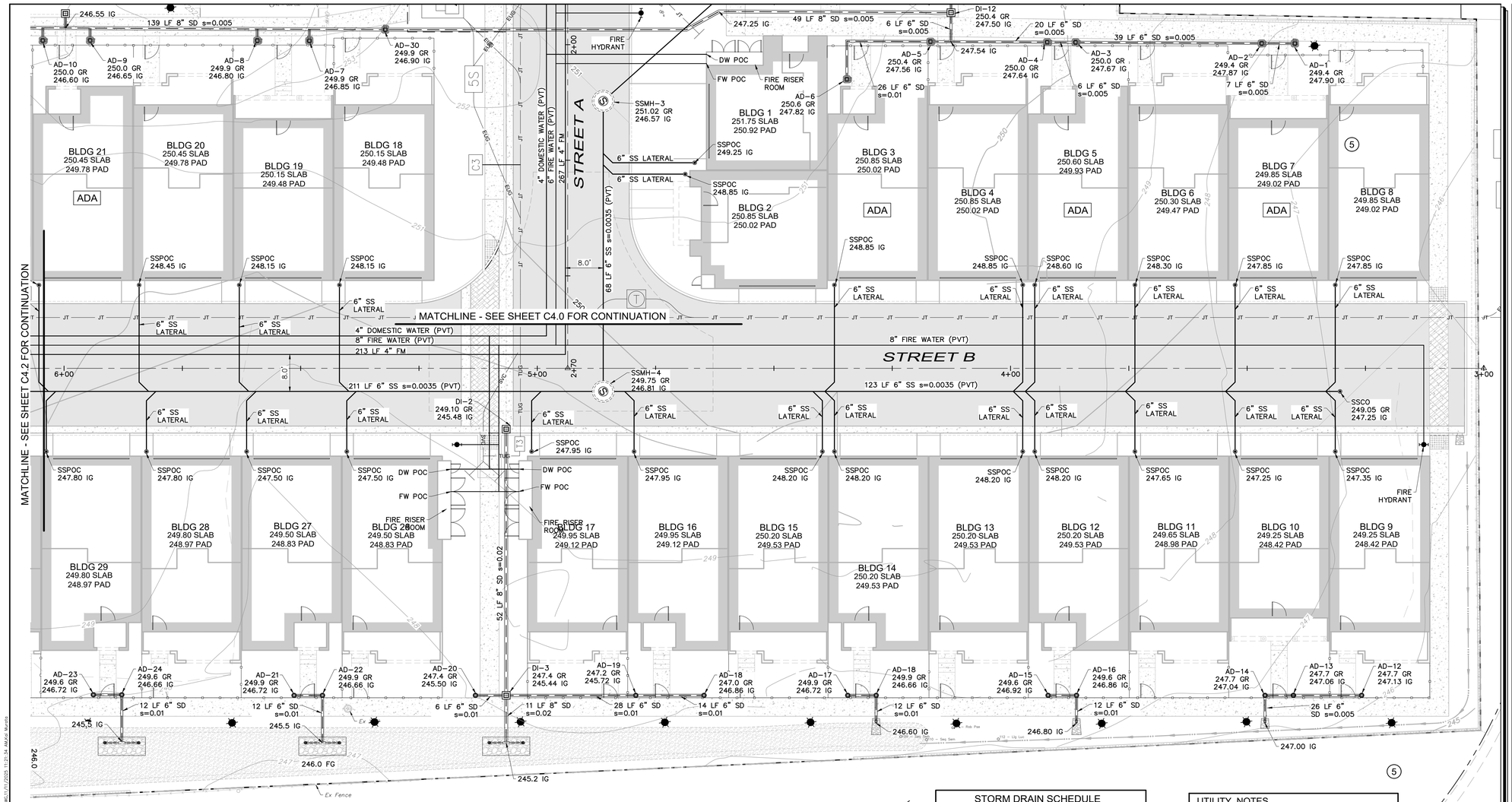

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UTILITY NOTES

SEWER:

SEWER MANHOLE PER CITY STD.-201

END-OF-LINE SEWER CLEANOUT PER CITY STD.-205 OR 206

BUILDING SEWER CLEANOUT PER CITY STD.-219

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

SEWER LINE TRENCHING PER CITY STD.-222

WATER:

WATER SERVICE CONNECTION PER CITY STD.-109

FIRE HYDRANT PER CITY STD.-101

DDCV PER CTY STD.-108

WATER LINE CONSTRUCTION PER CITY STD.-100

WATER VALVE PER CITY STD.-111

2" WATER SERVICE ON 4" W PER CITY STD.-104

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TENTATIVE MAP
SPRING GROVE
PRELIMINARY UTILITY PLAN

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/JAL
Drawn by: KM/JAL
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14 of 18 Sheets
Job 24195

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MATCHLINE - SEE SHEET C4.1 FOR CONTINUATION

STREET B

STREET C

BLDG 22 250.65 SLAB 249.98 PAD
BLDG 23 250.75 SLAB 250.08 PAD
BLDG 24 251.80 SLAB 251.13 PAD
BLDG 25 251.00 SLAB 250.33 PAD
BLDG 30 249.95 SLAB 249.28 PAD
BLDG 31 250.20 SLAB 249.53 PAD
BLDG 32 250.20 SLAB 249.53 PAD
BLDG 33 250.20 SLAB 249.53 PAD
BLDG 34 250.20 SLAB 249.53 PAD
BLDG 41 252.30 SLAB 251.63 PAD
BLDG 40 252.10 SLAB 251.43 PAD
BLDG 39 251.80 SLAB 251.13 PAD
BLDG 38 251.40 SLAB 250.73 PAD
BLDG 37 251.00 SLAB 250.33 PAD
BLDG 36 250.75 SLAB 250.08 PAD
BLDG 35 250.65 SLAB 249.98 PAD

ADA

AD-9 250.0 GR 245.70 IG
5 LF 8" SD s=0.005
AD-10 250.0 GR 245.65 IG
DI-4 250.0 GR 245.70 IG
86 LF 8" SD s=0.005
AD-11 250.3 GR 245.44 IG
DI-6 250.0 GR 245.38 IG
AD-29 250.3 GR 245.40 IG
DI-11 251.3 GR 246.10 IG
AD-23 249.6 GR 246.72 IG
DI-8 246.33 GR
16 LF 6" SD s=0.01
AD-26 247.4 GR 245.66 IG
52 LF 6" SD s=0.01
AD-25 249.5 GR 246.18 IG
211 LF 6" SS s=0.0035 (PVT)
213 LF 4" DM
4" DOMESTIC WATER (PVT)
8" FIRE WATER (PVT)
156 LF 12" SD s=0.005
49 LF 6" SS s=0.005 (PVT)
83 LF 6" SS s=0.0035 (PVT)
114 LF 4" DM
8" FIRE WATER (PVT)
DI-7 249.99 GR 245.30 IG
30 LF 12" SD s=0.005
DI-9 246.43 GR 243.43 IG
70 LF 12" SD s=0.01
STORMDRAIN LIFT STATION 248.1 GR 241.63 IG

SSPOC 248.45 IG
SSPOC 248.65 IG
SSPOC 248.75 IG
SSPOC 249.00 IG
SSPOC 249.80 IG
SSPOC 247.80 IG
SSPOC 248.20 IG
SSPOC 250.25 IG
SSPOC 250.25 IG
SSPOC 249.75 IG
SSPOC 249.35 IG
SSPOC 248.90 IG
SSPOC 248.70 IG
SSPOC 248.70 IG
SSCO 251.72 GR 248.04 IG
SSCO 250.91 GR 247.55 IG
SSCO 250.91 GR 247.85 IG
245.1 IG
245.5 IG
246.0 FG
246.55 IG

6" SS LATERAL
FW POC
DW POC
FIRE HYDRANT
FIRE RISER ROOM
FIRE HYDRANT

BIORETENTION 246.6 FG RIM 246.1 FG BASIN
PARCEL "A" COMMON SPACE
FEMA FLOOD ZONE AE
FEMA FLOOD ZONE AE
25.0' Creek Setback
25.0' Creek Setback
Ex Deck
Ex Fence (Typ)
Ex Fence (Typ)
Ex Fence
Ex Well
Stump 36"
Olive 16" 2F T-182+164
Glossy Privet Tree 12" 2F T-158
Glossy Privet Tree 12" 2F T-165
Tree 12" T-170
Tree 6" T-169
Tree 8" T-167
Bo 38" T-166
Bo 16" T-151
Bo 15" T-155
Bo 12" T-156
Lb 14" T-159
Bo 14" Tag 165
Bo 14" Tag 163
Bo 7" No Tag
Bo 20" No Tag
Ex TB
Ex TB
Ex TB
Ex Top
Ex Top
Ex Toe
Ex Toe
Ridwd 8" T-149
Siding

STORM DRAIN SCHEDULE

DI-1 THRU DI-7,12	OLDCASTLE MODEL DI-1212
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PRELIMINARY UTILITY PLAN

10' 5' 0 5' 10' 20' 30'
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TENTATIVE MAP
SPRING GROVE
PRELIMINARY UTILITY PLAN

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/AL
Drawn by: KM/AL
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15 of 18 Sheets
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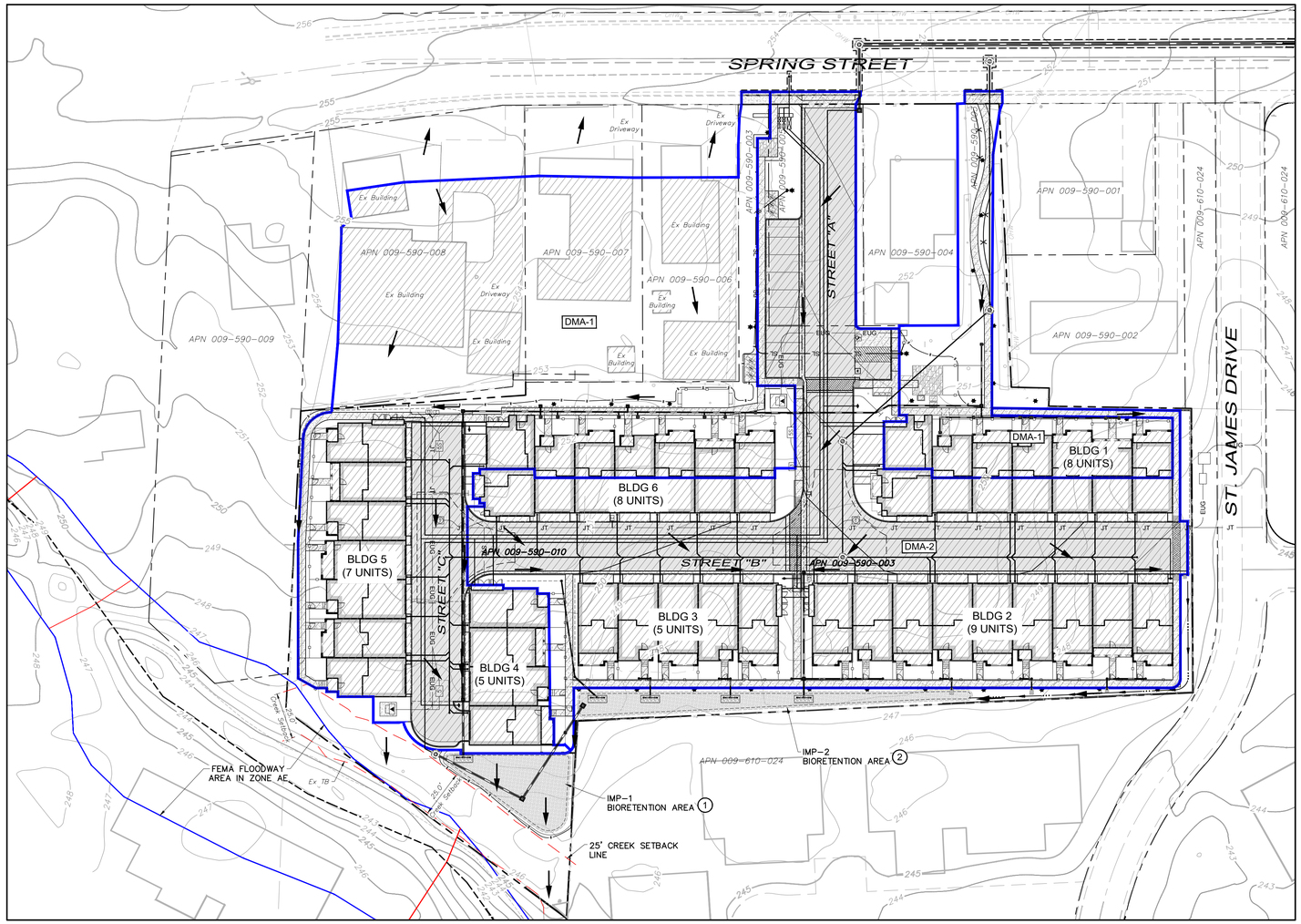

DRAINAGE AREA TABLE

DMA-1 =1.45 AC (63,128 SF)

DMA-2 =1.22 AC (53,144 SF)

DRAINAGE AREA LEGEND

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

DRAINAGE ROUTING

DMA-1 → (1) IMP-1

DMA-2 → (2) IMP-2

Bioretention Sizing: IMP-1

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
DMA-1	40,250.00	Roof Paving	1.0	40,250.00	Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
	22,878.00	Landscape Areas	0.1	2,287.80			
	-	Permeable Pavers	0.2	-			
Total>				42,537.80	0.04	1702	1,800
					Sized Correctly =		TRUE
					Area Oversized (SF) =		98

Bioretention Sizing: IMP-2

DMA Name	Area (SF)[1]	Post-Project Surface Type	Runoff Factor	Area x Runoff Factor	Facility Name: Bioretention Facility		
DMA-2	46,424.00	Roof Paving	1.0	46,424.00	Sizing Factor	Minimum Facility Size (SF)[1]	Proposed Facility Size (SF)[1]
	6,720.00	Landscape Areas	0.1	672.00			
	-	Permeable Pavers	0.2	-			
Total>				47096	0.04	1884	1,920
					Sized Correctly =		TRUE
					Area Oversized (SF) =		36

HATCHING LEGEND

- IMPERVIOUS AREA
- BIORETENTION FACILITY

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TENTATIVE MAP
SPRING GROVE
STORM WATER CONTROL PLAN

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

SCALE: AS SHOWN
Date: November 11, 2025
Design by: KM/JAL
Drawn by: KM/JAL
Checked by: CT

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C5.0
16 of 18 Sheets
Job 24195

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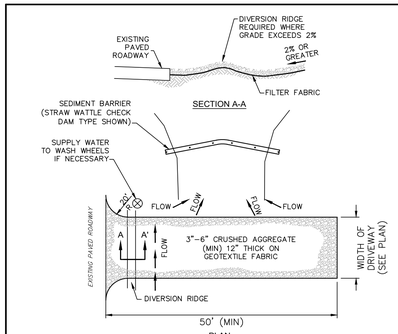
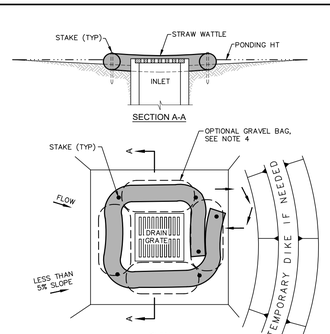


NOTES:

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

1 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

(IF NEEDED – VERIFY WITH ENGINEER PRIOR TO CONSTRUCTION)

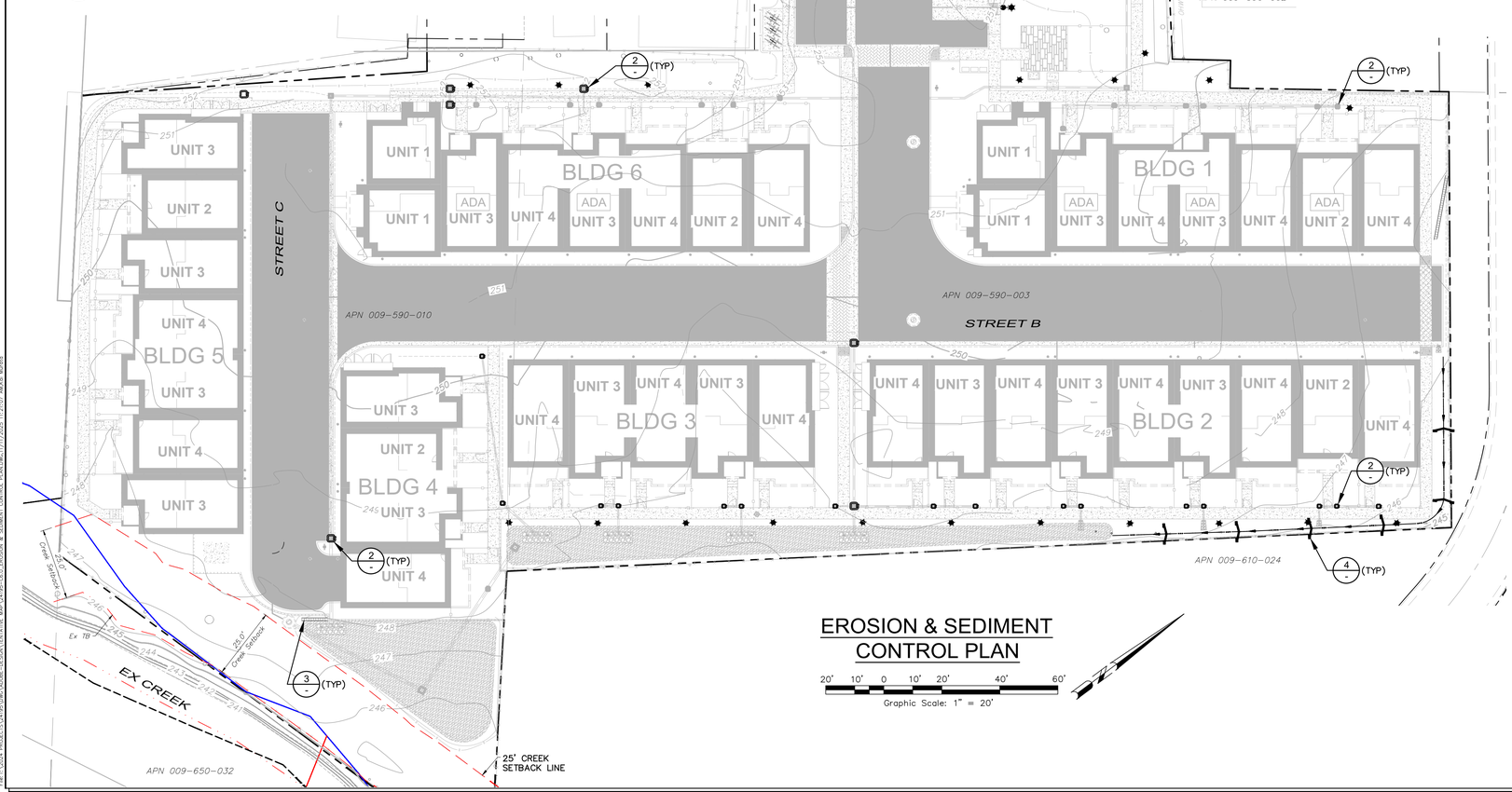


NOTES:

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

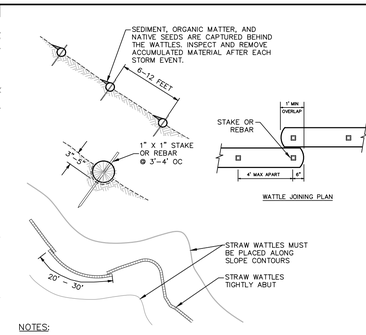
2 INLET SEDIMENT BARRIER

NTS



EROSION & SEDIMENT CONTROL PLAN

Graphic Scale: 1" = 20'



NOTES:

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

3 STRAW WATTLE

NTS

STRAW WATTLES (CONSTRUCTION SPECIFICATIONS)

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

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

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

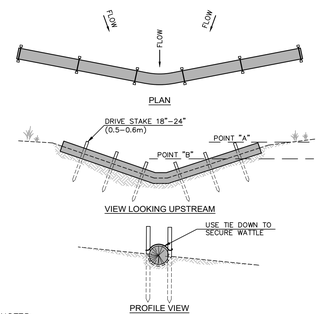
CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

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

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

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

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



NOTES:

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

4 STRAW WATTLE CHECK DAM

NTS

Revisions			
No.	Date	Description	Approved

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

DAVID R. BROWN No. 41833 Exp. 3/31/2026 CIVIL STATE OF CALIFORNIA PROFESSIONAL ENGINEER
David R. Brown, RCE 41833
My license expires 3/31/2026

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

SCALE: AS SHOWN	
Date:	November 11, 2025
Design by:	KM/AL
Drawn by:	KM/AL
Checked by:	GT

Sheet
C6.0
17 of 18 Sheets
Job 24195

I:\24XX\PROJECTS\2419\PLANS\RE-DESIGN\TENTATIVE MAP\24195-SHT4 EROSION & SEDIMENT CONTROL PLAN.DWG 11/21/2025 11:21:07 AM JOE Wyatt

Vesting Tentative Map

For Condominium Purposes:

Subdivision of 2 Lots and 41 Residential Units

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

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

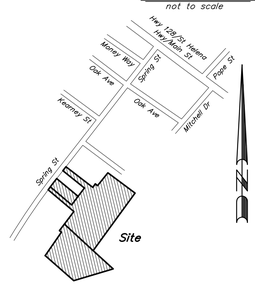
Per Gov. Code Section 66456.1, the subdivider intends to file and reserves the right to file multiple final maps.

CURRENT ZONING

HR (High Density Residential)

Location Map

not to scale



SURVEYOR/ENGINEER:

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

OWNER/SUBDIVIDER:

City Ventures Homebuilding, LLC
c/o Kelso Barnett
1185 Old Mason Street
San Francisco, CA 94123
(707) 758-3805 phone
kbarnett@cityventures.com

General Notes

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

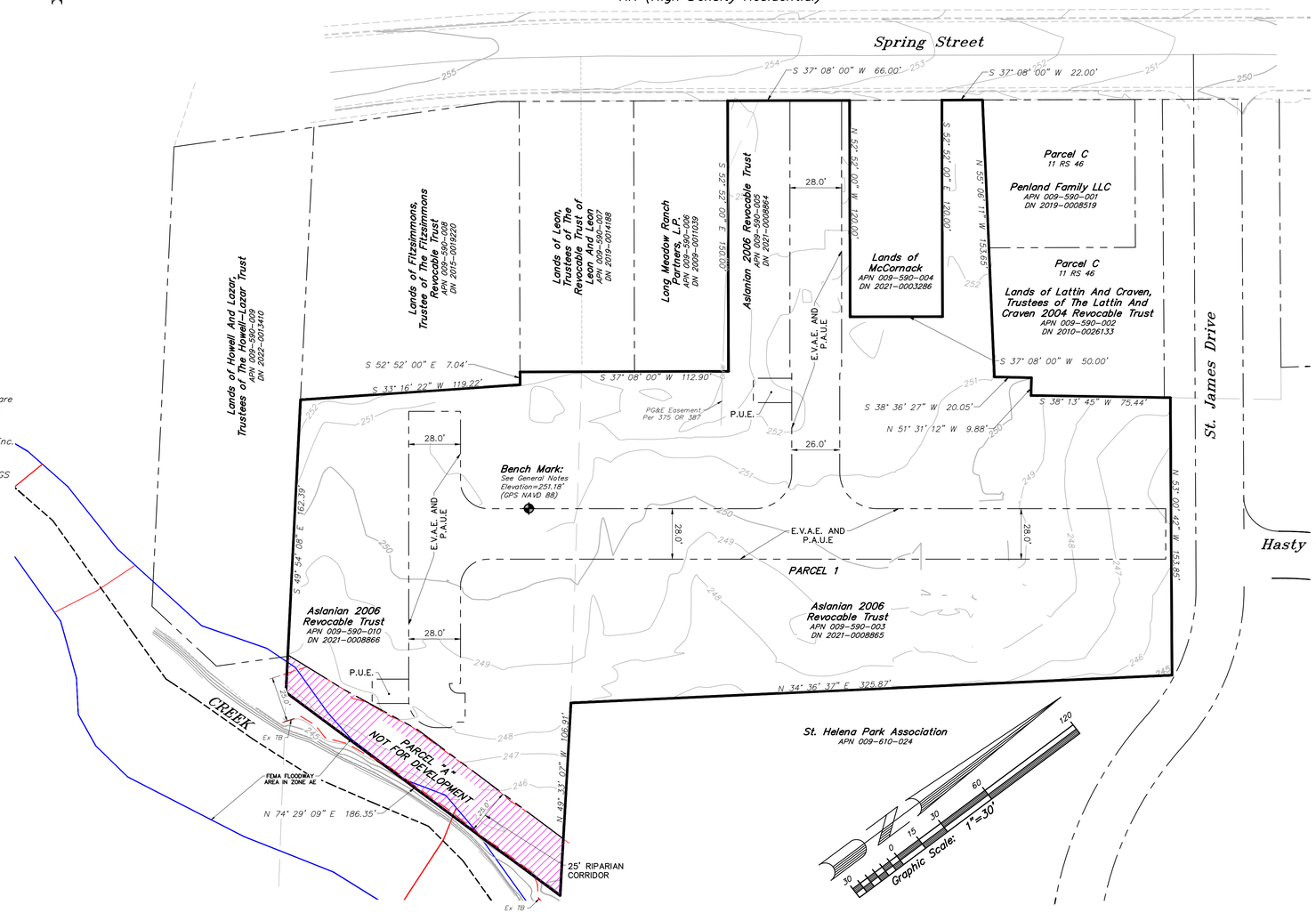
Bench Mark: Set 1/2" rebar and cap, Adobe Associates, Inc. Control Point #80, as shown hereon. Elevation = 251.18' This elevation is on a GPS Derived NAVD88 based upon static GPS measurements collected July 31, 2024 and adjusted using the NGS OPUS adjustment tool according to Geoid 18.

ABBREVIATIONS

AE	ACCESS EASEMENT
APN	ASSESSORS PARCEL NUMBER
BM	BENCHMARK
CITY	CITY OF ST. HELENA
℄	CENTERLINE
DN	DOCUMENT NUMBER
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAUE	PUBLIC ACCESS AND UTILITY EASEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
R/W	RIGHT OF WAY
WE	WATER EASEMENT

HATCHING LEGEND:

RIPARIAN CORRIDOR NOT FOR DEVELOPMENT (4,482 SF)



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"A Service You Can Count On!"

Aaron R. Smith, PLS 7901

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

Vesting Tentative Map

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

Scale: 1" = 30'

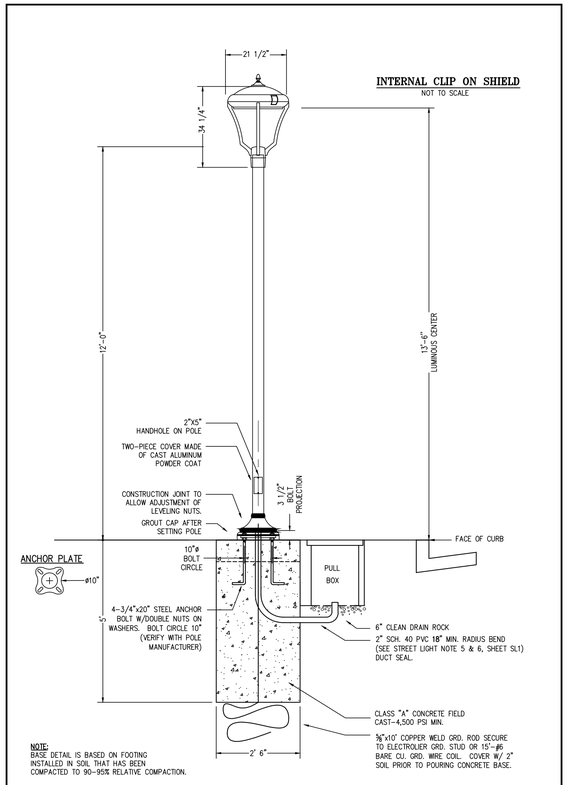
Date: November 2025
Design by: IAL
Drawn by: IAL
Checked by: AFS

Sheet 1

18 of 18 sheet
Job No. 24195

File: T:\2024 PROJECTS\24195\Dwg\Adobe-Survey\24195-Vesting Tentative Map.dwg Time: Nov 18, 2025 - 10:33am

CITY VENTURES
ST HELENA CONDOMINIUMS
ST HELENA NAPA COUNTY CALIFORNIA



NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

1 / SL1 **PRIVATE STREET LIGHT, POST TOP DETAIL**
NOT TO SCALE

LEGEND

ESL	EXISTING STREET LIGHT CONDUIT
SL	PROPOSED STREET LIGHT CONDUIT
X'(XX"S.L. COND.)	STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX"S.L. COND.) INDICATES CONDUIT SIZE
X'(XX)	STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE.
(2W)	2-#8 CU. WIRE (SEE NOTE 15)
(3W)	3-#8 CU. WIRE (SEE NOTE 15)
(3WG)	2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
(4WG)	3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15 & GROUNDING DETAIL
	EXISTING TRAFFIC SIGNAL
	STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
	STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12"
	PROPOSED PRIVATE/PUBLIC STREET LIGHT, POST TOP
	PROPOSED PUBLIC/PRIVATE STREET LIGHT, SINGLE ARM
	PROPOSED PRIVATE LIGHTING BOLLARD
	PROPOSED EXTERIOR LIGHT, WALL MOUNT (BY OTHERS)
	EXISTING STREET LIGHT, POST TOP
	EXISTING STREET LIGHT, SINGLE ARM
	EXISTING STREET LIGHT, DOUBLE ARM
	EXISTING STREET LIGHT, POST TOP, DOUBLE ARM
	EXISTING STREET LIGHT POST TOP, SINGLE ARM
	EXISTING LIGHTING BOLLARD
	EXISTING EXTERIOR LIGHT, WALL MOUNTED (BY OTHERS)
	METERED SERVICE PEDESTAL
	METERED SERVICE PEDESTAL W/ IRRIGATION CONTROLLER
I	IRRIGATION CONTROLLER (BY OTHERS)
X	CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS)
(XXXX)	POLE NUMBER
PSOP	STREET LIGHT POINT OF SERVICE
F/C	FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

STREET LIGHTING SYSTEM
(PRIVATE)

	PG&E	CONTRACTOR
WIRE:		
FURNISH		●
INSTALL		●
CONDUIT:		
FURNISH		●
INSTALL		●
BASES:		
FURNISH		●
INSTALL		●
LUMINAIRES:		
FURNISH		●
INSTALL		●
SPLICE BOXES:		
FURNISH		●
INSTALL		●
EXCAVATE		●
POLES & ARMS:		
FURNISH		●
INSTALL		●

SCHEDULE: LS3
INSTALL IN JOINT TRENCH: NO
INSTALL IN SEPARATE TRENCH: YES
CONDUIT SIZE: 2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: VARIES TYPE: CU

ADDITIONAL NOTES:
-PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

LS-3: CUSTOMER-OWNED STREET AND HIGHWAY LIGHTING ELECTROLIER METER RATE

SERVICE CONNECTIONS:

THE CUSTOMER INSTALLS, OWNS, AND MAINTAINS ALL FACILITIES BEYOND THE SERVICE DELIVERY POINT. CUSTOMER MUST HANDLE TRENCHING, BACKFILL, PAVING, CONDUIT, AND SUBSTRUCTURES (INCLUDING TRANSFORMER INSTALLATIONS IF NEEDED). RISER MATERIAL IS INSTALLED BY PG&E BUT PAID FOR BY THE CUSTOMER. ONCE ACCEPTED BY PG&E, CONDUIT AND SUBSTRUCTURES BECOME PG&E PROPERTY. CUSTOMER PROVIDES RIGHTS-OF-WAY AND LABELS FACILITIES TO INDICATE METERED LIGHTING.

PG&E INSTALLATION RESPONSIBILITY:

PG&E INSTALLS AND CONNECTS THE SERVICE CONDUCTOR, TRANSFORMERS, AND RELATED EQUIPMENT TO COMPLETE THE SERVICE CONNECTION. ONLY PG&E PERSONNEL MAY CONNECT OR DISCONNECT THE CUSTOMER'S LOADS FROM PG&E'S DISTRIBUTION SYSTEM.

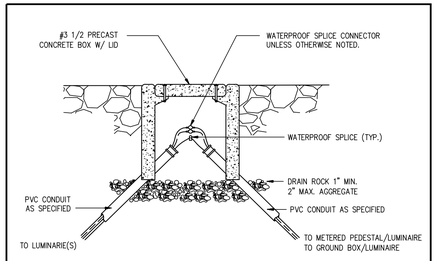
TEMPORARY SERVICES FOLLOW ELECTRIC RULE 13. NON-REFUNDABLE PAYMENT FOR SERVICE POINT INSTALLATION APPLICANTS MUST PREPAY INSTALLATION COSTS (MINUS A ONE-TIME AVERAGE REVENUE ALLOWANCE). EACH YEAR, PG&E CALCULATES A FIXED AVERAGE ALLOWANCE BASED ON THE CLASS'S AVERAGE ANNUAL ENERGY USAGE AND COST FACTORS IN ELECTRIC RULE 15.C.

METERING:

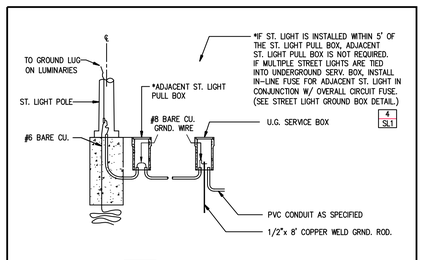
EACH LIGHTING CIRCUIT OR ELECTROLIER CIRCUIT WILL BE SEPARATELY METERED AND BILLED.

PRIVATE STREET LIGHTING NOTES:

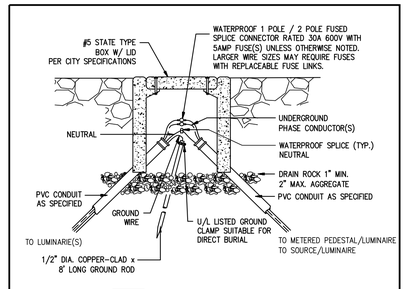
1. ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE **CITY OF ST HELENA**.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO H.O.A. SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
3. KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS. AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
4. TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WIRED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
5. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C. UNLESS OTHERWISE NOTED OR REQUIRED, USE MINIMUM 2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
6. CONDUIT DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
7. CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8,7-STRAND SOFT COPPER, TYPE THW OR **THWN** WITH MINIMUM OF 3/64" (40 MIL) POLYVINILCHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 MIL INSULATION).
8. SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/ 2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED 'STREET LIGHTING'. SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
9. FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
10. SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK -ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
11. POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH THE CITY FOR THEIR REQUIREMENTS.
12. TRENCH: CONDUIT CANNOT BE PLACED IN JOINT TRENCH. THE CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
14. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
15. CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
16. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
17. CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
18. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
19. SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SIGNING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB, BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
20. CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
21. STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 2 FOOT RADIUS. UNLESS OTHERWISE SHOWN ON THE PLANS, NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
22. ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.



2 / SL1 **STREET LIGHTING PULL BOX DETAIL**
NOT TO SCALE



3 / SL1 **STREET LIGHTING GROUNDING DETAIL**
NOT TO SCALE



4 / SL1 **STREET LIGHT GROUND BOX DETAIL**
NOT TO SCALE

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

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- PG&E Elec Design
- M. E. P. Design
- Cost Analysis
- Due Diligence

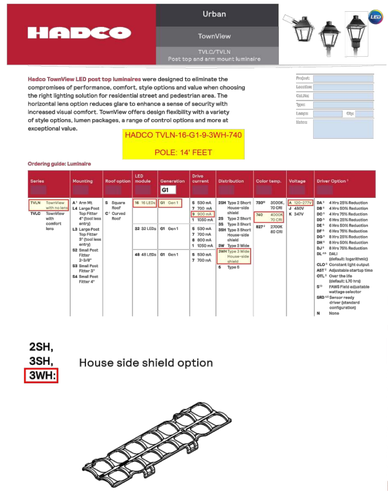
STREET LIGHTING GENERAL NOTES AND DETAILS
CITY VENTURES
ST HELENA CONDOMINIUMS
ST HELENA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 2024 | DATE LAST WORKED ON: 11/7/2025
SCALE: NOT TO SCALE | DRAWN: Justin | CHECKED: ND
JOB NO.: 224134 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

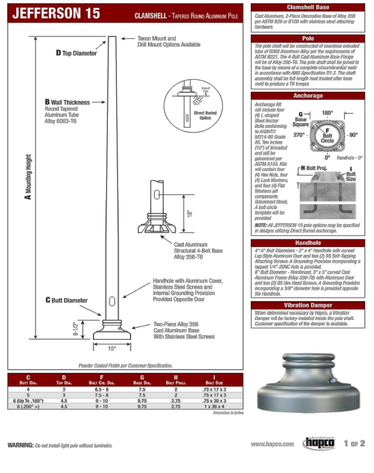
SHEET SL1 OF SL4 SHEETS



1 SL2 STREET LIGHT DETAIL – HADCO TVLN (HOUSE SIDE SHIELDING)

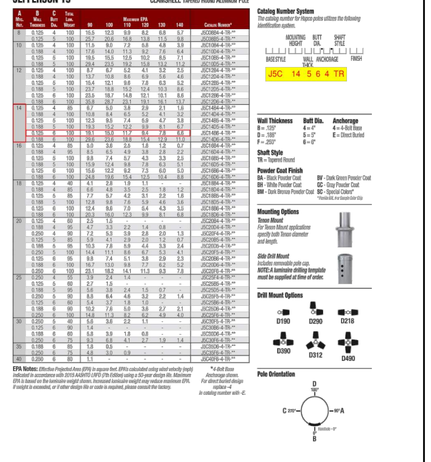
NOT TO SCALE

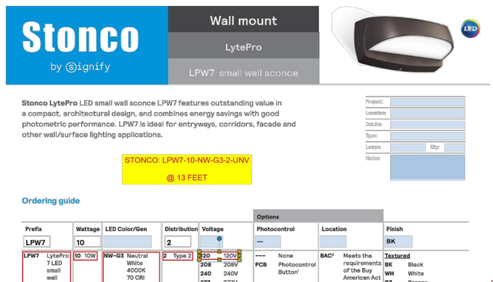
SEE PHOTOMETRIC FOR QUANTITY

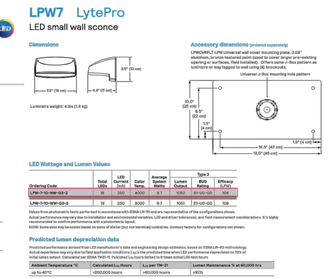


4 SL2 POLE DETAIL – JEFFERSON 15 (14FT POLE)

NOT TO SCALE



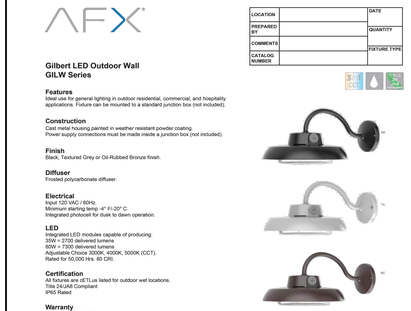




3 SL2 STREET LIGHT DETAIL – STONCO LPW7

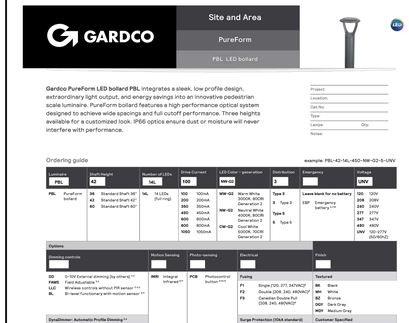
NOT TO SCALE

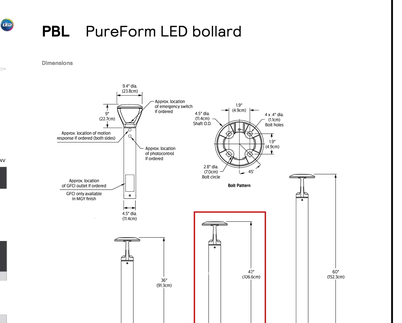
SEE PHOTOMETRIC FOR QUANTITY



2 SL2 STREET LIGHT DETAIL – AFX GILW0707

NOT TO SCALE





5 SL2 BOLLARD DETAIL – GARDCO PBL-42

NOT TO SCALE

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- M.E.P. Design
- Cost Analysis
- Due Diligence

STREET LIGHTING GENERAL NOTES AND DETAILS

CITY VENTURES
ST HELENA CONDOMINIUMS
ST HELENA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 2024 | DATE LAST WORKED ON: 11/7/2025

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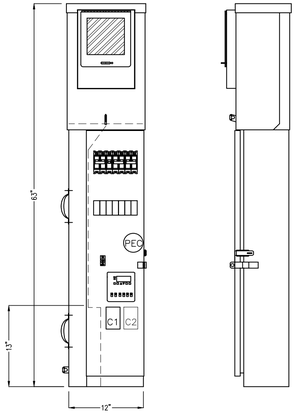
NOT FOR CONSTRUCTION

INTENT TO CONSTRUCT

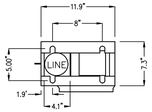
811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL2 OF SL4 SHEETS

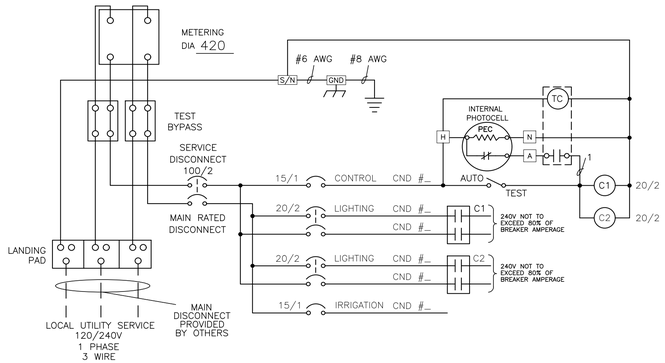
LIGHTING AND IRRIGATION



FRONT VIEW RIGHT SIDE



BASE PLAN



NOTE: LOAD CURRENT FOR ALL BREAKERS NOT TO EXCEED 80% OF BREAKER AMPERAGE

SERVICE EQUIPMENT WIRING DIAGRAM

ENCLOSURE CONSTRUCTION NOTES

1. EXTERIOR 12 GA. H.D. GALV. STEEL AND INTERIOR 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. CONSTRUCTION WILL BE NEMA 3R, RAINTIGHT.
3. ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
5. NAMEPLATES WILL BE PROVIDED AS REQUIRED.
6. CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS.
7. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
8. ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND UL 508A STANDARDS.
9. COLOR TO BE: RANCH GREEN

TESCO CONTROLS INC. SACRAMENTO, CA.
I-_____
26-100
INDUSTRIAL CONTROL PANEL

VOLTAGE	PHASE	WIRES	MAIN AMPERES	HZ
120/240	1	3	100	60

SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN

AMPERES	VOLTAGE
10,000 RMS SYM.	240 V

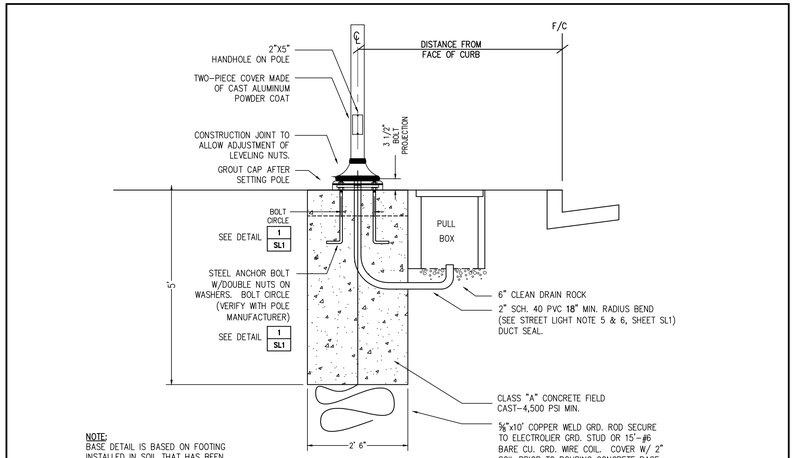
METER SOCKET RATING 100 A. CONT.
ENCLOSURE TYPE 3R

SUITABLE ONLY FOR USE AS SERVICE EQUIPMENT

CONTACT TESCO
916-395-8800
FOR ORDERING DETAIL

1
SL3

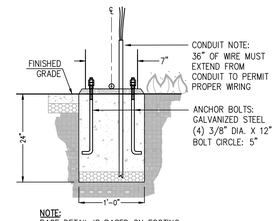
METERED SERVICE PEDESTAL
100A 120/240V 1ø 3W MAIN BRKR. TYPE III WITH TIME CLOCK AND P.E.C. OR APPROVED EQUAL.



NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

2
SL3

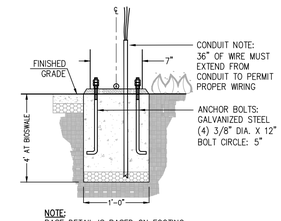
STREET LIGHT FOUNDATION DETAIL
NOT TO SCALE



NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

3
SL3

PRIVATE BOLLARD BASE DETAIL
NOT TO SCALE



NOTE:
BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

4
SL3

PRIVATE BOLLARD BASE AT BIOSWALE DETAIL
NOT TO SCALE

SINGLE PHASE

PROJECT: XXX

PANEL - METERED SERVICE PEDESTAL

SERVICE	LOAD LTG	REC	DED	MOT	CB P	A	A	B	CB P	A	LOAD LTG	REC	DED	MOT	SERVICE
SPACE	X	X	X	X			1	2			X	X	X	X	SPACE
SPACE							3	4							SPACE
SPACE							5	6							SPACE
SPACE							7	8							SPACE
SPACE							9	10							SPACE
SPACE							11	12							SPACE
SPACE							13	14							SPACE
SPACE							15	16							SPACE
SPACE							17	18							SPACE
SPACE							19	20							SPACE
TOTALS															TOTALS

VOLTS: 120/240, 1PH, 3W MTG: XXX
SCA: XXX
MAINS: 100 AMP
(xxKVA = xxxA)

CAPACITY: XXA
USED: XXA
FUTURE: XXA

LIGHTING: X (125%)
RECEPTS: X
DEDICATED: X
MOTORS: X
TOTAL: X KVA = xxxA

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
www.tarrar.com

TARRAR UTILITY CONSULTANTS

- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

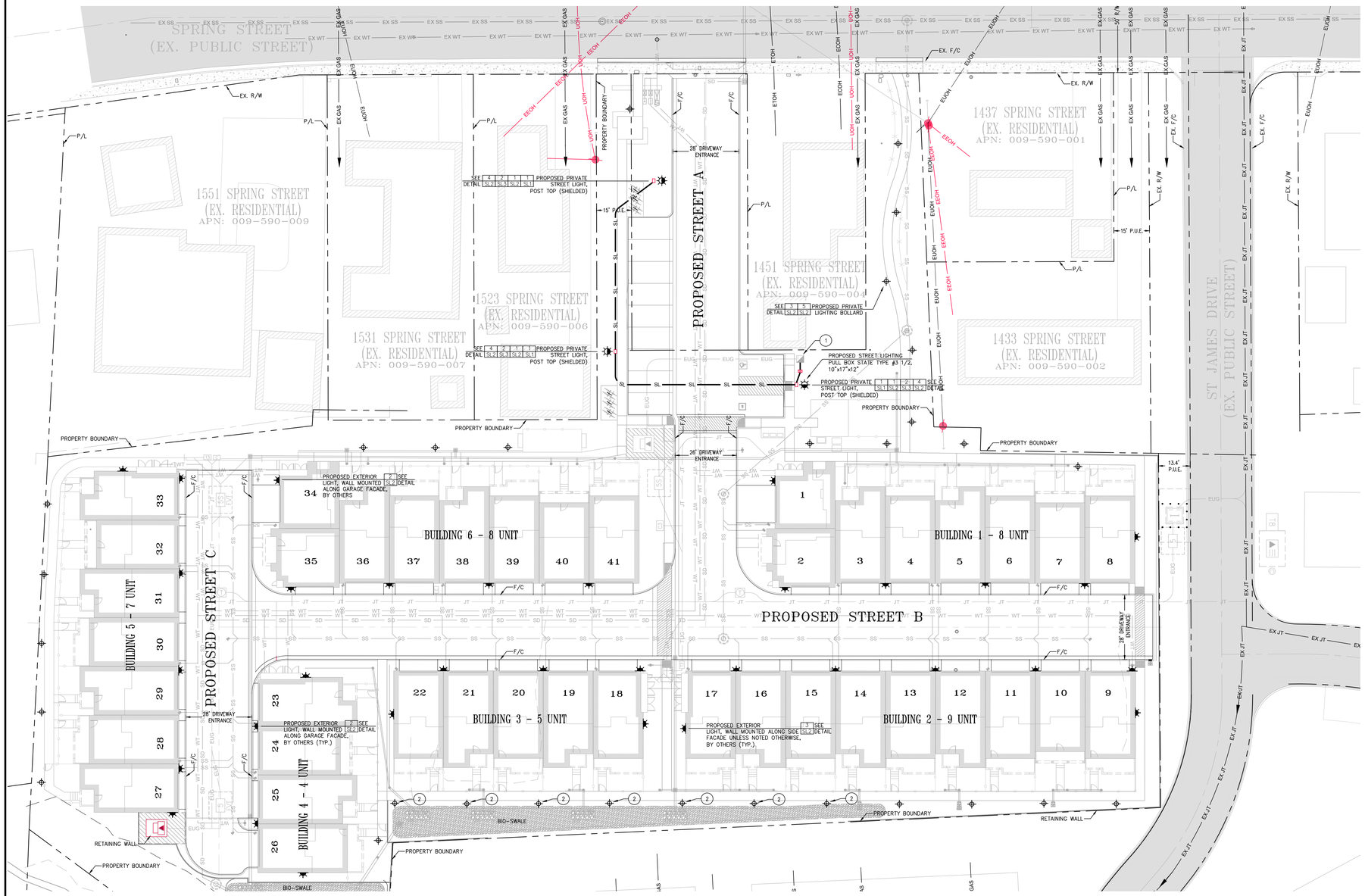
STREET LIGHTING GENERAL NOTES AND DETAILS
CITY VENTURES
ST HELENA CONDOMINIUMS
ST HELENA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 2024 DATE LAST WORKED ON: 11/7/2025
SCALE: NOT TO SCALE DRAWN: Justin CHECKED: ND
JOB NO.: 224134 PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL3 OF SL4 SHEETS

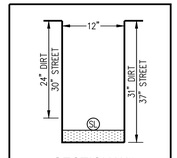


FOR REVIEW ONLY

1 (PRIVATE) #1
STA. XX+XX ABOVE GROUND PEDESTAL
METERED SERVICE PEDESTAL
– 200A MAIN, 120/208V, 4W, 3φ
–SERVICE FEED FOR IRRIGATION, CAR CHARGERS AND STREET LIGHTING
–J.T. CONTRACTOR TO INSTALL PG&E SERVICE CABLE
(SEE PLANS BY OTHERS NOT PART OF THIS PLAN SET)
–IRRIGATION CONTROLLER BY OTHERS
SEE DETAIL 1 6 8 SL3 J13 J13 (TYP.) X

2 PROPOSED PRIVATE LIGHTING BOLLARD AT BIO-SWALE 5 4 SEE SL2 SL3 DETAIL

0 10 20 40
SCALE: 1" = 20'



SECTION W1
TRENCH SECTION

813 First Street
Brentwood, CA 94513
(925) 240-2595
(925) 240-7013 fax
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TARRAR UTILITY CONSULTANTS

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- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

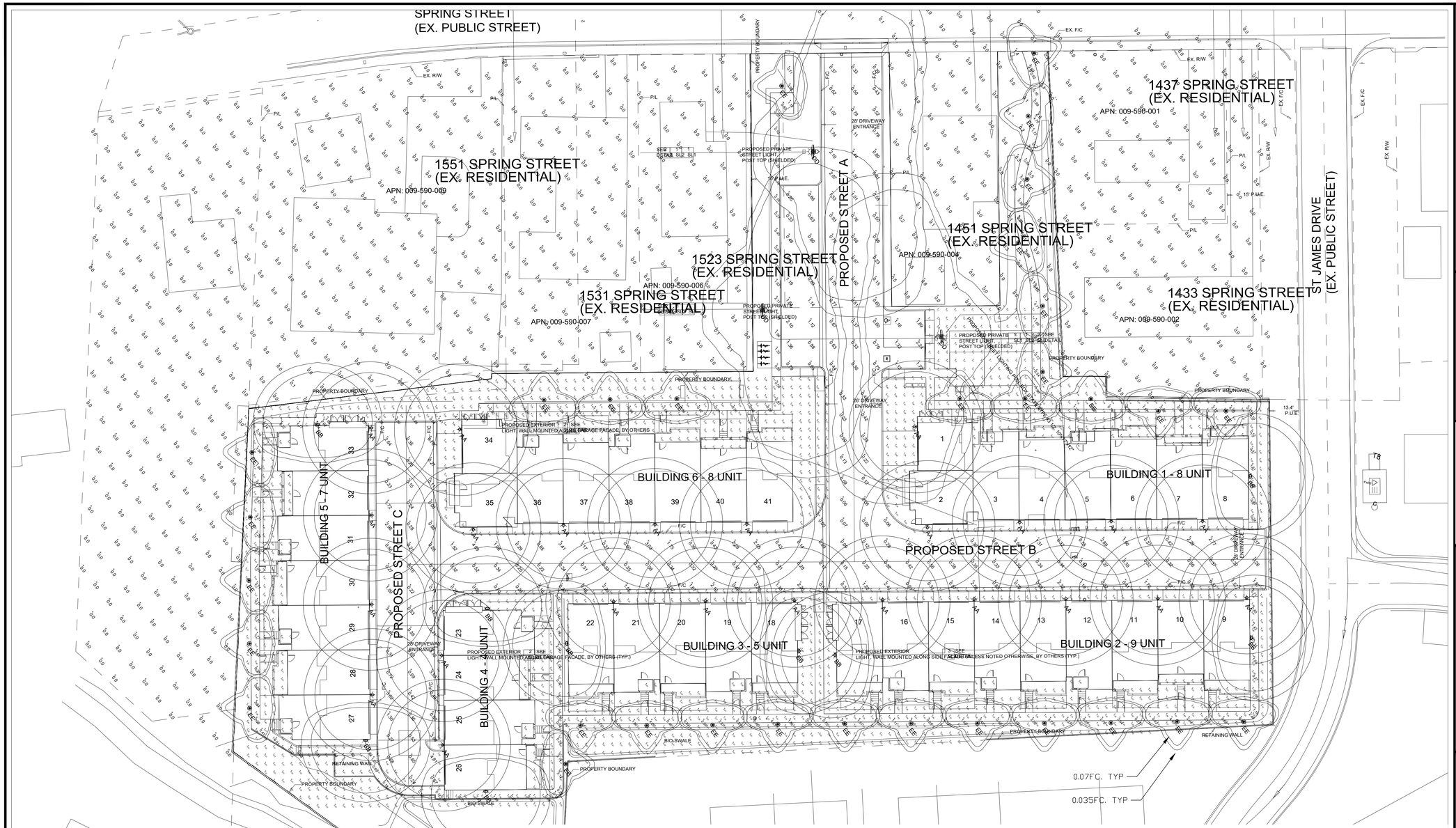
STREET LIGHTING SITE PLAN
CITY VENTURES
ST HELENA CONDOMINIUMS
ST HELENA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: SEPTEMBER 2024 | DATE LAST WORKED ON: 11/7/2025
SCALE: 1" = 20' | DRAWN: Justin | CHECKED: ND
JOB NO.: 224134 | PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

811 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

SHEET SL4 OF SL4 SHEETS



Luminaire Schedule - LED								
Project: CITY VENTURES - ST HELENA								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	32	EE	Single	0.900	492	6.1	GARDCO PBL-4Z-14L-100-NW-G2-3-UNV	PBL-14L-100-NW-G2-3-UNV.ies
	24	AA	Single	0.900	2843	35.0873	AFX GILW0707LAJENSK_4000K @ 7.5	GILW0707LAJENSK_4000K_IES.IES
	9	BB	Single	0.900	1050	9.7	STONCO LPW7-10-NW-G3-2-UNV @ 13'	LPW7-10-NW-G3-2-UNV.ies
	3	DD	Single	0.900	3984	49.44133	HADCO TVLN-16-G1-9-3WH-740 - 14' POLE	TVLN-16-G1-9-3WH-740.ies

Calculation Summary							
Project: CITY VENTURES - ST HELENA							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATHWAYS	Illuminance	Fc	1.41	7.35	0.00	N.A.	N.A.
PRIVATE AREAS - PORCHES	Illuminance	Fc	0.90	14.45	0.00	N.A.	N.A.
STREET A AND PARKING AREAS	Illuminance	Fc	0.87	2.24	0.15	5.80	14.93
STREETS B AND C	Illuminance	Fc	0.85	5.32	0.05	17.00	106.40

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

PLAN LIGHTING - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Irvine, CA
Sacramento, CA
Las Vegas, NV
Phoenix, AZ
Denver, CO
Seattle, WA
Portland, OR
Vancouver, WA
Boise, ID

PHOTOMETRIC DATA USED IS IN PART FOR THIRD CIRCULATION. IS BASED ON MEASUREMENTS TAKEN IN A CERTIFIED LABORATORY UNDER ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.
Calculations have been performed according to IESNA conventions and good practice. Actual performance of any manufacturer's luminaire may vary due to variation in lamp and electrical component characteristics, as well as environmental conditions such as voltage and temperature. It is the responsibility of the user to determine the suitability of the luminaire for the intended application. We assume and accept no responsibility for the performance of the luminaire when operated at conditions different from those listed on our photometric reports. We reserve and maintain the right to change the information contained herein without notice. Any reproduction or distribution of this photometric report without written permission is strictly prohibited.

Lighting Analysts
www.agi32.com
AGI32 - VERSION 22.1
AGI-ID 1234 LIGHTING ANALYSTS, INC. - BEYALUX SOFTWARE
3800 MYAKKA WAY WEST - SUITE 500, JACKSONVILLE, FL 32246

REPORT FOR:
TARRAR UTILITY CONSULTANTS

SALES REPRESENTATIVE:
KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

DRAWN BY:
RAMON ZAPATA
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
CITY VENTURES
CITY OF ST HELENA

DRAWING NO. / REV. FILE:
24246REY-R2.AGI

DATE:
11.07.2025

SCALE:
1 - 20

SHEET:
1 OF 1

REV:
3

CITY VENTURES

SPRING GROVE
CONSOLIDATED WRITTEN STATEMENT

PROJECT SPRING GROVE

REQUESTED ENTITLEMENTS
VESTING TENTATIVE SUBDIVISION MAP PERMIT
STATE DENSITY BONUS LAW
DESIGN REVIEW PERMIT (MINISTERIAL)
DEMOLITION PERMIT
PRE-SUBMITTAL REVIEW

ADDRESS, APN & ACREAGE

Parcel	Address	Zoning	APN	Acres	SF
1	1447 Spring Street	High Density Res.	009-590-003	1.50	65,340
2	1505 Spring Street	Medium Density Res.	009-590-005	0.14	6,098
3	1515 Spring Street	High Density Res.	009-590-010	0.89	38,768
			Totals:	**2.52**	**110,206**

OWNER Edward S. & Eleonore M. Aslanian 2006 Revocable Trust
Iren Aslanian Jenny & Samson Aslanian, Successor Trustees

APPLICANT City Ventures (Saint Helena 1 Inv, LLC)
Kelso G. Barnett, Senior Director of Development
707.758.3805

OVERVIEW

City Ventures respectfully submits this application for a Vesting Tentative Map Permit, Demolition Permit, Pre-Submittal Review and Ministerial Design Review Permit, along with requests for minor reductions in development standards pursuant to the State Density Bonus Law (SDBL), to construct 41 for-sale townhomes at 1447, 1505, and 1515 Spring Street in St. Helena.

BACKGROUND & PROJECT

The City of St. Helena rezoned 1447 and 1515 Spring Street to high density residential in the mid-1990s. These parcels were housing opportunity sites in both the 2015-2023 Housing Element and the current

2023-2031 Housing Element, which projects a capacity of 48-units. In 2023, the City of St. Helena also codified Objective Design Standards, which allows for ministerial approval of the project's design elements.

The project site, which currently is developed with three single-family homes, is proposed for 41 for-sale solar all-electric townhome-style condominiums. 1447 and 1515 Spring, where the proposed townhomes are to be constructed, are zoned high-density residential. 1505 Spring is medium-density residential and will provide access to the development. At an overall density of 16.2 units/acre, Spring Grove will be at the low end of the allowed density range (16.1-28) in the high-density residential zone.

EXISTING CONDITIONS

The surrounding neighborhood is a quiet, residential area characterized by a mix of older single-family homes and newer, small-scale multi-family housing. Architectural styles range from early 20th-century bungalows and ranch-style homes to more contemporary remodels, contributing to a charming and varied streetscape. Sidewalks, tree-lined streets, and a generally low-speed traffic environment make the area highly walkable and family-friendly. Several public amenities are nearby, including schools, churches, and parks, contributing to a strong sense of community and everyday convenience.

Just a short walk east along Spring Street brings residents directly into downtown St. Helena, the historic and cultural heart of the city. Downtown offers a vibrant mix of boutique shops, wine tasting rooms, cafes, restaurants, and essential services. It blends the charm of a small town with the sophistication of a world-renowned wine country destination. Anchored by Main Street, this walkable district supports a pedestrian-oriented lifestyle and offers regular community events, a local farmers market, and access to public transportation. The close proximity of the subject properties to downtown makes them ideal for new housing aimed at first-time buyers and young families seeking both community connection and convenience.

Additionally, nearby amenities such as Lyman Park, St. Helena Public Library, and local schools, including St. Helena Primary and High School, enhance the area's appeal to families. The neighborhood is also within easy reach of Highway 29, providing regional connectivity while maintaining a peaceful, small-town environment. This setting offers a unique opportunity to introduce new housing that is both context-sensitive and responsive to St. Helena's broader housing goals.

PROJECT OBJECTIVES

- Deliver New Homeownership Opportunities for the "Missing Middle"
- Promote Infill Development
- Enhance Walkability and Access to Amenities
- Incorporate Sustainable and Resilient Design Practices

VESTING TENTATIVE MAP

City Ventures is proposing a vesting tentative map because the proposed townhomes will be for-sale, thus per the California Subdivision Map Act, a tentative map, which allows for the ultimate recordation of the Final Map, is required. Specifically, the vesting tentative map, seen on Sheet 1, proposes a map with 42 residential condominium units, 41, and the remaining common area owned by the future HOA.

Per St. Helena Municipal Code 16.16.020.C, the following proposed design elements and improvements shall be shown on the tentative map or described on an attached written statement.

These elements are shown within the tentative map package, specifically below:

1. Streets
    a. Street Plan & Sections show on Sheet C1.0
    b. Note: all streets are proposed to be privately maintained.
2. Location, width and purposed of all proposed easements
    a. Shown on VTMAP (Sheet 1)
    b. PAUE: Public Access and Utility Easement
        i. Shown on the VTMAP; coterminous with the internal streets
    c. EVAE: Emergency Vehicle Access Easement
        i. Shown on the VTMAP; coterminous with the internal streets
    d. PUE: Public Utility Easement
        i. Two are shown on the VTMAP; these will be where the transformers are placed.
3. Lots
    a. Shown on VTMAP (Sheet 1); condominium units shown on Sheet C1.1
    b. There are 42 proposed lots; 41 airspace condominiums, and the remaining common lot owned by the future Homeowner's Association.
4. Parks
    a. No parks are proposed.
5. Public Use
    a. No areas are proposed to be dedicated or reserved for public use beyond the easements described above proposed for public access and public utilities.

6. Common or Open Space Areas
    a. Common/Open Space area shown on Sheet C1.1
7. Utilities
    a. Preliminary Utility Plan shown on Sheet C4.0, C4.1 and C4.2
8. Erosion Control and Fencing
    a. Proposed Erosion & Sediment Control Plan shown on Sheet C6.0
9. Drainage/Flood Control
    a. Preliminary Grading & Drainage Plan shown on C3.0, C3.1 and C3.2
    b. Stormwater Control Plan shown on Sheet C5.0

Per St. Helena Municipal Code 16.16.020.D.15, City Ventures will defend, indemnify and hold the City of St. Helena, its agents, officers, and employees harmless from any claim, action or proceeding to attach, set aside, void or annul an approval of city concerning the subdivision so long as the city promptly

notifies the subdivider of any such claim, action or proceedings and the city cooperate fully in the defense. Note also that similar language was part of the Advanced Funding Agreement signed by City Ventures on October 3, 2024.

Per SHMC 16.16.020.D.14, please see Sheet C1.6 for the location of the proposed deed restricted inclusionary units. We propose the following language to be included as part of the Final Map signature block: *"this subdivision contains inclusionary units, which shall be more particularly described in, and subject to, the requirements of that certain Inclusionary Housing Agreement with the City of St. Helena consistent with the City of St. Helena Municipal Code; said agreement must be recorded prior to the issuance of building permits."*

Per SHMC 16.16.020.D.18, the proposed preliminary improvement schedule would be as follows (subject to change):

Task	**Date**
Demolition	9/1/2026
Rough Grade	10/1/2026
Start Model Foundations	10/15/2026
Sewer	11/1/2026
Storm	11/15/2026
Water	12/1/2026
Fire Water	12/15/2026
Joint Trench	1/1/2027
Subgrade/rock	2/1/2027
Curb & Gutter	3/1/2027
Pull wire/test/PG&E	3/15/2027
Finish Rock/Pave	4/1/2027
Start Model Framing	4/1/2027
PG&E Energize	4/15/2027

Per St. Helena Municipal Code 16.16.030.C, a vesting tentative map shall be accompanied by a description of the housing type and plans for the structures, including location, size, height, architectural style, materials, elevations, landscaping, fencing and irrigation. This is included in the consolidated plan set.

Materials are specifically found on A-3.3 (and other sheets), and listed here:

Element	**Material**
Roof	Asphalt Composition Shingle
Eaves & Fascia	Wood Rake
Siding	Fiber Cement Board & Batten
Trim	Fiber Cementous
Stucco	Sand Finish Stucco
Garage Door	Clopay "Canyon Ridge" - "Chevron & Elements" (Metal)

Entry Door	Fiberglass & Glass
Railings	Wood Rake
Windows	Vinyl (Milgard)
Downspouts	Aluminum
Lighting	Metal (Black Allenbury Downward)
Wire Vine Lines	Galvanized Metal
Accent	Standing Seam Metal

Further discussion of the proposed project's architectural design is below within the Design Review subsection.

DENSITY BONUS

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

Spring Grove qualifies for the benefits of the State Density Bonus Law as it provides at least 10% of the units to be deed restricted for households at moderate incomes. Specifically, Per St. Helena's Inclusionary Housing ordinance, twenty percent (20%) of the housing units, 8.2 units, will be made available to households at moderate incomes. Four (4) units will be made available to households whose annual income does not exceed 100% of median income, and four (4) units will be made available to households whose annual income does not exceed 120% of median income. We propose to satisfy the remaining 0.2-unit through the payment of the in-lieu fee.

Density Bonus Application	
Density Bonus %	20%
Total Number of Proposed Units	41
Inclusionary Units Required	**8.2**
Total Inclusionary Units Proposed	8
Median Income (100% AMI)	4
Moderate Income (120% AMI)	4
Fractional Unit (Paid via In-Lieu Fee)	0.2
Number of Density Bonus Units	**0**

Because this for-sale project provides at least 20-percent deed-restricted homes for households with moderate incomes, Spring Grove is eligible for State Density Bonus Law (Gov. Code, §§ 65915–65918) benefits, including unlimited waivers and two concessions. City Ventures is requesting four density bonus

waivers. City Ventures reserves the right to request additional concessions (as we currently have the right to use two) or waivers/incentives under the State Density Bonus Law at a later time.

Per state law, waivers of development standards that would physically preclude the development of a project at the density permitted are allowed. Specifically, we are requesting the following waivers from the St. Helena Objective Design Standards (SHMC 17.16.040):

Density Bonus Waiver Requests	
Waiver	**St. Helena Municipal Code**
1. Full Height Recesses	17.16.040.C.1.h
2. Rowhouse: 8-unit Max	17.16.040.C.2.b
3. Units on Common Open Space	17.16.040.C.4.c
4. Minimum Distance: Drive Aisle/Walkway	17.16.040.A.7.e
5. Private Ground Floor Open Space	17.16.030.B
6. Driveway Curb Cuts	17.16.040.A.7.g
7. Entry Design	17.16.040.C.3.b.i
8. Maximum Paved/Hardscaped Area	17.16.030.B
9. Long-Term Bicycle Parking	17.26.080.B
10. Minimum Landscape Area	17.16.030.B
11. Interior Side Yard Setback	17.16.030.B

Our project program consists of 3+ bedroom townhome-style condominiums, more specifically defined as a “rowhouse” within the St. Helena Municipal Code. These proposed units range between 1,480 and 1,810 square feet, appropriate sizes for the “missing middle” – first time homebuyers and young families – for which the project is designed. At 41-units, the project is at minimum density per the code. The site, Site 9 in the Housing Element, is a unique and irregularly shaped parcel. Weighing design standards, including setbacks, fire access roads, height, open space, parking, and missing middle home sizes can be a balancing act and puzzle, and meeting the vast majority of the objective design standards is testament to skillful design. The eight waivers discussed below are requested as they would physically preclude the development of this project at the density permitted, which is already at the minimum density. Simply put, strict enforcement of these remaining design and zoning code standards would reduce the density of the project. Reducing the density of the project would both violate state law as well as the local development code, as the project would fall beneath the minimum density.

1. SHMC 17.16.040.C.1.h: Where a new multifamily development is built adjacent to existing lower-scaled residential development, the facade opposite the existing lower-scaled residential development shall incorporate at least one full-height recess a minimum two feet in depth.

Strict compliance with the design standard requiring that "Where a new multifamily development is built adjacent to existing lower-scaled residential development, the facade opposite the existing lower-scaled residential development shall incorporate at least one full-height recess a minimum two feet in depth" would physically preclude the density permitted on the site for the following reasons:

Impact on Unit Layout and Efficiency: A full-height recess of at least two feet disrupts the continuity of unit widths. Our townhome units are typically designed with standardized width, but even a single recess

along a row of units requires either: widening the building footprint, or reducing the number of units in that block to accommodate the recess. The result is that a recess effectively eliminates or compresses one unit's usable space, which must then be accommodated (enlarged) to meet market standards, thereby reducing density.

No Viable Alternative Configuration: Our site layout has already been optimized to provide the minimum number of units allowable under applicable zoning and General Plan density. Introducing required recesses would compromise the regular rectangular block format needed for the efficient stacking of units with garages below and living space above. Because townhomes are typically side-by-side units, interruptions in the façade translate directly into lost units, not just architectural shifts.

As Building 5 is the only building whose side façade is adjacent to existing lower scaled development, the waiver request only applies to this building, which also has a recess of 1'6", less than the required 2'. If a waiver was not granted, this would have the affect of pushing the building further south into the creek setback/flood zone, which would practically result in losing a unit. As a result, this would physically preclude the development of this project at the minimum density.

2. SHMC 17.16.040.C.2.b: Blocks of attached rowhouses must be a minimum of three units and a maximum of eight units.

Please note that this requirement is met for all buildings except Building 2, which has 9 units. However, strict compliance with the three-to-eight-unit block requirement prevents flexibility in unit layout that is necessary to meet ADA accessibility and site circulation standards. In particular, the required accessible path from guest parking (on the south) across the internal drive aisle to the perimeter path limits where units and driveways can be located, which forces breaks in rowhouse blocks at key circulation points. As a result, it becomes physically impossible to fit the minimum number of units while also satisfying the standard block length, circulation, and accessibility requirements.

Because strict enforcement of the 3–8-unit rowhouse rule would physically prevent the project from reaching the allowed density—due to the need to insert accessible pedestrian paths across the drive aisle—this design standard should be waived. The waiver is necessary to enable accessible circulation, preserve pedestrian connectivity, and allow the full build-out of the site to its intended density.

3. SHMC 17.16.040.C.4.c: Visibility. Common outdoor recreation spaces must be visible from the primary living spaces of a minimum of fifty percent (50%) of units and be visible to the residents of the project for which the space is provided.

Strict compliance with the design standard requiring that "common outdoor recreation spaces must be visible from the primary living spaces of a minimum of fifty percent (50%) of units and be visible to the residents of the project for which the space is provided" would physically preclude achieving the density permitted on the site due to the unique constraints of the parcel.

To meet the visibility requirement for 50% of units, the open space would need to be located in a central and unobstructed area, ideally surrounded by units on multiple sides. However, due to the irregular configuration of the parcel organizing buildings around a central open space visible to the majority of units is geometrically unfeasible. Such an arrangement would result in inefficient site layout and a loss of units.

Given these unique physical limitations and the irregular shape of the site, strict adherence to this design standard would physically preclude development at the allowable density. Therefore, a waiver is justified to allow for common open space that is still functional, accessible, and appropriately integrated into the project—just not visible from 50% of unit interiors—so long as it serves the recreational needs of residents and enhances overall project livability.

4. SHMC 17.16.040.A.7.e: Minimum Distance – Driveway/Walkway. The minimum distance from the back of any drive aisle or walkway interior to a site must be ten (10) feet to the garage door and five feet to any living area or covered porch.

The St. Helena Zoning Code requires a minimum distance from the back of any drive aisle or walkway interior to a site of ten (10) feet to the garage door and five (5) feet to any living area or covered porch. The proposed project complies with the required 5-foot setback to living areas but does not meet the 10-foot setback to garage doors for certain units accessed from the internal drive aisle.

Due to the irregular shape of the parcel and the need to efficiently organize garages along the internal driveway network, strict application of the 10-foot garage setback would necessitate larger individual townhome footprints. This would directly reduce the number of units that can be accommodated on the site. As a result, enforcing this standard would physically preclude the project from achieving the minimum permitted density under Government Code § 65915. A waiver of this development standard is therefore necessary to allow an efficient site layout that delivers the planned housing while maintaining safe and functional access.

5. SHMC 17.16.030.B: Private Ground Floor Open Space: 60 square feet of private ground floor open space per unit is required.

The St. Helena Zoning Code requires that each unit include a minimum of sixty (60) square feet of private ground floor open space. In the proposed project, 37 of the 41 townhome units meet or exceed this standard. Four smaller end units, however, do not include private patios. These units were intentionally designed and located to achieve the site's minimum permitted density while also accommodating the parcel's irregular shape and preserving the undisturbed riparian corridor.

Strict application of the private open space requirement to these four units would require significant redesign, eliminating them entirely or enlarging their footprints at the expense of other units or site features. Either option would reduce the total unit count and physically preclude the project from achieving the minimum density permitted under Government Code § 65915.

The proposed design provides ample shared open space and preserves valuable natural areas, ensuring all residents benefit from accessible outdoor amenities while meeting the City's and State's housing production goals. A waiver of this development standard is therefore necessary to maintain the project's planned density and site-sensitive design.

6. SHMC 17.16.040.A.7.g: Driveway Curb Cuts. Where individual driveways are accessed by a private or shared drive, a maximum of one driveway curb cut is allowed for each fifty (50) feet of street frontage.

The St. Helena Zoning Code limits developments in which individual driveways are accessed by a private or shared drive to a maximum of one driveway curb cut for every fifty (50) feet of street frontage. The proposed project includes more than one curb cuts within 50-foot frontage segments to provide adequate access to individual townhome garages and maintain functional circulation throughout the site.

The site's irregular configuration, coupled with the need to preserve an undisturbed riparian corridor along a substantial portion of the frontage, significantly constrains where curb cuts can be located. Concentrating all driveways into fewer curb cuts would require excessive internal maneuvering space, reduce the number of buildable units/footprints, and create awkward, inefficient driveway alignments. This would directly reduce the achievable unit count and physically preclude the project from meeting the minimum permitted density under Government Code § 65915.

The proposed curb cut configuration balances vehicular access needs with preservation of sensitive natural features, avoids excessive grading or disturbance to the riparian corridor, and maintains a safe, logical circulation network. A waiver of this standard is therefore necessary to ensure both environmental protection and the delivery of much-needed housing at the density allowed by state law.

7. SHMC 17.16.040.C.3.b.i: Entry Design. Individual ground floor entrances to units within a multifamily development must be visible and directly accessible from the right of way or a shared pathway.

The St. Helena Zoning Code requires that individual ground floor entrances to units within a multifamily development be visible and directly accessible from the public right-of-way or a shared pathway. In the proposed project, the vast majority of units—39 of 41—comply with this standard. However, two of the Plan 1 units, which are smaller homes specifically designed to help achieve the project's minimum permitted density, do not have entries directly visible from a shared pathway. These units are located at the ends of buildings opposite the shared pathway, a placement dictated by the unique shape and physical constraints of the site.

This layout allowed the inclusion of compact, efficiently designed homes that maximize the site's housing potential while maintaining architectural variety and preserving key site features such as the riparian corridor. Enforcing strict compliance with this standard would require a substantial redesign, eliminating these units and thereby reducing the overall unit count. This reduction would physically preclude the project from achieving the minimum density permitted under Government Code § 65915.

The proposed design maintains safe and convenient access to all units, preserves high-quality architecture, and supports the City's and State's shared objective of delivering housing at allowed densities. A waiver of this development standard is therefore necessary to retain these smaller, attainable units while respecting the site's constraints.

8. SHMC 17.16.030.B: Maximum Paved/Hardscaped Area: The maximum paved/hardscaped area is 30% within the required front setback.

The St. Helena Zoning Code limits paved or hardscaped surfaces within the front setback to no more than thirty percent (30%) of that area. Due to the unique configuration of the parcel, only a small portion of the site fronts Spring Street, and this limited frontage must serve as the primary vehicular access point as well

as accommodate multiple pedestrian pathways. These circulation elements are essential to provide safe, functional, and code-compliant access to all parts of the project.

Strict adherence to the 30% paving limitation would require narrowing the primary driveway from Spring Street, which would in turn fail to meet fire access standards. This would not only create life-safety concerns but would also render the project infeasible. In addition, reconfiguring the access to comply with the paving cap would require significant redesign that would either eliminate units or reduce buildable area, physically precluding the project from achieving the minimum permitted density under Government Code § 65915.

The proposed design balances the need for safe and efficient vehicular and pedestrian access with aesthetic considerations, incorporating landscaping wherever feasible while ensuring compliance with fire safety and accessibility requirements. A waiver of this standard is therefore necessary to maintain both site functionality and the project's housing production goals.

9. SHMC 17.16.080.B.4: Long-term Bicycle Parking: Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, etc. Five feet of clearance shall be provided from vehicle parking spaces.

The project requests a waiver from the required two- and five-foot clearance standards for long-term bicycle parking. The proposed design provides wall-mounted bicycle racks within individual private garages, allowing each homeowner to securely store bicycles within their own unit.

Strict application of the clearance standards would make it infeasible to provide the required number of long-term bicycle parking spaces without significantly increasing the size of the garages or the overall building footprint. This, in turn, would reduce the site's development potential below the minimum density permitted by the zoning and the Density Bonus Law, directly conflicting with the State's intent to facilitate the production of housing.

Furthermore, the clearance requirement appears to have been written for multifamily projects with common bicycle storage rooms, where multiple racks are placed in shared spaces and pedestrian maneuvering areas are needed. In this case, each bicycle space is privately located within a garage, without shared circulation. The intent of the code—to ensure safe, accessible, and secure bicycle storage—is fully achieved through the proposed design, even without the prescribed clearances.

For these reasons, the project qualifies for a waiver under Government Code §65915(e), as the clearance requirement would physically preclude the development of the site at the permitted density and is unnecessary given the design of the long-term bicycle parking system.

10. SHMC 17.16.030.B: Minimum Landscape Area. Per the table, the minimum landscape area is 25% of the lot area, of 27,552 square feet.

Spring Grove provides a total of 19,545 square feet of open space, which is slightly less than the 27,552 square feet required under the City's development standards. However, this modest deviation is justified under the State Density Bonus Law (Government Code § 65915(e)), which allows waivers of development standards that would physically preclude construction of a project with the granted density bonus, including affordable housing units.

In this case, the open space requirement would physically constrain the site's ability to achieve the planned mix of missing-middle homes and deed-restricted affordable units, both of which advance the City's adopted Housing Element goals. The project's overall design thoughtfully integrates a variety of open space types that together achieve the intent—and, functionally, the benefit—of the quantitative standard.

Specifically:

- Common Open Space: Landscaped paseos, a central gathering green, and small neighborhood pocket spaces provide communal outdoor areas that foster interaction, recreation, and a sense of community.
- Private Open Space: Every residence includes its own private yard, balcony, or patio, offering personal outdoor living areas that supplement shared amenities.
- Riparian Corridor and Natural Edge: The project preserves and enhances the existing riparian corridor, establishing a natural open-space buffer and habitat zone that exceeds the qualitative value of typical on-site open space. This area contributes to the visual openness and environmental character of the development, benefiting both residents and the public realm.

Collectively, these open space components deliver a balanced, high-quality living environment consistent with the City's open space objectives—promoting livability, connectivity, and environmental stewardship—even though the total area falls below the numerical requirement.

Strict application of the open space standard would physically preclude construction of the density bonus units and conflict with the project's broader public benefits, including attainable ownership housing and 8 deed-restricted affordable homes. For these reasons, the waiver is both necessary and appropriate under State Density Bonus Law and fully consistent with the intent of the City's General Plan and Housing Element policies.

11. SHMC 17.16.030.B: Interior Side Yard Setback. Per the table, the interior side yard setback in the HR zoning district is 10-feet.

The HR zoning district establishes a 10-foot interior side yard setback. Buildings 1 and 2 are fully compliant with this requirement; however, the associated utility cabinets extend approximately two feet into the setback area. These cabinets are essential service components, fixed in size, and required to be placed in accessible locations by the serving utility providers. Given the compact and highly constrained nature of the site—an infill parcel bordered by existing residential uses and shaped by the riparian corridor to the south—there is no feasible way to relocate or redesign these utility elements without materially reducing the project's buildable area and jeopardizing the minimum density required under the Housing Element designation. As allowed and encouraged under State Density Bonus Law, a waiver of the side setback standard for these minor encroachments is necessary to physically accommodate the project at a density consistent with the City's adopted housing obligations.

Similarly, Building 5 requires a waiver from the 10-foot interior side yard setback because the building sits approximately eight feet from the property line. This placement was the direct result of shifting the building north to fully respect and buffer the riparian corridor along the southern project edge—an environmentally beneficial design refinement made in response to both City feedback and biological resource considerations. Complying with the full 10-foot setback would require either decreasing the

number of homes or materially reconfiguring the site in a way that would reduce the project below the minimum density necessary to qualify under the Housing Element and Density Bonus provisions. Because State law expressly entitles applicants to waivers of development standards that would otherwise physically preclude a qualifying project from achieving its permitted density, this requested waiver is both appropriate and essential.

In summary, these setback waivers are modest in scale, arise directly from legitimate site constraints and environmental protections, and are necessary to allow the project to be developed at the minimum density contemplated by State housing law and the City's certified Housing Element. Granting the waivers ensures the City can realize needed missing-middle ownership housing without compromising environmental resources, life-safety infrastructure, or site functionality.

Other Information Required for Special Projects

As the density bonus application is requested for a proposed housing development that would result in the removal or conversion of existing dwelling units, please find the requested information below:

Housing Units Proposed to be Demolished			
Address	**Property Description**	**Current Tenant Income Levels**	**2018-2023 Monthly Rate**
1447 Spring	3-bdrm Single Family Home	Vacant	N/A
1505 Spring	2-bdrm Single Family Home	120% AMI +	$1,800
1515 Spring	4-bdrm Single Family Home	120% AMI +	$3,000

PRE-SUBMITTAL REVIEW

Per best practice in the City of St. Helena, a project of this size first goes before the Planning Commission for evaluation as part of the "pre-submittal review" application. Also known as a study session, this provides an important opportunity for the project to be introduced to the community and neighbors. This also provides an opportunity to receive feedback from the Planning Commission. For these reasons, a pre-submittal review is requested.

As this is a proposed construction project, all aspects of the project, including specific data points, are throughout this consolidated written statement and the submitted plan set. However, to specifically answer the questions posed within the pre-submittal review application:

- The maximum building height is 38-feet (within the high-density residential zone's 42-foot maximum)
- Each of the six buildings have three floors
- Floor area information is provided within the project submittal plan set.
- The first floor of each plan has a garage and either a bedroom, ADU or office/den, second floor has living areas, including kitchen, bathroom and family room, while the third floor has the bedrooms.
- The project has 93 parking spaces, 82 spaces within garages and 11 open spaces.
- Access to the property will be via a roadway off Spring Street at the current location of 1505 Spring Street, a single-family home proposed to be demolished.

- Please find maximum building load calculations below within the Design Review section of this consolidated written statement.

DESIGN REVIEW

We look forward to bringing this thoughtful project program to life and to seamlessly integrate Spring Grove into the existing neighborhood fabric. The 41-homes are comprised of 3-4 bedrooms ranging in size from approximately 1,480-sf to 1,810-sf. Each home has its own private garage accessed by an internal private street with the front doors accessed from graciously landscaped paseos.

The proposed buildings will be 40' tall, lower than the maximum height allowed in the high-density residential zoning district, 42'. Each building will be 3-stories, and as the project proposes townhomes, each unit will be 3-stories. The unit's garage will be on the first floor along with a den and/or bedroom, the kitchen and primary living area will be on the second floor, and bedrooms on the third floor. Please find specific design standards and metrics, including the gross floor area of each floor, number of parking spaces to be provided, etc., on Sheet G-1 in the consolidated project plan set. Finishing materials are shown on the Conceptual Elevations, Colors & Materials Sheet (A3.3, A4.4, A5.2, A6.2, A7.3).

As the Design Review Checklist calls for materials to be listed within the design review narrative, they are repeated below (and also found on A-3.3, among other sheets):

Element	Material
Roof	Asphalt Composition Shingle
Eaves & Fascia	Wood Rake
Siding	Fiber Cement Board & Batten
Trim	Fiber Cementous
Stucco	Sand Finish Stucco
Garage Door	Clopay "Canyon Ridge" - "Chevron & Elements" (Metal)
Entry Door	Fiberglass & Glass
Railings	Wood Rake
Windows	Vinyl (Milgard)
Downspouts	Aluminum
Lighting	Metal (Black Allenbury Downward)
Wire Vine Lines	Galvanized Metal
Accent	Standing Seam Metal

Each home will come standard with solar panels and will incorporate a specific focus on healthy, energy efficient living. The proposed 41-homes would be distributed throughout 6-buildings, contemplated to have a modern agrarian aesthetic.

The project proposes 93 parking spaces, comprised of 2-dedicated spaces within each home's garage, as well as 11 surface parking stalls. The project will include over 50 bicycle parking spaces, with 41-long-

term spaces located in each residential garage, and the remainder in onsite bicycle racks. Spring Grove will have extensive landscaping, incorporating mature trees and vegetation along with new plantings chosen to complement the project design and setting.

With regard to maximum building occupant load, under the California Building Code (CBC), Group R-2 occupancies (the type of occupancy proposed with this project) do not have a fixed maximum occupancy limit. Instead, the occupant load is determined based on the building's design and use, primarily to ensure adequate means of egress and compliance with safety requirements. Because our buildings don't share a common means of egress, we would treat each unit separately. The occupant load factor for an R2 Occupancy is 200sf/person.

The chart below shows the maximum occupant load per plan. This is then multiplied by the number of units per plan, and then added up to provide the maximum occupant load for the project total. While this is the maximum occupant load for the project, please note the family size for this type of home is approximately 2.3 people based on 2019-2023 census data.

Plan	Living SF	Occupant Load Factor*	Max Building Occupant Load	Units/Plan	Project Total
P1	1,480	200	7	4	29
P2	1,595	200	8	5	40
P3	1,746	200	9	15	131
P4	1,810	200	9	17	153
				Total	**353**

***: R2 Occupancy (SF/Person)**

DEMOLITION

The details of the proposed project have been discussed throughout the consolidated written statement. As it specifically relates to demolition, the three existing homes are proposed to be demolished to allow for the development of the project; 41 townhome-style condominiums.

Specific square footage metrics are below (proposed full structure demolition):

Home	Bdrm	Bath	SF
1447 Spring Street	3	2	2,091
1505 Spring Street	2	1	1,006
1515 Spring Street	4	3	1,824
		Total SF:	4,921

No structures proposed for demolition are on the City of St. Helena's Local Historic Register or in the Historic Preservation Overlay.

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



Kelso G. Barnett, Senior Director of Development
November 14, 2025

Spring Grove Vesting Tentative Map: 2019 General Plan Consistency

2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
Land Use and Growth Management		
LU1.1 Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.	The proposed project is adjacent to existing development, and can be provided with all required services, including sewer, water, police, and fire. The project proposes best management practices in stormwater management by providing bioretention facilities. In addition, the project would be all-electric, provide solar panels, and include EV-ready garages. The project is conditioned to pay its share of development impact fees. The subdivision includes one lettered lot, Parcel A, to contain the riparian corridor not for development, which would preserve natural resources.	✓
LU1.2 Allow urban development to occur only within the Urban Limit	The proposed subdivision is within the Urban Service Area.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
Line. Consider an exception for on-site employee housing on Agricultural lands. Urban services, such as sewer, water, and storm drainage, will only be extended to development within the Urban Limit Line.		
LU1.5 Require new development to provide adequate infrastructure and urban services, including compliance with the policies and implementing actions affecting new development as set forth in the Public Facilities and Services Element.	The proposed subdivision is required to install all required infrastructure and facilitate the provision services.	✓

LU2.1 Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.	The project proposes development of a 41-unit multifamily development consisting of a 3-bedroom townhome-style condominium housing type, with some unit types including the option for a fourth bedroom. Units would range from 1,480 square feet to 1,810 square feet and provide an attached two-car garage. The project proposes 19% affordable units for moderate income households earning 120% or less of AMI, with four units available to households earning less than 100% AMI and four units available to households earning less than 120% AMI.	✓
LU2.7 Ensure safe, walkable, and bikeable residential neighborhoods and vibrant, livable streets.	The proposed project includes a continuous network of pedestrian walkways with safe crosswalks differentiated from vehicular circulation areas. The project proposes passive open space amenities and landscaping along the pedestrian walkways, and complies with vision triangle requirements at the project's entrance at Spring Street. The project would provide long-term bike parking within the garage for each unit in addition to on-site bike racks. The project is conditioned to repair the public sidewalk along the frontage, as needed, and provide a public bike lane, as applicable.	✓
LU2.D Continue to require residential developers to contribute to the provision of community facilities and services (e.g. parks, recreation facilities and programs, education facilities, traffic and transportation facilities, and services), consistent with State law requiring a nexus between project impacts and required mitigation.	Conditions of approval require the applicant to pay all applicable development impact fees.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
Economic Sustainability		
ES1.4 Encourage the creation of workforce housing to support the local employment base in keeping with small town smart growth.	The project proposes development of a 41-unit multifamily infill housing development, with 19% affordable units for moderate income households earning 120% or less of AMI. Four units will be available to households earning less than 100% AMI and four units will be available to households earning less than 120% AMI.	✓



Public Facilities and Services		
PF1.1 Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply system.	The proposed project is conditioned to comply with the City's water neutrality policy prior to approval of the Tentative Map.	✓
PF1.L Require that all new residential housing projects incorporate "best practices" for minimizing water usage.	The proposed project will be required to adhere to all applicable codes and requirements related to water conservation through the building permit review process.	✓
PF2.1 Ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth, taking into account the City's Growth Management System, the Regional Housing Needs Allocation, and the needs of non-residential users.	A study of sewer capacity prepared for the project's Tentative Map confirmed that capacity is available to serve the proposed project.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
PF2.C Urban services such as sewer, water, and storm drainage will only be extended to development within the Urban Limit Line. Exceptions will be permitted when undue hardship can be demonstrated and when proposed improvements are not found to induce growth.	The proposed project is within the Urban Limit Line.	✓
PF3.1 Ensure that new developments provide adequate drainage improvements and detention to mitigate flooding from increased stormwater runoff attributable to the development.	The proposed project will provide all required onsite drainage facilities to carry stormwater to the public storm drain in Spring Street.	✓

PF3.C Consistent with Municipal Code Section 16.32.170, continue to prohibit the creation of new residential lots that will be subject to periodic inundation from floodwaters. New development proposals on existing lots of record must identify flood hazard areas and mitigate all impacts to base flood levels and potential flood damage from grading, filling, and construction through proper drainage, construction, and location of utilities, in accordance with FEMA requirements.	No development is proposed within the 100-year floodplain. While a small portion of the project site is located within the FEMA-mapped 100-year floodplain, the project is not subject to inundation as no development is proposed within the 100-year floodplain.	✓
PF5.4 Require that the approval of residential, commercial, or industrial development be contingent upon the mitigation of the impact of such development on the St. Helena Unified School District's ability to serve school-age children.	The proposed project is required to pay all applicable development impact fees, including school impact fees.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
PF5.A Assist the School District in collecting school facility development fees generated by new development. Partner with the District to identify, establish, and implement additional measures to ensure that the highest quality of education is provided.	The proposed project is required to pay all applicable development impact fees, including school impact fees.	✓
Circulation		

CR2.1 Create a comprehensive bicycle and pedestrian network that enhances neighborhood connectivity. Develop the system as shown in Figure 5.4 to expand and improve the pedestrian and bikeway system.	The project is conditioned to provide public sidewalk and bike lane improvements along the Spring Street frontage, as applicable.	✓
CR2.C Require any new development and modifications to existing projects to provide bicycle and pedestrian improvements and amenities, consistent with adopted Engineering Standards and the St. Helena Bicycle Plan.	The project is conditioned to provide public sidewalk and bike lane improvements along the Spring Street frontage, as applicable.	✓
CR3.6 Support development of the bikeway and pedestrian networks to provide a convenient opportunity for at least 20 percent of commuters to get to work by walking or bicycling.	The project proposes a centrally-located infill housing development project with convenient bicycle and pedestrian opportunities. The proposed project includes a continuous network of pedestrian walkways with safe crosswalks. In addition, the project would provide long-term bike parking within the garage for each unit in addition to on-site bike racks.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
Community Design		
CD1.1 Ensure high-quality design and construction through a robust design review process.	Design of the proposed townhomes built within the proposed subdivision was reviewed as part of the Minor Design Review for the project to determine conformance with City policies and objective design standards for residential projects, SHMC 17.16.040.	✓
CD1.8 Require, to the extent feasible, that all new development include underground utilities to minimize their negative visual impact. In addition, funding sources to underground electrical lines shall be sought so the undergrounding of existing overheard lines can occur over time.	The proposed project is conditioned to place all utilities underground.	✓

CD3.2 Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and stepbacks.	Design of the proposed townhomes built within the proposed subdivision was reviewed as part of the Minor Design Review for the project to determine conformance with City policies and objective design standards for residential projects, SHMC 17.16.040, including those regulating building architecture. The project will provide a variety of architectural features including front porches, standing-seam metal canopies, and facade articulation.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
CD6.1 Ensure a connected circulation system that maximizes pedestrian and bicycle connectivity.	The proposed project includes a continuous network of pedestrian walkways with safe crosswalks differentiated from vehicular circulation areas. The project would provide long-term bike parking within the garage for each unit in addition to on-site bike racks. The project is conditioned to repair the public sidewalk along the frontage and provide a bike lane within Spring Street, as applicable.	✓
CD6.2 Promote the inclusion of bicycle and pedestrian trails and bicycle lanes throughout the City, as well as connections to regional trail systems, such as the Napa Valley Vine Trail.	The project is conditioned to repair the public sidewalk along the frontage and provide a bike lane within Spring Street, as applicable.	✓
Open Space and Conservation		
OS1.1 Preserve and enhance St. Helena's riparian corridors for their value in providing wildlife habitat, biodiversity, natural drainage, and visual amenity.	The proposed project complies with the City's 20-foot-wide City waterway setback. The proposed subdivision includes a 0.1-acre lettered lot, Parcel A, to contain the riparian corridor not for development.	✓
OS1.I Require new development to be sited to maximize the protection of native tree species, riparian vegetation, important concentrations of natural plants, and sensitive wildlife habitat.	The project proposes to retain 19 native trees and plant an additional 24 native trees. In addition, consistent with this policy the project is conditioned to maximize the protection of native tree species, which may be done by providing protective fencing around trees to be retained. The project would implement arborist best practices for tree protection for those trees to be retained.	

OS1.O As part of new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season (September through January) or by conducting a preconstruction survey by a qualified biologist if vegetation removal and construction is initiated during the nesting season (February through August). Surveys for nesting birds will be conducted no earlier than 14 days prior to tree removal and/or breaking ground. In the event that nesting birds are found, the project applicant will consult with CDFG and obtain approval for nest-protection buffers prior to tree removal and/or ground-breeding activities. Nest protection buffers will remain in effect until the young have fledged.	The project is conditioned to perform a nesting survey consistent with this standard.	
Public Health, Safety and Noise		
PS1.4 Promote an optimized land use development pattern that minimizes cumulative air quality impacts from proposed developments.	The proposed project is consistent with the General Plan Land Use policy map.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
PS2.C Adopt and enforce Title 24 Standards for all types of new residential construction, including single family dwellings, duplexes, apartments, and dormitories. • An interior maximum noise level of LAdn-45 dBA in all habitable rooms for all dwelling units; • A maximum allowable interior noise level for bedrooms of an hourly	The project is conditioned to ensure that exterior outdoor mechanical equipment, including HVAC equipment, is located away from property lines and shall not exceed 60 dBA consistent with this policy.	

LAeq-35 dBA; • A maximum noise level of LAdn-60 dBA for residential exterior activity areas; • If interior noise standards are met by requiring windows to be closed, cooling and outside air exchange must also be provided in the building's design.		
PS3.1 Minimize risk of injury, loss of life and property damage from seismically induced and other known geologic hazards.	The proposed project will be required to conform with all applicable building codes, and all construction plans will be reviewed at the time of building permit review.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
PS3.3 The required soils and geologic reports for new development shall include geotechnical analysis for construction in areas with potential geological hazards and/or for purposes of environmental analysis. The analysis shall investigate all potential geo-hazard issues for the site where there is substantial evidence of a potential risk. **PS3.4** Geologic reports for new development shall describe hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, an engineer's or geologist's certification shall be required stating that risks have been mitigated to an acceptable level.	The project prepared a preliminary geotechnical analysis and is required to submit a construction-level geotechnical analysis conforming with these requirements at the time of building permit submittal.	✓
PS3.A Require a soils and geologic report to be submitted for new construction prior to the issuance of grading and building permits and the submission of final maps.	The project prepared a preliminary geotechnical analysis and is required to submit a construction-level geotechnical analysis at the time of building permit submittal.	✓

PS3.B Prohibit any development—including any land alteration, grading for roads, and structural development—in areas of slope instability or other geologic concerns until mitigating measures are taken to limit potential damage to levels of acceptable risk.	The proposed project does not involve any areas of unstable slopes or other geologic concerns.	✓
PS3.E All development and construction proposals shall be reviewed by the City to ensure conformance to applicable building standards. Recommendations of the geotechnical analysis shall be implemented.	Review of construction proposals will take place at the time that plans are submitted.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
PS4.6 Ensure that all streets and roads are adequate in terms of width, turning radius, and grade in order to facilitate access by City firefighting apparatus, and to provide alternative emergency routes of ingress and egress.	The proposed subdivision has been reviewed by the Fire Department for conformance with all applicable standards.	✓
PS5.1 Minimize the risk to people, property and the environment caused by flooding hazards. Site new development to minimize potential damage from a 100-year flood. Continue to require that any new development is constructed FEMA standards. Prohibit the siting of uses within Flood Hazard Areas inconsistent with FEMA standards that could result in health and safety hazards, including those due to the release of chemicals or other substances as a result of inundation or erosion. Ensure that any new flood protection projects comply with federal and State standards.	No development is proposed within the 100-year floodplain that would require construction with FEMA standards. While a small portion of the project site is located within the FEMA-mapped 100-year floodplain, no development is proposed within the 100-year floodplain.	✓



Climate Change		
CC1.1 Promote a "walkable" and "bikeable" city.	The project proposes a centrally-located infill housing development project with convenient bicycle and pedestrian opportunities. The proposed project includes a continuous network of pedestrian walkways with safe crosswalks. In addition, the project would provide long-term bike parking within the garage for each unit in addition to on-site bike racks that will promote walking and biking.	✓
2019 General Plan Policies	**Consistency Analysis** ✓ – Consistent X – Inconsistent **?** – Insufficient Information **NA** – Not Applicable	
Parks and Recreation		
PR1.4 Require park land dedications or civic improvement fees on all new residential, commercial, and industrial developments to meet the standard of 5.0 acres of parks per 1,000 residents.	The proposed project is required to pay all applicable development impact fees, including park fees.	✓
PR6.1 Promote walking and bicycling as safe and convenient modes of transportation.	The project proposes a centrally-located infill housing development project with convenient bicycle and pedestrian opportunities. The proposed project includes a continuous network of pedestrian walkways with safe crosswalks. In addition, the project would provide long-term bike parking within the garage for each unit in addition to on-site bike racks that will promote walking and biking.	✓
PR6.2 Develop a comprehensive network of bicycle and pedestrian trails to enhance bicycle and pedestrian connectivity throughout the city and the region.	The project is conditioned to repair the public sidewalk along the frontage and provide a bike lane within Spring Street, as applicable.	✓

PR6.3 Promote the inclusion of bicycle and pedestrian trails, and bicycle lanes throughout the city, as well as connections to regional trail systems, such as the Napa Valley Vine Trail.	The project is conditioned to repair the public sidewalk along the frontage and provide a bike lane within Spring Street, as applicable.	✓

NOTICE OF ACTION – MINOR DESIGN REVIEW AND DENSITY BONUS APPROVAL

DATE: November 21, 2025

Via email to: kbarnett@cityventures.com

TO: City Ventures
1185 Mason Street
San Francisco, CA 94123

FROM: Mike Janusek, AICP, Planning Consultant

RE: Notice of Action – Minor Design Review and Density Bonus Approval. Pursuant to St. Helena Municipal Code Sections 17.05.080 and 17.29.040, the Community Development Director approves Minor Design Review and Density Bonus (PL24-065) (APNs 009-590-003, 009-590-005, and 009-590-010) in the High Density Residential (HR) and Medium Density Residential (MR) Zoning Districts.

PROJECT DESCRIPTION

The applicant filed the Minor Design Review and Density Bonus development application for review under SB 330, as part of a development application (also including a Vesting Tentative Subdivision Map and Demolition Permit) for a housing development project ("Project"). A complete application was deemed to have been submitted on May 13, 2025. City staff conducted a subsequent consistency analysis pursuant to Government Code section 65589.5(j)(2)(A)(i), and the Project was determined to have submitted an application consistent with applicable plans, programs, policies, ordinances, standards, requirements, or other similar provisions on November 11, 2025.

Minor Design Review

The Project proposes development of a 41-unit multifamily development consisting of six three-story buildings on a 2.53-acre site. Each unit would be a 3-bedroom townhome-style condominium, with some unit types including the option for a fourth bedroom. Units would range from 1,480 square feet to 1,810 square feet and provide an attached two-car garage. Building exteriors would include a variety of neutral-toned stucco and board and batten fiber cement siding, standing-seam metal accent canopies, with gabled roof elements characteristic of a Farmhouse architectural style. On-site parking (93 spaces) would be provided through a combination of attached two-car garages for each unit and 11 perpendicular parking stalls along Street A. Access would be via a 28-foot-wide private street (Street A) from Spring Street. Additional site improvements include landscaping with 59 trees including 24 native trees and preservation of 19 native trees, common usable open space including a picnic area and seating, continuous pedestrian walkways, and bioretention facilities. Each unit would be all-electric and include solar panels, private patios and/or balconies, and EV-ready garage.

Pursuant to SHMC Section 17.05.080.B.2, new multifamily development consistent with the applicable development and design standards provided in SHMC Section 17.16.040 (objective design standards) are subject to Minor Design Review with the Community Development Director serving as the review authority. The zoning for the site, as shown on the City's Zoning Map, is High Density Residential (HR) (1447 Spring Street and 1515 Spring Street) and Medium Density Residential (MR) (1505 Spring Street). Because portions of the site zoned MR (1505 Spring Street) are for access purposes only, the HR development standards apply to the Project.

Density Bonus
A project that provides at least 10% of the total number of proposed dwelling units as affordable units is eligible for concessions and waivers authorized by the State Density Bonus Law (SDBL) (Gov. Code, § 65915). Pursuant to the City's Inclusionary Housing Ordinance, SHMC Section 17.30.030, the Project will provide at least 20% affordable units. Per SHMC Section 17.30.030.G.1, for owner-occupied affordable units, at least half of the required affordable units shall be available to households earning less than 100% of annual median income (AMI).

The Project proposes a 41-unit, 19% affordable, multifamily development for moderate income households earning 120% or less of AMI, with four units available to households earning less than 100% AMI and four units available to households earning less than 120% AMI.[1] In accordance with CA Gov't Code § 65915, subd. (a)(3) (D)(i), the Project is eligible for a 14% State Density Bonus pursuant to CA Gov't Code § 65915, subd. (f)(4) and one concession and unlimited waivers. The Project does not request any Density Bonus units as it is within the allowable density range per the General Plan land use designation. The Project does not request any concessions, but does request 11 waivers to development standards. The City's detailed determination of Density Bonus eligibility is included as Exhibit A.

FINDINGS
Pursuant to St. Helena Municipal Code (SHMC) Section 17.05.080(D), Minor Design Review Findings, the Community Development Director hereby finds that:

1. The Project is in conformance with the general plan and zoning ordinance;
    a. The Project is consistent with the intent of the High Density Residential and Medium Density Residential General Plan Land Use Designations, which accommodate a range of residential development types including multifamily dwelling uses. In addition, the Project is consistent with the general plan policies, including but not limited to those that encourage infill development near urban services (Policies LU1.1 and LU1.4), and the proposed density of 16.2 du/ac is within the allowed HR density. The Project as shown in the approved plan set (dated November 10, 2025) attached is in conformance with the City's zoning ordinance development standards for the HR zoning district under SHMC Section 17.16.030 as well as other applicable objective development standards in the zoning ordinance.
2. The Project is in conformance with applicable design and development standards;

[1] Pursuant to SHMC Section 17.30.030(A), the developer will pay the housing in-lieu fee for the remaining 0.2 fractional units of affordable to achieve the 20% minimum requirement of the Inclusionary Housing Ordianance.

a. The Project conforms to the design and development standards set forth in SHMC Section 17.16, Residential Zoning Districts. Specifically, the Project meets all applicable objective design and development standards under: SHMC Sections 17.16.030, including setbacks, height, and lot coverage, and 17.16.040, including architectural features and roofline offset, and SHMC Chapters 17.24 (General Site Standards) including fence height and lighting requirements, 17.25 (Landscaping) including plant selection and irrigation, and 17.26 (Parking and Loading) including minimum required parking and stall dimensions.

b. Additionally, the Density Bonus provisions waive compliance with certain development standards as noted in the attached Notice of Density Bonus Eligibility (Exhibit A).

3. The Project's operating characteristics minimize potential negative impacts and land use conflicts;

    a. The proposed use would be a multifamily residential project in a HR and MR zoning district and is surrounded by other residential uses including attached townhomes within the HR zoning district to the south and east and single-family homes within the MR zoning district to the north and west. As an infill residential project surrounded by similar residential land uses, there are no operating characteristics that would generate potential negative impacts and land use conflicts.

4. Adequate utilities, access roads, drainage, sanitation and other necessary facilities will be in place;

    a. The proposed Project has adequate utilities, access roads, drainage, sanitation and other necessary facilities in that the Project will connect to existing sewer, storm drain, and water lines in Spring Street and the Project has been reviewed and approved by the Department of Public Works and the Fire Department. In addition, the Project will provide a 28-foot-wide driveway to provide vehicular access to Spring Street.

5. The project is categorically exempt under CEQA or other applicable environmental documents have been certified as complete and adequate; and

    a. The City has conducted environmental review for the Project pursuant to Public Resources Code Section 21080.66, a statutory exemption from California Environmental Quality Act (CEQA) review for infill housing developments that meet certain conditions. The City has determined that the Project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 as evidenced in the CEQA Exemption Memo included as Attachment 2.

6. The Project will not be detrimental to the public health, safety, and general welfare.

    a. The Project will not be detrimental to the public health, safety, or welfare because the Project proposes multifamily dwellings consistent with the General Plan land use designation and complies with all applicable development standards, except for requested relief through State Density Bonus Law. No adverse public health or safety impacts associated with this Project can be found that would allow the City to deny the Project under the Housing Accountability Act or State Density

Bonus. The City concludes (Fire, Public Works, Building, and Planning) that there are no specific adverse impacts that could reasonably result in denial of this Project.

APPEALS

This approval is subject to a 14-day appeal period per SHMC Section 17.12 (Procedures for Appeals). Anyone interested in appealing this approval must file an appeal with the Community Development Director within 14 days of the date of this letter. The letter of appeal must state: (1) the specific action objected to; (2) the action appellant requests the Planning Commission to take; (3) the reason for the appeal; and (4) the name, address, and telephone number of the appellant or contact person if there are multiple appellants and be accompanied by the appropriate fee.

Sincerely,

Mike Janusek, AICP
Senior Planner Consulting with M-Group
City of St. Helena Community Development Department

cc: Maya DeRosa, AICP, Community Development Director

Attachments:
1. Project Plans, dated November 10, 2025
2. CEQA Exemption Memo

Exhibits:
A. Notice of Density Bonus Eligibility

Conditions of Approval - Minor Design Review

Planning

1. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases not 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.

2. 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.

3. All applicable conditions for the Project shall be printed on grading and/or building plans for each permit set of drawings.

4. The applicant is responsible for implementing all applicable conditions of approval in any future City Council approval of the associated Vesting Tentative Subdivision Map (Planning File No. TSM25-001). In the event of a conflict between the conditions of approval of this Minor Design Review and any future adopted VTSM conditions of approval, the future adopted VTSM conditions of approval prevail.

5. The applicant is responsible for implementing all applicable conditions of approval in any future Planning Commission approval of the associated Demolition Permit (Planning File No. DP25-002).

6. 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.

7. Mechanical equipment, including heating and air conditioning units, shall be located away from property lines and shall be shielded or enclosed to minimize noise levels. Noise generated shall not exceed 60 dBa, Ldn per noise-related policies of the St Helena General Plan, including policy PS2.C3 from the 2019 General Plan. For avoidance of doubt, mechanical equipment can be located on the roof if it meets the foregoing noise requirements.

8. The applicant or construction manager shall notify all contractors and subcontractors that no trespassing is allowed on adjoining properties.

9. Minor Design Review approval may only be extended or modified as provided for in SHMC Section 17.04.140 and Section 17.04.150.

10. Provided they are in general compliance with the approved Design Review, minor revisions found to be in substantial conformance with the approved design may be approved by the Community Development Director.

11. Construction documents shall indicate compliance with the final approved plans dated November 10, 2025 (Attachment 1) as approved through the Minor Design Review process.

12. A business license is required for all contractors and sub-contractors working on the project.

13. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

14. Prior to approval of the Final Map, the applicant shall enter into an Affordable Housing Agreement with the City of St. Helena, which agreement shall be subject to review and approval by the St. Helena City Council pursuant to SHMC Section 17.30.040.B.1. The Affordable Housing Agreement shall be recorded in the Official Records of Napa County, and shall ensure that the project complies with the requirements of SHMC Section 17.30.030, inclusionary housing requirements.

15. Prior to issuance of building permit, the applicant shall pay any applicable affordable housing in-lieu fee pursuant to SHMC Section 17.30.030, for the 0.2-unit fraction of the proposed 41-unit project pursuant to the 20% affordable requirement.

16. Common usable open space amenities, including seating areas, and landscape improvements as shown in the approved project plans shall be installed prior to Certificate of Occupancy for the last building

Public Works: General Conditions

17. The applicant shall reference on construction drawings for all work in the public right of way City of St. Helena Construction Standards for all public improvements and utilities as applicable. Please utilize the 2025 updated standards, available from Public Works.

18. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.

Public Works: Fees

19. All Public Works Development Impact fees shall be due and payable at the time of issuance of building permit(s) for the improvements to which they are applicable, unless otherwise authorized by the City.

Public Works: Improvement Plan and Construction Conditions

20. All private water mains, sewer mains and storm drains shall be clearly labeled “Private” on the improvement plans.

21. Frontage improvements required. Improvements may include installation of ADA compliant driveways, sidewalk, bike lanes, curb and gutter replacements or repairs. All improvements shall be installed according to City Standards. Improvements shall be prescribed by the Public Works Director during the Building Permit phase.

22. An Encroachment Permit is required for all work within City right of way including obstructions, staging, or closures of the vehicular or pedestrian path of travel. Any damages to sidewalk, curb and gutter shall be repaired by the applicant. Applicant to keep roadway

and sidewalk clear of construction activities and debris (Building Permit Phase).

Public Works Water and Sanitary Sewer Improvements Conditions

23. Any modifications to the existing well, other than the installation or maintenance of pumping and storage equipment and connection to the onsite irrigation water distribution system as approved by City Council pursuant to the Water Neutrality Requirements, shall require an approved permit per section 13.16.060 of the St Helena Municipal Code. The applicant shall also submit a well permit application to, and receive a permit from, the Napa County department of environmental management pursuant to Chapter 13.12 of the Napa County Code and subsequent revisions. Demolition of the well shall go through Napa County and any other applicable agencies.

24. Backflow prevention devices shall be installed prior to issuance of a building permit; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230) (Building Permit Phase).

25. If the bed, bank, channel, or riparian habitat of any streams, including but not limited to ephemeral streams, will be impacted, including but not limited overflow from stormwater facilities, the applicant shall submit a Lake or Streambed Alteration Notification to CDFW and obtain any necessary permit from CDFW and comply with the Streambed Alteration Agreement and permits, if issued (see: https://epims.wildlife.ca.gov/index.do). The Project shall also obtain any necessary authorization from the Regional Water Quality Control Board pursuant to the Clean Water Act and Porter Cologne Water Quality Control Act.

26. Stormwater Quantity: Prior to issuance of a building permit, onsite stormwater and drainage management shall be sufficiently demonstrated in the building plans per SHMC 16.32.070.

    a. Calculations required for pre and post development 10-year event. Plans shall demonstrate sufficient management of post development 10-year event.
    b. Plans shall demonstrate sufficient conveyance facilities for a 100-year event.
    c. Plans shall demonstrate drainage patterns which prevent diversion or inundation of neighboring properties.

27. A Stormwater Water Pollution Prevention Plan is required. The Plan shall detail all site-specific stormwater management, BMPs and erosion control measures shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit (Building Permit Phase).

28. The plans shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Compliance with BASMAA "Regulated Project" requirements shall be demonstrated on a sheet in the plan set. The Plan will be reviewed with the building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval (Building Permit Phase).

29. Prior to Building Permit issuance, the applicant shall demonstrate that all proposed stormwater facilities comply with SHMC Sections 15.12.040 and 16.32.070. Excess or

concentrated drainage shall be contained on site or directed to an approved drainage facility. Drainage improvements for runoff shall be engineered to minimize erosion through the use of rocked culvert inlets and outfalls, energy reducers, the correct location of culverts, etc.

30. All electrical energy and communication service laterals to any new building or structure shall be placed underground (SHMC 13.28.120) (Building Permit Phase).

Public Works Construction Conditions

31. Prior to Certificate of Occupancy for a building, the developer shall complete required improvements for that building in accordance with the approved improvement plans. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.

32. No grading or other construction shall be performed until the grading plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the grading plans. An Encroachment Permit is required for any work within the City's rights of way.

33. A Stormwater Pollution Prevention Plan (SWPPP) is required and the contractor shall adhere to it at all times during construction. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

34. Prior to the issuance of a grading permit, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.

35. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Napa County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

36. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

37. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.

38. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.

39. Dust control must be maintained to the City's satisfaction.

40. A certificate of occupancy shall not be issued for any structure until required improvements are completed to the satisfaction of the City Engineer.

41. Prior to issuance of a building permit, an approved Grading Permit will be Required.

42. No City supplied water use is permitted for construction activities (Building Permit Phase).

43. Inspection by Public Works Staff is required for utility installations (Building Permit Phase).

Fire

44. Prior to issuance of future building permits, all construction plans for homes shall include NFPA13 fire sprinklers as required by the City of St. Helena Fire Department.

45. Prior to issuance of a building permit, plans shall, consistent with the VTMAP, continue to exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

46. 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.

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

Building

48. The applicant will be required to comply with the CBC codes adopted at the time the applicant applies for a building permit, or as dictated by state law. The City of St. Helena will utilize the 2025 California Building Code series, starting January 1, 2026.

49. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist, including a construction-level geotechnical report.

50. The applicant shall provide a Construction Waste Management Plan with the building permit application.

51. 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.

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

53. 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.

54. 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.

55. A separate permit submittal is required for generators, fire sprinkler/standpipe systems, fire pumps, fire alarms, and PV-systems.

56. At the time of building permit submittal, EV parking shall be fully detailed to demonstrate compliance with required EV charging per 4.106.4.2.2 and4.106.4 of the California Green Building Standards Code.

57. Plans shall comply with Chapter 11A CBC ADA requirements for residential units, and Chapter 11B CBC for common areas, as applicable.

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

November 21, 2025

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

VIA EMAIL: kbarnett@cityventures.com

Re: Notice of Density Bonus Eligibility
Spring Grove Multifamily (File #PL24-065) – SB 330 Minor Design Review and Density Bonus

Density Bonus Eligibility

Thank you for your application seeking a Density Bonus for the Spring Grove Multifamily project, a proposed 41-unit, 19% affordable, multifamily development in St. Helena for moderate income households earning 120% or less of Area Median Income (AMI). Planning staff has reviewed your Density Bonus application and deemed the application complete. In accordance with CA Gov't Code § 65915, subd. (a)(3) (D)(i), you are hereby notified that your project is eligible for a 14% State Density Bonus pursuant to CA Gov't Code § 65915, subd. (f)(4). State Density Bonus eligibility is calculated as follows:

Project Profile

The Spring Grove Multifamily project proposes 41 dwelling units for sale to persons and families earning less than 120% AMI.

Project Site Area:	2.53 gross acres
Total Units Proposed:	41 dwelling units (du)
Site Land Use Designation:	High Density Residential
Site Zoning District:	High Density Residential (HR)
Maximum Density per General Plan:	16.1-28 du/gross acre
Maximum Units per General Plan:	2.53 gross acres x 28 du/ac = 70.8
Density Desired:	16.2 du/ac

Calculation of State Density Bonus of 80%

Base Project, Total Units	41
Market Rate Units	33
Affordable Units	8
Percent Affordable	19.5%[1]
State Density Bonus	19% of the units for sale to moderate income households results in a 14% increase in the maximum allowable residential density and 1 incentives or concessions
Maximum Density Allowed	33 du/ac
Density Bonus Units Requested	0

Requests for Concessions and Waivers

In accordance with CA Gov't. Code § 65915, subd. (d)(2)(A), the proposed project is entitled to a maximum of one incentives or concessions. No concessions from current City of St. Helena development standards resulting in identifiable cost reductions have been requested pursuant to CA Gov't Code § 65915, subd. (d)(1). In addition, the applicant has requested 11 waivers to development standards that will have the effect of physically precluding construction of the development pursuant CA Gov't. Code § 65915, subd. (e)(1). The requested waivers are described below.

Waivers

1. **Interior Side Setback. Per SHMC Table 17.16.030.B,** the minimum interior side setback is 10 feet. The proposed interior side setback is 8 feet, which does not comply with this standard. The City acknowledges strict compliance with the side setback would physically preclude development of the project at the densities allowed under State Density Bonus Law. The project site is comprised of irregularly shaped parcels with a required 20-foot waterway setback, a required 26-foot-wide minimum Fire access lane, a required 12-foot minimum separation between rowhouse blocks, and pedestrian walkway requirements, that, collectively, constrain the ability to meet the interior side yard setback at Building 1, Building 2, and Building 5. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Table 17.16.030.B for interior side setback as adequate for the City to make a determination as to this waiver request.
2. **Private Ground Floor Open Space. Per SHMC Table 17.16.030.B,** 60 square feet of private ground floor open space per unit is required. While the project provides a total 5,595 square feet of private ground floor open space, four end units do not provide any. The City acknowledges strict compliance with this standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, Buildings 1 and 6 contain end units with no private patios due to the irregular shape of the lots, minimum 26-foot-wide Fire access lane, minimum 10-foot interior side setback, and ability of the developer to provide garage parking and

[1] Per CA Gov't. Code § 65915, subd. (f)(4) 19% of the units, including total units and density bonus units, are for sale to moderate income households, as defined by Section 50079.5 of the Health and Safety Code, the project is eligible for an 14% increase in the maximum allowable residential density.

efficiently stacked units. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Table 17.16.030.B for private ground floor open space as adequate for the City to make a determination as to this waiver request.

3. **Minimum Landscape Area. Per SHMC Table 17.16.030.B,** the minimum landscape area is 25% of the lot area, or 27,552 square feet. This standard is not met as 23,030 square feet of landscaping is provided. The City acknowledges strict compliance with this standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, the project is comprised of irregularly shaped parcels with a 26-foot-wide minimum Fire access lane and a minimum 3-foot-wide landscape planter requirement, that, collectively, constrain the ability to meet the minimum landscape area requirement. The project also provides additional hardscaped private open space areas that do not count toward the minimum landscape area including 5,595 square feet of private ground floor open space through patios and additional private open space through balconies. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Table 17.16.030.B for minimum landscape area as adequate for the City to make a determination as to this waiver request.
4. **Paved/Hardscaped Area. Per SHMC Table 17.16.030.B,** the maximum paved/hardscaped area within the required front setback is 30%. The project proposes 360 square feet of hardscape area within the front setback, or 41%, which exceeds this requirement. The City acknowledges strict compliance with the paved/hardscape area standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, the project site is comprised of irregularly shaped parcels with a required 26-foot-wide minimum Fire access lane that constrain the ability to reduce paved areas within the required front setback. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Table 17.16.030.B for paved/hardscaped area as adequate for the City to make a determination as to this waiver request.
5. **Minimum Distance to Interior Drive Aisle. Per SHMC Section 17.16.040.A.7.e,** the minimum distance from the back of any drive aisle or walkway interior to a site must be 10 feet to the garage door and five feet to any living area or covered porch. The project does not comply with this standard as 39 of the units do not provide at least 10 feet between the garage and the drive aisle. The City acknowledges strict compliance with the parking frontage standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, the project site is comprised of irregularly shaped parcels with a required 20-foot waterway setback and a required 26-foot-wide minimum Fire access that constrain the ability to provide at least 10 feet between the drive aisle and the garages. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.16.040.A.7.e for minimum distance to drive aisle as adequate for the City to make a determination as to this waiver request.
6. **Driveway Curb Cuts. Per SHMC Section 17.16.040.A.7.g,** where individual driveways are accessed by a private or shared drive, a maximum of one driveway curb cut is allowed for each 50 feet of street frontage. The project provides private streets with individual curb cuts for each unit's garage, and does not meet this standard. The City acknowledges strict compliance with this standard would physically preclude development of the project

at the densities allowed under State Density Bonus Law. Specially, the project site is comprised of irregularly shaped parcels with a required 20-foot waterway setback and a required 26-foot-wide minimum Fire access lane that constrain the ability to provide at least 50 feet between curb cuts. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.16.040.A.7.g for driveway curb cuts as adequate for the City to make a determination as to this waiver request.

7. **Full Height Recesses. Per SHMC Section 17.16.040.C.1.h,** where a new multifamily development is built adjacent to existing lower-scaled residential development, the facade opposite the existing lower-scaled residential development shall incorporate at least one full-height recess a minimum two feet in depth. While the primary elevations of each building contain at least one full-height recesses of at least 2 feet, there is one instance where the side elevation of Building 5, with a 1.5-foot full-height recess, faces existing lower-scaled development. The required 20-foot waterway setback, 10-foot side yard setback, and ability of the developer to provide garage parking and efficiently stacked units, collectively, constrain the ability to meet this standard. The City acknowledges strict compliance with full-height recess standard would physically preclude development of the project at the densities allowed under State Density Bonus law. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.16.040.C.1.h for full-height recess as adequate for the City to make a determination as to this waiver request.
8. **Attached Rowhouse Block. Per SHMC Section 17.16.040.C.2.b,** blocks of attached rowhouses must be a minimum of three units and a maximum of eight units. Building 2 does not meet this standard as 9 units are proposed. The City acknowledges strict compliance with this standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specially, the 12-foot minimum separation requirement between rowhouse blocks and pedestrian walkway requirements constrain the ability to shift units between buildings. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.16.040.C.2.b to the maximum number of units in a rowhouse bock as adequate for the City to make a determination as to this waiver request.
9. **Entry Design. Per SHMC Section 17.16.040.C.3.b.i,** individual ground floor entrances to units within a multifamily development must be visible and directly accessible from the right of way or a shared pathway. This standard is not met for two of the end units in Buildings 1 and 6 where direct pedestrian access is not provided from a walkway. The City acknowledges strict compliance with this standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, the project site is comprised of irregularly shaped parcels with a required 26-foot-wide minimum Fire access lane that constrain the ability to provide additional walkways along Streets B and C. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.16.040.C.3.b.i for entry design as adequate for the City to make a determination as to this waiver request.
10. **Common Outdoor Recreation Space Visibility. Per SHMC Section 17.16.040.C.4.c,** common outdoor recreation space must be visible from a minimum of 50% of the units and be visible to the residents of the project for which the space is provided. The project includes two common outdoor recreation spaces toward the front of the site that are visible from 29% of the units and does not comply with this standard. The City

acknowledges strict compliance with this standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, the project is required to provide common open space with a minimum dimension of 15-feet-wide, a minimum 26-foot-wide Fire access lane, and stormwater facilities that, collectively, constrain the ability to provide centralized common open space or additional perimeter common open space visible from at least 50% of the units. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.16040.C.4.c for common outdoor recreation space visibility as adequate for the City to make a determination as to this waiver request.

11. **Long-Term Bicycle Parking Size. Per SHMC Section 17.26.080.B.4,** two feet of clearance shall be provided between bicycle parking spaces and adjacent walls and five feet of clearance shall be provided from vehicle parking spaces. The project proposes long-term bicycle parking with private garages for each unit and does not meet the minimum clearance standards. The City acknowledges strict compliance with this standard would physically preclude development of the project at the densities allowed under State Density Bonus Law. Specifically, this standard is intended for communal bike rooms and implementation is not practicable when applied to long-term bicycle parking within individual garages. The project will provide a wall-mounted bike rack within each individual garage. Therefore, the City accepts information regarding the requested Density Bonus waiver to SHMC Section 17.26.080.B.4 for minimum long-term bicycle parking size as adequate for the City to make a determination as to this waiver request.

Pursuant to CA Gov't Code § 65915(a)(3) (D)(i)(III) and SHMC Chapter 17.29, you are hereby notified that (1) the project is eligible for a 14% density bonus based on the project including a total of 41 units with 8 units being deed restricted to moderate income households; and (2) the information provided regarding the requests for waivers from developments standards is adequate for the City to make a determination as to those requested waivers for the reasons detailed above. Please note that this Notice of Density Bonus Eligibility should not be construed as a granting of those requested waivers.

An affordable housing agreement pursuant to SHMC Section 17.29.030 is required for the project.

Sincerely,

Mike Janusek, AICP
Senior Planner Consulting with M-Group

cc: Maya DeRosa, AICP, Community Development Director

Exhibit A: Written Statement Excerpt with Density Bonus Requests, prepared by City Ventures, dated November 14, 2025.

Entry Door	Fiberglass & Glass
Railings	Wood Rake
Windows	Vinyl (Milgard)
Downspouts	Aluminum
Lighting	Metal (Black Allenbury Downward)
Wire Vine Lines	Galvanized Metal
Accent	Standing Seam Metal

Further discussion of the proposed project's architectural design is below within the Design Review subsection.

DENSITY BONUS

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

Spring Grove qualifies for the benefits of the State Density Bonus Law as it provides at least 10% of the units to be deed restricted for households at moderate incomes. Specifically, Per St. Helena's Inclusionary Housing ordinance, twenty percent (20%) of the housing units, 8.2 units, will be made available to households at moderate incomes. Four (4) units will be made available to households whose annual income does not exceed 100% of median income, and four (4) units will be made available to households whose annual income does not exceed 120% of median income. We propose to satisfy the remaining 0.2-unit through the payment of the in-lieu fee.

Density Bonus Application	
Density Bonus %	20%
Total Number of Proposed Units	41
Inclusionary Units Required	**8.2**
Total Inclusionary Units Proposed	8
Median Income (100% AMI)	4
Moderate Income (120% AMI)	4
Fractional Unit (Paid via In-Lieu Fee)	0.2
Number of Density Bonus Units	**0**

Because this for-sale project provides at least 20-percent deed-restricted homes for households with moderate incomes, Spring Grove is eligible for State Density Bonus Law (Gov. Code, §§ 65915–65918) benefits, including unlimited waivers and two concessions. City Ventures is requesting four density bonus

waivers. City Ventures reserves the right to request additional concessions (as we currently have the right to use two) or waivers/incentives under the State Density Bonus Law at a later time.

Per state law, waivers of development standards that would physically preclude the development of a project at the density permitted are allowed. Specifically, we are requesting the following waivers from the St. Helena Objective Design Standards (SHMC 17.16.040):

Density Bonus Waiver Requests	
Waiver	**St. Helena Municipal Code**
1. Full Height Recesses	17.16.040.C.1.h
2. Rowhouse: 8-unit Max	17.16.040.C.2.b
3. Units on Common Open Space	17.16.040.C.4.c
4. Minimum Distance: Drive Aisle/Walkway	17.16.040.A.7.e
5. Private Ground Floor Open Space	17.16.030.B
6. Driveway Curb Cuts	17.16.040.A.7.g
7. Entry Design	17.16.040.C.3.b.i
8. Maximum Paved/Hardscaped Area	17.16.030.B
9. Long-Term Bicycle Parking	17.26.080.B
10. Minimum Landscape Area	17.16.030.B
11. Interior Side Yard Setback	17.16.030.B

Our project program consists of 3+ bedroom townhome-style condominiums, more specifically defined as a “rowhouse” within the St. Helena Municipal Code. These proposed units range between 1,480 and 1,810 square feet, appropriate sizes for the “missing middle” – first time homebuyers and young families – for which the project is designed. At 41-units, the project is at minimum density per the code. The site, Site 9 in the Housing Element, is a unique and irregularly shaped parcel. Weighing design standards, including setbacks, fire access roads, height, open space, parking, and missing middle home sizes can be a balancing act and puzzle, and meeting the vast majority of the objective design standards is testament to skillful design. The eight waivers discussed below are requested as they would physically preclude the development of this project at the density permitted, which is already at the minimum density. Simply put, strict enforcement of these remaining design and zoning code standards would reduce the density of the project. Reducing the density of the project would both violate state law as well as the local development code, as the project would fall beneath the minimum density.

1. SHMC 17.16.040.C.1.h: Where a new multifamily development is built adjacent to existing lower-scaled residential development, the facade opposite the existing lower-scaled residential development shall incorporate at least one full-height recess a minimum two feet in depth.

Strict compliance with the design standard requiring that "Where a new multifamily development is built adjacent to existing lower-scaled residential development, the facade opposite the existing lower-scaled residential development shall incorporate at least one full-height recess a minimum two feet in depth" would physically preclude the density permitted on the site for the following reasons:

Impact on Unit Layout and Efficiency: A full-height recess of at least two feet disrupts the continuity of unit widths. Our townhome units are typically designed with standardized width, but even a single recess

along a row of units requires either: widening the building footprint, or reducing the number of units in that block to accommodate the recess. The result is that a recess effectively eliminates or compresses one unit's usable space, which must then be accommodated (enlarged) to meet market standards, thereby reducing density.

No Viable Alternative Configuration: Our site layout has already been optimized to provide the minimum number of units allowable under applicable zoning and General Plan density. Introducing required recesses would compromise the regular rectangular block format needed for the efficient stacking of units with garages below and living space above. Because townhomes are typically side-by-side units, interruptions in the façade translate directly into lost units, not just architectural shifts.

As Building 5 is the only building whose side façade is adjacent to existing lower scaled development, the waiver request only applies to this building, which also has a recess of 1'6", less than the required 2'. If a waiver was not granted, this would have the affect of pushing the building further south into the creek setback/flood zone, which would practically result in losing a unit. As a result, this would physically preclude the development of this project at the minimum density.

2. SHMC 17.16.040.C.2.b: Blocks of attached rowhouses must be a minimum of three units and a maximum of eight units.

Please note that this requirement is met for all buildings except Building 2, which has 9 units. However, strict compliance with the three-to-eight-unit block requirement prevents flexibility in unit layout that is necessary to meet ADA accessibility and site circulation standards. In particular, the required accessible path from guest parking (on the south) across the internal drive aisle to the perimeter path limits where units and driveways can be located, which forces breaks in rowhouse blocks at key circulation points. As a result, it becomes physically impossible to fit the minimum number of units while also satisfying the standard block length, circulation, and accessibility requirements.

Because strict enforcement of the 3–8-unit rowhouse rule would physically prevent the project from reaching the allowed density—due to the need to insert accessible pedestrian paths across the drive aisle—this design standard should be waived. The waiver is necessary to enable accessible circulation, preserve pedestrian connectivity, and allow the full build-out of the site to its intended density.

3. SHMC 17.16.040.C.4.c: Visibility. Common outdoor recreation spaces must be visible from the primary living spaces of a minimum of fifty percent (50%) of units and be visible to the residents of the project for which the space is provided.

Strict compliance with the design standard requiring that "common outdoor recreation spaces must be visible from the primary living spaces of a minimum of fifty percent (50%) of units and be visible to the residents of the project for which the space is provided" would physically preclude achieving the density permitted on the site due to the unique constraints of the parcel.

To meet the visibility requirement for 50% of units, the open space would need to be located in a central and unobstructed area, ideally surrounded by units on multiple sides. However, due to the irregular configuration of the parcel organizing buildings around a central open space visible to the majority of units is geometrically unfeasible. Such an arrangement would result in inefficient site layout and a loss of units.

Given these unique physical limitations and the irregular shape of the site, strict adherence to this design standard would physically preclude development at the allowable density. Therefore, a waiver is justified to allow for common open space that is still functional, accessible, and appropriately integrated into the project—just not visible from 50% of unit interiors—so long as it serves the recreational needs of residents and enhances overall project livability.

4. SHMC 17.16.040.A.7.e: Minimum Distance – Driveway/Walkway. The minimum distance from the back of any drive aisle or walkway interior to a site must be ten (10) feet to the garage door and five feet to any living area or covered porch.

The St. Helena Zoning Code requires a minimum distance from the back of any drive aisle or walkway interior to a site of ten (10) feet to the garage door and five (5) feet to any living area or covered porch. The proposed project complies with the required 5-foot setback to living areas but does not meet the 10-foot setback to garage doors for certain units accessed from the internal drive aisle.

Due to the irregular shape of the parcel and the need to efficiently organize garages along the internal driveway network, strict application of the 10-foot garage setback would necessitate larger individual townhome footprints. This would directly reduce the number of units that can be accommodated on the site. As a result, enforcing this standard would physically preclude the project from achieving the minimum permitted density under Government Code § 65915. A waiver of this development standard is therefore necessary to allow an efficient site layout that delivers the planned housing while maintaining safe and functional access.

5. SHMC 17.16.030.B: Private Ground Floor Open Space: 60 square feet of private ground floor open space per unit is required.

The St. Helena Zoning Code requires that each unit include a minimum of sixty (60) square feet of private ground floor open space. In the proposed project, 37 of the 41 townhome units meet or exceed this standard. Four smaller end units, however, do not include private patios. These units were intentionally designed and located to achieve the site's minimum permitted density while also accommodating the parcel's irregular shape and preserving the undisturbed riparian corridor.

Strict application of the private open space requirement to these four units would require significant redesign, eliminating them entirely or enlarging their footprints at the expense of other units or site features. Either option would reduce the total unit count and physically preclude the project from achieving the minimum density permitted under Government Code § 65915.

The proposed design provides ample shared open space and preserves valuable natural areas, ensuring all residents benefit from accessible outdoor amenities while meeting the City's and State's housing production goals. A waiver of this development standard is therefore necessary to maintain the project's planned density and site-sensitive design.

6. SHMC 17.16.040.A.7.g: Driveway Curb Cuts. Where individual driveways are accessed by a private or shared drive, a maximum of one driveway curb cut is allowed for each fifty (50) feet of street frontage.

The St. Helena Zoning Code limits developments in which individual driveways are accessed by a private or shared drive to a maximum of one driveway curb cut for every fifty (50) feet of street frontage. The proposed project includes more than one curb cuts within 50-foot frontage segments to provide adequate access to individual townhome garages and maintain functional circulation throughout the site.

The site's irregular configuration, coupled with the need to preserve an undisturbed riparian corridor along a substantial portion of the frontage, significantly constrains where curb cuts can be located. Concentrating all driveways into fewer curb cuts would require excessive internal maneuvering space, reduce the number of buildable units/footprints, and create awkward, inefficient driveway alignments. This would directly reduce the achievable unit count and physically preclude the project from meeting the minimum permitted density under Government Code § 65915.

The proposed curb cut configuration balances vehicular access needs with preservation of sensitive natural features, avoids excessive grading or disturbance to the riparian corridor, and maintains a safe, logical circulation network. A waiver of this standard is therefore necessary to ensure both environmental protection and the delivery of much-needed housing at the density allowed by state law.

7. SHMC 17.16.040.C.3.b.i: Entry Design. Individual ground floor entrances to units within a multifamily development must be visible and directly accessible from the right of way or a shared pathway.

The St. Helena Zoning Code requires that individual ground floor entrances to units within a multifamily development be visible and directly accessible from the public right-of-way or a shared pathway. In the proposed project, the vast majority of units—39 of 41—comply with this standard. However, two of the Plan 1 units, which are smaller homes specifically designed to help achieve the project's minimum permitted density, do not have entries directly visible from a shared pathway. These units are located at the ends of buildings opposite the shared pathway, a placement dictated by the unique shape and physical constraints of the site.

This layout allowed the inclusion of compact, efficiently designed homes that maximize the site's housing potential while maintaining architectural variety and preserving key site features such as the riparian corridor. Enforcing strict compliance with this standard would require a substantial redesign, eliminating these units and thereby reducing the overall unit count. This reduction would physically preclude the project from achieving the minimum density permitted under Government Code § 65915.

The proposed design maintains safe and convenient access to all units, preserves high-quality architecture, and supports the City's and State's shared objective of delivering housing at allowed densities. A waiver of this development standard is therefore necessary to retain these smaller, attainable units while respecting the site's constraints.

8. SHMC 17.16.030.B: Maximum Paved/Hardscaped Area: The maximum paved/hardscaped area is 30% within the required front setback.

The St. Helena Zoning Code limits paved or hardscaped surfaces within the front setback to no more than thirty percent (30%) of that area. Due to the unique configuration of the parcel, only a small portion of the site fronts Spring Street, and this limited frontage must serve as the primary vehicular access point as well

as accommodate multiple pedestrian pathways. These circulation elements are essential to provide safe, functional, and code-compliant access to all parts of the project.

Strict adherence to the 30% paving limitation would require narrowing the primary driveway from Spring Street, which would in turn fail to meet fire access standards. This would not only create life-safety concerns but would also render the project infeasible. In addition, reconfiguring the access to comply with the paving cap would require significant redesign that would either eliminate units or reduce buildable area, physically precluding the project from achieving the minimum permitted density under Government Code § 65915.

The proposed design balances the need for safe and efficient vehicular and pedestrian access with aesthetic considerations, incorporating landscaping wherever feasible while ensuring compliance with fire safety and accessibility requirements. A waiver of this standard is therefore necessary to maintain both site functionality and the project's housing production goals.

9. SHMC 17.16.080.B.4: Long-term Bicycle Parking: Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, etc. Five feet of clearance shall be provided from vehicle parking spaces.

The project requests a waiver from the required two- and five-foot clearance standards for long-term bicycle parking. The proposed design provides wall-mounted bicycle racks within individual private garages, allowing each homeowner to securely store bicycles within their own unit.

Strict application of the clearance standards would make it infeasible to provide the required number of long-term bicycle parking spaces without significantly increasing the size of the garages or the overall building footprint. This, in turn, would reduce the site's development potential below the minimum density permitted by the zoning and the Density Bonus Law, directly conflicting with the State's intent to facilitate the production of housing.

Furthermore, the clearance requirement appears to have been written for multifamily projects with common bicycle storage rooms, where multiple racks are placed in shared spaces and pedestrian maneuvering areas are needed. In this case, each bicycle space is privately located within a garage, without shared circulation. The intent of the code—to ensure safe, accessible, and secure bicycle storage—is fully achieved through the proposed design, even without the prescribed clearances.

For these reasons, the project qualifies for a waiver under Government Code §65915(e), as the clearance requirement would physically preclude the development of the site at the permitted density and is unnecessary given the design of the long-term bicycle parking system.

10. SHMC 17.16.030.B: Minimum Landscape Area. Per the table, the minimum landscape area is 25% of the lot area, of 27,552 square feet.

Spring Grove provides a total of 19,545 square feet of open space, which is slightly less than the 27,552 square feet required under the City's development standards. However, this modest deviation is justified under the State Density Bonus Law (Government Code § 65915(e)), which allows waivers of development standards that would physically preclude construction of a project with the granted density bonus, including affordable housing units.

In this case, the open space requirement would physically constrain the site's ability to achieve the planned mix of missing-middle homes and deed-restricted affordable units, both of which advance the City's adopted Housing Element goals. The project's overall design thoughtfully integrates a variety of open space types that together achieve the intent—and, functionally, the benefit—of the quantitative standard.

Specifically:

- Common Open Space: Landscaped paseos, a central gathering green, and small neighborhood pocket spaces provide communal outdoor areas that foster interaction, recreation, and a sense of community.
- Private Open Space: Every residence includes its own private yard, balcony, or patio, offering personal outdoor living areas that supplement shared amenities.
- Riparian Corridor and Natural Edge: The project preserves and enhances the existing riparian corridor, establishing a natural open-space buffer and habitat zone that exceeds the qualitative value of typical on-site open space. This area contributes to the visual openness and environmental character of the development, benefiting both residents and the public realm.

Collectively, these open space components deliver a balanced, high-quality living environment consistent with the City's open space objectives—promoting livability, connectivity, and environmental stewardship—even though the total area falls below the numerical requirement.

Strict application of the open space standard would physically preclude construction of the density bonus units and conflict with the project's broader public benefits, including attainable ownership housing and 8 deed-restricted affordable homes. For these reasons, the waiver is both necessary and appropriate under State Density Bonus Law and fully consistent with the intent of the City's General Plan and Housing Element policies.

11. SHMC 17.16.030.B: Interior Side Yard Setback. Per the table, the interior side yard setback in the HR zoning district is 10-feet.

The HR zoning district establishes a 10-foot interior side yard setback. Buildings 1 and 2 are fully compliant with this requirement; however, the associated utility cabinets extend approximately two feet into the setback area. These cabinets are essential service components, fixed in size, and required to be placed in accessible locations by the serving utility providers. Given the compact and highly constrained nature of the site—an infill parcel bordered by existing residential uses and shaped by the riparian corridor to the south—there is no feasible way to relocate or redesign these utility elements without materially reducing the project's buildable area and jeopardizing the minimum density required under the Housing Element designation. As allowed and encouraged under State Density Bonus Law, a waiver of the side setback standard for these minor encroachments is necessary to physically accommodate the project at a density consistent with the City's adopted housing obligations.

Similarly, Building 5 requires a waiver from the 10-foot interior side yard setback because the building sits approximately eight feet from the property line. This placement was the direct result of shifting the building north to fully respect and buffer the riparian corridor along the southern project edge—an environmentally beneficial design refinement made in response to both City feedback and biological resource considerations. Complying with the full 10-foot setback would require either decreasing the

number of homes or materially reconfiguring the site in a way that would reduce the project below the minimum density necessary to qualify under the Housing Element and Density Bonus provisions. Because State law expressly entitles applicants to waivers of development standards that would otherwise physically preclude a qualifying project from achieving its permitted density, this requested waiver is both appropriate and essential.

In summary, these setback waivers are modest in scale, arise directly from legitimate site constraints and environmental protections, and are necessary to allow the project to be developed at the minimum density contemplated by State housing law and the City's certified Housing Element. Granting the waivers ensures the City can realize needed missing-middle ownership housing without compromising environmental resources, life-safety infrastructure, or site functionality.

Other Information Required for Special Projects

As the density bonus application is requested for a proposed housing development that would result in the removal or conversion of existing dwelling units, please find the requested information below:

Housing Units Proposed to be Demolished			
Address	**Property Description**	**Current Tenant Income Levels**	**2018-2023 Monthly Rate**
1447 Spring	3-bdrm Single Family Home	Vacant	N/A
1505 Spring	2-bdrm Single Family Home	120% AMI +	$1,800
1515 Spring	4-bdrm Single Family Home	120% AMI +	$3,000

PRE-SUBMITTAL REVIEW

Per best practice in the City of St. Helena, a project of this size first goes before the Planning Commission for evaluation as part of the "pre-submittal review" application. Also known as a study session, this provides an important opportunity for the project to be introduced to the community and neighbors. This also provides an opportunity to receive feedback from the Planning Commission. For these reasons, a pre-submittal review is requested.

As this is a proposed construction project, all aspects of the project, including specific data points, are throughout this consolidated written statement and the submitted plan set. However, to specifically answer the questions posed within the pre-submittal review application:

- The maximum building height is 38-feet (within the high-density residential zone's 42-foot maximum)
- Each of the six buildings have three floors
- Floor area information is provided within the project submittal plan set.
- The first floor of each plan has a garage and either a bedroom, ADU or office/den, second floor has living areas, including kitchen, bathroom and family room, while the third floor has the bedrooms.
- The project has 93 parking spaces, 82 spaces within garages and 11 open spaces.
- Access to the property will be via a roadway off Spring Street at the current location of 1505 Spring Street, a single-family home proposed to be demolished.

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

Kelso G. Barnett, Senior Director of Development
November 14, 2025

CEQA EXEMPTION MEMO

DATE: December 2, 2025

TO: Maya DeRosa, AICP, Community Development Director

FROM: Mike Janusek, AICP, Planning Consultant

RE: 1447, 1505, and 1515 Spring Street Spring Grove Multifamily California Environmental Quality Act (CEQA) Statutory Exemption Per Public Resources Code Section 21080.66

The City of St. Helena has conducted environmental review for the Spring Grove housing development project pursuant to Public Resources Code (PRC) Section 21080.66, a statute within Assembly Bill (AB 130). Effective June 30, 2025, AB 130 made significant modifications to the California Environmental Quality Act (CEQA), including creation of a new statutory CEQA exemption, PRC Section 21080.66, for infill housing developments that meet certain conditions. As detailed below, City staff has determined that the 1447, 1505, and 1515 Spring Street Spring Grove Multifamily Project ("Project") qualifies for statutory exemption from CEQA pursuant to PRC Section 21080.66.

PROJECT DESCRIPTION

The Project proposes a subdivision for condominium purposes, demolition of three existing single-family homes, and development of a 41-unit multifamily development consisting of six three-story buildings on a 2.53-acre site. Three existing parcels under single ownership totaling 2.53 acres would be subdivided. The proposed subdivision would create 41 lots for condominium purposes, one lot for common areas to be owned by the future homeowners' association, and one lettered lot, Parcel A, to contain the riparian corridor not for development. Each unit would be a 3-bedroom condominium, with some unit types including the option for a fourth bedroom. On-site parking (93 spaces) would be provided through a combination of attached two-car garages for each unit and 11 perpendicular parking stalls along a private street. Access would be via a 28-foot-wide private street from Spring Street. Additional site improvements include landscaping with 59 trees, common usable open space including a picnic area and seating, continuous pedestrian walkways, and stormwater facilities.

CEQA STATUTORY EXEMPTION APPLICABILITY

AB 130 created a new statutory exemption for infill housing development projects that meet the eligibility criteria under PRC 21080.66. The following table provides an analysis of the Project against the eligibility criteria to determine the applicability of the infill housing development project statutory exemption.

Table 1: Criteria for AB 130 Exemption

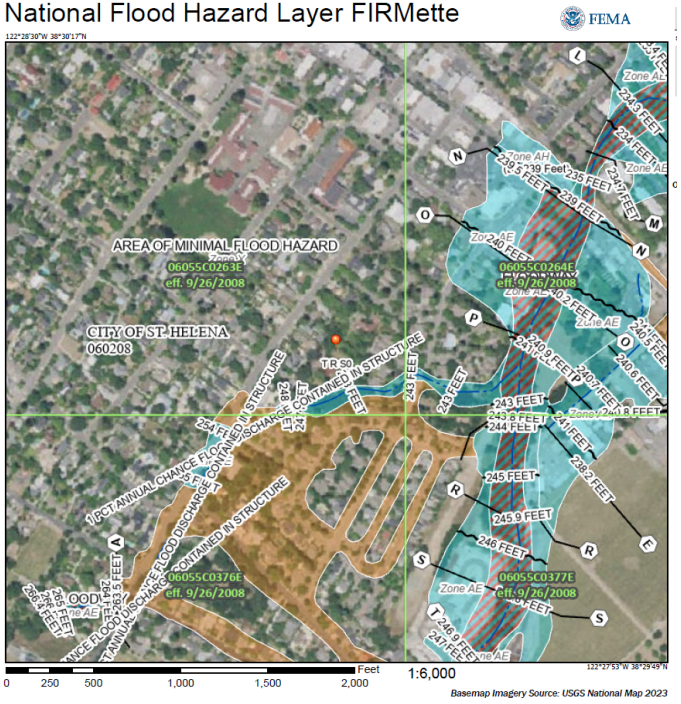
	PRC § 21080.66 Criteria	Project Complies?
	Project Details	
(a)(1)	**Project site meets either of the following criteria:**	☒
(a)(1)(A)	Is not greater than 20 acres.	Yes. The Project site is 2.53 acres.
(a)(1)(B)	If a builder's remedy project is proposed, the project site or parcel size is not more than 5 acres.	Not Applicable. The Project is not invoking builder's remedy.
(a)(2)	**Project site meets either of the following criteria:**	☒
(a)(2)(A)	Is located within the boundaries of an incorporated municipality	Yes. The Project site is located within the boundaries of the City of St. Helena, an incorporated municipality.
(a)(2)(B)	Is located within an urban area, as defined by the United States Census Bureau.	Yes. The Project site is located within an urban area as defined by the US Census Bureau.
(a)(3)	**Project site meets <u>any</u> of the following criteria:**	☒
(a)(3)(A)	Has been previously developed with an urban use.	
(a)(3)(B)	At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.	Yes. 100 percent of the perimeter of the site adjoins parcels that development with residential development, an urban use.
(a)(3)(C)	At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.	
(a)(3)(D)	For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.	

	PRC § 21080.66 Criteria	Project Complies?
(a)(4)(A)	The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program.	☒ Yes. The Project submitted a development application (PL24-065) on November 22, 2024 under SB 330, and Staff has determined the Project is consistent with the applicable General Plan and zoning ordinance. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.
(a)(5)	The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code (for St. Helena, one-half of 20 du/ac = 10 du/ac).	☒ Yes. The Project is located in a suburban jurisdiction per HCD's Default Denstiy categories pursuant to Government Code section 65583.2, which requires a density of at least 20 du/ac. Therefore, the Project must provide at least 10 du/ac. The Project proposes 16.2 dwelling units/acre (41 du on 2.53 ac = 16.2 du/ac).
(a)(7)	The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.	☒ Yes. There are no listed historic structures on a national, state, or local historic register on the Project site.
(a)(8)	For a project that was deemed complete on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.	☒ Yes. The Project does not offer any hotel, motel, bed and breakfast inn, or other transient lodging uses.
	Additional Site Details	
(a)(6)	The project satisfies all the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code:	Yes. See below.

	PRC § 21080.66 Criteria	Project Complies?
(a)(6)(A)	Not located in any of the following coastal zone areas: 1) An area between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; or 2) Tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff. 3) An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan. 4) An area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment. 5) On a parcel within the coastal zone that is not zoned for multifamily housing. 6) On a parcel in the coastal zone and located on or within a 100-foot radius of a wetland, as defined in Section 30121 of the Public Resources Code, or on prime agricultural land, as defined in Sections 30113 and 30241 of the Public Resources Code.	☐ Yes. The City of St. Helena is not located within the Coastal zone. See coastal.ca.gov/maps/czb/.

	PRC § 21080.66 Criteria	Project Complies?
(a)(6)(B)	Not located on prime farmland or farmland of statewide importance.	☒ Yes. The Project site is classified by the California Department of Conversation on the California Important Farmland Finder as "Urban and Built Up Land." See https://maps.conservation.ca.gov/dlrp/ciff/.
(a)(6)(C)	Not located on wetlands, as defined in the United States Fish and Wildlife Service Manual.	☒ Yes. The Project site is developed and there is no evidence that wetlands exist onsite. Additionally, the National Wetlands Inventory Surface Waters and Wetlands map does not indicate the presence of wetlands onsite. See https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.
(a)(6)(D)	Not located within a very high fire hazard severity zone or within the state responsibility area, unless the site has adopted specified fire hazard mitigation measures.	☒ Yes. The Project site is not classified by the California Department of Forestry and Fire Protection (CAL FIRE) as a very high fire hazard severity zone nor is the site within the state responsibility area. See https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones.
(a)(6)(E)	Not located on a hazardous waste site, unless either of the following apply: 1) The site is an underground storage tank site that received a uniform closure letter based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. 2) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant	☒ Yes. The Project site is not identified by the Regional Water Quality Control Board or the Department of Toxic Substances Control as a hazardous waste site. See https://www.envirostor.dtsc.ca.gov/public/map/ and https://geotracker.waterboards.ca.gov/.

	PRC § 21080.66 Criteria	Project Complies?
	to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.	
(a)(6)(F)	Not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by any local building department.	☒ Yes. The Project site is not within a delineated earthquake fault zone as shown on the California Geologic Survey's Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones map.
(a)(6)(G)	Not located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless either of the following apply: 1) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. 2) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.	☒ Yes. A small portion of the Project site is designated by FEMA as Zone A (1% chance flood), however, this area is not proposed for development as it is within the City's required 20-foot waterway setback. Because no development is proposed within the 100-year floodplain, minimum flood plain management criteria of the National Flood Insurance Program do not apply. See image below.

	PRC § 21080.66 Criteria	Project Complies?
		National Flood Hazard Layer FIRMette 
(a)(6)(H)	Not located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification.	☒ Yes. The Project site is not located within a regulatory floodway, as shown in the image above.

	PRC § 21080.66 Criteria	Project Complies?
(a)(6)(I)	Not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resource protection plan.	☒ Yes. No portion of the City of St. Helena, including the Project site, is within a conservation plan area.
(a)(6)(J)	Not located within a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act.	☒ As evidence in the Biological Resources Report, prepared for the Project by Monk & Associates, Inc., dated November 21, 2024, there is no potential habitat for special status plant or animal species on site as the site is fully developed and surrounded by other developments. Additionally, the site is not mapped by the United States Department of Fish and Wildlife's (USFWS) as Critical Habitat for Threatened & Endangered Species.
(a)(6)(K)	Not located on lands under conservation easement.	☒ Yes. The Project site is not subject to any conservation easement.

Tribal Consultation

Projects eligible for the statutory infill housing development exemption also must comply with the tribal notification requirements under PRC 21080.66(b). On September 4, 2025, pursuant to PRC 21080.66(b), the City provided formal notification via certified mail and email to each California Native American tribe that is traditionally and culturally affiliated with the Project site, as provided by NAHC, to invite those tribes to consult with the City as to the proposed Project, its location, and the Project's potential effects on tribal cultural resources. One tribe, the Mishewal-Wappo Tribe of Alexander Valley, requested consultation, which the City initiated and participated in, and which concluded on November 10, 2025 in compliance with PRC 21080.66(b)(3)(F).

Standard Conditions of Approval

While there are no known tribal cultural resources on the Project site, per PRC 21080.66(b)(4), the Project will be conditioned to comply with binding conditions of project approval to protect any tribal cultural resources, included below. In addition, the requirement for the local government to condition the Project conduct a phase I environmental site assessment under PRC 21080.66(c) has been met by the applicant who submitted to the City a Phase I ESA, prepared by Stantec, dated May 7, 2024.

1. The project shall include tribal monitoring during all ground-disturbing activities, as follows:

    a. Prior to issuance of a demolition permit or grading permit, whichever occurs first, the applicant/property owner shall retain the services of a Tribal Monitor.
    b. The Mishewal-Wappo Tribe of Alexander Valley shall designate the monitor.
    c. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
    d. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

2. As applicable, tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

3. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.

4. The applicant shall prepare a California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.

5. The applicant shall submit a Sacred Lands Inventory request to the Native American Heritage Commission.

6. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.

Conclusion

As provided above, the proposed Project qualifies for statutory exemption from CEQA pursuant to PRC Section 21080.66 (Infill Housing Development Exemption). As such, no further environmental analysis under CEQA is required.

Mike Janusek, AICP
Senior Planner Consulting with M-Group

EXHBITS

A. Biological Resources Analysis, prepared by Monk & Associates, Inc., dated November 21, 2024

REFERENCES

1. Phase I Environmental Site Assessment (ESA), prepared by Stantec, May 7, 2024
2. Department of Housing and Community Development, Default Density Standard Option – 2020 Census Update, Memorandum for Planning Directors and Interested Parties, March 21, 2022

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BIOLOGICAL RESOURCES ANALYSIS
SPRING GROVE PROJECT
ST. HELENA, CALIFORNIA

November 21, 2024

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Figure 1. Spring Grove Project Regional Map

Figure 2. Spring Grove Project Location Map

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Table 1. Plant Species Observed on the Spring Grove Project Site

Table 2. Wildlife Species Observed on the Spring Grove Project Site

ATTACHMENTS
(At Back of Report)

Attachment A. Illustrative Site Plan and Site Layout Map, Spring Grove Project, Prepared by Adobe Associates, Inc., October 1, 2024.

1. INTRODUCTION

On behalf of City Ventures (the applicant), Monk & Associates, Inc. (M&A) has prepared this Biological Resources Analysis in accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code §§ 21000 et seq.) and the CEQA Guidelines (14 Cal. Code Regs §§ 15000 et seq) for the proposed Spring Grove Project (hereinafter, the "Spring Grove project" or the "project") located southwest of the intersection of Spring Street and St. James Drive in St. Helena, California (Figures 1, 2, and 3). The purpose of our analysis is to provide a description of existing biological resources on the project site and to identify potentially significant impacts that could occur to sensitive biological resources from the construction of a proposed residential housing development (the project).

Biological resources include common plant and animal species, and special-status plants and animals as designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), National Marine Fisheries Service (NMFS), and other resource organizations including the California Native Plant Society. Biological resources also include waters of the United States (U.S.) and State, as regulated by the U.S. Army Corps of Engineers (Corps), California Regional Water Quality Control Board (RWQCB), and CDFW.

This Biological Resources Analysis was prepared in accordance with CEQA Guidelines Sections 15183 and 15332 (Class 32). Section 15183 provides a streamlined review of the environmental impacts of the project by tiering from the program level analysis prepared for the City of St. Helena General Plan and its certified Environmental Impact Report (EIR), thereby focusing the analysis to potential environmental impacts of the project relative to the impacts analyzed in the General Plan EIR. Section 15183 of the CEQA Guidelines mandates that projects which are determined to be consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The analysis provided herein relies upon the program level analysis prepared for the 2040 City of St. Helena General Plan Update (City of St. Helena 2019) and its EIR (SCH No. 2010042001), which was certified in 2018.

Article 19 of the CEQA Guidelines includes a list of classes of projects that have been determined to not have a significant effect on the environment and as a result, are exempt from review under CEQA. Among the classes of projects that are exempt from CEQA review are Class 32 projects, which are projects characterized as in-fill development that meet the following conditions:

- Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- Occurs within city limits, on a project site of no more than five acres, substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare or threatened species;
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and
- The project site can be adequately served by all required utilities and public services.

Even if a project meets all of the above conditions, it is ineligible for the Class 32 exemption if any of the following exceptions apply:

- Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

This CEQA Analysis describes the project and its environmental setting, including the project site's existing conditions and applicable regulatory requirements, and provides an assessment of the project's eligibility for the 15183 exemption and Class 32 exemption as related to biological resources. For Section 15183, this report analyzes consistency with the City of St. Helena General Plan. For the Class 32 analysis, this report examines whether the project site would have value as habitat for endangered, rare or threatened species.

All adopted mitigating General Plan policies and mitigation measures identified in the General Plan EIR that apply to the project are identified herein. Pursuant to local requirements, the project is required to incorporate or comply with all applicable mitigation measures identified in the City of St. Helena General Plan EIR, uniformly applied development standards, and other uniformly applied development standards. *Based on the analysis below, the project has no peculiar impacts on biological resources and qualifies for a General Plan Exemption pursuant to CEQA Guidelines Section 15183*. In addition, the project site does not contain habitat for threatened, endangered, or rare species.

2. FINDINGS

The Spring Grove project site consists of three residential properties that are currently occupied. It does not provide potential habitat for any special-status plant or animal species. Additionally, there are no wetlands or other waters of the U.S./State on the project site. There is a seasonal drainage just south of the southern project site boundary. This drainage supports native oak trees and non-native ornamental bushes and trees (which would be considered a "riparian canopy"). The riparian canopy from these trees extends onto the project site. Under the current development proposal, there are no trees slated for trimming or removal within 25 feet of the top of bank of this drainage. If this changes in the future, any plans to alter or remove any of the trees located within the riparian corridor would need to be indicated on the site development plan submitted to the City of St. Helena. See Section 9 below for further details.

Under Section 1602 of California Fish and Game Code, California Department of Fish and Wildlife (CDFW) has jurisdiction over the bed, bank, and channel of a stream and its riparian vegetation. CDFW may also claim jurisdiction over any trees that are growing outside the creek bank that have a continuous riparian canopy with the trees growing along the stream (i.e., even trees which have trunks well outside the creek bank, if their canopy is continuous with the trees that grow along the creek, as these outer trees and their canopy are considered an extension of the riparian canopy). Therefore, impacts to any trees within this continuous riparian canopy along the drainage may require entering into a Streambed Alteration Agreement with the CDFW pursuant to Section 1602 of the Fish and Game Code. As designed, the project would not have such impacts. See Section 9 below for further details.

Lastly, as some of the existing trees on the project site provide nesting habitat for common birds, nesting bird surveys are required by General Plan Implementing Action OS1.O prior to the start of construction activity associated with the project, including but not limited to tree removal, site mobilization, and grading, if this work would take place during the nesting season (February 1 through August 31). These uniformly applied requirements are further detailed in this report.

3. PROJECT LOCATION AND SETTING

The approximately 2.5-acre Spring Grove Project Site is located roughly 0.2-mile southwest of Highway 29 at three adjacent street addresses (1447, 1505, and 1515 Spring Street) southeast of the intersection of Spring Street and St. James Drive in the City of St. Helena, California (Figures 1, 2, and 3). The project site is bounded by Spring Street to the west/northwest, St. James Drive to the north/northeast, and Mitchell Drive to the east. It is bordered by an unnamed seasonal drainage to the south. The project site is surrounded by high density residential development.

4. PROPOSED PROJECT

The proposed project is to convert three existing single-family homes into 41 solar, all-electric townhouse-style 3- to 4-bedroom homes with private garages distributed throughout 6 buildings on the roughly 2.5-acre project site. The project includes 93 parking spaces, comprised of two dedicated spaces within each home's garage, as well as 11 surface parking stalls, over 50 bicycle parking spaces, and extensive landscaping, incorporating mature trees and vegetation along with new plantings chosen to complement the project design and setting. The project's Site Plan is provided as Attachment A.

5. ANALYSIS METHODS

Prior to preparing this Biological Resources Analysis, M&A researched the most recent version of California Department of Fish and Wildlife's (CDFW) Natural Diversity Database (CNDDB) (RareFind 5 application) for records of special-status plants and wildlife within five miles of the project site (CNDDB 2024). The CNDDB is a database maintained by the CDFW that provides historic and recent records of special-status plant and animal species known from the state of California. M&A examined all known record locations for special-status species to determine if special-status species could occur on the project site or within an area of affect.

M&A biologist Mr. Mark Jasper visited the project site on November 4, 2024, for a field reconnaissance survey. Mr. Jasper walked the entire site, noting any biological resources present, including recording all wildlife and plant species observed. In addition to conducting a survey for different significant and sensitive biological resources, M&A conducted literature research to determine what significant and sensitive resources have been recorded in the area. This report details the results of M&A's background research and reconnaissance survey findings.

6. RESULTS OF RESEARCH AND PROJECT SITE ANALYSES

6.1 Topography and Hydrology

The project site is made up entirely of residential structures, gravel and/or paved driveways, landscaped lawns and planted ornamental trees and shrubs. The site is almost completely flat with elevations onsite ranging from 245 to 250 feet above mean sea level. There is an offsite drainage adjacent to the southwest boundary of the project site that was dry during the November 4, 2024 site visit. There are no other hydrologic conditions throughout the highly disturbed project site.

6.2 Plant Communities and Associated Wildlife Habitats

A complete list of plant species observed on the project site is presented in Table 1. Nomenclature used for plant names follows *The Jepson Manual* Second Edition (Baldwin 2012) and changes made to this manual as published on the Jepson Interchange Project website (http://ucjeps.berkeley.edu/interchange/index.html). Table 2 is a list of wildlife species observed on the project site. Nomenclature for wildlife follows the CDFW's *Complete List of Amphibian, Reptile, Bird, and Mammal Species in California* (2016) and any changes made to species nomenclature as published in scientific journals since the publication of the CDFW's list.

Past and current land use has heavily disturbed the project site, so that the vast majority of the project site consists of hardscape, landscaped lawns or hedges, and/or rows of planted ornamental trees and shrubs. There is a small area of riparian oak woodland near the southern project site boundary associated with an offsite seasonal drainage. Additionally, there are a couple of small untended backyards adjacent to the homes near the middle of the project site that are made up of a ruderal (weedy) herbaceous community.

6.2.1 Anthropogenic Communities

Communities dominated by plants introduced by people and established or maintained by human disturbance are "anthropogenic communities." Some of these are entirely artificial communities such as cultivated row crops, lawns, vineyards, etc. Others are assemblages of weedy species that have invaded disturbed areas, sometimes in spite of human efforts to control them (Holland and Keil 1989 and 1995). There are many different types of anthropogenic communities; below we talk about ruderal communities and the "urban mix."

Often around commercial and residential developments, plant species that are not native to the region have been introduced and later become naturalized (the urban mix), often spreading aggressively and reducing local species diversity. In these areas, it is not uncommon to find mixtures of non-native and native vegetation in open areas. On the project site, several non-native ornamental trees such as glossy privet (*Ligustrum lucidum*), cherry plum (*Prunus cerasifera*), and silver maple (*Acer saccharinum*) as well as shrubs such as oleander (*Nerium oleander*) have been planted along the paved and gravel driveways leading up to the three residences off Spring Street and/or in the unpaved portions of the private yards surrounding each home. Native oaks such as coast live oak (*Quercus agrifolia* var. *agrifolia)* and valley oak (*Quercus lobata*) are scattered throughout the project site, with several oaks observed growing along the offsite seasonal drainage which is just south of the project site.

Typically, anthropogenic influenced communities provide habitat for those animal species adapted to humans and human-induced disturbances. Examples of animals associated with these communities observed on the project site include California Scrub-jay (*Aphelocoma californica*), California Towhee (*Melozone crissalis*), and House Finch (*Haemorhous mexicanus).*

6.2.2 RIPARIAN WOODLAND

There is a small area of mixed riparian woodland at the southern end of the project site associated with an offsite seasonal drainage (Figure 3). The dominant trees in this habitat are coast live oak and valley oak. Other trees in this area are ornamentals such as glossy privet, olive (*Olea europaea*), and cherry plum.

Mixed oak woodlands are known to provide habitat for a variety of wildlife species. Insectivorous bird species such as American Robin (*Turdus migratorius*), California Scrub-Jay, Nuttall's Woodpecker (*Dryobates nuttallii*), and Oak Titmouse (*Parus inornatus*) thrive in oak woodlands on various insects and other invertebrates that live on oak leaves, burrow in oak bark, and that collect in the leaf litter and rotting logs. Mammal species expected to occur in the project site's small riparian woodland habitat includes those animals that frequent creeks and their environs in suburban areas such as Columbian black-tailed deer (*Odocoileus hemionus columbianus*), racoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), black rat (*Rattus rattus*), and deer mouse (*Peromyscus maniculatus*), among others.

6.2.3 RUDERAL HERBACEOUS

The remainer of the project site consists of small, untended backyards associated with the houses near the center of the project site. These backyards are dominated by ruderal herbaceous species. Ruderal (weedy) communities are assemblages of plants that thrive in waste areas, roadsides, and other sites that have been disturbed by human activity. Ruderal vegetation is adapted to high levels of disturbance and persists almost indefinitely in areas with continuous disturbance.

Dominant vegetation in the small ruderal backyards onsite includes wild oat (*Avena barbata*), Italian rye grass (*Festuca perennis*), and Mediterranean barley (*Hordeum marinum gussoneanum*), among other annual grasses and forbs (broad-leaved plants).

Wildlife found in ruderal herbaceous communities are similar to the suburban adapted wildlife found in the riparian woodland community, with the addition of Botta's pocket gopher (*Thomomys bottae*) which frequents dry, upland herbaceous communities.

6.3 Wildlife Corridors

Wildlife corridors are linear and/or regional habitats that provide connectivity to other natural vegetation communities within a landscape fractured by urbanization and other development. Wildlife corridors have several functions: 1) they provide avenues along as which wide-ranging animals can travel, migrate, and breed, allowing genetic interchange to occur; 2) populations can move in response to environmental changes and natural disasters; and 3) individuals can recolonize habitats from which populations have been locally extirpated (Beier and Loe 1992). All three of these functions can be met if both regional and local wildlife corridors are accessible to wildlife. Regional wildlife corridors provide foraging, breeding, and retreat areas for migrating, dispersing, immigrating, and emigrating wildlife populations. Local wildlife corridors also provide access routes to food, cover, and water resources within restricted habitats.

The project site is located in a high density residential community in a heavily developed region of St. Helena. The site is a fragment of altered landscape that provides limited capacity to serve as even a local, let alone a regional wildlife movement corridor since it is surrounded by roads and development on all sides. Thus, development of this project site will not interfere with the movement of native wildlife and should have minimal impacts on wildlife habitat. There should be no loss of area that functions as a wildlife corridor.

7. SPECIAL STATUS SPECIES

7.1 Definitions

For purposes of this analysis, special-status species are plants and animals that are legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the CNPS). Special-status species are defined as:

- plants and animals that are listed or proposed for listing as threatened or endangered under the CESA (Fish and Game Code §2050 *et seq.*; 14 CCR §670.1 *et seq.*) or the FESA (50 CFR 17.12 for plants; 50 CFR 17.11 for animals; various notices in the Federal Register [FR] for proposed species);

- plants and animals that are candidates for possible future listing as threatened or endangered under the FESA (50 CFR 17; FR Vol. 64, No. 205, pages 57533-57547, October 25, 1999); and under the CESA (California Fish and Game Code §2068);

- plants and animals that meet the definition of endangered, rare, or threatened under the CEQA (14 CCR §15380) that may include species not found on either CESA or FESA lists;

- plants occurring on Ranks 1A, 1B, 2A, 2B, 3, and 4 of the CNPS' electronic *Inventory* (CNPS 2001). The CDFW recognizes that Ranks 1A, 1B, 2A and 2B of the CNPS inventory contain plants that, in the majority of cases, would qualify for State listing, and the CDFW requests their inclusion in EIRs. Plants occurring on CNPS Ranks 3 and 4 are "plants about which more information is necessary," and "plants of limited distribution," respectively (CNPS 2001). Such plants may be included as special-status species on a case by case basis due to local significance or recent biological information (more on CNPS Rank species below);

- migratory nongame birds of management concern listed by the USFWS (Migratory Nongame Birds of Management Concern in the United States: The list 1995; Office of Migratory Bird Management; Washington D.C.; Sept. 1995);

- animals that are designated as "species of special concern" by the CDFW (April 2023);

- animal species that are "fully protected" in California (Fish and Game Codes 3511, 4700, 5050, and 5515).

- bat species that are designated on the Western Bat Working Group's (WBWG) Regional Bat Species Priority Matrix as: "RED OR HIGH." This priority is justified by the WBWG as follows: "Based on available information on distribution, status, ecology, and known threats, this designation should result in these bat species being considered the highest priority for funding, planning, and conservation actions. Information about status and threats to most species could result in effective conservation actions being implemented should a commitment to management exist. These species are imperiled or are at high risk of imperilment."

In the paragraphs below we provide further definitions of legal status as they pertain to the special-status species discussed in this report or in the attached tables.

Federal Endangered or Threatened Species. A species listed as endangered or threatened under the FESA is protected from unauthorized "take" (that is, harass, harm, pursue, hunt, shoot, trap) of that species. If it is necessary to take a federally listed endangered or threatened species as part of an otherwise lawful activity, it would be necessary to receive permission from the USFWS prior to initiating the take.

State Threatened Species. A species listed as threatened under the CESA (§2050 of California Fish and Game Code) is protected from unauthorized "take" (that is, harass, pursue, hunt, shoot, trap) of that species. If it is necessary to "take" a State-listed threatened species as part of an otherwise lawful activity, it would be necessary to receive permission from the CDFW prior to initiating the "take."

California Species of Special Concern. These are species in which their California breeding populations are seriously declining and extirpation from all or a portion of their range is possible. This designation affords no legally mandated protection; however, pursuant to the CEQA Guidelines (14 CCR §15380), some species of special concern could be considered "rare." Pursuant to its rarity status, any unmitigated impacts to rare species could be considered a "significant effect on the environment" (§15382). Thus, species of special concern must be considered in any project that will, or is currently, undergoing CEQA review, and/or that must obtain an environmental permit(s) from a public agency.

CNPS Rank Species. The CNPS maintains an "Inventory" of special-status plant species. This inventory has four lists of plants with varying rarity. These lists are: Rank 1, Rank 2, Rank 3, and Rank 4. Although plants on these lists have no formal legal protection (unless they are also State or federally listed species), the CDFW requests the inclusion of Rank 1 species in environmental documents. In addition, other State and local agencies may request the inclusion of species on other lists as well. The Rank 1 and 2 species are defined below:

- Rank 1A: Presumed extinct in California;
- Rank 1B: Rare, threatened, or endangered in California and elsewhere;
- Rank 2A: Plants presumed extirpated in California, but more common elsewhere;
- Rank 2B: Rare, threatened, or endangered in California, but more common elsewhere.

All of the plants constituting Rank 1B meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (CESA) of the Fish and Game Code and are eligible for State listing (CNPS 2001). Rank 2 species are rare in California, but more common elsewhere. Ranks 3 and 4 contain species about which there is some concern and are reviewed by the CDFW and maintained on "watch lists."

Additionally, in 2006, the CNPS updated their lists to include "threat code extensions" for each list. For example, Rank 1B species would now be categorized as Rank 1B.1, Rank 1B.2, or Rank 1B.3. These threat codes are defined as follows:

- .1 is considered "seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)";
- .2 is "fairly endangered in California (20-80% of occurrences threatened)";
- .3 is "not very endangered in California (less than 20% of occurrences threatened or no current threats known)."

Under the CEQA review process only CNPS Rank 1 and 2 species are considered since these are the only CNPS species that meet CEQA's definition of "rare" or "endangered." Impacts to Rank 3 and 4 species are not regarded as significant pursuant to CEQA.

Fully Protected Birds. Fully protected birds, such as the White-tailed Kite (*Elanus leucurus*) and Golden Eagle (*Aquila chrysaetos*), are protected under California Fish and Game Code (§3511). Fully protected birds may not be "taken" or possessed (i.e., kept in captivity) at any time.

7.2 Potential Special-Status Species on the Project Site

Due to the excessively disturbed and unnatural conditions found at the project site, which is entirely within an urban residential neighborhood, there is no suitable habitat for any special-status plants or wildlife onsite.

8. STATE AND FEDERAL REGULATIONS PERTINENT TO THE PROPOSED PROJECT

There are many state and federal regulations in place that protect our waterways, native plants and wildlife and endangered species. Those regulations relevant to the project site and the proposed project are discussed below.

8.1 Federal Endangered Species Act

The FESA forms the basis for the federal protection of threatened or endangered plants, insects, fish, and wildlife. FESA contains four main elements, they are as follows:

Section 4 (16 USCA §1533): Species listing, Critical Habitat Designation, and Recovery Planning: outlines the procedure for listing endangered plants and wildlife.

Section 7 (§1536): Federal Consultation Requirement: imposes limits on the actions of federal agencies that might impact listed species.

Section 9 (§1538): Prohibition on Take: prohibits the "taking" of a listed species by anyone, including private individuals, and State and local agencies.

Section 10: Exceptions to the Take Prohibition: non-federal agencies can obtain an incidental take permit (ITP) through approval of a Habitat Conservation Plan (HCP).

In the case of saltwater fish and other marine organisms, the requirements of FESA are enforced by the NMFS. The USFWS enforces all other cases. Below, Sections 9, 7, and 10 of FESA are discussed since they are the sections most relevant to the proposed project.

Section 9 of FESA as amended, prohibits the "take" of any fish or wildlife species listed under FESA as endangered. Under federal regulation, "take" of fish or wildlife species listed as threatened is also prohibited unless otherwise specifically authorized by regulation. "Take," as defined by FESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." "Harm" includes not only the direct taking of a species itself, but the destruction or modification of the species' habitat resulting in the potential injury of the species. As such, "harm" is further defined to mean "an act which actually kills or injures wildlife; such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR 17.3). A December 2001 decision by the 9th Circuit Court of Appeals (Arizona Cattle Growers' Association, Jeff Menges, vs. the U.S. Fish and Wildlife Service and Bureau of Land Management, and the Southwest Center for Biological Diversity) ruled that the USFWS must show that a threatened or endangered species is present on a project site and that it would be taken by the project activities. According to this ruling, the USFWS can no longer require mitigation based on the probability that the species could use the site. Rather they must show that it is "reasonably certain to occur."

Section 9 applies to any person, corporation, federal agency, or any local or State agency. If "take" of a listed species (other than a plant species) is necessary to complete an otherwise lawful activity, this triggers the need to obtain an ITP either through a Section 7 Consultation as discussed further below (for federal actions or private actions that are permitted or funded by a federal agency such as the Corps), or through Section 10 of FESA which requires preparation of an HCP (for State and local agencies, or individuals, and projects without a federal "nexus"; for example, projects that do not need a Corps permit).

Section 7(a)(2) of the Act requires that each federal agency consult with the USFWS to ensure that any action authorized, funded or carried out by such agency is not likely to jeopardize the continued existence of an endangered or threatened species or result in the destruction or adverse modification of critical habitat for listed species. Critical habitat designations mean: (1) specific areas within a geographic region currently occupied by a listed species, on which are found those physical or biological features that are essential to the conservation of a listed species and that may require special management considerations or protection; and (2) specific areas outside the geographical area occupied by a listed species that are determined essential for the conservation of the species.

The Section 7 consultation process only applies to actions taken by federal agencies that are considering authorizing discretionary projects. Section 7 is by and between the NMFS and/or the USFWS and the federal agency contemplating a discretionary approval (that is, the federal "action agency," for example, the Corps or the Federal Highway Administration). Private parties, cities, counties, etc. (i.e., applicants) may participate in the Section 7 consultation *at the discretion of the federal agencies conducting the Section 7 consultation*. The Section 7 consultation process is triggered by a determination of the "action agency" – that is, the federal agency that is carrying out, funding, or approving a project - that the project "may affect" a listed species or critical habitat. If an action is likely to adversely affect a listed species or designated critical habitat, formal consultation between the nexus agency and the USFWS/NMFS is required. As part of the formal consultation, the USFWS/NMFS may resolve any issues informally with the nexus agency or may prepare a formal Biological Opinion assessing whether the proposed action would be likely to result in "jeopardy" to a listed species or if it could adversely modify designated critical habitat. If the USFWS/NMFS prepares a Biological Opinion, it will contain either a "jeopardy" or "non-jeopardy" decision. If the USFWS/NMFS concludes that a proposed project would result in adverse modification of critical habitat or would jeopardize the continued existence of a federally listed species (that is, it will issue a jeopardy decision), the nexus federal agency would be most unlikely to authorize its discretionary permit. If the USFWS/NMFS prepares a "non-jeopardy" Biological Opinion, the nexus federal agency may authorize the discretionary permit making all conditions of the Biological Opinion conditions of its discretionary permit. A non-jeopardy Biological Opinion constitutes an "incidental take" permit that allows applicants to "take" federally listed species while otherwise carrying out legally sanctioned projects.

For non-federal entities, for example private parties, cities, and counties that are proposing a project that might result in incidental take, Section 10 provides the mechanism for obtaining that take authorization. Under Section 10 of FESA, for the applicant to obtain an ITP, the applicant is required to submit a "conservation plan" to the USFWS or NMFS that specifies the impacts that are likely to result to federally listed species, and the measures the applicant will undertake to minimize and mitigate such impacts, and the funding that will be available to implement those steps. Conservation plans under FESA have come to be known as "habitat conservation plans" or "HCPs" for short. The terms incidental take permit, Section 10 permit, and Section 10(a)(1)(B) permit are used interchangeably by the USFWS. Section 10(a)(2)(B) of FESA provides statutory criteria that must be satisfied before an ITP can be issued.

8.1.1 Responsible Agency

FESA gives regulatory authority to the USFWS for federally listed terrestrial species and non-anadromous fish. The NMFS has regulatory authority over federally listed marine mammals and anadromous fish.

8.1.2 Applicability to the Proposed Project

There are no federally listed species expected to occur on the project site. The project site does not provide suitable habitat for any federally listed terrestrial species and does not provide fisheries habitat as there are no aquatic resources onsite. There is no critical habitat mapped on the project site. No impacts to dispersing or migrating federally listed animals or their habitats are expected. Finally, this urban, heavily landscaped, residential project site does not provide

suitable habitat for federally listed plants. No impacts to federally listed species are expected from project implementation.

8.2 Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to “take” (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.).

8.2.1 Applicability to the Proposed Project

Raptors such as Red-shouldered Hawk could nest in trees on the project site. These raptors (birds of prey) would be protected by the Migratory Bird Treaty Act. Also, common songbirds would be protected pursuant to this Act. As long as there is no direct mortality of species (including their eggs or young) protected pursuant to this Act caused by development of the project site, there should be no constraints to development. To comply with the Migratory Bird Treaty Act (and General Plan Implementing Action OS1.O), preconstruction surveys would be conducted for nesting birds (including raptors) if any work is proposed during the nesting season (February 1 through August 31) and all active nest sites (nests with viable eggs or young) would have to be avoided while such birds were nesting. Upon completion of nesting, the work could commence as otherwise planned. Please review specific requirements for avoidance of nest sites for potentially occurring species in Section 14 below.

8.3 California Endangered Species Act

8.3.1 Section 2081 of the California Endangered Species Act

In 1984, the State legislated the CESA (Fish and Game Code §2050). The basic policy of CESA is to conserve and enhance endangered species and their habitats. State agencies will not approve private or public projects under their jurisdiction that would impact threatened or endangered species if reasonable and prudent alternatives are available. Because CESA does not have a provision for "harm" (see discussion of FESA, above), CDFW considerations pursuant to CESA are limited to those actions that would result in the direct take of a listed species.

If the CDFW determines that a proposed project could impact a State-listed threatened or endangered species, the CDFW will provide recommendations for "reasonable and prudent" project alternatives. The CEQA lead agency can only approve a project if these alternatives are implemented, unless it finds that the project's benefits clearly outweigh the costs, reasonable mitigation measures are adopted, there has been no "irreversible or irretrievable" commitment of resources made in the interim, and the resulting project would not result in the extinction of the species. In addition, if there would be impacts to threatened or endangered species, the lead agency typically requires project applicants to demonstrate that they have acquired "incidental take" permits from the CDFW and/or USFWS (if it is a federally listed species) prior to allowing/permitting impacts to such species.

If proposed projects would result in impacts to a State-listed species, an "incidental take" permit pursuant to §2081 of the Fish and Game Code would be necessary (versus a federal ITP for federally listed species). The CDFW will issue an ITP only if:

1) The authorized take is incidental to an otherwise lawful activity;
2) the impacts of the authorized take are minimized and fully mitigated;
3) measures required to minimize and fully mitigate the impacts of the authorized take:
    a) are roughly proportional in extent to the impact of the taking on the species;
    b) maintain the project applicant's objectives to the greatest extent possible; and,
    c) capable of successful implementation; and,
4) adequate funding is provided to implement the required minimization and mitigation measures and to monitor compliance with, and the effectiveness of, the measures.

If an applicant is preparing an HCP as part of the federal 10(a) permit process, the HCP might be incorporated into the §2081 permit if it meets the substantive criteria of §2081(b). To ensure that an HCP meets the mitigation and monitoring standards in Section 2081(b), an applicant should involve CDFW staff in development of the HCP. If a final Biological Opinion (federal action) has been issued for the project pursuant to Section 7 of the FESA, it might also be incorporated into the §2081 permit if it meets the standards of §2081(b).

No §2081 permit may authorize the take of a species for which the Legislature has imposed strict prohibitions on all forms of "take." These species are listed in several statutes that identify "fully protected" species and "specified birds." See Fish and Game Code §§ 3505, 3511, 4700, 5050, 5515, and 5517. If a project is planned in an area where a "fully protected" species or a "specified bird" occurs, an applicant must design the project to avoid all take.

Fish and Game Code §2080.1 allows an applicant who has obtained a "non-jeopardy" federal Biological Opinion pursuant to Section 7 of the FESA, or who has received a federal 10(a) permit (federal ITP) pursuant to the FESA, to submit the federal opinion or permit to the CDFW for a determination as to whether the federal document is "consistent" with CESA. If after 30 days the CDFW determines that the federal ITP is consistent with state law, and that all State-listed species under consideration have been considered in the federal Biological Opinion, then no further permit or consultation is required under CESA for the project. However, if the CDFW determines that the federal opinion or permit is not consistent with CESA, or that there are State-listed species that were not considered in the federal Biological Opinion, then the applicant must apply for a CESA permit under Section 2081(b). Section 2080.1 is of no use if an affected species is State-listed, but not federally listed.

State and federal ITPs are issued on a discretionary basis and are typically only authorized if applicants are able to demonstrate that impacts to the listed species in question are unavoidable and can be mitigated to an extent that the reviewing agency can conclude that the proposed impacts would not jeopardize the continued existence of the listed species under review. Typically, if there would be impacts to a listed species, mitigation that includes habitat avoidance, preservation, and creation of endangered species habitat is necessary to demonstrate that projects would not threaten the continued existence of a species. In addition, management endowment fees are usually collected as part of the agreement for the ITP(s). The endowment is

used to manage any lands set-aside to protect listed species, and for biological mitigation monitoring of these lands over (typically) a five-year period.

8.3.2 Applicability to The Proposed Project

There is no aquatic habitat onsite, so the project site does not provide fisheries habitat. Based on M&A's background research and site survey, it has been concluded that no State-listed plant or animal species have potential to occur on the project site or to be impacted by the proposed project.

8.4 The Clean Water Act

8.4.1 Section 404 of the Clean Water Act

Congress enacted the Clean Water Act "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters" (33 U.S.C. §1251(a)). Pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344), the U.S. Army Corps of Engineers (Corps) regulates the disposal of dredged or fill material into "waters of the United States" (33 CFR Parts 328 through 330). This requires project applicants to obtain authorization from the Corps prior to discharging dredged or "fill" materials into any water of the United States.

In the published 2023 rule from the Federal Register, the term "waters of the United States" is defined as:

1. Waters which are:
    a. currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
    b. The territorial seas; or
    c. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under the definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in (a)(1) or (2), (4), or (6) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
    i. Waters identified in paragraph (a)(1) of this section; or
    ii. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

8.4.2 Section 401 of the Clean Water Act

The State Water Resources Control Board (SWRCB) and the California Regional Water Quality Control Board (RWQCB) regulate activities in "waters of the State" (which includes wetlands)

through Section 401 of the Clean Water Act. While the Corps administers a permitting program that authorizes impacts to waters of the U.S., including wetlands and other waters, any Corps permit authorized for a proposed project would be inoperative unless it is a Nationwide Permit (NWP) that has been certified for use in California by the SWRCB, or if the RWQCB has issued a project specific certification of water quality. Where a project will result in dredge or fill of non-federal waters of the State (that is, a water outside of the Corps' jurisdiction), the RWQCB will authorize those fills through waste discharge requirements issued under the Porter Cologne Water Quality Control Act.

On April 2, 2019, the SWRCB adopted a State-level definition of "wetlands," which definition is broader than the federal definition in that unvegetated areas may be considered a wetland water of the State. As a part of the same policy, the SWRCB adopted permit procedures and standards governing the discharge of dredged or fill material into wetlands and other waters of the State. The policy includes, among other things, requirements for analyses to identify the least environmentally damaging practicable alternative (LEDPA) and compensatory mitigation standards including a minimum 1:1 ratio for wetlands and streams, and full functional replacement of all waters on top of this minimum where applicable.

8.4.3 Applicability to the Proposed Project

There are no wetlands or other waters of the U.S./State on the project site. However, there is an offsite seasonal drainage along the southern project site boundary that may meet the definition of a water of the U.S. pursuant to Section 404 of the Clean Water Act and a water of the State pursuant to Section 401 of the Clean Water Act. The development has been planned so that it is 25 feet away from the offsite creek's top of bank and outside of the drainage's riparian drip line.

9. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE PROTECTIONS

9.1.1 Section 1602 of California Fish and Game Code

Pursuant to Section 1602 of the California Fish and Game Code: "An entity may not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, unless all of the following occur:

(1) CDFW receives written notification regarding the activity in the manner prescribed by CDFW. The notification shall include, but is not limited to, all of the following:
   (A) A detailed description of the project's location and a map.
   (B) The name, if any, of the river, stream, or lake affected.
   (C) A detailed project description, including, but not limited to, construction plans and drawings, if applicable.
   (D) A copy of any document prepared pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.
   (E) A copy of any other applicable local, State, or federal permit or agreement already issued.
   (F) Any other information required by CDFW" (Fish & Game Code 2023).

Please see Section 1602 of the current California Fish and Game Code for further details as to the next steps once a written notification is submitted.

Please also note that while not stated in the regulations above, the CDFW typically considers its jurisdiction to include riparian vegetation (that is, the trees and bushes growing along the stream). Thus, any proposed activity in a natural stream channel that would substantially adversely affect an existing fish and/or wildlife resource, including its riparian vegetation, may require entering into a Streambed Alteration Agreement (SBAA) with the CDFW prior to commencing with work in the stream. However, prior to authorizing such permits, the CDFW typically reviews an analysis of the expected biological impacts, any reviews engineering and erosion control plans as well as any proposed mitigation plans that would be implemented to offset biological impacts.

9.1.2 Applicability to The Proposed Project

As stated in Section 2 above, though there are no streams or tributaries on the project site, there is an offsite seasonal drainage adjacent to the project site's southern boundary. While this drainage is not within the project site boundaries, its riparian canopy extends onto the project site. The development has been planned so that it is 25 feet away from the offsite creek's top of bank and outside of the riparian drip line.

9.2 California Fish and Game Code § 3503, 3503.5, 3511, and 3513

California Fish and Game Code §3503, 3503.5, 3511, and 3513 prohibit the "take, possession, or destruction of birds, their nests or eggs." Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered "take." All raptors (that is, hawks, eagles, owls) their active nests, eggs, and young are protected under California Fish and Game Code (§3503.5). Additionally, "fully protected" birds are protected under California Fish and Game Code (§3511). "Fully protected" birds may not be taken or possessed (that is, kept in captivity) at any time.

9.2.1 Applicability to the Proposed Project

During the November field reconnaissance, no special-status birds or nesting birds were noted on the project site. The project site provides suitable tree-nesting habitat for raptors and tree and ground-nesting habitat for songbirds known from the area (e.g., Red-shouldered Hawk, California Towhee, Mourning Dove). No old nests were noted anywhere on the project site, in any tree, bush, or on the ground. However, M&A's site survey was conducted outside of the nesting bird season (which is February 1-August 31) and birds can change nesting locations from year to year. To ensure that nesting birds are not impacted by construction activity, the city requires all development projects to comply with General Plan Implementing Action OS1.O, which requires a preconstruction nesting bird survey if work would take place between the dates of February 1 and August 31 to ensure that there are no direct impacts to nesting birds, their eggs or young, during development of the project site. Any active nests that are found during preconstruction surveys would have to be avoided by the proposed project. Suitable non-disturbance buffers would be established around any nest sites, with the size of the buffer determined by a qualified biologist. Once the nesting cycle is complete, a qualified biologist will confirm that the young have successfully fledged. Once the nesting cycle is confirmed to be complete, there would be no further impediments to development from nesting birds.

10. CITY OF ST. HELENA GENERAL PLAN

The City of St. Helena General Plan was originally adopted in 1975, updated in 1993, and most recently updated in 2019 (known as the 2040 General Plan Update). This General Plan serves as the document that guides future development citywide and expresses the community's development goals and public policies relative to land uses. The primary goal of the City of St. Helena General Plan is to preserve the rural, small town quality and agricultural character of St. Helena. According to the City of St. Helena's website: "The St. Helena General Plan serves as the City's constitution. The General Plan is a statement of the community's collective vision for the City's future, expressing the quality of life it strives to maintain, and the common interests of the community."

10.1 Open Space and Conservation Element

The Open Space and Conservation Element of the General Plan presents a framework for governing future decisions about how St. Helena will sustain open space and natural resources.

The goals of the Open Space and Conservation Element are:

- **Preserve, Enhance, and Restore Natural Resources:** St. Helena is committed to preserving, enhancing, and restoring its abundance of natural habitat, wildlife, and open space resources.
- **Ensure Stewardship of Water Resources**: St. Helena is dedicated to promoting water conservation and ensuring its natural supply of water is properly managed and securely maintained, improving water quality.
- **Expand Sustainable Agricultural Practices**: St. Helena is committed to continuing and enhancing its agricultural traditions by promoting and reinforcing sustainable agricultural practices.
- **Create access opportunities to enjoy natural resources responsibly.**

The Open Space and Conservation Element of the General Plan includes a range of policies and implementing actions that are organized into the following topic areas:

1. Natural Habitat and Biodiversity
2. Open Space
3. Water Resource Protection and Conservation
4. A Healthy Living Environment

The following policies and implementing actions mandate, encourage, or allow certain initiatives to be pursued throughout the duration of the General Plan to meet the goals of the Open Space and Conservation Element. Together, they serve as strategic directions for City of St. Helena staff and partners, highlighting where time and resources should be focused.

Open Space and Conservation Element policies and their associated implementing actions relevant to this project are discussed in the following sections.

10.1.1 Topic 1: Natural Habitat and Biodiversity

10.1.1.1 Policies

OS1.1: Preserve and enhance St. Helena's riparian corridors for their value in providing wildlife habitat, biodiversity, natural drainage, and visual amenity.

OS1.2: Prohibit development, alteration, and/or removal of native vegetation from riparian areas. Disallow invasive species that degrade habitat quality.

OS1.3: Protect and enhance contiguous corridors of riparian vegetation along the Napa River and its tributaries in order to support regional wildlife movement and enhance aquatic habitat.

OS1.4: Protect natural habitats that have the potential to support rare, endangered, or special status wildlife and plant species. Control invasive species that degrade habitat quality.

OS1.5: Restrict development of hillside areas in order to protect wildlife, vegetation, viewsheds, and open space characteristics.

OS1.6: Manage invasive species that degrade habitat quality, especially along the Napa River and its tributaries.

OS1.7: Promote, encourage, and require sustainable agricultural practices that are sensitive to natural habitat and do not harm wildlife.

10.1.1.2 Implementing Actions

OS1.A: Develop and adopt an ordinance for the protection, restoration, and enhancement of creek corridors. The relevant portions of this implementing action include the following:

- Establish setbacks for all new development projects to protect stream function and riparian habitat, while allowing for limited recreational uses and access to the stream corridor for maintenance and flood control.

  Applicability: The project has been designed to maintain a 25-foot no-disturbance setback from the offsite drainage that runs along the southern project site boundary. There are no streams, creeks, or seasonal drainages on the project site.

- Limit use of herbicides and insecticides associated with aquatic toxicity in areas near and adjacent to creeks and ensure best environmental management practices for all developments and industries.

  Applicability: The project applicant has been instructed that no herbicides or insecticides with aquatic toxicity should be used in areas near and/or adjacent to creeks on or adjacent to the project site.

- Provide access for creek maintenance and public use through easements and cooperative agreements with landowners.

Applicability: The seasonal drainage adjacent to the project site's southern boundary can be accessed from Mitchell Drive. This access route will not be altered by project activities.

- Encourage the use of bioswales, off-stream detention ponds, and other green best practices for stormwater management.

  Applicability: Bioswales and bioretention basins are incorporated into the project's stormwater control plan to protect water quality.

OS1.C: Coordinate with the California Department of Fish and Game, the Living Rivers Council, the Regional Water Quality Control Board and other federal, State, and local regional agencies with regulatory authority for water quality, protected plant and animal species, and streams and wetlands to restore and maintain creek corridors.

Applicability: There are no wetlands or other aquatic resources under the jurisdiction of these resource agencies on the project site. Therefore, coordination with these agencies regarding wetlands or other aquatic resources is not required. However, as discussed above, there is riparian vegetation associated with the offsite drainage that extends onto the project site. If the project proposes to remove or alter this riparian vegetation, CDFW should be contacted as necessary.

OS1.F: Create a set of guidelines for the protection of special-status species and sensitive natural communities. Guidelines can include appropriate survey methods consistent with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, NOAA Fisheries, and CEQA requirements.

Applicability: The project site does not provide habitat for any special-status species. Additionally, there are no sensitive natural communities, wetlands, or other waters of the U.S./State on the project site.

OS1.G: Require a biological assessment of any proposed project site where species or the habitat is defined as sensitive or special-status by the California Department of Fish and Game, NOAA Fisheries, or the U.S. Fish and Wildlife Service might be present, including the installation of new wind turbines for alternate energy. Avoid potential impacts of sensitive resources as part of new development to the maximum extent feasible. Where complete avoidance is not possible, the project applicant must secure any required authorizations from jurisdictional agencies and provide adequate replacement mitigation to ensure there is no net loss in habitat acreage or values.

Applicability: This report is a Biological Resources Analysis of the project site and provides a complete analysis of the proposed project's impact on special-status species. There are no sensitive natural communities, habitats for special-status species, wetlands, or other waters of the U.S./State on the project site.

OS1.H: Require all proposed projects adjacent to a creek corridor or located in the city's hillside areas to submit a management plan for protecting natural habitats, including provisions to:

- Employ supplemental planting and maintenance of grasses, shrubs, and trees of similar quality and quantity to provide adequate vegetation cover to keep the watersheds on steep slopes and along streams in good condition, and to provide shelter and food for wildlife.
- Provide protection for wildlife habitat.

> **Applicability:** Native trees and riparian vegetation onsite will be preserved to the greatest extent possible. No native trees along the offsite seasonal drainage will be impacted as all work will remain at least 25 feet from this drainage's top of bank. Therefore, a management plan is not necessary.

OS1.I: Require new development to be sited to maximize the protection of native tree species, riparian vegetation, important concentrations of natural plants, and sensitive wildlife habitat.

> **Applicability:** Native trees and riparian vegetation will be preserved to the greatest extent possible.

OS1.J: Discourage and minimize the installation of deer fencing to maintain wildlife corridors and support regional wildlife movement.

> **Applicability:** The project site does not currently serve as a regional deer movement corridor as the site is surrounded by urban development. No deer movement is expected to be impeded by project site development.

OS1.O: As part of new development, avoid disturbance to and loss of bird nests in active use by scheduling vegetation removal and new construction during the non-nesting season (September through January) or by conducting a preconstruction survey by a qualified biologist if vegetation removal and construction is initiated during the nesting season (February through August). Surveys for nesting birds will be conducted no earlier than 14 days prior to tree removal and/or breaking ground. In the event that nesting birds are found, the project applicant will consult with CDFG [now known as CDFW] and obtain approval for nest-protection buffers prior to tree removal and/or ground-breeding activities. Nest protection buffers will remain in effect until the young have fledged.

> **Applicability:** A preconstruction nesting bird survey will be conducted by a qualified biologist within 14 days of commencing with grading, construction work, or tree removal if this work would commence between February 1st and August 31st. If birds are identified nesting on or within the zone of influence of the project site, prior to the commencement of construction that could impact the active nest(s), a qualified biologist will consult with CDFG (now known as CDFW) to establish a temporary protective no-disturbance nest buffer around the nest(s). See Section 13 below for further details.

OS1.P: Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. Where complete avoidance is not possible, the project applicant must secure any required authorizations from jurisdictional agencies and provide adequate replacement mitigation to ensure there is not less in habitat acreage or values.

> **Applicability:** There are no wetlands or other waters on the project site. The seasonal drainage immediately offsite would fall under the jurisdiction of the federal and state agencies; however, there are no plans related to this project to impact this drainage (e.g., no outfall structure discharging into the drainage is proposed). Therefore, authorizations from jurisdictional agencies regarding wetlands/other waters is not necessary.

10.1.2 Topic 2: Open Space

10.1.2.1 Policies

OS2.1: Maintain agriculture as the mainstay of the local economy by preserving agricultural lands as an invaluable and irreplaceable open space resource.

OS2.2: Preserve open space for mineral resources. Ensure compliance with State requirements in the preservation of known locations of mineral resources.

OS2.3: Preserve open space for recreational uses, including a bicycle and pedestrian trail system along creek corridors when compatible with riparian vegetation and wildlife habitat. Where possible, integrate stream corridors with trails and other recreational open space, provided that the vegetation, habitat value, and water quality is not significantly impacted.

OS2.4: Ensure convenient public access between developed areas and stream corridors by providing access at frequent intervals.

OS2.5: Limit public access to habitat areas when public access will significantly impact the sensitivity of the habitat area.

OS2.6: Support floodplain management strategies that ensure adequate open space for flood management consistent with Living River Principles, FEMA, and State requirements at a minimum.

> **Applicability:** The project site is small and currently does not provide open space areas and is not of a sufficient size to dedicate open space areas. The project as proposed would not impact floodplain management.

10.1.3 Topic 3: Water Quality and Conservation

10.1.3.1 Policies

OS3.1: Promote stormwater management techniques that minimize surface water runoff in public and private developments. Utilize low impact development techniques to best manage

stormwater through conservation, on-site filtration and water recycling, and ensure compliance with the National Pollution Discharge Elimination System (NPDES) permit.

OS3.2: Reduce stormwater runoff in developed areas to protect water quality in creeks. Incorporate sustainable low impact design features in the design of infrastructure.

10.1.3.2 Implementing Actions

OS3.A: Manage stormwater runoff in compliance with the City's Stormwater and Runoff Pollution Control Ordinance, Stormwater Management Standards for Construction and Post-Construction, and the Development Manual Stormwater Standards, to ensure compliance with the City's NPDES permit. Implement a surface water quality monitoring program to evaluate the effectiveness of stormwater management program activities in reducing the discharge of pollutants to receiving waters to the maximum extent practicable.

> **Applicability:** Bioswales and bioretention basins are incorporated into the project site plans and Stormwater Control Plan to protect water quality.

OS3.C: Minimize stormwater runoff and pollution by encouraging low impact design features, such as pervious parking surfaces, bioswales, and filter strips in new development projects. The City should be a model for incorporating low-impact design elements as it implements streetscape and landscape improvements. In addition, the City of St. Helena should retrofit the existing public landscape with natural vegetative coverings or drainage systems that promote infiltration into the ground that can help detain stormwater and reduce pollution attributable to runoff.

> **Applicability:** Bioswales and bioretention basins are incorporated into the project site plans and Stormwater Control Plan to protect water quality.

OS3.E: Promote the installation of drought tolerant and native plants in landscaping throughout the city.

> **Applicability:** The applicant has been made aware that the City requires drought tolerant and native plants incorporated into the landscape design.

10.1.4 TOPIC 4: A HEALTHY LIVING ENVIRONMENT

10.1.4.1 Policies

OS4.1: Protect and enhance tree resources in developed and undeveloped areas. Efforts should include adequate maintenance of street trees, requiring replacement trees where existing significant trees cannot be saved, and requiring street trees as a condition of new development.

OS4.2: Encourage the clean-up of contaminated sites to protect the environment and public well-being.

OS4.3: Promote best management practices that encourage protection of soil, groundwater, and surface water resources from industrial, agricultural, and other uses that produce or dispose of hazardous or toxic substances.

10.1.4.2 Implementing Actions

OS4.C: Develop and adopt a Tree Ordinance for the purpose of protecting trees and identifying replacement trees. In coordination with an urban forestry program, existing, significant trees should be integrated into future development. In cases where existing trees cannot be saved, require the planting of replacement trees consistent with guidelines included in the Master Tree List.

> **Applicability:** The project would not impact any tree species that are included on the Master Tree List.

11. CITY OF ST. HELENA TREE ORDINANCE - CHAPTER 12.24 TREES AND OTHER VEGETATION

The City of St. Helena's Tree Ordinance can be found in the City of St. Helena's Municipal code chapter 12.24. Below are key provisions of the City of St. Helena's Tree Ordinance. Since the project will impact both native and non-native (i.e., landscape) trees, this ordinance will apply.

11.1 Chapter 12.24.010 Findings and Purpose

The city council finds and declares that trees contribute greatly to the health, safety, and general welfare of all of the city's citizens and that the preservation and proper maintenance of trees is a matter of city-wide concern. The city council further finds and determines that it is necessary to enact regulations prohibiting unnecessary damage, removal, or destruction of trees.

A purpose of the city council in enacting the following regulations is to protect certain trees that are an essential part of the city's natural heritage, referred to in this chapter as heritage trees and other protected trees, wherever they may be growing in the city, while at the same time, recognizing an individual property owner's right to utilize his or her land in a way that is otherwise allowed by law.

11.2 Chapter 12.24.020 Definitions

Definitions from the tree ordinance that are relevant to this project are the following:

- "Protected tree" means a tree that is a heritage tree, protected replacement tree, street tree, and/or a city tree.
- "Heritage tree" means any tree or grove of trees within the city boundaries designated by a resolution of the city council and having met the requirements set forth in this chapter.
- "Protected replacement tree" means any tree that is planted on public or private property as a condition of mitigation for the removal of any existing native or heritage tree(s). The intent of this designation is to insure that trees planted as replacement trees for heritage trees or significant native trees that have to be removed will be protected and preserved so that over the course of time these replacement trees will mature to the size and uniqueness of the trees they replace. Protected replacement trees by definition are

subject to all of the conditions and protections as those for heritage trees as set forth in this chapter.

- "Street tree" means a tree planted in a planting strip or planting easement.
- "City tree" means any tree growing on any city-owned property, right-of-way or easement dedicated to the city.
- "Master street tree list" means the list of trees approved for planting in planting strips and planting easements, as approved by the city council.

11.3 Chapter 12.24.090 General Provisions

A. No person, other than the director or his or her authorized representative, shall plant or prune any tree within the planting strip or planting easement along any street without first obtaining a written permit to do so from the director. The request for such a permit shall state the type and number of trees, planting and pruning procedures, the location and such other information as may from time to time be required by the director.
B. Any tree work or tree removal within the city right-of-way requires an encroachment permit. Encroachment permit fees for pruning or removal of street trees will be waived.
C. All maintenance, removal, and replacement of trees shall be performed in compliance with the requirements of this chapter and any tree standards adopted by the city.

11.4 Chapter 12.24.130 Pruning, Maintenance and Removal of Protected Trees

A. No person shall cut or prune, below or above ground, brace, move, remove, cause to cut, alter, or perform such other acts with respect to any protected tree without first obtaining a written permit to do so from the director. The application shall state the number and identify the location of each protected tree for which a permit is sought and shall contain other pertinent information as the director may require. The application may also include documentation of any type, including written recommendations from a certified arborist concerning the health, quality and desirability of alternatives to the tree or trees in question. The necessity for the requested action shall be demonstrated to the director by the applicant.

11.5 Chapter 12.24.140 Damage to Protected Trees

A. Except as permitted in this chapter, no person shall break, injure, deface, mutilate, kill, remove or destroy any protected tree; or knowingly cause or permit any wire charged with electricity to come into contact with any protected tree; or place, apply, attach or keep attached to any such tree a guard or stake intended for the protection thereof, any wire, rope, sign, paint or other substance, structure, thing or device of any kind or nature whatsoever; or place or maintain any stone, cement or other substance so that it shall impede the free access of water or air to the roots of any protected tree.

B. Any party determined to have caused damage to any protected tree as described in subsection A of this section shall be liable for the cost of repair or replacement of the tree. Costs shall be based on Napa County landscape industry costs and on tree valuation standards set by the International Society of Arboriculture. Such moneys shall be paid to the city and shall be used to repair or replace the damaged tree.

11.6 Chapter 12.24.150 Protection of Protected Trees During and After Construction Activity

A. During any construction activity within the drip line of a protected tree, inside or outside the public right-of-way, no person shall, without permission from the director of public works, do the following:

1. Change the amount of irrigation provided to any protected tree from that which was provided prior to the commencement of construction activity.

2. Trench, grade or pave into the root zone of a protected tree;

3. Change, by more than two feet, grade elevations within an area from the drip line of a protected tree outward to thirty (30) feet in distance;

4. Park or operate any motor vehicle within the drip line area of any protected tree except in designated parking areas;

5. Place or store any equipment or construction materials within the drip line area of any protected tree except in designated parking areas;

6. Attach any signs, ropes, cables or any other items to any protected tree;

7. Cut or trim any branch of a protected tree for temporary construction purposes;

8. Place or allow to flow into or over the root zone area of any protected tree any oil, fuel, concrete mix or other deleterious substance.

B. Where written permission of the director is sought under this section, the director may grant such permission with such reasonable conditions as may be necessary to effectuate the intent and purpose of this chapter.

C. A protected tree shall be protected after construction activity in accordance with conditions imposed by the city and/or specifications adopted by the tree committee.

11.6.1 Applicability to the Proposed Project

None of the trees on the project site would be considered as Protected Trees, as none of the trees meet the definition (pursuant to Chapter 12.24.020 of the Municipal Code and described above) of a heritage tree, protected replacement tree, street tree, and/or a city tree. Therefore, no tree removal permits or other mitigation for tree impacts are required.

12. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REGULATIONS

A CEQA lead agency must determine if a proposed activity constitutes a project requiring further review pursuant to the CEQA. Pursuant to CEQA, a lead agency would have to determine if there could be significant adverse impacts to the environment from a proposed project. Typically, if within the city limits, the city would be the CEQA lead agency. If a discretionary

permit (i.e., conditional use permit) providing sufficient discretion to allow meaningful input into the project design would be required for a project, the lead agency must comply with CEQA. In some cases, there are "Categorical Exemptions" that apply to the proposed activity; thus, the activity is exempt from CEQA. The Categorical Exemptions are provided in the CEQA Guidelines. There are also Statutory Exemptions in CEQA that must be investigated for any proposed project. Further, "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (14 Cal. Code Regs. § 15183.) Thus, Section 15183 provides another type of exemption. If the project is not exempt from CEQA, the lowest level of review typically reserved for projects with no significant effects on the environment would be for the lead agency to prepare a "Negative Declaration." If a proposed project would have only minimal impacts that can be mitigated to a level of no significance pursuant to the CEQA, then a "Mitigated Negative Declaration" (MND) is typically prepared by the lead agency. Finally, those projects that may have significant effects on the environment, or that have impacts that can't be mitigated to a level considered less than significant pursuant to the CEQA, typically must be reviewed via an Environmental Impact Report (EIR). All CEQA review documents are subject to public circulation, and comment periods.

Section 15380 of CEQA defines "endangered" species as those whose survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors. "Rare" species are defined by CEQA as those who are in such low numbers that they could become endangered if their environment worsens; or the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in FESA. The CEQA Guidelines also state that a project will normally have a significant effect on the environment if it will "substantially affect a rare or endangered species of animal or plant or the habitat of the species." The significance of impacts to a species under CEQA, therefore, must be based on analyzing actual rarity and threat of extinction to that species despite its legal status or lack thereof.

12.1.1 Applicability to the Proposed Project

This report has been prepared as a Biology section that is suitable for incorporation by the CEQA lead agency (in this case, City of St. Helena) into a Consistency Determination pursuant to CEQA Section 15183. This document addresses potential impacts to species that would be defined as endangered or rare pursuant to Section 15380 of the CEQA.

13. IMPACTS ANALYSIS

Below the criteria used in assessing impacts to Biological Resources is presented.

13.1 Significance Criteria

A significant impact is determined using CEQA and CEQA Guidelines. Pursuant to CEQA §21068, a significant effect on the environment means a substantial, or potentially substantial, adverse change in the environment. Pursuant to CEQA Guideline §15382, a significant effect on the environment is further defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. Other federal, State, and local agencies' considerations and regulations are also used in the evaluation of significance of proposed actions.

Direct and indirect adverse impacts to biological resources are classified as "significant," "potentially significant," or "less than significant." Biological resources are broken down into four categories: vegetation, wildlife, threatened and endangered species, and regulated "waters of the United States" and/or stream channels.

13.1.1 THRESHOLDS OF SIGNIFICANCE

13.1.1.1 Plants, Wildlife, Waters

In accordance with Appendix G (Environmental Checklist Form) of the CEQA Guidelines, implementing the project would have a significant biological impact if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.
- Have a substantial adverse effect on state or federally protected "wetlands" (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or State HCP.

13.1.1.2 Waters of the United States and State.

Pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), the Corps regulates the discharge of dredged or fill material into waters of the U.S., which includes wetlands, as discussed in the bulleted item above, and also includes "other waters" (stream channels, rivers) (33 CFR Parts 328 through 330). Substantial impacts to Corps regulated areas on a project site would be considered a significant adverse impact. Similarly, pursuant to Section 401 of the Clean Water Act, and to the Porter-Cologne Water Quality Control Act, the RWQCB regulates impacts to waters of the State. Thus, substantial impacts to RWQCB regulated areas on a project site would also be considered a significant adverse impact.

13.1.1.3 Stream Channels

Pursuant to Section 1602 of the California Fish and Game Code, the CDFW regulates activities that divert, obstruct, or alter stream flow, or substantially modify the bed, channel, or bank of a stream which the CDFW typically considers to include riparian vegetation. Any proposed activity that would result in substantial modifications to a natural stream channel would be considered a significant adverse impact.

14. IMPACT ASSESSMENT AND STANDARD CONDITIONS OF APPROVAL

The project site was previously developed and because it has been heavily disturbed, it does not provide much value in terms of biological resources. The most significant biological resource on or near the project site is the offsite seasonal drainage along the southern project site boundary that supports riparian woodland habitat. The riparian trees provide nesting, foraging, resting and stopover habitat for birds and resting and foraging habitat for disturbance-adapted mammals. In this section we provide recommendations to protect the significant biological resources near the project site and in the landscaping design to meet the policies of the City of St. Helena's General Plan.

In this section we discuss potential impacts to sensitive biological resources that could occur from project development as shown on the Site Plan (Attachment A). We follow each impact with a condition of project approval that, when implemented, would reduce impacts to the greatest extent possible.

Checklist Items are listed below. Where there would be significant impacts to checklist categories, these impacts and required conditions of project approval are fully discussed in the sections below.

Would the Proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS?

No. The site has been previously developed, is heavily disturbed, and vegetated with ornamental landscaping and ruderal herbaceous vegetation. It does not provide habitat for any candidate, sensitive, or special-status species.

Would the Proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?

No. The riparian vegetation that extends onto the project site from the offsite creek would not be impacted under the current development proposal. There are no other significant or sensitive communities onsite.

Would the Proposed Project have a substantial adverse effect on state or federally protected "wetlands" (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No. There are no state or federally protected "wetlands" (including, but not limited to, marsh, vernal pool, coastal, etc.) on the project site.

Would the Proposed Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No. The Proposed Project would not adversely impact or interfere with wildlife movement corridors. The project site is an anthropogenic habitat that is surrounded by developed properties on all sides. The project site does not serve as a wildlife movement corridor.

Would the Proposed Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No. There are no proposed impacts to trees considered to be Protected Trees under the City of St. Helena Tree Ordinance.

Would the Proposed Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No. There are no Habitat Conservation Plans or Natural Community Conservation Plans in force in the City of St. Helena.

14.1 Impact BIO-1: With Compliance with Applicable General Plan Policies, Development of the Proposed Project Would Not Have a Potentially Significant Impact on Nesting Raptors and Passerine Birds (No Peculiar Impact)

Nesting raptors (birds of prey) and passerine (perching) birds are protected pursuant to California Fish and Game Code (Sections 3503, 3503.5, 3513), and the Federal Migratory Bird Treaty Act. The oaks present on the project site provide suitable nesting habitat for raptors and passerine birds. In addition, the ruderal herbaceous cover on the project site provides suitable nesting habitat for ground-nesting birds. Since, typically, most birds can fly out of harm's way, development of the project site would not be expected to harm adult birds. However, nesting birds are susceptible to take through disturbance that harms eggs or young. Pursuant to General

Plan Implementing Action OS1.O, the project proponent must avoid impacts to nesting birds by conducting preconstruction nesting bird surveys and implementing avoidance measures. The city will impose its standard condition based on Implementing Action OS1.O, which is listed below as BIO-1.

14.2 Standard Condition of Approval BIO-1. Nesting Birds

To avoid impacts to nesting birds, a nesting bird survey must be conducted no earlier than 14 days prior to commencing with construction work if this work would begin between February 1 and August 31. The nesting bird survey must be conducted on the project site and within a zone of influence around the project site. The zone of influence includes those areas off the project site where raptors could be disturbed by earth-moving vibrations or noise. The nesting bird survey should include examination of all suitable nesting habitats within 300 feet of the entire project site. Adjacent properties will not be surveyed. A nesting bird survey report should be prepared upon completion of the survey and provided to the City of St. Helena with any recommendations required for establishment of protective buffers as necessary to protect nesting birds.

If birds are identified nesting on or within the zone of influence of the construction project, a qualified biologist should establish a temporary protective buffer around the nest(s). The buffer must be of sufficient size to protect the nesting site from construction-related disturbance and should be established by a qualified ornithologist or biologist with extensive experience working with nesting birds near and on construction sites. Typically, adequate nesting buffers are 75 feet from the nest site or nest tree dripline for small birds and up to 300 feet for sensitive nesting birds that include several raptor species known from the region of the project site. The nest buffer should be staked with orange construction fencing.

No construction or earth-moving activity should occur within any established nest protection buffer prior to September 1 unless it is determined by a qualified ornithologist/biologist that the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones, or that the nesting cycle is otherwise completed. In the region of the project site, most species complete nesting by mid-July. This date can be significantly earlier or later and would have to be determined by the qualified biologist. At the end of the nesting cycle, or abandonment of the nest by its occupants, as determined by a qualified biologist, temporary nesting buffers may be removed, and construction may commence in established nesting buffer areas without further regard for the nest site.

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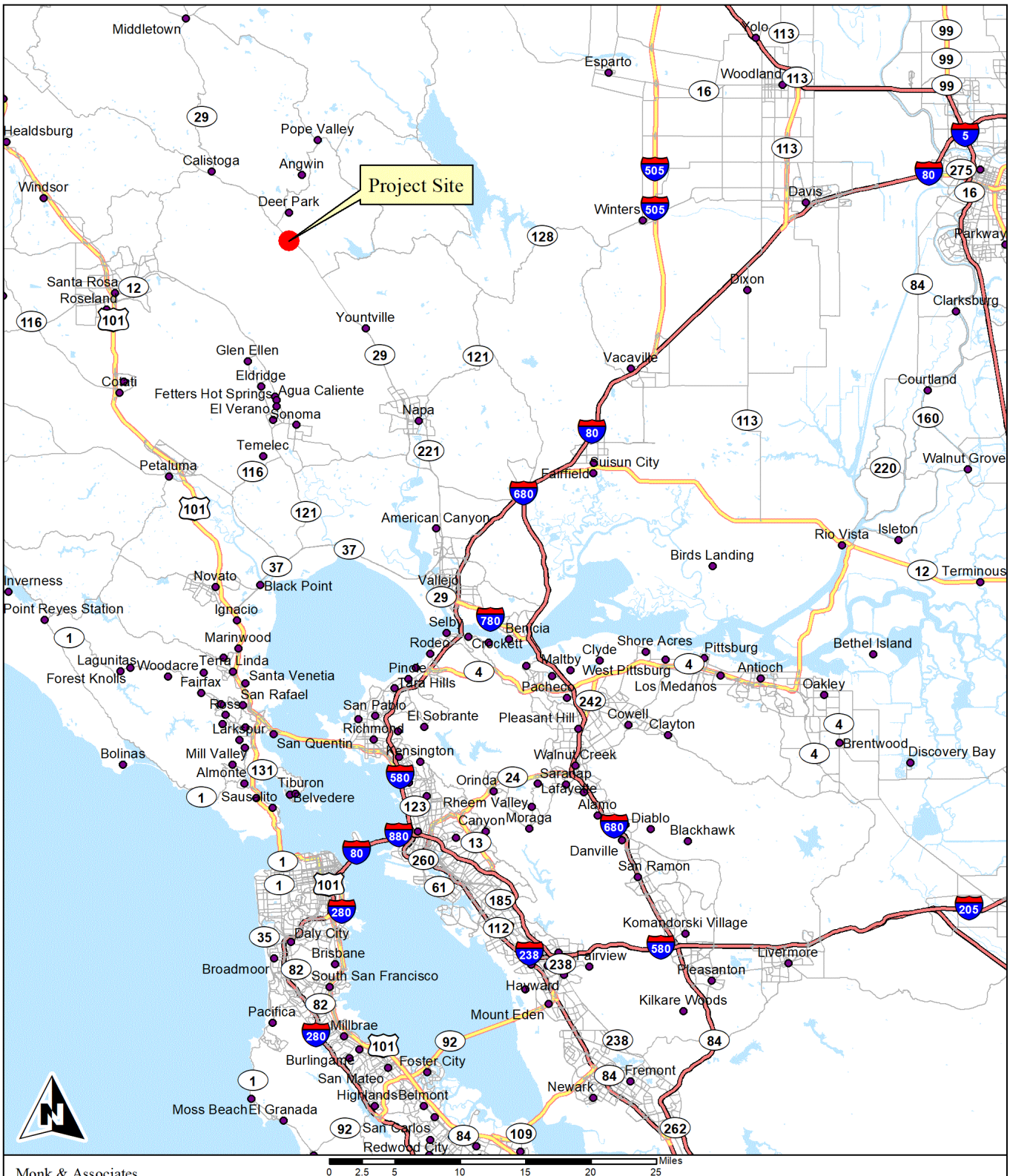

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Figure 1. Spring Grove Project Site
Regional Map
St. Helena, California

County: Napa
Map Preparation Date: November 20, 2024

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Figure 2. Spring Grove Project Site
Location Map
St. Helena, California

38.500895 -122.470324
Section: 36; T8N R6W
7.5-Minute Saint Helena quadrangle
Aerial Photograph Source: ESRI
Map Preparation Date: November 20, 2024

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Figure 3. Aerial Photograph of the
Spring Grove Project Site
St. Helena, California

Aerial Photograph Source: ESRI
Map Preparation Date: November 20, 2024

Table 1

Plant Species Observed on the Spring Grove Project Site

Gymnosperms	
Cupressaceae	
Sequoia sempervirens	Redwood
Angiosperms - Dicots	
Apocynaceae	
**Nerium oleander*	Oleander
Fagaceae	
Quercus agrifolia var. agrifolia	Coast live oak
Quercus lobata	Valley oak
Lythraceae	
**Punica granatum*	Pomegranate
Moraceae	
**Ficus carica*	Fig
Myrtaceae	
**Eucalyptus sp.*	Eucalyptus
Oleaceae	
**Ligustrum japonicum*	Japanese privet
**Ligustrum lucidum*	Glossy privet
**Olea europaea*	Olive
Rosaceae	
**Prunus cerasifera*	Cherry plum
**Pyracantha coccinea*	Scarlet firethorn
Sapindaceae	
**Acer palmatum*	Japanese maple
**Acer saccharinum*	Silver maple
Angiosperms -Monocots	
Poaceae	
**Avena barbata*	Slender wild oat
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Phyllostachys aurea*	Fishpole bamboo

* Indicates a non-native species

Table 2
Wildlife Species Observed on the Spring Grove Project Site

Reptiles	
Western fence lizard	*Sceloporus occidentalis*
Birds	
Northern Flicker	*Colaptes auratus*
Turkey Vulture	*Streptopelia decaocto*
California Quail	*Callipepla californica*
Anna's Hummingbird	*Calypte anna*
Acorn Woodpecker	*Melanerpes formicivorus*
Nuttall's Woodpecker	*Picoides nuttallii*
California Scrub Jay	*Aphelocoma californica*
Oak Titmouse	*Baeolophus inornatus*
Bushtit	*Psaltriparus minimus*
Ruby-crowned Kinglet	*Regulus calendula*
American Robin	*Turdus migratorius*
Yellow-rumped Warbler	*Setophaga coronata*
California Towhee	*Melozone crissalis*
Dark-eyed Junco	*Junco hyemalis*
House Finch	*Haemorhous mexicanus*
Lesser Goldfinch	*Spinus psaltria*
Mammals	
Fox squirrel	*Sciurus niger*



ILLUSTRATIVE SITE PLAN

CITY VENTURES
Building It Forward

Spring Grove

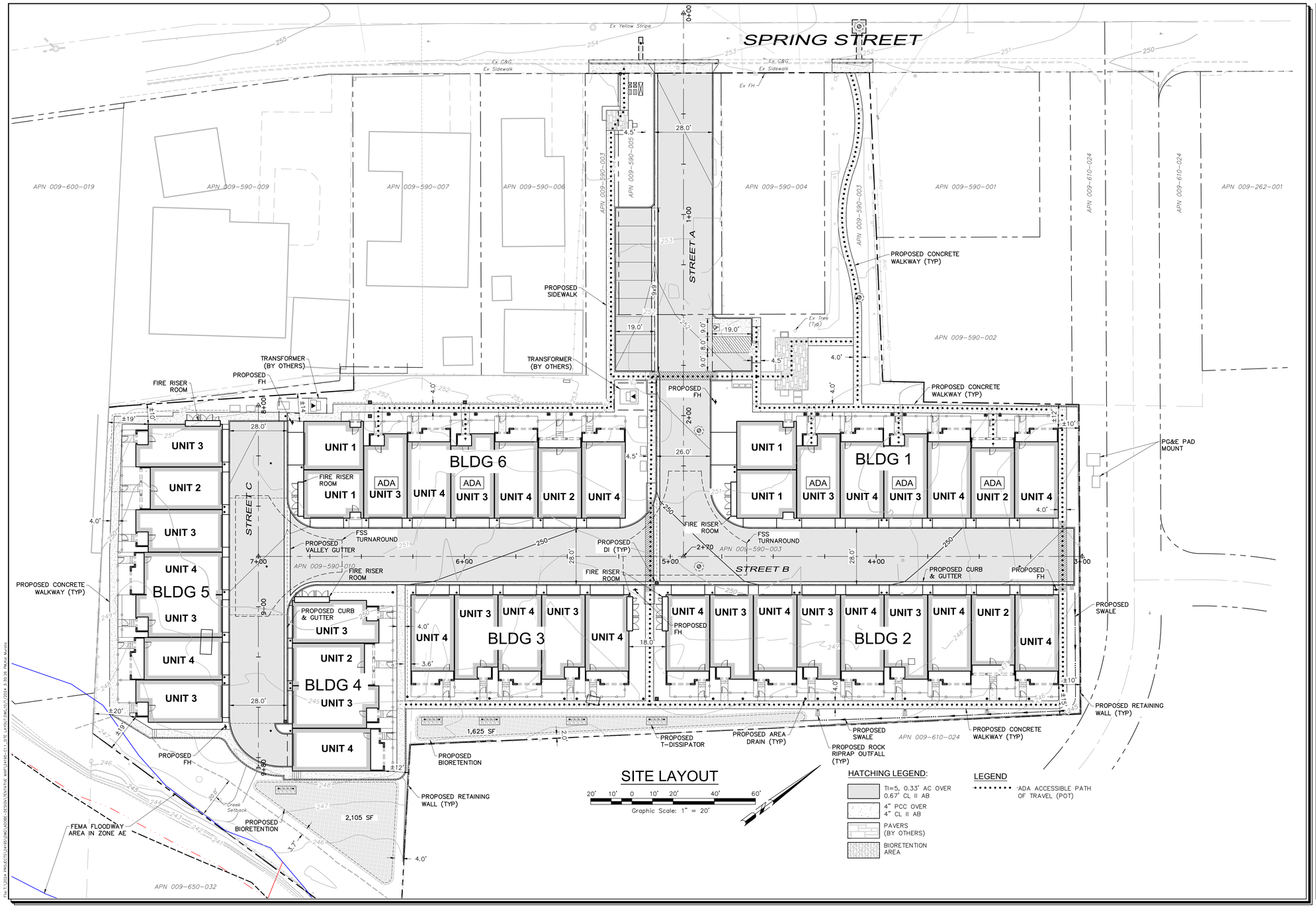
APN: 009-590-003, -005, -010
1447~1505~1515 Spring Street
St. Helena, CA

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

September 30th, 2024

G-5

FDS #24010



Revisions			
No.	Date	Description	Approved

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David R. Brown, RCE 41833
My license expires 3/31/2026

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

TENTATIVE MAP
SPRING GROVE
SITE LAYOUT

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

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

Sheet C1.1
2 of 12 Sheets
Job 24195

Historic Resource Evaluation
1447 Spring Street, St. Helena,
Napa County, California

(APN 009-590-003-000)



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June 2024

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Project Overview & Executive Summary

The prospective buyers of 1447 Spring Street in St. Helena, California, are assessing the historic character of the house on this property in anticipation of redeveloping the site. They hired me, an architectural historian and preservation planner with APD Preservation LLC, to undertake a thorough research of the history of the property to establish the property's historical uses, associations with people and events, and construction history. The ultimate purpose of this research is to evaluate the historic character of the property and identify what features, if any, render the property historically significant under the California Environmental Quality Act (CEQA) (14 CCR § 15064.5 and PRC § 21084.1). This report is the result of that evaluation.

The lot that contains 1447 Spring Street was originally part of a farm developed by John Greer, Sr., between 1873-1880. Greer was an Irish immigrant who came to Napa County in 1856 with his first wife. He initially ran the livery at the "White Sulphur Springs Resort" west of St. Helena, but he later became a real estate investor and vineyardist after an infusion of money from an investment in a gold mining company in 1878. In 1884 he built an "elegant two-story residence" on Wheeler Lane (south of St. Helena) and moved his family out of town. While they retained ownership of the Spring Street property it is not clear who occupied the house during much of this period. Greer died in a ship accident in 1888, leaving his estate to his second wife (Nellie) and five children. Nellie stayed in the Spring Street house until her death in 1900, while his oldest daughter Mary moved into the house on Wheeler Lane. Clarence Greer sold the property to Dan and Lois Gardner in 1921.

Dan Gardner was a retired Marine officer turned poultry farmer. He developed the 14.42-acre parcel into a poultry farm, and in 1926 expanded operations with a poultry processing plant in downtown St. Helena in the former "Glove Factory" on Railroad Avenue. Gardner turned his attention to politics and served several terms on the St. Helena City Council as a councilman and as mayor.

Between 1944-1953, the Gardners renovated the property, transforming the modest ca. 1880 vernacular farmhouse into a more stylish "Colonial Revival" house. They replaced the full-width front porch with a small entry porch and changed the fenestration and doors throughout the building.

The Gardners sold the house to Paul and Rose West in 1961. The Wests altered the house again, building the porch across the south elevation, the carport at the northeast corner and a hyphen connecting the rear "shed" and "concrete storage" building to the main house. Between 1971-1976 they added the narrow window over the front porch. The property was sold out of the West family in 1986 to Edouard and Suzanne Platel and then to Edward and Eleonore Aslanian in 1988.

The Aslanians built an addition in 2003-2004, either fully replacing the "concrete storage" and "shed" or converting those two areas into occupiable space. At an unknown date, they replaced the windows on the primary elevation. The heirs of the Aslanian estate are in the process of selling the property.

The house at 1447 Spring Street is approximately 144 years old (ca. 1880), and is not included in any national, state or local historic inventory, including St. Helena's 1978 "Historic Resources Inventory," St. Helena's master list of historic resources and Page & Turnbull's 2006 historic resource inventory of St. Helena. The house has not been previously evaluated and is not included in the California Office of Historic Preservation's "Built Environment Resource Database (BERD)."

The house is associated with the early development of the town of St. Helena and with John Greer, Sr., who was influential in the early growth of St. Helena; however, major renovations between 1944-1953 and again in 1961 have changed the property to the extent that it no longer retains sufficient physical integrity to convey its nineteenth century origins and its association with John Greer, Sr.

Because of this loss of integrity, it is my professional opinion that the house at 1447 Spring Street is **NOT eligible** for listing in the National Register, the California Register or the local historic resource inventory and, therefore, **does NOT qualify** as an "Historic Resource" under the California Environmental Quality Act (CEQA).

Methodology

On 29 May 2024, I undertook a field survey of the property to conduct a visual review and assessment of the house. Records searches were conducted at the following repositories, as well as a variety of online research websites:

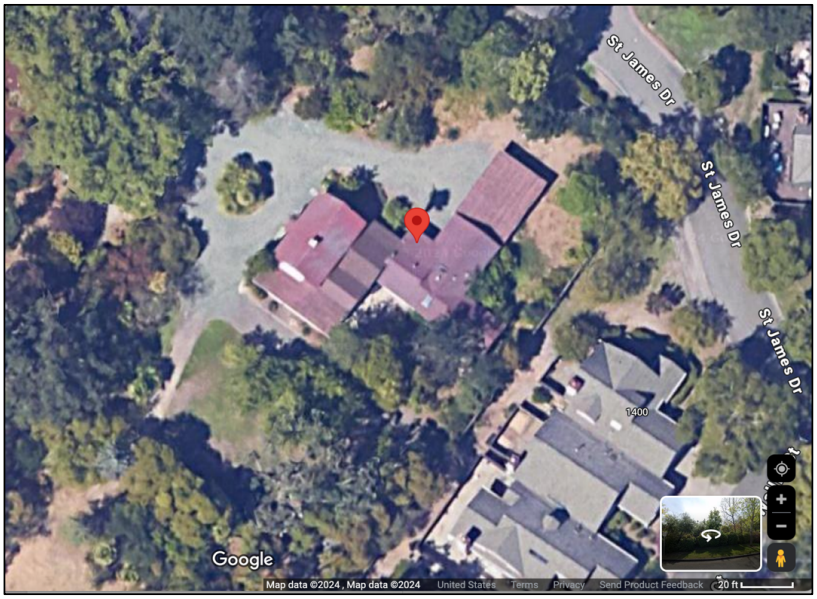
- Napa County Recorder's and Assessor's offices
- St. Helena Historical Society
- San Francisco Public Library (SFPL) online research databases
- Napa County Library
- St. Helena Administrative Offices (Building and Planning departments)
- St. Helena Historical Society
- California Digital Newspaper Collection
- Online Archive of California

Evaluator qualifications

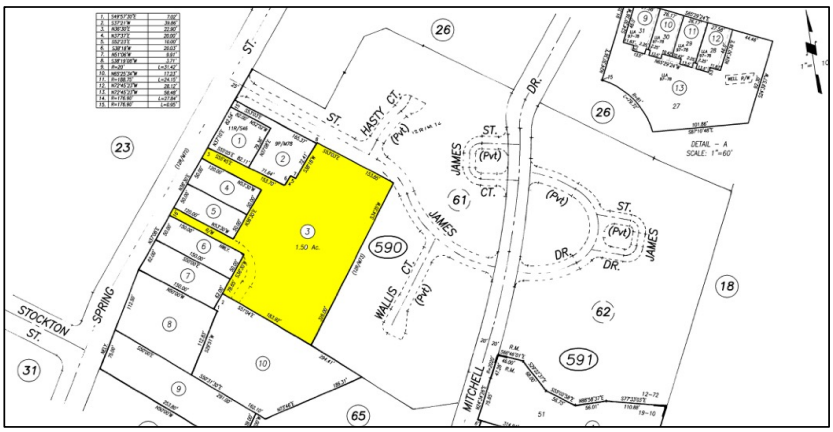
I hold a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. I have worked in the field of Cultural Resources Management for 33 years, 28 of which have been in Northern California. For the past 12 years I have focused my attention on projects in the North Bay. I exceed the standards for "Architectural Historian" as defined by the Code of Federal Regulations (36 CFR Part 61) and am listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

Site Location

The house at 1447 Spring Street sits on the east side of Spring Street, south of St. James Drive, in the City of St. Helena. The streetscape is established mature landscaping around single-family residences from the nineteenth through twenty-first centuries. This section of Spring Street has two lanes of traffic (two-way) with street parking on both sides.



Aerial of 1447 Spring Street (Google Maps 2024)



1447 Spring Street Parcel Map

Description

This one-and-a-half story house with a side-gabled mass at the front of the building has a variety of additions telescoping off the rear (see sketched plan at the end of this section). The front block is faced in V-groove wood siding and a composition shingle roof with overhanging, boxed eaves. A brick chimney with metal chimney cap is off centered on the roof ridge (see below and figure 1).

A circular gravel drive leads to the front door that is centered on the west (primary elevation). Two concrete steps with modern metal handrails lead to a small porch with a flattened ogee roof supported on square posts. The front door sheltered under this porch consists of a wood paneled door behind a multi-paned screen door and flanked by multi-lite transom windows (see below and figures 1 and 2). A narrow tripartite window is centered over the door in the half story (see below and figure 3). Two double-hung, four-over-four, vinyl windows flank the entrance at the ground level. The window openings are framed with simple wood boards. Each window on the front elevation has modern board shutters with diamond cutouts (see below and figures 1, 3 and 4).



West elevation (front)

The rear elevations (north and south) are dominated by telescoping additions that stretch to the east and north. On the north elevation of the main block, a modern tripartite window fills most of the lower level. The center pane is fixed, while the side panes are casement windows. At the upper level, a pair of modern vinyl windows (six-over-six) are framed as a single unit while an older wood-sash unit (six-over-six) is framed as a single unit. A square, louvered, wood vent is in the gable peak. All windows on this elevation have wide board frames (see below and figures 5, 7, 8, 9 and 10).

Two abutting one-story wings extend across the rear of the main block of the house. A shed-roof wing with a single paned window wraps around the northeast corner of the main block of the house (see below and figure 11). The shed roof extends across the north gabled wing, creating a recessed porch (see below). Inside the porch there is a multi-lite picture window on the north wall of the wing and a narrow, fixed-pane window to the east (see figures 12 and 13). Another one-story, gable roofed wing extends off the east elevation of north wing and has a shed roof component that projects to the north. This section is designated as "laundry room" on the Assessor's Building Record sketch from 1976 and has three modern vinyl windows framed as a single unit. The easternmost window has sliding sash, while the other two sash are fixed (see below and figure 14). Another sliding sash window is on the west corner of this shed roof addition (see figure 14). A side entrance with a paneled and half glass door, concrete stoop and modern handrails is at the northeast corner (see figure 15).



North elevation (side)

On the northeast corner of the house, a gable-roofed section (identified as "Shed" on the Assessor's 1976 building sketch) extends towards the north and abuts a carport. A modern sliding sash window is roughly centered on the west elevation of this shed (see below and figure 18).



Northeast "Shed"



Carport

A modern three-sided shed-roof carport extends north from the "Shed" and has wide overhanging eaves with exposed rafters. Square posts support the roof and a storage shed fills the far north end. Plywood walls enclose the north and east sides of this structure (see above and figures 20 and 21).

At the rear of the house, a gable-roofed "Concrete Storage" wing (per the Assessor's building sketch) extends to the east. This section of the property is heavily overgrown with vegetation that obscures the fenestration of this portion of the structure (see figure 23 and 24). Turning the corner to the south wall of the southeast corner of the "Concrete Storage," a concrete stoop with metal handrails leads to a modern multi-lite door (see figure 34).



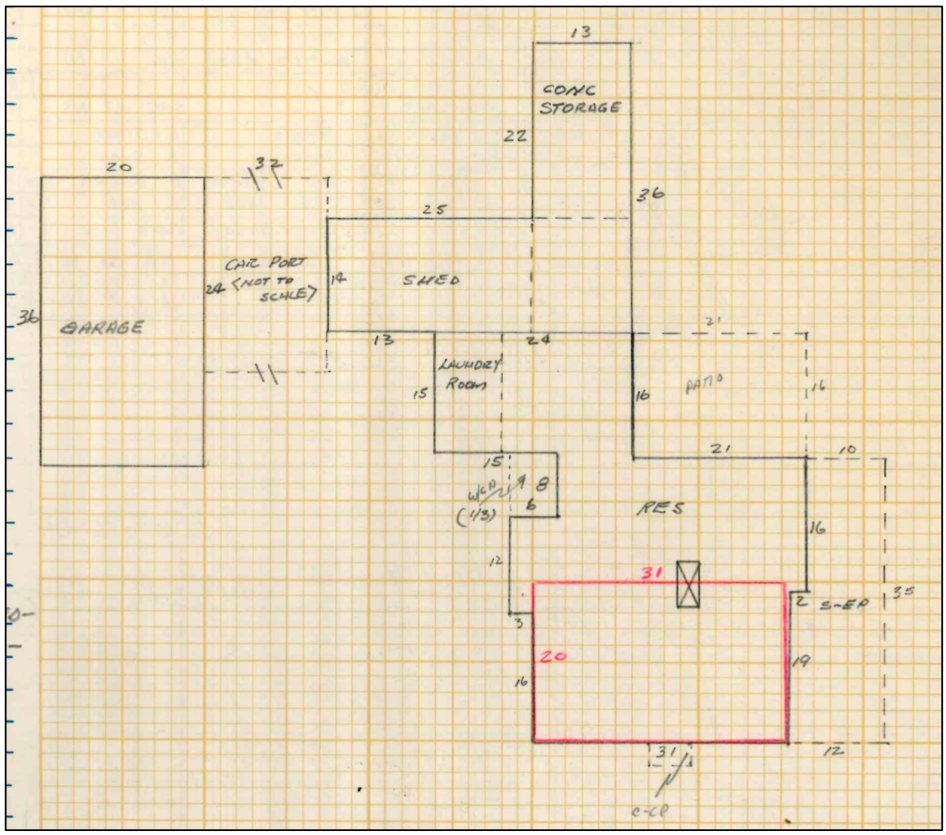
South elevation (side)

At the rear of the house, the two gabled wings are faced in shiplap wood siding and have a variety of large, multi-lite windows and French doors that open onto a brick and concrete patio (see figures 27-31). The abutting east-west wing is faced in running bond brick that extends to the edge of the "Concrete Storage" wing. Another set of French doors with horizontal panes and large transoms, also with horizontal panes, is positioned near the junction of the east-west wing (see above and figure 32 and 33).

A shed roof porch extends from the southwest corner of the main block to the southeast corner of the southern, one-story gabled wing. Widely spaced square posts support the roof, while the balustrade has simple square balusters and a square handrail. The floor is wood boards and the ceiling has exposed rafters. Another set of modern, multi-lite

French doors with multi-lite transoms is sheltered inside the porch, as well as another multi-lite picture window and a single multi-lite door (see figures 36-40).

At the upper story, a pair of modern casement windows are framed as a single unit and have a metal awning and modern board shutters with diamond cutouts. A square vent with wood louvers is in the gable peak (see above and figure 35).



Building Plan from 1976 Assessor's Building Record (note that garage is no longer present)

The building, as modified, is an example of a side-gabled "Colonial Revival" cottage. According to Virginia McAlester, "This was *the* dominant style for domestic building throughout the country during the first half of the twentieth century…. [from 1910-1930] about 40 percent of the houses were in the Colonial Revival Style."[1] The side-gabled variation was particularly popular after 1930.[2]

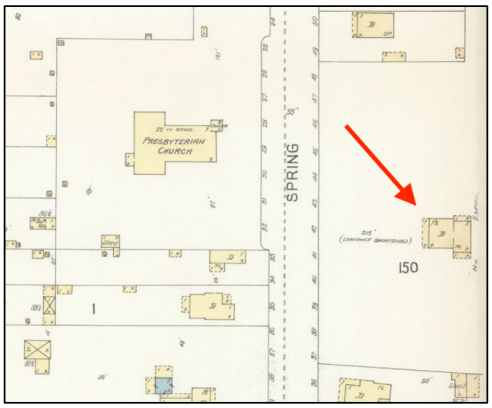
Typical features of this style present on this house include:[3]

- Accentuated front door with decorative crown extended forward and supported slender columns to form a porch
- Symmetrical façade
- Double-hung windows with multi-lite panes
- Rectangular block with side gables

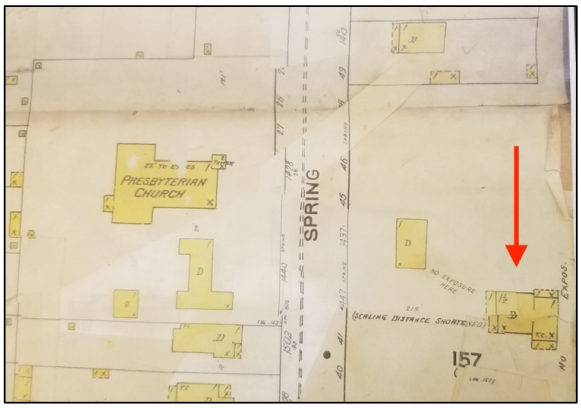
[1] Virginia Savage McAlester, A Field Guide to American Houses (New York City, New York: Alfred A Knopf, 2014), p. 414.
[2] Ibid., p. 410.
[3] Ibid., p. 409.

Construction History

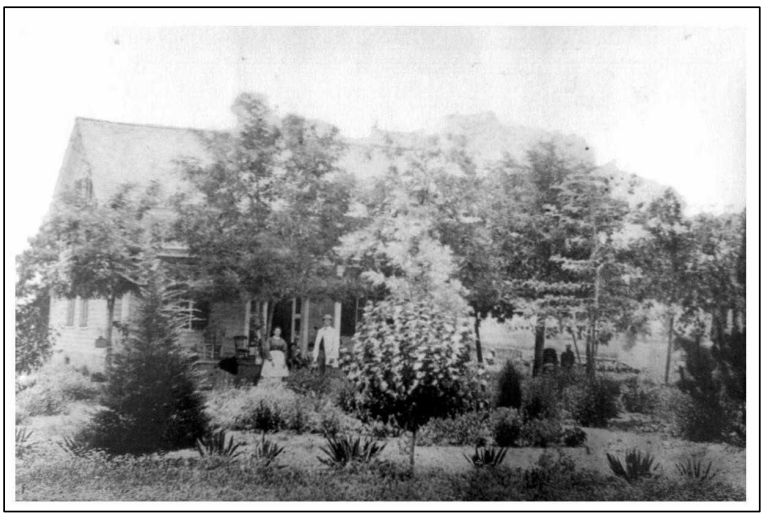
Per the 1899 Sanborn Fire Insurance Map, the original house on the property was a one-and-one-half story, wood frame structure with a porch across the front and an offset, one-story wing with two side porches across the rear. The Napa County Assessor's Building record estimates the construction date of this early house to be 1880, though it may have been as early as 1873 when the Greer family purchased the property. An early photograph from the late-nineteenth century shows the front and gable end of this early structure. The house remained in this configuration through at least 1944 according to the 1944 Sanborn Fire Insurance Map (see figures below).



April 1899 Sanborn Fire Insurance Map (project area indicated)



1944 Sanborn Fire Insurance Map (project area indicated)
(courtesy of St. Helena Historical Society)

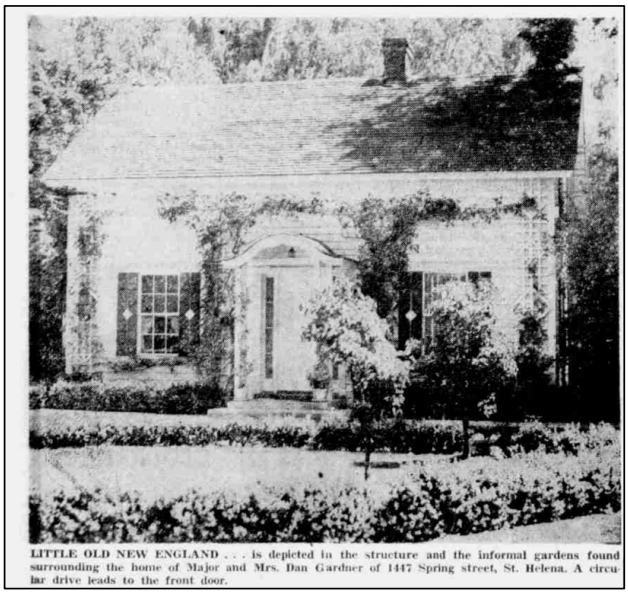


"John Greer Home on Spring Street," ND (estimating ca 1880)[4]

Sometime between 1944 (the last Sanborn Map) and 1953, the house underwent a major renovation. A feature article in the Napa Sunday Journal on 23 August 1953 indicates that the owners had transformed the old house into a "Colonial Revival" cottage, reminiscent of "Little Old New England" (see figure below). They replaced the full-width front porch with a small entry porch, although the windows on the front appear to have been left in place. It is my professional opinion that the Gardners reconfigured the doors and windows on the south, north and east elevations at this time, as well. The porch on the south elevation, however, does not appear in the 1953 photograph (see below).

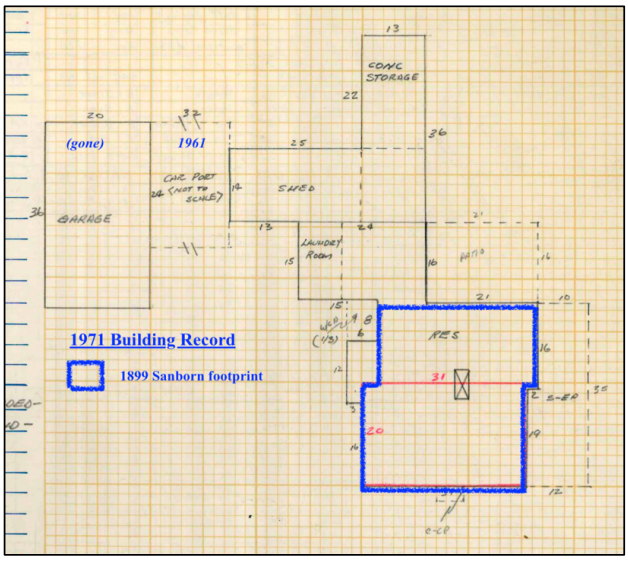
[4] www.ancestry.com

The 1971 building plan included in the Assessor's Building Record indicates a "shed" and "concrete storage" building at the far east end of the structure. The record indicates that the "shed" had an asphalt floor, a "rustic" exterior and a metal roof. The "concrete storage" had wood floors and a composition roof. It is my opinion that these two structures were originally separate from the house and were connected to the house with the "laundry room" hyphen in 1961 when the carport was built.[5] The south porch was most likely built in 1961, as well. This later work coincides with the new ownership of Paul and Rose West in 1961. The narrow window over the front porch appears to have been inserted between 1971 and 1976, according to photographs included in the Building Record.



LITTLE OLD NEW ENGLAND . . . is depicted in the structure and the informal gardens found surrounding the home of Major and Mrs. Dan Gardner of 1447 Spring street, St. Helena. A circular drive leads to the front door.

23 August 1953, Napa Sunday Journal, p. 6A

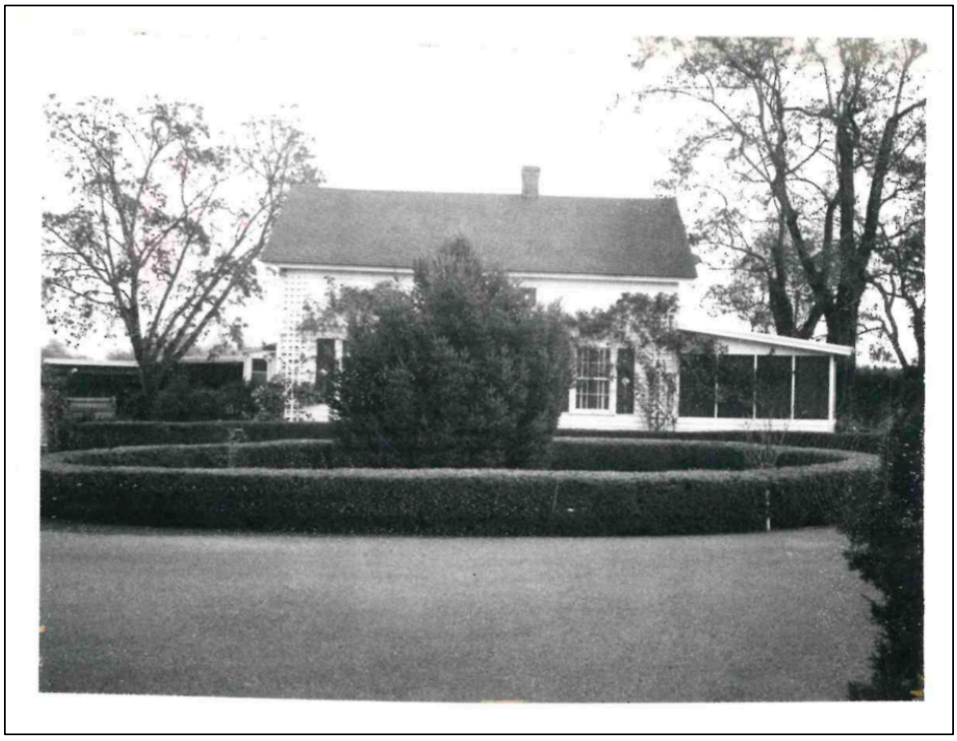


1971 Plan from Napa County Assessor's Office Building Record, annotated to show original block

[5] The Building Record states the carport was built in 1961.



Napa County Assessor's Building Record (possibly 1971)



Napa County Assessor's Building Record (possibly 1976)

The City of St. Helena has few permit records on file for this property, though minutes from two City Council meetings in 2003 mention a building permit for a renovation and addition in 2003. This addition either replaced the "concrete storage" and/or "shed" or converted them into occupiable space. The permits on file involved removing an exterior light in 2017, replacing a meter broken by a falling tree in 2019 and installing a new sewer lateral in 2021.

Summary of modifications to the property:

1873-1881: constructed

1944-1953: major renovation converts it to "Colonial Revival" style

1961: carport, south porch, hyphen connecting house to auxiliary structures[6]

1971-1976: narrow window over front porch

2004: "addition"[7]

2017: removal of exterior light[8]

2019: replace broken meter[9]

2021: new sewer lateral[10]

Historical Context of St. Helena

The area that is now St. Helena in Napa County was originally settled by the Wappo people, a Native American tribe who had a settlement at the junction of what are now known as Sulphur Creek and Napa River. Later the Mexican government granted the land to Dr. E. T. Bale as part of his 17,962-acre "Carne Humana Rancho." More permanent settlers arrived in 1848 from Missouri and bought land from Dr. Bale to establish their farming and ranching community. In the early 1850s, J.H. Still, an Englishman, established a small general store and laid out a road to his store, establishing the site of what would become the commercial center of the embryonic town. Other enterprises quickly followed, including a hotel, blacksmith, wagon manufacturer and saddlery.[11]

The Napa Valley Railroad reached St. Helena in1868, further fueling its already burgeoning commercial and residential growth. St. Helena was incorporated as a town on March 24, 1876. It was a commercial center for the rapidly developing countryside and a shipping hub from whence local farmers and ranchers could send their goods via train to Napa City and then by train or boat to San Francisco.

By 1886, the population of St. Helena had swelled to 1,800, with the widely undeveloped fertile land attracting immigrants from other parts of the United States as well as abroad.[12] By this time, the architectural character of the crossroads town had begun to take shape with a wide variety of the period's most popular revival styles including: Greek Revival, Gothic, Italianate, Second Empire.

The area southwest of the commercial center was one of the early neighborhoods developed in St. Helena, and included various sized houses built on small lots, set back from their lot lines.[13] The area features a variety of the most popular vernacular styles of the period. Spring Street, originally "Sulphur Spring Street," was the eastern border of this residential area and Madrona Avenue was the western border (see 1881 Map below).

By the turn of the twentieth century, St. Helena was experiencing a massive period of growth, both commercially and residentially. Significant populations of German, Italian, and Chinese immigrants moved into the area to support the growing commercial and agricultural enterprises. The Italian population, for example, went from 25 in 1870 to 1,017

[6] Napa County Assessor's Building Record.
[7] Building Permit for addition approved, Minutes of City Council meeting, 12 November 2003.
(https://portal.laserfiche.com/Portal/DocView.aspx?id=5053&repo=r-dfac6eac&searchid=baee1a22-9843-44c2-8b9b-37ff9bfa6164)
[8] Building Permit BD1709-029.
[9] Building Permit BD 1904-019.
[10] Building Permit BD 2102-027.
[11] Marguerite Gunn, History of St. Helena, CA (Chicago, IL: The S.J. Publishing, Co, 1926).
[12] Page & Turnbull, Historic Resources Survey, City of St. Helena (San Francisco, CA: August 2006), p. 9.
[13] Page & Turnbull, p. 18.

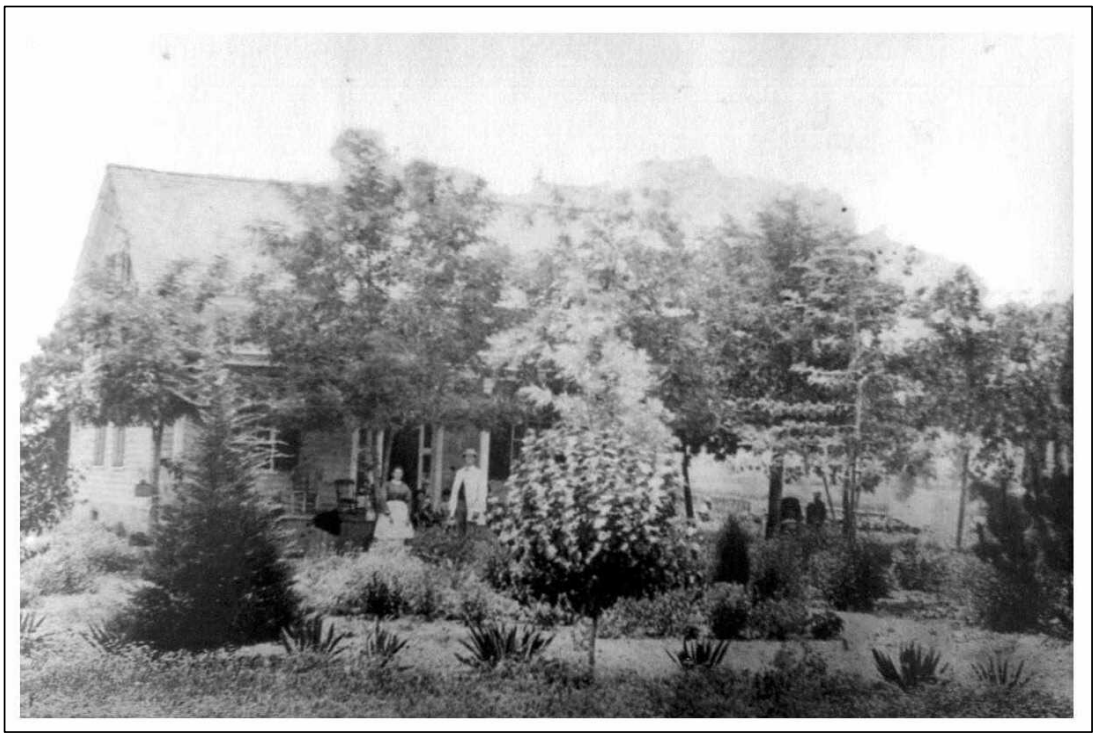
in 1910.[14] Previously undeveloped lots quickly sprouted houses and neighborhoods grew up throughout the southern part of town, including the project area.

History of 1447 Spring Street

The lot that contains 1447 Spring Street is part of a 30-acre tract of land that John Greer developed in the mid-nineteenth century. John Greer was born in County Armagh, Ireland, in 1824. In 1850 he immigrated to Albany, New York, and married Ellen Crozier McGuire in 1855. The newlyweds relocated to California in 1855, arriving in Napa in 1856. In 1857 took over operations of the livery at the "White Sulphur Springs" resort two miles west of the budding town of St. Helena. Ellen died giving birth to her sixth child in 1864, and John Greer remarried Nellie Murphy within a year.

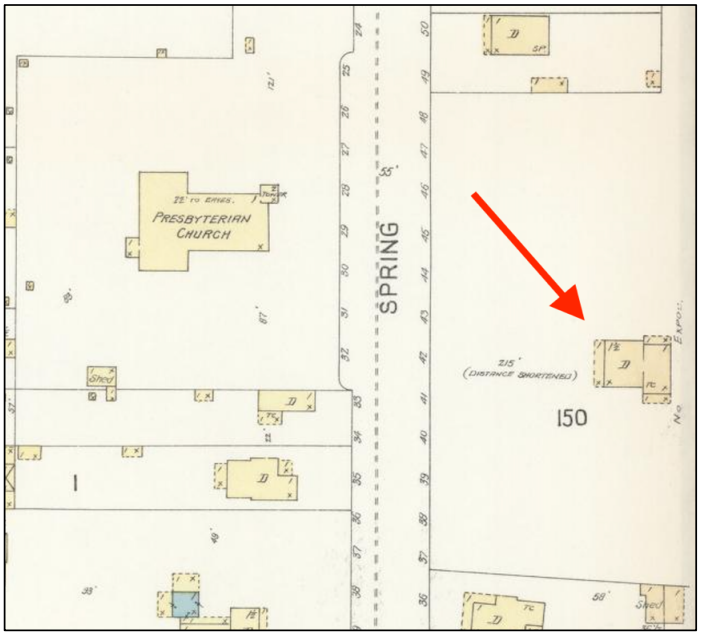
As soon as he arrived in Napa County, Greer started buying land in and around the budding community of St. Helena, eventually owning most of St. Helena's commercial district. He purchased the 30-acre tract along Spring Street (including the project area) in 1873 from Rudolph Steinbach of San Francisco.[15]

It appears the Greer built a house on the site at least by 1881, though probably closer to 1873 when he purchased the lot. The 1881 map of St. Helena, however, does not indicate a house on the property but a newspaper article from October 1881 mentions the house (see figures below). An 1899 Sanborn Fire Insurance map shows a one-and-one-half story, wood frame house with a porch across the front and an offset wing across the rear with porches on the north and south. An early photograph of the house confirms the configuration of the front of the house and shows a symmetrical primary elevation with a door flanked by double-hung windows. The north gable end appears to have had a pair of windows at the ground level and a single window in the gable peak (see figures below).



"John Greer Home on Spring Street," ND (estimating ca. 1880) [16]

[14] United States Census, 1870 and 1910. Page & Turnbull, "St. Helena Historic Resources Inventory," 2006.
[15] Napa County Recorder's records, #1002-0017435.
[16] www.ancestry.com



April 1899 Sanborn Fire Insurance Map (project area indicated)

GREER, JOHN. Was born in Ireland. When he was eighteen years of age he went to England and remained for three years. He then went to the West India Islands, and resided there two years. In 1850 he went to Albany, New York, where he worked in a hotel for five years. In 1855 he came to California, arriving December 15th. He engaged in various pursuits till May, 1856, when he came to Napa County, locating at the White Sulphur Springs, and in the following year he took charge of the Spring's stables, and conducted them for the following fourteen years. He, in company with Mr. Tainter, purchased one hundred acres of land, on which is now situated the business portion of St. Helena, and he still resides on about thirty acres of that tract, lying on Spring street. He has also other extensive interests in Napa Valley. He was married in Albany, New York, October 15, 1854, to Mrs. Ellen McGuire, a native of Ireland. Their children are Mary, John, Thomas, Clarence and Lizzie.

Biographical Sketch of John Greer, History of Napa and Lake Counties[17]

AMONG the mourning emblems mentioned last week should have been included that of John Greer's residence on Spring street, which was very neatly draped.

7 October 1881, St. Helena Star

[17] Lyman Palmer, History of Napa and Lake Counties (San Francisco, CA: Slocum, Bowen and Co., 1881), p. 471. Note: Deed records on file with the Napa County recorder contradict Palmer's statement about the origins of the 30-acre tract. The record of sale from Steinbach (1002-0017435) specifically describes a 30-acre tract on the "southeasterly side of Sulphur Springs Street."



"Map of the Block and Lot Subdivisions in the Town of St. Helena," 1881 (project area indicated)

Greer made a significant amount of money investing in "Sierra Nevada Stock" in 1878 and promptly started buying more land around Napa County, particularly Calistoga and St. Helena.[18] Much of the land was in grape cultivation. In January 1881 he purchased 38 acres from T.A. Giaque in Pine (or Bello) Station, south of St. Helena (see figures below). By May 1884 Greer had erected a "handsome," stick-style Victorian house on Wheeler Road, and moved the family out of the house on Spring Street. It is unclear how the house on Spring Street was used after the family relocated to Wheeler Lane, though it remained in the family.



Completed May 1884 per St. Helena Star[19]

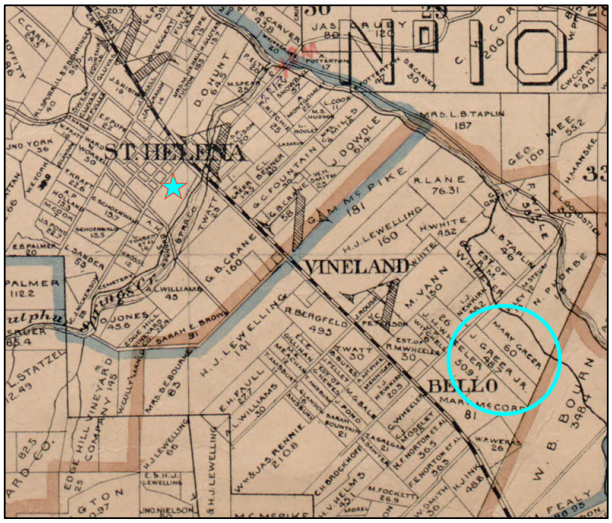
We see that John Greer is building an elegant two-story residence on his farm near Bello station. As seen from the county road it "looms up" well and will be an ornament to that already attractive section.

21 January 1884, St. Helena Star

John Greer died on 22 August 1888 when a ship he and his daughter, Lizzie, were on collided with another ship near Alcatraz in the San Francisco Bay.[20] His estate was divided among his wife (Nellie Murphy Greer) and five surviving children: John (junior), Thomas, Mary, Clarence and Lizzie. The Spring Street property was "set apart to the said

[18] 15 November 1878, St. Helena Star.
[19] Picture found at www.ancestry.com.
[20] 24 August 1888, The Napa Register.

Nellie Greer as a homestead."[21] After the estate was settled, the children divided up the real estate holdings, with the older three children from the first marriage trading their interest in the Spring Street property for their interest in the Bello Station property (see figure below).[22] Nellie Murphy remarried in 1892 and remained in the Spring Street house until her death on 28 April 1900. The house was owned by her children, Clarence and Lizzie Greer. In 1904, Lizzie sold her interest to Clarence.[23] Clarence Greer married Josephine Walsh in 1901 and moved to Calistoga where he took up ranching for the next two decades. It appears that the house was rented out during this period.[24][25] In 1921 Clarence Greer sold the Spring Street property to Dan and Lois Gardner.[26]

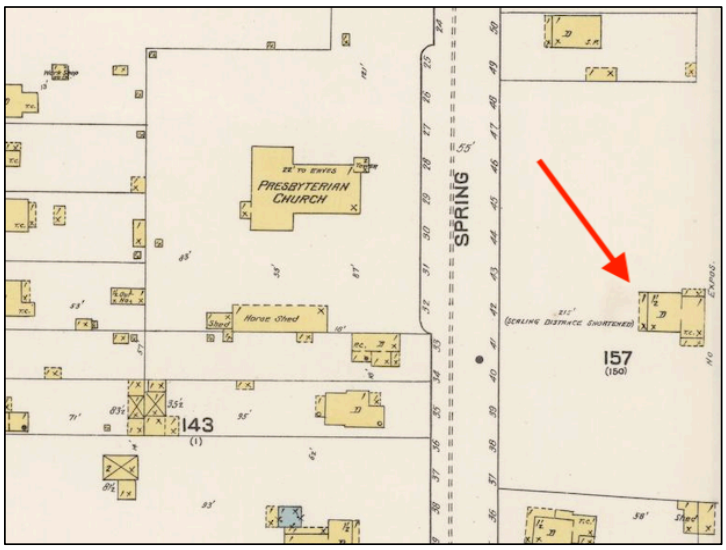


"Official Map of the County of Napa," O.H. Buckman, 1895 (project area indicated as well as Greer homestead in Bello)

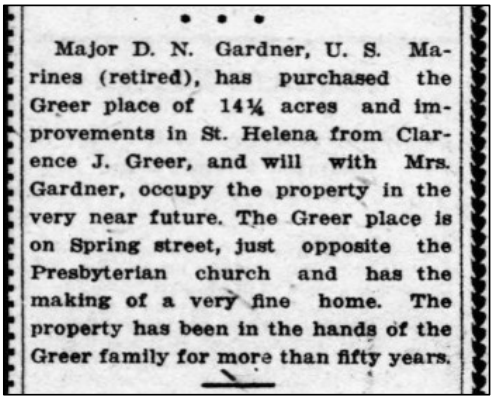


"Map of St. Helena" 1902 (courtesy of the St. Helena Historical Society) (project area indicated)

[21] Napa County Records, 17 November 1891, #1002-0048330.
[22] Ibid., 11 July 1892, #1002-0050228.
[23] Ibid., 18 April 1904, #1002-0078141.
[24] www.ancestry.com
[25] Charles & Jennie Steves in the "Old Greer Home." 31 March 1911, St. Helena Star.
[26] Napa County Records, #1002-0134259.



November 1910 Sanborn Fire Insurance Map (project area indicated, no change from 1899 Sanborn Map)



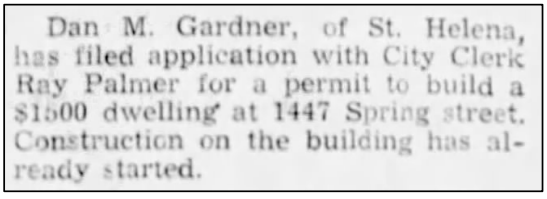
Major D. N. Gardner, U. S. Marines (retired), has purchased the Greer place of 14¼ acres and improvements in St. Helena from Clarence J. Greer, and will with Mrs. Gardner, occupy the property in the very near future. The Greer place is on Spring street, just opposite the Presbyterian church and has the making of a very fine home. The property has been in the hands of the Greer family for more than fifty years.

20 Dec 1920, Napa Valley Register

Dan Gardner was born in Mississippi in 1886 and grew up in Arkansas. He married Lois Crosby in 1915; Lois was born and raised in Atlanta, Georgia, and moved to Alameda to live with her Aunt and Uncle following the death of her parents in 1907 and 1909.[27] After attending West Point, Dan trained in Quantico, though deafness prevented him from deploying in World War I.[28] Upon retiring, he and his wife purchased the project area, which had been reduced to 14 acres and established the "Sunny Fields Poultry Farm."[29]

The childless couple was active in their new community and Dan ran for city council for the first time in 1925. The next year he purchased the large stone "Glove Factory" on Railroad Avenue and repurposed it as a poultry processing plant.[30] From 1930-34 Gardner served as mayor of St. Helena.

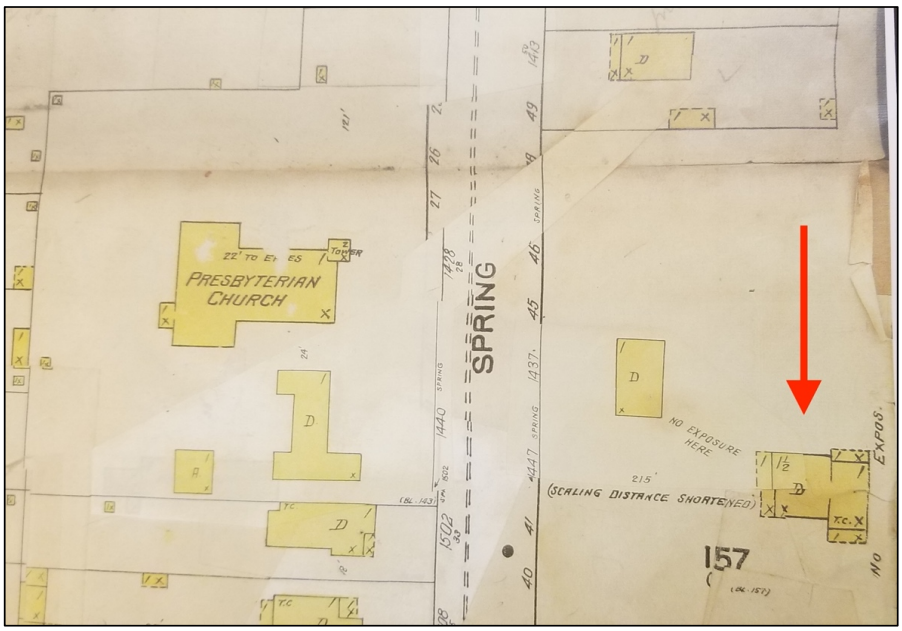
In 1941 the Gardners built a rental unit facing Spring Street, northwest of the project area (currently 1437 Spring Street) (see figure below and figure 57 in Appendix A).



Dan M. Gardner, of St. Helena, has filed application with City Clerk Ray Palmer for a permit to build a $1500 dwelling at 1447 Spring street. Construction on the building has already started.

10 October 1941, St. Helena Star

[27] www.ancestry.com
[28] "Former St. Helena Mayor to be Buried in Arlington Cemetery," 15 October 1970, St. Helena Star.
[29] "For Sale," 12 August 1921, St. Helena Star.
[30] 17 December 1926, St. Helena Star.



1944 Sanborn Fire Insurance Map showing new (1941) house at 1437 Spring, project area indicated with arrow

Note that the original house (1447 Spring Street) has the same footprint on the 1944 Sanborn map as it does in the 1899 Sanborn map. By 1953 the Gardners had fully renovated and radically modified the house. A feature article in the Napa Sunday Journal described many of the renovations completed by the Gardners, with a focus on the interior spaces (see figure below). The exterior was characterized as "Little Old New England," describing the new "Colonial Revival" design of the cottage. Changes to the front of the house included replacing the full-width porch with the small, flattened ogee arch entry porch, replacing the front door and reconfiguring the fenestration and doors on the north, east and south elevations.

The modifications to 1447 Spring Street were consistent with the popular "Colonial Revival" style and were reminiscent of the traditional architecture of the southeast United States, specifically Mississippi, Arkansas, Virginia and Georgia where Lois and Dan had lived previously.

The Gardners sold the property in March 1960 to Paul and Rose West.[31] Paul West was born in Colusa, California, in 1887 and was a retired newspaper advertising executive who briefly established the "Saint Ambrose Vineyards" between St. Helena and Calistoga from 1948-1953. He and his wife, Rose Handelman West (1902-1961), had recently moved back to the area from Yakima, Washington, when they purchased the Spring Street property. Rose was in poor health and died within a year of buying the property. In that brief period, however, Paul West modified the property with a carport on the northeast corner, a hyphen with a laundry room connecting the house to the "shed" and "concrete storage," and a porch across the length of the south elevation.

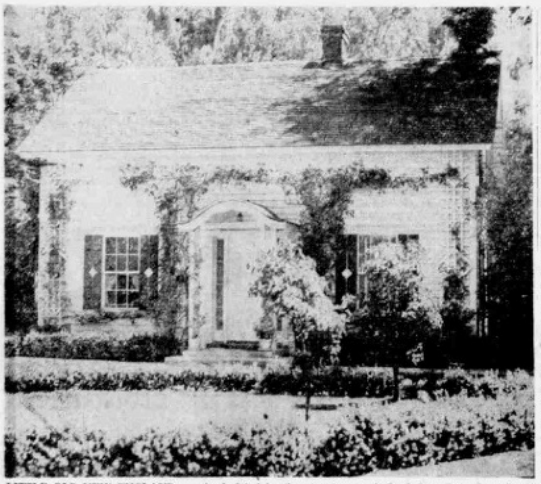
Paul remarried Anne Homan and began traveling the world on a series of lengthy cruises and trips. He died suddenly in Sydney, Australia, in 1968, bequeathing the property to his widow.[32]

Anne West died in 1986 and her estate sold the property to Edouard and Suzanne Platel.[33] Within two years the Platels sold the property to Edward and Eleonore Aslanian, who were Iranian immigrants from Russia.[34] Edward died in 2015, followed by Eleonore in 2019. Their heirs now hold title to the property.

[31] Napa County Recorder's Office, Official Records Book 608, p. 554.
[32] Ibid., Official Records Book 798, p. 138.
[33] Ibid., Official Records Book 1487, p. 415.
[34] Ibid., 1989-1616063.

Page 6-A NAPA SUNDAY JOURNAL Sunday, August 16, 1953

Gardner Home -- One Of Napa County's Oldest



LITTLE OLD NEW ENGLAND . . . is depicted in the structure and the informal gardens found surrounding the home of Major and Mrs. Dan Gardner of 1447 Spring street, St. Helena. A circular drive leads to the front door.



COLONIAL TYPE . . . The long narrow living room of the Gardner home was once a parlor and dining room. The Gardners have retained the antique pieces—holding the home true to it's type.



WISTERIA PODS . . . now hang from the arbor of the patio of the Gardner home, combined with variegated ivy and blue morning glory vines. Wrought iron and cane furniture grace the cement floor.

Many of the notably outstanding homes in Napa County are found in St. Helena. Among these is the 100 year old home of Major Dan Gardner, Marine Corps, retired, and Mrs. Gardner at 1447 Spring street in that city. The Gardner home, originally owned by the Greer family and next by the McCormicks, is reputed to be the oldest plaster house in St. Helena.

The Gardners purchased the home about 30 years ago. The New England cottage-type structure has two floors to the main portion of the house. The top floor consisted orginally of three bedrooms and was remodeled by the Gardners. They changed one of the small bedrooms to a bathroom. The upstairs rooms have barrel ceilings and small dormer windows.

CHANGES WERE MADE

The present living room was formerly the parlor and dining room. The partition was removed and the room converted into one large livingroom. The original Colonial fireplace was retained in the parlor portion of the room. The firerions are brass with oversized block bases and match the other hearth appointments. A childhood portrait of Mrs. Gardner graces the chimney box. The picture is framed in wide, rich, maroon colored velvet. The only other ornaments for the narrow mantelpiece are matching brass candleholders to hold three tapers each.

Three scatter rugs in Oriental style partially cover the orginal area of the livingroom. A full length mirror in a six-inch intricately carved frame hangs at the left of the fireplace, reflecting the opposite side of the room. Also at the left is found a small overstuffed chair covered with green and white stripe brocade-type cloth. At one side of this chair is a small end table which the family brought from Georgia.

ANTIQUE MODE

A large rug in Oriental pattern all but covers the other end of the long room. All about the room one finds interesting old furnishings in keeping with the style of the home.

A floor-to-ceiling bookcase, completely filled, shows the Gardners taste in reading matter. French doors lead to the side porch which is screened in for protection from insects. The corner windows have sectional padded stools arranged in the same manner as a window seat.

A horsehair love seat, upholstered in green brocade, is found in the livingroom. Thought to be about 100 years old, the love seat has been in the family for a number of years and was recovered by the Gardners. Its wide, wooden frame is beautifully carved.

Above the love seat is found an interesting arrangement of old-fashioned prints and photographs showing family members.

GREEN AND GOLD

The predominant colors of the room are green and gold. A banjo clock, a relic of the French regime in Mexico City, hangs above the green desk at one side of the door leading to the dining room.

Drapes of a cream colored background frame the windows. Taking on a gold tone, the pattern is large with chartreuse leaves and vines.

Interesting pieces found in the room are the Oglethorpe chair and a desk with a mirrored front which drops to make the writing table.

OLD KITCHEN CONVERTED

The present dining room was the orginal kitchen of the home. An immediate eye-catcher here are matching vases on the buffet—hand painted and thought to be close to 200 years old. These, too, are family heirlooms, and have been wired as lamps for indirect lighting.

The dining table centers the room. Above it hangs a candelier once used in a church in Mexico. The table is surrounded by four chairs of inlaid design. The shadow box shelves contain figurines and antique silver pieces.

French doors at one side lead to the service porch and on to the rose garden. The drapes at the French doors and the large picture window which overlooks the patio are green and white stripe.

An interesting treatment for the picture window is two large potted angel wing begonias, climbing up either side and twining across the top, framing the window. A large mid-Victorian table has been placed in front of this window using a huge Chinese bowl of ornate design as the centerpiece.

ORIGINAL HALLWAY

Entering from the front door, one steps into the original hallway of the home. The living room is found at the left, and at the right, the master bedroom. The upper floor is reached by climbing the stairway found directly ahead, with the hallway continuing on to the dining room.

French patterned wallpaper lines the hall walls. The banister and steps of the stairway are a deep, brownish red, contrasting with the cream colored woodwork.

FOUR-POSTER

The master bedroom, with connecting bath, is simply furnished with one exception—a huge four-poster bed, belonging to Miss Katharine Cox, next door neighbor and close friend of the Gardners. Used through several generations of her family, Miss Cox found it not in keeping with the modern structure of her home and too large for the alloted space, but just

(Continued on Page 7)

Napa
Fish Grotto
1143 MAIN ST.
OPEN SUNDAYS
4 to 9 P. M.
Sea Food Specialties
"WETTON'S"

Owner	Acquisition	Reference
Jenny Iren Aslanian, successor trustee	3/5/2021	2021-0008865
Edward S & Eleonore Aslanian	10/21/1988	1989-1616063
Edouard & Suzanne Platel	12/26/1986	OR 1487-415
Anne Homan West (daughter)	11/22/1968	OR 798-138
Paul West	1/29/1962	OR 644-849
Paul A & Rose H West	3/3/1960	OR 608-554
Dan M & Lois C Gardner	12/5/1921	1002-0134259
Clarence Greer	4/18/1904	1002-0078141
Clarence Greer & Lizzie Greer (siblings)	7/11/1892	1002-0050228
Nellie Greer (wife of John Greer Sr); John Greer Jr, Clarence Greer, Mary Greer, Lizzie Greer, Thomas Greer (children of John Greer Sr)	11/17/1891	1002-0048330
John Greer (Sr)	1/4/1873	1002-0017435
Rudolph Steinbach	9/15/1870	1002-0014134
Edward Bale	3/14/1841	GLO-079

Regulatory Environment

California Environmental Quality Act (CEQA)

CEQA (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) provide direction and guidance for evaluating properties, and the preparation of 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).

The California Office of Historic Preservation (OHP) defines five classes of cultural resources:

- **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 is 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 possesses historical, 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.

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:[35]

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

Local Regulations

The City of St. Helena maintains a local register of historic resources based heavily on the 1978 "Napa County Historic Resources Inventory: City of St. Helena Volume"[36] and Page & Turnbull's 2006 "Historic Resources Survey, City of St. Helena." The register includes 294 individual resources that are represented in the City's discontiguous "Historic Preservation Overlay Map." Section 17.21.040 of St. Helena's municipal code, adopted October 2023, codifies the treatment standards for those historic resources.[37]

As part of its CEQA review, the City of St. Helena may require an assessment of a building's potential historic character.

Recommendation for Determination of Eligibility

The house at 1447 Spring Street:

- is approximately 144 years old (ca. 1880),
- is not listed in the CR (criterion 1),
- has not been determined eligible for listing in the CR by the SHPO or previously evaluated for its historic character (criterion 2),
- and is not included in any national, state or local historic resource survey or the California Office of Historic Preservation's "Built Environment Resources Directory (BERD)" (criterion 3).

The house has not been previously assessed for its historic character.

[35] https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default)
[36] Napa Landmarks, Inc., Napa County Historic Resources Inventory: City of St. Helena Volume," On file at the St. Helena Public Library.
[37] https://www.cityofsthelena.org/DocumentCenter/View/2952/HP-Overlay-Zoning-Code-Chapter-1721040_Adopted-October-2023

CRITERIA

According to the OHP, a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:[38]

Criteria	1447 Spring Street
1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	This property is one of the older structures in St. Helena and is associated with the early development of the town of St. Helena. Originally it was a farmstead outside of the main commercial district, though the parcel was divided several times as the area grew into a residential neighborhood.
2. Associated with the lives of persons important to local, California or national history.	The residential property is associated with the early life of John Greer, Sr., who was one of St. Helena's pioneer settlers. While Greer began his career running a livery for the local "White Sulphur Springs" resort, he later became a major real estate investor in Calistoga and St. Helena, as well as a vineyardist. As his fortune skyrocketed, John Greer built a more substantial house south of St. Helena and moved out of this modest house. His tenure at this property was less than 10 years, primarily when he was running the livery.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.	This modest cottage was radically modified between 1944-1953 to take on a more "Colonial Revival" feeling. It no longer embodies its late-nineteenth century, vernacular origins. At the same time, it is not an architecturally distinctive example of the "Colonial Revival" style nor is it the work of a master architect or builder.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation	The property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. My evaluation of this property was limited to resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

[38] Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.

INTEGRITY ANALYSIS

Because the building is potentially historic for its association with the early development of St. Helena and the early career of John Greer, Sr., we must determine if it has sufficient physical integrity to visually convey these associations. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.[39]

Integrity Element	1447 Spring Street	Conclusion
Location *("place where the property was built")*	The structure retains its integrity of location as it has not been moved or relocated.	**INTACT**
Design *("combination of elements that create the form, plan, space, structure, and style" (NPS)*	The footprint of the building has changed significantly over the decades with additions telescoping off the east elevation. The original porches on the west, south and north have been reconfigured and two former auxiliary buildings have been absorbed into the design, repurposed as occupiable space and connected to the house with a new hyphen. A carport was added in 1961. The scale and massing of these numerous additions overwhelm and obscure the original structure.	**COMPROMISED**
Setting *("physical environment")*	As indicated on Sanborn Maps from 1899 onwards, the original rural setting of the farm has been compromised by the gradual incursion of residential development on all sides of the property beginning in the late-nineteenth century. The area is now a fully residential neighborhood and no longer conveys the rural origins of this farmstead.	**COMPROMISED**
Materials	Routine maintenance and major renovations have removed most of the ca. 1880 materials. All of the windows and doors have been replaced at least once as well as the siding. The original porches that were the primary focal point of the ca. 1880 houses were removed and reconfigured.	**COMPROMISED**
Workmanship *("evidence of labor and skill")*	The ca. 1880 workmanship has been severely compromised by the removal of the windows, doors and porches and the construction of numerous additions.	**COMPROMISED**
Feeling *("expression of the aesthetic or historic sense of a particular period of time")*	The building was restyled as a vernacular "Colonial Revival" house between 1944-1953 and no longer feels like a modest farmstead from the 1870s-1880s.	**COMPROMISED**
Association *("direct link between an important historic event or person")*	The restyling of the farm as a vernacular "Colonial Revival" house compromised the building's ability to	**COMPROMISED**

[39] National Park Service, National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation (Washington, D.C.: National Park Service, 1997).

	convey its origins as the early farmstead of one of St. Helena's pioneer families.	

Conclusion

The house at 1447 Spring Street is approximately 144 years old (ca. 1880), and is not included in any national, state or local historic inventory, including St. Helena's 1978 "Historic Resources Inventory," St. Helena's master list of historic resources and Page & Turnbull's 2006 historic resource inventory of St. Helena. It has not been previously evaluated and is not included in the California Office of Historic Preservation's "Built Environment Resource Database (BERD)."

The house is associated with the early development of the town of St. Helena and John Greer, Sr., who was influential in the early growth of St. Helena. But major renovations between 1944-1953 and again in 1961 have changed the property so much that it no longer retains enough physical integrity to convey its nineteenth century origins and association with John Greer, Sr.

Because of this loss of integrity, it is my professional opinion that the house at 1447 Spring Street is **NOT eligible** for listing in the National Register, the California Register or the local historic resource inventory and, therefore, **does NOT qualify** as an "Historic Resource" under the California Environmental Quality Act (CEQA).

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www.ohp.parks.ca.gov	www.historicaerials.com	

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House



Figure 1: West and north elevations (northwest corner), front



Figure 2: West elevation, front door



Figure 3: West elevation, upper story window



Figure 4: West elevation, lower level window



Figure 5: North elevation, main block (side)



Figure 6: North elevation (side)



Figure 7: North elevation, gable vent



Figure 8: North elevation, upper story windows



Figure 9: North elevation, upper story window



Figure 10: North elevation, modern window at lower level of main block



Figure 11: North elevation, shed-roof bay at junction with main block



Figure 12: North elevation, picture window inside porch



Figure 13: North elevation, narrow window inside side porch



Figure 14: North elevation, "laundry room" (as designated on Building Record)



Figure 15: North elevation, back door at junction of "laundry room" and "shed" (as designated on Building Record)



Figure 16: West elevation of "shed" (as designated on Building Record)



Figure 17: West elevation of "shed" (as designated on Building Record)



Figure 18: West elevation of "shed," modern window



Figure 19: Carport, west elevation



Figure 20: Carport, north elevation

Have



Figure 21: Carport, east elevation (looking south)



Figure 22: Junction of carport and "shed," east elevation (looking south)



Figure 23: Looking south at carport towards north side of "Concrete Storage" (as designated on Building Record)



Figure 24: "Concrete Storage," east elevation (as designated on Building Record)



Figure 25: "Concrete Storage," east elevation, SE corner (as designated on Building Record)



Figure 26: South elevation



Figure 27: East elevation, main block



Figure 28: East elevation, hatch in gable peak of wing



Figure 29: East elevation, picture window on wing



Figure 30: East elevation, modern French doors on wing



Figure 31: East elevation, picture window



Figure 32: Modern French doors and windows on brick-faced wing



Figure 33: Brick-faced wing

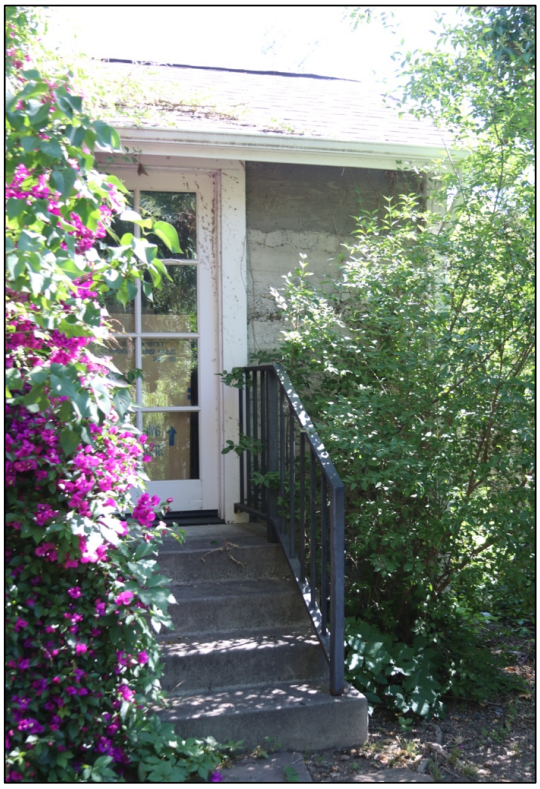


Figure 34: Back door on south elevation of "Concrete Storage" (as designated in Building Record)



Figure 35: South elevation main block, upper story



Figure 36: Porch across lower level of main block, south side, looking west



Figure 37: South elevation, porch ceiling (looking west)



Figure 38: South elevation, modern French doors inside porch (southwest corner)



Figure 39: South elevation, door and windows inside porch



Figure 40: South elevation, door and windows inside porch

Setting

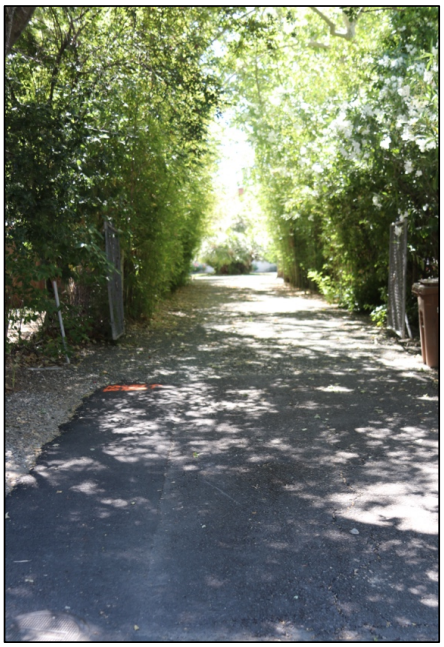


Figure 41: Looking east on driveway from Spring Street towards house



Figure 42: Chain link gate at entrance to driveway



Figure 43: Backyard, northeast corner



Figure 44: Concrete path along east fence line, looking south



Figure 45: Barbeque pit



Figure 46: Patio with fountain

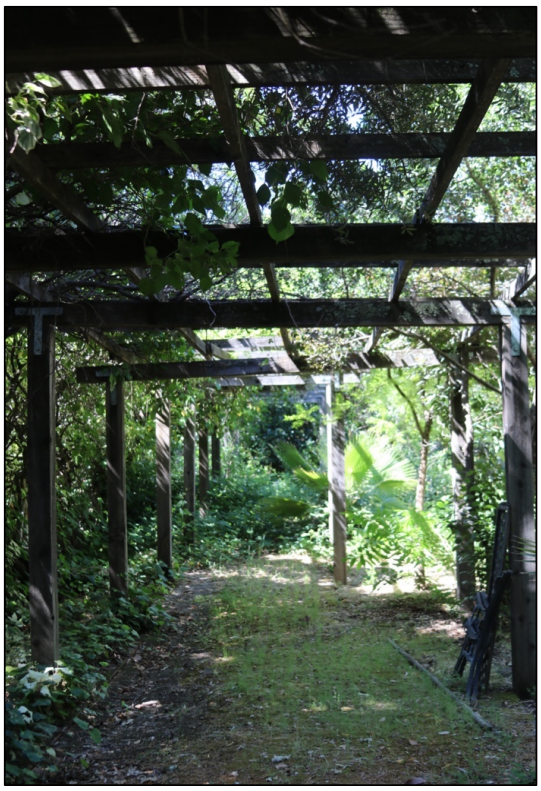


Figure 47: Arbor



Figure 48: Lawn (looking south)



Figure 49: Meadow, southeast



Figure 50: Well house



Figure 51: Looking west on driveway from house towards Spring Street



Figure 52: Neighbor across the street to the northeast, Presbyterian Church



Figure 53: Neighbor across the street to the west,1440 Spring Street



Figure 54: Neighbor across the street to the southwest, 1508 Spring Street



Figure 55: Neighbor to the southwest, 1505 Spring Street



Figure 56: Neighbor to the south, 1451 Spring Street



Figure 57: Neighbor to the north, 1437 Spring Street



Figure 58: Looking north on Spring Street from project area



Figure 59: Looking south on Spring Street from project area

Appendix B: DPR Forms (A, B, L and J)

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code | Reviewer | Date

Page 1 of 10 | *Resource Name or #: 1447 Spring Street, St. Helena, CA

P1. Other Identifier:
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Napa
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Saint Helena, CA Date: 2021 T n/a ; R n/a; n/a ¼ of Sec n/a ; B.M. n/a
c. Address: 1447 Spring St. City: St. Helena Zip: 94574
d. UTM: Zone: 10S; 546259.63 mE/ 4261554.91 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: APN 009-590-003-000

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

This one-and-a-half story house with a side-gabled mass at the front of the building has a variety of additions telescoping off the rear. The front block is faced in V-groove wood siding and has a composition shingle roof with overhanging, boxed eaves. A brick chimney with metal chimney cap is off centered on the roof ridge

A circular gravel drive leads to the front door that is centered on the west (primary elevation). Two concrete steps with modern metal handrails lead to a small porch with a flattened ogee roof supported on square posts. The front door sheltered under this porch consists of a wood paneled door behind a multi-paned screen door and flanked by multi-lite transom windows. A narrow tripartite window is centered over the door in the half story. Two double-hung, four-over-four, vinyl windows flank the entrance at the ground level. The window openings are framed with simple wood boards. Each window on the front elevation has modern board shutters with diamond cutouts.

The rear elevations (north and south) are dominated by telescoping additions that stretch to the east and north. On the north elevation of the main block, a modern tripartite window fills most of the lower level. The center pane is fixed, while the side panes are casement windows. At the upper level, a pair of modern vinyl windows (six-over-six) are framed as a single unit while an older wood-sash unit (six-over-six) is framed as a single unit. A square, louvered, wood vent is in the gable peak. All windows on this elevation have wide board frames. *(see Continuation Sheet, p. 4 of 10)*

*P3b. Resource Attributes: (List attributes and codes) HP2 (single family)
*P4. Resources Present: ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) 5/29/24, West & North Elevations
(see Continuation Sheet, p. 5 of 10)
*P6. Date Constructed/Age and Sources: ☒ Historic
☐Prehistoric ☐Both

1880 (assessor)

*P7. Owner and Address:
Jenny Iren Aslanian, 1447 Spring St., St. Helena, CA 94574
*P8. Recorded by: (Name, affiliation, and address)
Alice Duffee
APD Preservation LLC
13125 Arnold Dr., Glen Ellen 95442
*P9. Date Recorded: June 2024
*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") "Historic Resource Evaluation," June 2024, Alice Duffee

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

DPR 523A (1/95) *Required information

State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI#**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 10 ***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) **1447 Spring St. Helena, CA**

B1. Historic Name: **1447 Spring St.**
B2. Common Name: **1447 Spring St.**
B3. Original Use: **Residence** B4. Present Use: **Residence**
***B5. Architectural Style: Vernacular "Colonial Revival"**
***B6. Construction History:** (Construction date, alterations, and date of alterations)

ca. 1880 constructed (according to assessor); 1944-1953 remodeled as "Colonial Revival," porch replaced, windows and doors replaced and reconfigured; 1961 south porch added, auxiliary buildings connected to house with hyphen, carport added; 1971-1976 window over entrance; 2003-4 auxiliary buildings converted to usable space, windows replaced again.

***B7. Moved?** [X] **No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**

None

B9a. Architect: **UNK** b. Builder: **UNK**
***B10. Significance: Theme: Residential Development** **Area: St. Helena**
Period of Significance: N/A **Property Type: Residential** **Applicable Criteria: N/A**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historical Context

The lot that contains 1447 Spring Street is part of a 30-acre farm that John Greer developed in the mid-nineteenth century. John Greer was born in County Armagh, Ireland, in 1824. In 1850 he immigrated to Albany, New York, and married Ellen Crozier McGuire in 1855. The newlyweds relocated to California in 1855, arriving in Napa in 1856. In 1857 took over operations of the livery at the "White Sulphur Springs" resort two miles west of the budding town of St. Helena. Ellen died giving birth to her sixth child in 1864, and John Greer remarried Nellie Murphy within a year.

As soon as he arrived in Napa County, Greer started buying land in and around the growing community of St. Helena, eventually owning most of St. Helena's commercial district. He purchased the 30-acre tract along Spring Street (including the project area) in 1873 from Rudolph Steinbach of San Francisco.[i]

It appears the Greer built a house on the site at least by 1881, though probably closer to 1873 when he purchased the lot. The 1881 map of St. Helena, however, does not indicate a house on the property but a newspaper article from October 1881 mentions the house. An 1899 Sanborn Fire Insurance map shows a one-and-one-half story, wood frame house with a porch across the front and an offset wing across the rear with porches on the north and south. ***(see Continuation Sheet, p. 6 of 10)***

B11. Additional Resource Attributes: (List attributes and codes) **(see P3b)**

***B12. References:**
- "Historic Resource Evaluation," Alice Duffee, June 2024
- www.ancestry.com (consulted)
- www.cdnc.edu (consulted)

(see Continuation Sheet, p. 10 of 10)
B13. Remarks:

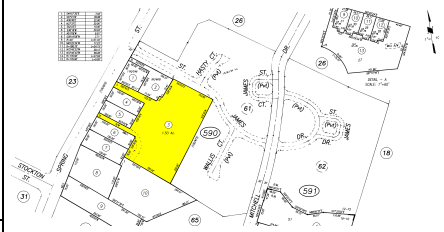
***B14. Evaluator:** Alice P. Duffee, APD Preservation LLC

***Date of Evaluation:** June 2024

[i] Napa County Recorder's records, #1002-0017435.

(This space reserved for official comments.)

(Sketch Map with north arrow required)

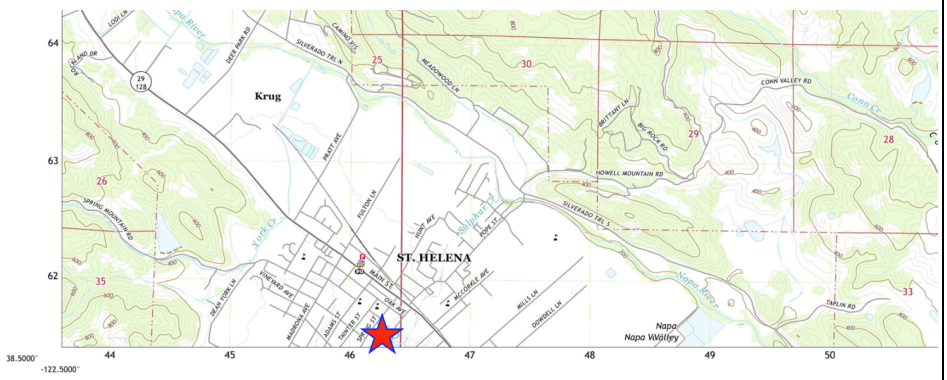


DPR 523B (1/95) ***Required information**

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI# Trinomial

Page 3 of 10 *Resource Name or #: 1447 Spring St., St. Helena, CA

*Map Name: USGS 7.5 Quadrangle Map, Saint Helena *Scale: 1:24,000 *Date of Map: 2021



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 10S
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, May 2020 - May 2020
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1981 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2019
Contours.....National Elevation Dataset, 2020
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory 1972 - 1985

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

DPR 523J (1/95) *Required information

State of California - The Resources Agency	Primary#
DEPARTMENT OF PARKS AND RECREATION	HRI #
	Trinomial

CONTINUATION SHEET

Property Name: **1447 Spring St., St. Helena, CA**

Page **4** of **10**

***P3a. Description: (CONTINUED):**

Two abutting one-story wings extend across the rear of the main block of the house. A shed-roof wing with a single paned window wraps around the northeast corner of the main block of the house. The shed roof extends across the north gabled wing, creating a recessed porch. Inside the porch there is a multi-lite picture window on the north wall of the wing and a narrow, fixed-pane window to the east. Another one-story, gable roofed wing extends off the east elevation of north wing and has a shed roof component that projects to the north. This section is designated as "laundry room" on the Assessor's Building Record sketch from 1976 and has three modern vinyl windows framed as a single unit. The easternmost window has sliding sash, while the other two sash are fixed. Another sliding sash window is on the west corner of this shed roof addition. A side entrance with a paneled and half glass door, concrete stoop and modern handrails is at the northeast corner.

On the northeast corner of the house, a gable-roofed section (identified as "Shed" on the Assessor's 1976 building sketch) extends towards the north and abuts a carport. A modern sliding sash window is roughly centered on the west elevation of this shed.

A modern three-sided shed-roof carport extends north from the "Shed" and has wide overhanging eaves with exposed rafters. Square posts support the roof and a storage shed fills the far north end. Plywood walls enclose the north and east sides of this structure.

At the rear of the house, a gable-roofed "Concrete Storage" wing (per the Assessor's building sketch) extends to the east. This section of the property is heavily overgrown with vegetation that obscures the fenestration of this portion of the structure. Turning the corner to the south wall of the southeast corner of the "Concrete Storage," a concrete stoop with metal handrails leads to a modern multi-lite door

At the rear of the house, the two gabled wings are faced in shiplap wood siding and have a variety of large, multi-lite windows and French doors that open onto a brick and concrete patio. The abutting east-west wing is faced in running bond brick that extends to the edge of the "Concrete Storage" wing. Another set of French doors with horizontal panes and large transoms, also with horizontal panes, is positioned near the junction of the east-west wing.

A shed roof porch extends from the southwest corner of the main block to the southeast corner of the southern, one-story gabled wing. Widely spaced square posts support the roof, while the balustrade has simple square balusters and a square handrail. The floor is wood boards, and the ceiling has exposed rafters. Another set of modern, multi-lite French doors with multi-lite transoms is sheltered inside the porch, as well as another multi-lite picture window and a single multi-lite door.

At the upper story, a pair of modern casement windows are framed as a single unit and have a metal awning and modern board shutters with diamond cutouts. A square vent with wood louvers is in the gable peak.

DPR 523L (9/2013

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: **1447 Spring St., St. Helena, CA**

Page **5** of **10**

***P5a & b.** **Photos: (CONTINUED) (all taken on 5/29/24, Alice Duffee)**



North elevation (side)



Carport



Northeast "Shed"



South elevation (side)

DPR 523L (9/2013

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

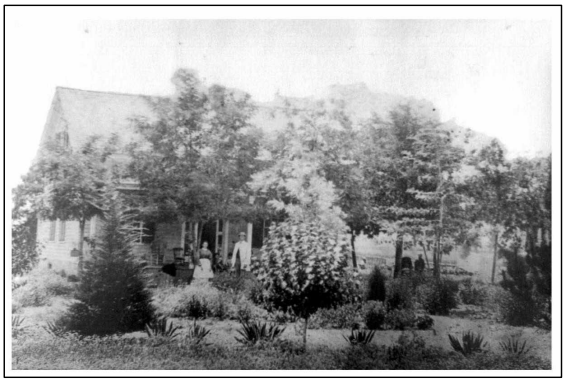
Property Name: **1447 Spring St., St. Helena, CA**

Page **6** of **10**

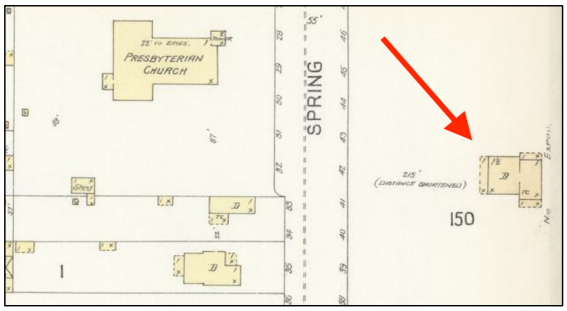
***B10. Significance: (CONTINUED):**

Historical Context (continued)

An early photograph of the house confirms the configuration of the front of the house and shows a symmetrical primary elevation with a door flanked by double-hung windows. The north gable end appears to have had a pair of windows at the ground level and a single window in the gable peak.



"John Greer Home on Spring Street," ND (estimating ca. 1880) [i]



April 1899 Sanborn Fire Insurance Map (project area indicated)

Greer made a significant amount of money investing in "Sierra Nevada Stock" in 1878 and started buying more land around Napa County, particularly Calistoga and St. Helena.[ii] Much of the land was in grape cultivation. In January 1881 he purchased 38 acres from T.A. Giaque in Pine (or Bello) Station, south of St. Helena. By May 1884 Greer had

(see Continuation Sheet, p. 7 of 10)

[i] www.ancestry.com
[ii] 15 November 1878, St. Helena Star.

State of California - The Resources Agency Primary#
DEPARTMENT OF PARKS AND RECREATION HRI #
Trinomial

CONTINUATION SHEET

Property Name: **1447 Spring St., St. Helena, CA**
Page **7** of **10**

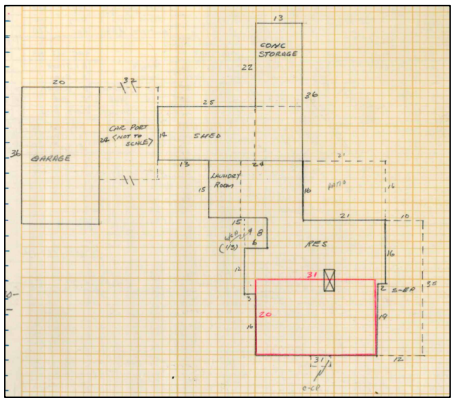
***B10. Significance: (CONTINUED):**

Historical Context (continued)

erected a "handsome," stick-style Victorian house on Wheeler Lane, and moved the family out of the house on Spring Street. It is unclear how the house on Spring Street was used after the family relocated to Wheeler Lane, though it remained in the family.

John Greer died on 22 August 1888 when a ship he and his daughter, Lizzie, were on collided with another ship near Alcatraz in the San Francisco Bay.[i] His estate was divided among his wife (Nellie Murphy Greer) and five surviving children: John (junior), Thomas, Mary, Clarence and Lizzie. The Spring Street property was "set apart to the said Nellie Greer as a homestead."[ii] After the estate was settled, the children divided up the real estate holdings, with the older three children from the first marriage trading their interest in the Spring Street property for their interest in the Bello Station property.[iii] Nellie Murphy remarried in 1892 and remained in the Spring Street house until her death on 28 April 1900. The house was owned by her children, Clarence and Lizzie Greer. In 1904, Lizzie sold her interest to Clarence.[iv] Clarence Greer married Josephine Walsh in 1901 and moved to Calistoga where he took up ranching for the next two decades. It appears that the house was rented out during this period.[vvi] In 1921 Clarence Greer sold the Spring Street property to Dan and Lois Gardner.[vii]

Dan Gardner was born in Mississippi in 1886 and grew up in Arkansas. He married Lois Crosby in 1915; Lois was born and raised in Atlanta, Georgia, and moved to Alameda to live with her Aunt and Uncle following the death of her parents in 1907 and 1909.[viii] After attending West Point, Dan trained in Quantico, though deafness prevented him from deploying in World War I.[ix] Upon retiring, he and his wife purchased the project area, which had been reduced to 14 acres and established the "Sunny Fields Poultry Farm."[x]



Building Plan from 1976 Assessor's Building Record (garage is gone)

The childless couple was active in their new community and Dan ran for city council for the first time in 1925. The next year he purchased the large stone "Glove Factory" on Railroad Avenue and repurposed it as a poultry processing plant.[xi] From 1930-34 Gardner served as mayor of St. Helena. In 1941 the Gardners built a rental unit facing Spring Street, northwest of the project area (currently 1437 Spring Street). ***(see Continuation Sheet, p. 8 of 10)***

[i] 24 August 1888, The Napa Register.
[ii] Napa County Records, 17 November 1891, #1002-0048330.
[iii] Ibid., 11 July 1892, #1002-0050228.
[iv] Ibid., 18 April 1904, #1002-0078141.
[v] www.ancestry.com
[vi] Charles & Jennie Steves in the "Old Greer Home." 31 March 1911, St. Helena Star.
[vii] Napa County Records, #1002-0134259.
[viii] www.ancestry.com
[ix] "Former St. Helena Mayor to be Buried in Arlington Cemetery," 15 October 1970, St. Helena Star.
[x] "For Sale," 12 August 1921, St. Helena Star.
[xi] 17 December 1926, St. Helena Star.

DPR 523L (9/2013

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

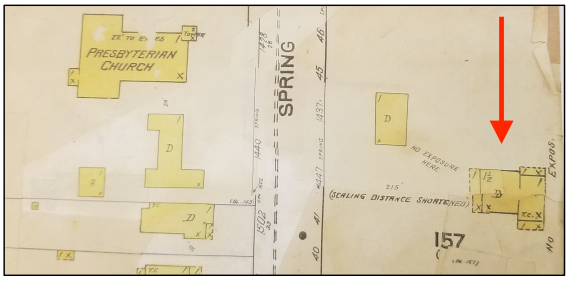
CONTINUATION SHEET

Property Name: **1447 Spring St., St. Helena, CA**

Page **8** of **10**

***B10. Significance: (CONTINUED):**

Historical Context (continued)



1944 Sanborn Fire Insurance Map showing new (1941) house at 1437 Spring, project area indicated with arrow

Note that the original house (1447 Spring Street) has the same footprint on the 1944 Sanborn map as it does in the 1899 Sanborn map. By 1953 the Gardners had fully renovated and radically modified the house. A feature article in the Napa Sunday Journal described many of the renovations completed by the Gardners, with a focus on the interior spaces. The exterior was characterized as "Little Old New England," describing the new "Colonial Revival" design of the cottage. Changes to the front of the house included replacing the full-width porch with the small, flattened ogee arch entry porch, replacing the front door and reconfiguring the fenestration and doors on the north, east and south elevations.

The modifications to 1447 Spring Street were consistent with the popular "Colonial Revival" style and were reminiscent of the traditional architecture of the southeast United States, specifically Mississippi, Arkansas, Virginia and Georgia where Lois and Dan had lived previously.

The Gardners sold the property in March 1960 to Paul and Rose West.[i] Paul West was born in Colusa, California, in 1887 and was a retired newspaper advertising executive who briefly established the "Saint Ambrose Vineyards" between St. Helena and Calistoga from 1948-1953. He and his wife, Rose Handelman West (1902-1961), had recently moved back to the area from Yakima, Washington, when they purchased the Spring Street property. Rose was in poor health and died within a year of buying the property. In that brief period, however, Paul West modified the property with a carport on the northeast corner, a hyphen with a laundry room connecting the house to the "shed" and "concrete storage," and a porch across the length of the south elevation.

Paul remarried Anne Homan and began traveling the world on a series of lengthy cruises and trips. He died suddenly in Sydney, Australia, in 1968, bequeathing the property to his widow.[ii] Anne West died in 1986 and her estate sold the property to Edouard and Suzanne Platel.[iii] Within two years the Platels sold the property to Edward and Eleonore Aslanian, who were Iranian immigrants from Russia.[iv] Edward died in 2015, followed by Eleonore in 2019. Their heirs now hold title to the property.

(see Continuation Sheet, p. 9 of 10)

[i] Napa County Recorder's Office, Official Records Book 608, p. 554.
[ii] Ibid., Official Records Book 798, p. 138.
[iii] Ibid., Official Records Book 1487, p. 415.
[iv] Ibid., 1989-1616063.

State of California - The Resources Agency	Primary#
DEPARTMENT OF PARKS AND RECREATION	HRI #
	Trinomial

CONTINUATION SHEET

Property Name: **1447 Spring St., St. Helena, CA**

Page **9** of **10**

***B10. Significance: (CONTINUED):**

Historical Context (continued)

Current Historical Status:

The house is approximately 144 years old (ca 1880); is not listed on the National Register or California Register; has not been determined eligible for listing in the CR by the SHPO or previously evaluated for its historic character; and is not included in any national, state or local historic resource survey or the California Office of Historic Preservation's "Built Environment Resources Directory (BERD)."

Evaluation for National Register of Historic Places (NRHP), California Register of Historical Resources (CR) and Napa County Historic Resources:

Criterion A - Association with Significant Event: This property is one of the older structures in St. Helena and is associated with the early development of the town of St. Helena. Originally it was a farmstead outside of the main commercial district, though the parcel was divided several times as the area grew into a residential neighborhood.

Criterion B – Association with Significant Person: The residential property is associated with the early life of John Greer, Sr., who was one of St. Helena's pioneer settlers. While Greer began his career running a livery for the local "White Sulphur Springs" resort, he later became a major real estate investor in Calistoga and St. Helena, as well as a vineyardist. As his fortune skyrocketed, John Greer built a more substantial house south of St. Helena and moved out of this modest house. His tenure at this property was less than 10 years, primarily when he was running the livery.

Criterion C – Significant Design/Construction: This modest cottage was radically modified between 1944-1953 to take on a more "Colonial Revival" feeling. It no longer embodies its late-nineteenth century, vernacular origins. At the same time, it is not an architecturally distinctive example of the "Colonial Revival" style nor is it the work of a master architect or builder.

Criterion D – Potential to Yield Information: The property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. My evaluation of this property was limited to resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Integrity: The integrity of the property has been heavily compromised over the decades by the change of the area's setting from rural to residential and from major renovations that have removed most of the house's original building materials and radically changed the original design of the vernacular 1880s cottage. The house no longer retains enough integrity of design, setting, materials, workmanship, feeling or association to convey its association with the early development of St. Helena (criterion A) or its association with a locally significant figure (John Greer) (Criterion B).

see Continuation Sheet, p. 10 of 10)

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary# HRI # Trinomial
CONTINUATION SHEET Page _10_ of __10__	1447 Spring St., St. Helena, CA

***B12. References (CONTINUED):**

City of St. Helena 2023-2031 Housing Element. (https://www.cityofsthelena.org/DocumentCenter/View/556/2023-2031-Housing-Element-Certified-September-25-2023-PDF)

www.newspapers.com (consulted)

www.loc.gov (consulted)

www.historicaerials.com. Vicinity of 1447 Spring Street. Accessed 5 June 2024

U.C. Santa Barbara Library, historic aerials (https://mil.library.ucsb.edu/ap_indexes/FrameFinder/). Vicinity of 16 Cypress Drive. Accessed 23 March 2024

Maps and Property Records on file at Napa County Recorder's Office

Permit Records on file with City of St. Helena, Napa County

Property Record on file with Napa County Assessor's Office

1899, 1910, 1944 Sanborn Fire Insurance Map (courtesy of St. Helena Historical Society)

15 November 2024

Kelso Barnett
City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105
(415) 509-3220
kbarnett@cityventures.com

Subject: Preliminary Determination of Historic Eligibility for 1505 and 1515 Spring Street, St. Helena, CA 94574 (APN 009-590-005-000 and 009-590-010-000)

Dear Mr. Barnett:

Per our conversation, I understand that you would like a preliminary "Determination of Historic Eligibility" for the houses at 1505 and 1515 Spring Street in St. Helena, California, as part of your application for an SB 330 housing project. While I have not yet conducted an intensive study of these two properties, I did prepare an "Historic Resource Evaluation (HRE)" for the adjacent house at 1447 Spring Street in June 2024. That HRE included in-depth research into the history of this area of St. Helena, and serves as the basis for the following preliminary evaluation of 1505 and 1515 Spring Street.

1505 and 1515 Spring Street were part of the 14-acre "Sunny Fields Poultry Farm" established by Dan and Lois Gardner in the 1920s. The Gardners later shifted their poultry production to the "Taylor Duckworth & Co. Foundry Building" in downtown St. Helena, though the property on Spring Street remained agricultural through the mid-twentieth century. Beginning in the 1940s, the farm was broken up into smaller lots that were developed into residential parcels. The Gardners sold the remainder of the property in 1960.



1948 and 1958 aerial views of properties (www.historicaerials.com)

According to the Napa County Assessor, both 1505 and 1515 Spring Street were built in 1955. At that time St. Helena, like many other communities in Napa County and California, was experiencing a tremendous population explosion following World War II. FHA-insured loans and the GI bill created tremendous demand for new homes and spurred contractors across the county and the country to build countless "Minimal Traditional" style houses. These basic houses were characterized by diminutive and compact massing, single story, minimal decoration and economical construction techniques. The house at 1505 Spring Street is one such example (see photo below). The garage appears to have been partially infilled.



1505 Spring Street (May 20224)

"Ranch Style" houses were gaining in popularity during this period, as well, and tended to be more sprawling and built low to the ground with wide overhanging roofs and picture windows. The house at 1515 Spring Street is a simplified example of this ubiquitous style (see photo below). The house appears to have been modified by the replacement of windows and doors.



1515 Spring Street

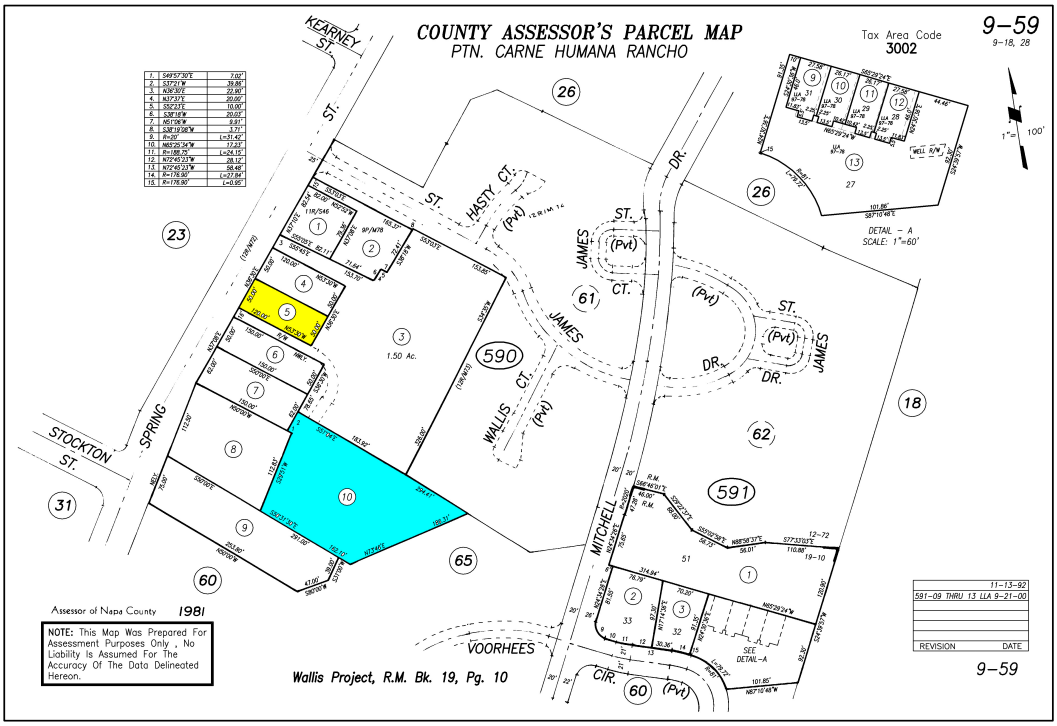
Based on my preliminary review of the two buildings, it is my professional opinion that neither building qualifies as an "historic resource" under CEQA (CCR 14 § 4852 and CEQA Guidelines (15064.5). Neither house appears to be associated with an historically significant event or person and neither is architecturally distinctive. While post war residential development is a significant theme, these single structures are insufficient by themselves to represent the growth trend. At the same time, neither building appears to have the potential to yield information important to history or prehistory.

Please feel free to call me at 415-806-4549 if you have any questions or comments.

Sincerely,

Alice P. Duffee Healy
APD Preservation LLC

My qualifications include a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. I exceed the Secretary of the Interior's professional qualification standards for "Architectural Historian" as defined by the Code of Federal Regulations (36 CFR Part 61) and am listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History. I have been working in the field of Cultural Resources Management for over 33 years, 28 of which have been in Northern California. For the past 14 years I have focused my attention on projects in the Bay Area. For more information, please refer to my website: www.apdpreservation.com. I am pleased to provide references and sample projects upon request.



Parcel Map indicating Project Area

CITY VENTURES

November 19, 2025

Mr. Mike Janusek, AICP
Senior Planner
City of St. Helena
Community Development Department
1088 College Avenue
St. Helena, CA 94574

Mike,

We appreciate your thorough review of the Spring Grove project. Please find below our response to how we have addressed public input and Planning Commission early feedback since the Planning Commission meeting of January 21, 2025.

Thank you,

Kelso G. Barnett

cc. Maya DeRosa
Xinia Gamero
Michael Brewer

CITY VENTURES

Project Screening

The entire community will be enclosed by a wood perimeter fence designed to provide both privacy and a consistent visual edge. The fence height will be 6 feet in most areas; however, within the 50 feet of the property line/right of way on Spring Street, fencing will be reduced to 3 feet to maintain open sightlines in order to comply with the city's vision triangle and applicable design standards.

Beyond fencing, the landscape plan incorporates significant new planting to create a natural, attractive, and effective vegetative screen. Along the eastern boundary—where Spring Grove is adjacent to St. James Drive—the project will install six 36-inch-box Carolina Cherry Laurels. These evergreen trees are fast-growing, typically reaching heights of 20–35 feet and widths of 15–20 feet, with a dense pyramidal canopy that provides year-round privacy.

The southern property line will be softened and screened with a combination of four Western Sycamores and three Western Redbuds. The Western Sycamore is a fast-growing deciduous tree, commonly growing 2–3 feet per year. At maturity it can reach 40–80 feet in height with a broad 30–50-foot spread. While it drops leaves in winter, this location is adjacent to the open-space interface on the St. Helena Park development, where seasonal leaf-off is appropriate and helps maintain a more open feel toward the shared open area. The Western Redbud is a moderate-growing deciduous tree, typically reaching 15–20 feet in height and 15–20 feet in width. It grows roughly 1–2 feet per year and is valued for its dense branching, spring blossoms, and summer privacy. Although deciduous, its branching structure still provides some winter screening.

Along Spring Street, the project will be screened primarily through the preservation of existing mature redwoods and sycamores, supplemented with additional understory and mid-story plantings, including Vine Maples, Rocky Mountain Maples, Coast Live Oaks, and Engelmann Oaks. The Vine Maple is a moderate-growing deciduous tree or large shrub, typically growing 1–2 feet per year. Mature size ranges from 10–20 feet tall and wide, forming layered, multi-stemmed screening. The Coast Live Oak is a slow-to-moderate growing evergreen oak, adding roughly 12–24 inches of growth per year. At maturity it can reach 20–70 feet tall with a broad 20–30-foot canopy. Its year-round foliage provides consistent evergreen screening. Also in the oak family, the Engelmann Oak is a slow-growing semi-evergreen oak, usually adding less than 12 inches of growth per year. Mature height ranges from 20–60 feet with a 20–40-foot spread. Though technically semi-deciduous, it generally retains most of its leaves year-round in our climate, making it effective for long-term screening.

Additional shrub layers will reinforce the project's planting design, including Woodleaf Privet and Toyon. These shrubs are fast-growing and evergreen, typically adding 2 feet per year, maturing at 8-12 feet tall and 6-10 feet wide.

Taken together, this combination of fencing, preserved mature trees, new evergreen and deciduous plantings, and layered shrub material will provide a robust, attractive, and context-appropriate screening strategy for Spring Grove on all sides.

CITY VENTURES

Feedback: Neighborhood Outreach, Providing Smaller Units & Community Gardens

We received extensive community input during the January 21, 2025 Planning Commission study session. We took that feedback seriously and immediately followed up with a dedicated Open House on February 20, 2025 at the Native Sons Hall on Spring Street, just steps from the project site. This informal setting allowed neighbors to speak with us one-on-one, walk through the plans in detail, and share both their support and their concerns directly.

Across all of these engagements; emails, in-person conversations, comments at public meetings, and comments on Next Door, the community's feedback has been mixed. Many residents expressed support for increasing "missing-middle" homeownership opportunities in St. Helena, especially for young families and first-time homebuyers. Others shared concerns about the project's density, height, and architectural expression. We listened carefully and committed to making meaningful improvements in the areas where adjustments were feasible.

Density is set by the municipal code and the Housing Element designation for this site, which has a direct effect on our overall building height and our required unit sizes; as such, those parameters could not be reduced without undermining both the City's housing obligations and the core purpose of this project. However, within those constraints, we made a series of targeted design refinements aimed at softening the buildings, improving compatibility with nearby homes, and enhancing the visual character of the neighborhood. These enhancements include:

Architectural and Aesthetic Improvements

- Increased the primary roof pitch from 8:12 to 11:12 to create a more traditional residential profile and reduce the appearance of massing.
- Removed the top parapet wall to improve roof articulation and achieve a cleaner, more refined ridgeline.
- Introduced undulating ridgelines with gable peaks raised approximately 3 feet to create variation and visual interest.
- Added accent metal roof sheds at key elevations to break up facades and add high-quality material expression.
- Added second- and third-floor balcony decks to create depth, shadow lines, and more human-scaled architecture.
- Increased the level of siding detail throughout the elevations to enrich texture and avoid flat or monolithic façades.
- Added vine-trellis systems along garage walls to introduce greenery and soften the appearance of auto-oriented elements.
- Added enhanced architectural fixtures at gable ends and other focal points for additional craftsmanship and detail.
- Provided varied garage-door styles to better individualize units and reduce visual repetition.

CITY VENTURES

- Engaged a professional colorist to refine and diversify the color palette in a way that complements the existing neighborhood fabric.

After considering the feedback received during the January study session, we evaluated the idea of incorporating community garden beds into the common open space. While community gardens can be successful in some developments, our experience across multiple City Ventures communities shows that they tend to be highly variable; some are heavily utilized, while others are quickly abandoned, becoming maintenance challenges and detracting from the quality of shared spaces. Rather than installing garden beds that may not reflect the preferences or lifestyles of the future residents, we believe the most responsible and community-oriented approach is to allow the future HOA to make this decision once the neighborhood is established. This ensures that any garden areas created will reflect genuine resident interest, be maintained appropriately, and become an amenity that truly adds value to the community.

While we could not change every aspect raised by neighbors, we worked within the boundaries of the development code and Housing Element requirements to make improvements that materially enhance the project's compatibility with its surroundings. Our goal has always been to design a neighborhood that feels at home in St. Helena—respectful of the community's character, aligned with the City's long-range housing policies, and accessible to the households this project is intended to serve.

Circulation & Fire Access

The project's circulation system and fire access design have been reviewed and approved by the St. Helena Fire Department, including the City's Fire Inspector. The site plan meets all applicable requirements of the California Fire Code, including turning radii, street widths, hydrant placement, emergency access routes, and unobstructed fire-lane clearances. While feedback was received adding a secondary point of egress (EVA/fire access), state fire code allows an exemption for up to 200 units if all units are equipped with fire sprinklers. The project will be designed with an NFPA-13 system and all units will have fire sprinklers.

In addition, we commissioned a Transportation Impact Study to evaluate on-site circulation, emergency vehicle operations, driveway performance, and interaction with the public street network. Technical review confirm that the project is safe, functional, and capable of supporting timely emergency response:

- While private streets are not subject to city standards, the internal streets are 28 feet wide, which exceeds City standards for public streets and accommodating two-way travel and emergency access.
- While no on-street parking is permitted on these internal streets, ensuring clear and unobstructed fire lanes, the project will exceed parking requirements. Two side-by-side parking spaces within garages will be provided for each unit, exceeding the 1.5 parking spaces required by code. Guest parking also exceeds code requirements by providing 11 spaces.
- A 200-foot driveway connects the site to Spring Street. Although the internal circulation pattern resembles a parking-lot drive aisle rather than a public street, both vehicle speeds and vehicle

volumes will be low and drivers are expected to proceed cautiously—conditions that reduce conflict potential and improve overall safety.

- The perpendicular guest parking spaces create typical interactions found in commercial and residential lots throughout the Bay Area; the Transportation Impact Study found no unique or unacceptable safety concerns.
- Wayfinding and delivery-parking signage will be installed to prevent delivery vehicles from obstructing garages or internal circulation routes, further supporting safe operations and unimpaired access for fire responders.

Both the Fire Department and the transportation study confirm that the project is fully compliant, safe, and operationally sound. Emergency access meets or exceeds all City and California Fire Code standards; internal circulation is appropriate for a residential environment with low speeds and low volumes; and no unique hazards or conflicts were identified.

Taken together, the evidence demonstrates that the development will function safely from both a circulation and fire-response perspective and will not adversely affect emergency response times.

Lighting / Off-Site Glare

The project's lighting plan was carefully designed to prevent off-site glare and minimize light spillover onto neighboring residential properties along Spring Street, St. James Drive, and the surrounding areas. The photometric layout shows that all illumination levels taper down to near-zero at the property boundaries. This is achieved through the use of fully shielded and house-side-shielded fixtures, including cutoff post-top luminaires, wall-mounted LED fixtures with controlled distribution patterns, and low-height bollards located away from sensitive edges. The placement of fixtures is oriented inward toward internal drive aisles, walkways, and common areas, ensuring light is directed only where needed for safety and not toward adjacent homes.

In addition to shielding and directional control, the lighting plan incorporates appropriately warm-temperature LEDs, and precise photometric modeling to ensure compliance with modern lighting standards and to maintain a residential character. The combination of controlled optics, house-side shielding, and low-intensity fixture selection results in extremely limited light trespass. Together, these measures ensure that the project provides safe, adequate illumination for residents and visitors while protecting the privacy, comfort, and nighttime environment of the surrounding neighborhood.

From: Lee W Miller - Napa Real Estate
To: Public Comment
Subject: Support: 1447, 1505, and 1515 Spring St.
Date: Wednesday, November 26, 2025 4:02:35 PM

Dear Planning Commission of St. Helena,

I can't believe that some condos have been proposed at 3 parcels on Spring St. this is great news! We all know of the need for new homes, especially owned by people who reside in them! Please approve this proposal. Be strong against all the whiners that will come out of the woodwork!
Thanks for reading my comments.

Lee W Miller
DRE# 01958362
PinnacleRA.com
Mobile: 707.266.1585
LeeWMiller@gmail.com
LeeWMiller.com
Living with Passion in Napa

From: Audrey Weeks
To: Public Comment
Subject: Support: 1447, 1505, and 1515 Spring St.
Date: Thursday, November 27, 2025 11:47:01 AM

To whom it may concern/the powers that be:

I write in support of the condos proposed at 1447, 1505, and 1515 Spring St. We need new homes, especially home ownership opportunities for working families. This is particularly true for our local economy based much in hospitality, where workers often don't earn living wages to support themselves and their families. it is also pertinent to me and my family, as I work in social services and barely make a living wage, despite having a Masters degree in my field.
Please move this proposal forward without delay. Thank you for the opportunity to comment.

Best regards,
Audrey Weeks
(Forensic Mental Health Clinical for CONREP Solano County & former long-time hospitality worker)

Outlook

City's Water Neutral Policy

From TOM BELT <tmbelt@comcast.net>
Date Fri 11/14/2025 1:25 PM
To Maya DeRosa <MDeRosa@cityofsthelena.gov>; Public Comment <publiccomment@cityofsthelena.gov>; Paul Dohring <pdohring@cityofsthelena.gov>; Joseph Leach <jleach@cityofsthelena.gov>; jesse.duarte@lee.net <jesse.duarte@lee.net>

Hello Maya,

I'm concerned that the City's water neutral policy is 15 years old and inadequate in projecting the actual amount of water that will be used in the future housing and hotel developments being considered in St. Helena.

For example, recently I met with Mr. Leach and left him with a table indicating four scenarios for water use at the Spring Grove housing development. In each scenario I used the current water neutral policy to determine what the projected water use would be for one, two, three, and four bedroom homes based upon 2 occupants in each bedroom. The current policy also includes family and living rooms as bedrooms, however I disregarded those rooms for the exercise. The point being in every case, no matter how many bedrooms in the houses, the projected use for water is 35 gallons per day per occupant. It should be obvious this projection grossly underestimates what the real use will be once these and other developments will be using once occupied. (You may recall St. Helena limited residential water customers to 65 gallons/day/occupant during the 2020-21 drought.)

Not only will this add to a water quantity burden during low water years for the current water customers, it also underestimates what the real amount of in lieu fees should be to accomplish water neutrality. For example the Spring Grove development is currently proposing $119,000 for in lieu fees to achieve water neutrality for the 41 home development. I submit, how would the City spend $119,000 to create any water neutrality in our city. And, if you look at the labor rates Spring Grove is using to retrofit appliances in homes, it is significantly lower than current plumbing rates in Napa County that average about $150 per hour.

Based upon the above, I would like to make a suggestion that could address the inadequacy of the City's current water neutral policy. Starting in about 2018, after the City was issued a cease and desist order on the City's wastewater treatment plant, the City contemplated on a way to satisfy the Water Quality Control Board's order to improve its wastewater plant. The City ended up choosing to install a tertiary system in the new wastewater treatment plant and spent in the neighborhood of $20 plus million to improve the plant. I should mention that the City was not ordered to improve the plant by improving it to tertiary standards, nevertheless the City opted to go that route. It would have been less expensive to improve the wastewater plant with a simpler form of secondary advanced treatment rather than the tertiary option

What we have today is a wastewater treatment plant that can deliver tertiary water (potable), but the City isn't able to deliver tertiary water because there are no purple pipes installed to deliver the tertiary water. And this is after spending $20 plus million and five years for the design and construction of the new wastewater facility.

My suggestion to the City's current inaccurate water neutral policy is to require the new developments to pay for in lieu fees for the installation of the purple pipes to deliver to the projects with tertiary water.

The new low cost housing project just approved across the street from the high school is close to the wastewater plant and may be least expensive cost to deliver the tertiary water.

One last thought, the City's current water neutral policy is based upon creating water neutrality for just one year by paying an in lieu fee. It would be different if there were enough homes in St. Helena that needed retrofitting that would create long term water savings. The occupants of these developments currently being reviewed by the City will be using more water than that being projected by the developers for the life of the projects, not just one year.

The City has until 2031 to meet the State's RHNA requirements and I would submit the best way to achieve water neutrality in our city would be to require these developments to pay for the costs to install purple pipe to supply the occupants with tertiary water. This would create a situation where the City would experience no net loss to its current water system.

I look forward to your response,

Tom Belt

From: TOM BELT
To: Public Comment
Subject: Fwd: Re: City"s Water Neutral Policy
Date: Monday, December 1, 2025 8:40:29 AM

Andrew, Please add my November 28th comment and November 14th letter (below) to Ms. DeRosa under Public Forum for the December 2, 2025 Planning Commission meeting.
Thank you,
Tom Belt

---------- Original Message ----------
From: TOM BELT <tmbelt@comcast.net>
To: Andrew Bradley <abradley@cityofsthelena.gov>
Date: 11/28/2025 1:57 PM PST
Subject: Re: City's Water Neutral Policy
Hi Andrew,
I hope you will recall you agreed to add my below letter to Ms. DeRosa to this coming Planning Commission meeting on December 2nd.
Also, if you can, ahead of my letter to Ms. DeRosa, could you place my November 28th letter to the Planning Commission addressing my request to place the City's water neutral policy on a near future agenda meeting.
Thank you Andrew,
Tom Belt
Good Evening St. Helena Planning Commissioners, November 28,2025
I request St. Helena's current water neutral policy be placed as a near future Planning Commission agenda item. Below is a letter I sent to Ms. Derosa on December 14th. I sent the letter to inform Ms. DeRosa of the need to update the city's water neutral policy prior to staff recommendations relating to future housing developments. Unfortunately I have not received a reply from Ms. DeRosa after more than 14 days. I fear if these housing projects (including City Ventures Spring Grove Development) are approved using the City's current water neutral policy, our city will lose significant revenue in the in-lieu fees City Ventures is offering to accomplish water neutrality in our city.
Please note that the same letter has been copied to the city's public works director
and the city's mayor.
Respectfully,
Tom Belt

On 11/14/2025 1:53 PM PST TOM BELT <tmbelt@comcast.net> wrote:
Andrew, The letter addresses all future development where hotels and or home will be developed. Can you apply it to both projects>
Thank you,
Tom Belt

On 11/14/2025 1:29 PM PST Andrew Bradley <abradley@cityofsthelena.gov> wrote:

Hi Mr. Belt,

I just want to clarify which item you would like this comment attached to. 11.1 Surplus Land for Adams Street, would you like it attached for a future agenda (Planning Commission) that will discuss Spring Grove, or something else?

Thanks,

Andrew

ANDREW BRADLEY
PROGRAM MANAGER (City Clerk and Public Information Officer)
City of St. Helena
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 968-2635 | Mobile: (707) 312-2742 |
abradley@cityofsthelena.gov | https://www.cityofsthelena.gov

From: TOM BELT <tmbelt@comcast.net>
Sent: Friday, November 14, 2025 1:25 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.gov>; Public Comment <publiccomment@cityofsthelena.gov>; Paul Dohring <pdohring@cityofsthelena.gov>; Joseph Leach <jleach@cityofsthelena.gov>; jesse.duarte@lee.net <jesse.duarte@lee.net>
Subject: City's Water Neutral Policy

Hello Maya,

I'm concerned that the City's water neutral policy is 15 years old and inadequate in projecting the actual amount of water that will be used in the future housing and hotel developments being considered in St. Helena.

For example, recently I met with Mr. Leach and left him with a table indicating four scenarios for water use at the Spring Grove housing development. In each scenario I used the current water neutral policy to determine what the projected water use would be for one, two, three, and four bedroom homes based upon 2 occupants in each bedroom. The current policy also includes family and living rooms as bedrooms, however I disregarded those rooms for the exercise. The point being in every case, no matter how many bedrooms in the houses, the projected use for water is 35 gallons per day per occupant. It should be obvious this projection grossly underestimates what the real use will be once these and other developments will be using

once occupied. (You may recall St. Helena limited residential water customers to 65 gallons/day/occupant during the 2020-21 drought.) Not only will this add to a water quantity burden during low water years for the current water customers, it also underestimates what the real amount of in lieu fees should be to accomplish water neutrality. For example the Spring Grove development is currently proposing $119,000 for in lieu fees to achieve water neutrality for the 41 home development. I submit, how would the City spend $119,000 to create any water neutrality in our city. And, if you look at the labor rates Spring Grove is using to retrofit appliances in homes, it is significantly lower than current plumbing rates in Napa County that average about $150 per hour.

Based upon the above, I would like to make a suggestion that could address the inadequacy of the City's current water neutral policy. Starting in about 2018, after the City was issued a cease and desist order on the City's wastewater treatment plant, the City contemplated on a way to satisfy the Water Quality Control Board's order to improve its wastewater plant. The City ended up choosing to install a tertiary system in the new wastewater treatment plant and spent in the neighborhood of $20 plus million to improve the plant. I should mention that the City was not ordered to improve the plant by improving it to tertiary standards, nevertheless the City opted to go that route. It would have been less expensive to improve the wastewater plant with a simpler form of secondary advanced treatment rather than the tertiary option What we have today is a wastewater treatment plant that can deliver tertiary water (potable), but the City isn't able to deliver tertiary water because there are no purple pipes installed to deliver the tertiary water. And this is after spending $20 plus million and five years for the design and construction of the new wastewater facility.

My suggestion to the City's current inaccurate water neutral policy is to require the new developments to pay for in lieu fees for the installation of the purple pipes to deliver to the projects with tertiary water. The new low cost housing project just approved across the street from the high school is close to the wastewater plant and may be least expensive cost to deliver the tertiary water.

One last thought, the City's current water neutral policy is based upon creating water neutrality for just one year by paying an in lieu fee. It would be different if there were enough homes in St. Helena that needed retrofitting that would create long term water savings. The occupants of these developments currently being reviewed by the City will be using more water than that being projected by the developers for the life of the projects, not just one year.
The City has until 2031 to meet the State's RHNA requirements and I would submit the best way to achieve water neutrality in our city would be to require these developments to pay for the costs to install purple pipe to supply the occupants with tertiary water. This would create a situation where the City would experience no net loss to its current water system.
I look forward to your response,
Tom Belt

YIMBY Law

2261 Market Street STE 10416
San Francisco, CA 94114
hello@yimbylaw.org

YIMBY LAW

11/24/2025

City of St. Helena
Planning Commission
465 Main St.
St. Helena, CA 94574
publiccomment@cityofsthelena.gov

Re: Subdivision approval for 1447, 1505. 1515 Spring Street, Agenda Item 5.1.

Dear St. Helena Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). This Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

This development will consist of 41 units of townhomes located on Housing Element opportunity site 9. As you have already identified, the site's residential capacity is critically underutilized, and is already consistent with both the St. Helena General Plan and the applicable zoning designation. Your staff have adequately laid out the legal necessity of approving this project, which does not rely on discretionary oversight from this commission.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

> (j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:
>
> > (1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

> (2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.
>
> . . .
>
> (4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

A Density Bonus is being sought in order for the Project proponent to be granted waivers to which they are entitled under California state Density Bonus Law, California Government Code § 65915(e), so long as there are no specific, adverse impacts, upon health, safety, or the physical environment, and there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impacts. The HAA, § 65589.5 (j)(3) specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state, and would be eligible to apply for residency in the proposed housing development project.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

Planning Commissioners & Citizens,

There has been a strong narrative put forth that by right developments as designated by the state have tied municipalities hands and that there is nothing they can do to regarding them. This narrative is misleading. Local municipalities draft their own individual zoning codes that dictate the scale, sense of place, and affordability of these types of developments. Our zoning code has been drafted to allow these types of developments to function as cookie cutter versions of single family homes that will market for well beyond any metric of real affordability, rather than intelligent creative solutions to the real need of affordable housing.

Do we generally need housing? Based on the currently saturated housing market the answer seems to be no.

Do we need truly affordable housing? Absolutely.

Please ask the applicant during the meeting what the list price is projected to be for the units. Unfortunately this development is not truly affordable by any metric, it is simply taking advantage of the state law to build to our zoning code standards which are not drafted to dictate affordability when developments like this are pursued.

Personally I do not see how a development like this will pencil in this community with it's nuanced market for housing. If it were affordable to working class families and individuals I think it could absolutely be a benefit, however with it's current design it does not achieve this goal.

The scale is overwhelming to the surrounding neighborhood because of it's adherence to our zoning code which is in violation of our general plan. These developments should be dictated to be as dense as possible to push affordability whilst adhering to sense of place of the neighborhood context which they are placed. Our zoning code objective standards achieve the opposite of this real and achievable goal. Height should be lowered to a strategic planning interval, and minimum density increased. Parking should be collective and required to be achieved and maintained on site as garages will simply push parking to the streets.

The demolition of historic properties for this type of development is a failure of the protection of the sense of place of small communities such as this. Over the decades how many historic properties will fall to this type of venture?

Labels such as YIMBY and NIMBY hold no bearing in the actual context of intelligent development for a specific cause. The objective design standards we have in place do not encourage or dictate truly considered site design or architecture. We should endeavor to fix this so developments like this can be a desired contribution to the fabric of our place and our people. This is achievable.

The letters I see having been contributed thus far are from a citizen who seems to think this development is an affordable housing solution, a real estate agent in Napa who is celebrating

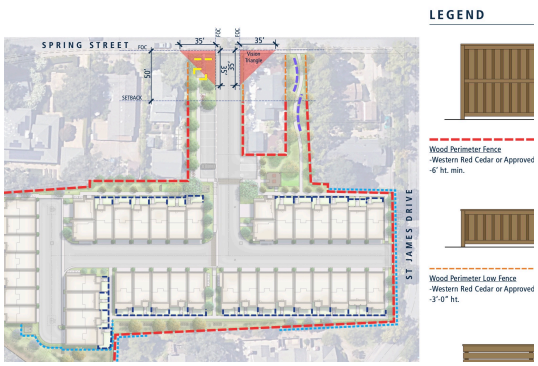
the building of condos, a YIMBY organization threatening lawsuit, and a concerned citizen of St Helena who wants to call attention to a failed water neutrality policy. The lack of response seems to reflect the disingenuous narrative of the municipality's hands being tied. What is motivation to embrace this narrative in isolation and not pursue viable actions in the best interest of the town itself? There are many valid concerns within the purview of our municipality that fall in the the context of approval for these types of projects. Please use the tools you have at your disposal to craft the reality of them to the greatest benefit possible.

Within planning commission oversight what conditions of approval can be placed on this particular project to help it function within the context of the town and neighborhood? There are legitimate concerns around safety, water use, sewer capacity, demolition of historic properties (not just structures within them), lack of affordability, and loss of property values, due to issues with development standards.

Thank you

SH PC 2 Nov 2025 item 5.1

Some specific questions:
Seems various areas of thes representations are not aligned?
visibility triangle makes assumptions/demands upon neighbor(private property at 1451 Spring st)

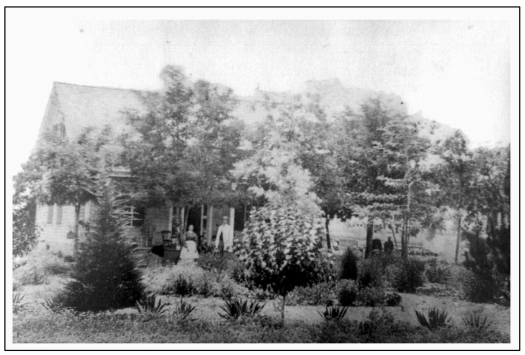




The staff recommendation of findings are at odds with the historic report: The report states very clearly that this house/location/and associated citizen were in fact preeminent figures in SH history. The core volume of the original house is remarkably intact as well as the facade, front door with sidelights, and siding appears to be original though report states it was replaced (what is evidence of that?) It is certainly of same type as in earliest photo. overhang details unchanged. I would question validity of report. aAnd question if you hired a historic expert without the direction to produce a negative declaration what would they produce?

“ONE OF NAPA COUNTY”S OLDEST”

(courtesy of St. Helena Historical Society)



“John Greer Home on Spring Street,” ND (estimating ca 1880)[4]

ne between 1944 (the last Sanborn Map) and 1953, the house underwent a major renovation. A feature ar
Napa Sunday Journal on 23 August 1953 indicates that the owners had transformed the old house in
al Revival” cottage, reminiscent of “Little Old New England” (see figure below). They replaced the full-w
orch with a small entry porch, although the windows on the front appear to have been left in place. It is
onal opinion that the Gardners reconfigured the doors and windows on the south, north and east elevatio
e, as well. The porch on the south elevation, however, does not appear in the 1953 photograph (see below

cestry.com



Page 6-A NAPA SUNDAY JOURNAL Sunday, August 16, 1953

Gardner Home -- One Of Napa County's Oldest

SH PC 2 Nov 2025 item 5.1

A brighter RED font (compromised) does not overcome the detail within the body of the actual report.

See attached “integrity analysis”

“Design”

Additions to an original structure do not in and of themselves compromise a valuable structure.

Throughout the country valued and preserved original structures no longer rest within their original context or extent of surrounding context/land acreage. In no place does that rise to level of criteria to disregard the original structure and in fact its existence/preservation in the current context adds texture and tapestry to the evolving neighborhood.

INTEGRITY ANALYSIS

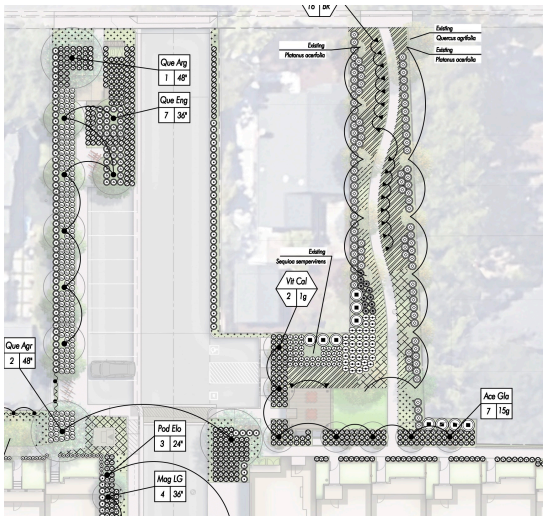
Because the building is potentially historic for its association with the early development of St. Helena and the early career of John Greer, Sr., we must determine if it has sufficient physical integrity to visually convey these associations. Integrity consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.[39]

Integrity Element	1447 Spring Street	Conclusion	
Location *(“place where the property was built”)*	The structure retains its integrity of location as it has not been moved or relocated.	**INTACT**	this is correct
Design *(“combination of elements that create the form, plan, space, structure, and style” (NPS)*	The footprint of the building has changed significantly over the decades with additions telescoping off the east elevation. The original porches on the west, south and north have been reconfigured and two former auxiliary buildings have been absorbed into the design, repurposed as occupiable space and connected to the house with a new hyphen. A carport was added in 1961. The scale and massing of these numerous additions overwhelm and obscure the original structure.	**COMPROMISED**	Additions to an original structure do not in and of themselves compromise a valuable structure.
Setting *(“physical environment”)*	As indicated on Sanborn Maps from 1899 onwards, the original rural setting of the farm has been compromised by the gradual incursion of residential development on all sides of the property beginning in the late-nineteenth century. The area is now a fully residential neighborhood and no longer conveys the rural origins of this farmstead.	**COMPROMISED**	Throughout the country valued and preserved original structures no longer rest within their original context or extent of surrounding context/ land acreage. In no place does that rise to level of criteria to disregard the original structure and in fact its existence/preservation in the current context adds texture and tapestry to the evolving neighborhood.
Materials	Routine maintenance and major renovations have removed most of the ca. 1880 materials. All of the windows and doors have been replaced at least once as well as the siding. The original porches that were the primary focal point of the ca. 1880 houses were removed and reconfigured.	**COMPROMISED**	removed “MOST” of the original 1880 materials? at least once? based upon WHAT ACTUAL INVESTIGATION OR EVIDENCE? ORIGINAL VOLUME AND NORTH FACADE STILL APEARS VERY SIMILAR TO ORIGINAL FROM SPRING ST
Workmanship *(“evidence of labor and skill”)*	The ca. 1880 workmanship has been severely compromised by the removal of the windows, doors and porches and the construction of numerous additions.	**COMPROMISED**	MUCH (MAJORITY) OF THE ORIGINAL FABRIC OF ORIGINAL VOLUME OF HOUSE IS IN FACT INTACT
Feeling *(“expression of the aesthetic or historic sense of a particular period of time”)*	The building was restyled as a vernacular “Colonial Revival” house between 1944-1953 and no longer feels like a modest farmstead from the 1870s-1880s.	**COMPROMISED**	“FEELING” ??? The volume and eve detail and siding and orig window layout at North (most
Association *(“direct link between an important historic event or person”)*	The restyling of the farm as a vernacular “Colonial Revival” house compromised the building’s ability to	**COMPROMISED**	The original and subsequent associations are presented in great detail within the report

[39] National Park Service, National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation (Washington, D.C.: National Park Service, 1997).

This is a character defining MOMENT in this neighborhood:
Is tree alley being preserved? which representation is accurate?









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

leong architects

From: Wayne Leong, Architect
Re: Spring Grove – Vesting Tentative Subdivision Map (PL24-065)
To: St. Helena Planning Commission
Date: December 2, 2025

Chairperson and Commissioners,
My name is Wayne Leong, and I am a licensed architect with over fifty years of experience in design, engineering coordination, and subdivision project review throughout Napa County. I respectfully submit the following comments on the proposed **Vesting Tentative Subdivision Map (PL24-065)** for the **Spring Grove** project.

These comments are offered with respect for the Planning Commission's role and in support of a clear, accurate, and legally defensible decision-making process. My analysis is based on the full set of submitted documents, technical reports, and the staff report for the December 2, 2025 Planning Commission meeting

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1. Density Calculations Do Not Accurately Reflect Parcel Zoning
The three parcels in this application include **1505 Spring Street**, which is zoned **Medium Density Residential (MR)**, not **High Density Residential (HR)**. The staff report calculates a minimum density of **41 units** as if all three parcels are HR.
This is factually incorrect and materially affects the City's zoning and General Plan consistency findings. The Municipal Code requires density to be based on the zoning district of each parcel unless a rezoning or General Plan amendment has been adopted — and none has.
This discrepancy is not addressed in the staff report, and the resulting density calculation should be corrected.

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2. Stormwater Overflow Design Is Incomplete
The civil drawings show multiple **bioretention basins** but do not provide any **overflow routing.** The staff report mentions a **stormwater lift station**, which is a required component of a complete post-construction stormwater design. Missing elements include:

- Overflow risers or area drains
- High-flow bypass structures
- Emergency spillway elevations
- Final discharge routing
- Erosion control at outlet points
- Lift station engineering design

Public Works comments within the packet explicitly request clarification of these missing components.
Without defined overflow paths, the City cannot verify that the subdivision will not direct stormwater toward the creek or create downstream hazards. This omission prevents the City from making required findings under the **Subdivision Map Act** related to engineering feasibility and drainage safety.

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3. Fire and Emergency Access Requirements Are Not Fully Resolved
While the staff report notes Fire Department review, the Tentative Map lacks critical objective information necessary to evaluate:

- Three-story building access
- Aerial apparatus or laddering requirements
- Protected pedestrian crossings
- Required 10-foot garage-to-drive-aisle clearances

Because the **Housing Accountability Act (HAA)** allows denial only for a "specific, quantifiable, unmitigable public health or safety impact," it is essential that fire access feasibility be demonstrated clearly and objectively in the public record.
At present, that level of detail is not in the map package.

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4. Tree Ordinance Compliance Is Not Addressed
St. Helena Municipal Code **Chapter 12.24 (Tree Ordinance)** requires:

- Identification of protected trees

P.O. BOX 2 ♦ ST. HELENA ♦ CA ♦ TEL. 707.963-5461 ♦ www.leongarch.com ♦ info@leongarch.com

leong architects

- A removal/preservation schedule
- Tree-protection fencing
- Root-zone mapping
- Mitigation and replacement plans

The application does not provide this information, and the staff report does not discuss the ordinance requirements. This omission prevents a full evaluation of subdivision-level environmental and resource protection requirements.

---

5. Water Neutrality Requirements Remain Unresolved

The Revised Water Neutrality Report identifies a **10,112 GPD increase** in demand but provides:

- No retrofit sites
- No enforceable offsets
- No fixture lists
- No executed agreements
- No verified method to achieve neutrality

Local Code (SHMC 13.12) requires demonstration of feasible neutrality before the subdivision is approved. Deferring this to City Council leaves a mandatory Tentative Map finding unresolved.

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6. CEQA Class 32 Exemption Does Not Appear to Apply

A project connot use a CEQA Infill Exemption if:

- It affects riparion habitat
- It causes potential significant hydrology, drainage, or biological impacts
- Cumulative impacts are not analyzed
- Water-quality impacts may occur
- Traffic, noise, or emergency access constraints are present

Based on the technical documents, at least three of these exceptions apply.

---

7. HAA and SB 330 Do Not Eliminate the Tentative Map Requirements

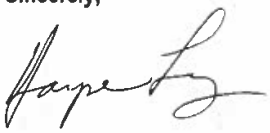
While the HAA governs denial standards, the **Subdivision Map Act** still requires the City to evaluate the subdivision itself — including drainage, fire access, infrastructure feasibility, environmental protection, and compliance with objective standards.
The Tentative Map remains incomplete in several of these areas.

Conclusion

I fully support appropriate infill affordable housing, and I respect the City's obligation under state housing law. However, based on an objective review of the submitted documents, the Tentative Subdivision Map does not satisfy several mandatory findings required under the Subdivision Map Act and the Municipal Code.

For these reasons, I respectfully recommend that the Planning Commission **not recommend approval** of the Vesting Tentative Subdivision Map. Instead, the applicant should be directed to address the unresolved engineering, zoning, safety, and environmental issues and resubmit a complete Tentative Map for reconsideration.
Thank you for your time, professionalism, and service to the community.

Sincerely,



Wayne Leong, Architect
St. Helena, CA

P.O. BOX 2 ♦ ST. HELENA ♦ CA ♦ TEL. 707.963-5461 ♦ www.leongarch.com ♦ info@leongarch.com

PROPOSED SPRING GROVE 24 UNIT SITE PLAN



- **3 PARCELS:**
  1. **1505 SPRING ST: .49 ac** (ACCESS)
  2. **1515 SPRING ST: .54 ac** (URBAN FOREST)
  3. **1447 SPRING ST: 1.50 ac** (DEVELOPMENT)

- **MEETS EMERGENCY REQUIREMENTS**
- **TURN AROUND AND ONSITE PARKING**
- **MEETS REQUIREMENTS OF**
  - 17.16.030
  - 17.16.040
- **PROPER SETBACKS**
- **COMMON OPEN SPACE**
  - WIDER ALLEY
  - PLAY AREA
  - URBAN FOREST
  - ADEQUATE CREEK SETBACK
- **PROPER FRONT DOOR ENTRY**
- **MASSING COMPATIBLE WITH AREA**
  - 2 STORIES
  - BUILDING SEPARATION
- **ADEQUATE AREA FOR DRAINAGE**
- **DENSITY (16 x 1.50 ac = 24 UNITS)**
  - **50% MARKET RATE - 12 UNITS**
  - **50% AFFORDABLE – 12 UNITS**
- **FINANCIALLY FEASIBLE**

List of Petitioners
St. Helena Residents for Responsible Growth

(As best as I could read the names and emails)

NAME	ADDRESS	EMAIL
Dennis Hansen		dennischansen@comcast.net
Gene Armstead		gene@armstead.com
Rich Wallach		rdwallach@gmail.com
Carroll Cotton		CarrollCotten@comcast.net
Charlie Bennett		glorybenn@sbcglobal.net
Bob Fiumara		rvfiumara@aol.com
Don Clark		???
Bob Leighton	1390 Hasty Ct.	bobl8on@gmail.com
Rick Wood		wasrick@aol.com
Carl Meyers		cmmeyers1941@gmail.com (?)
Neil Bason	1505 Spring Street	neil@bason.org
Pat Friday	1430 Wallis Ct.	patfriday@comcast.net
Jennifer Muhlner	1358 St.James Ct.	jmuhlner@earthlink.net
Patricia Hanly	1502 Spring St.	patricia.hanly@sbcglobal.net
Debbie Cossi	1451 Wallis Ct.	thesilvermanshires@gmail.com (?)
James R Goffey	1389 St. James Ct.	jgoffey@comcast.net
Rich Corsetti	1401 Spring St.	richcorsetti@outlook.com
Charlotte Leighton	1390 Hasty Ct.	charlotte@gmail.com (?)
P.Hughey	1670 Spring St.	
David R Hughey	1670 Spring St.	dhughey835@gmail.com (?)
Katie Lazar (?)Lazan (?)	1563 Spring St.	katie@cainfire.com
Chris Howell	1563 Spring St.	
Sandy Scott	1520 Voorhees	olfer-scott@hotmail.com (?)
Jane Fitzsimmons	1551 Spring St.	jzf870@yahoo.com
Patty Munoz	1637 Spring St.	apromx@hotmail.com (?)
Manuel Delgadillo	1637 Spring St.	manuelds0698@hotmail.com
Hector R.	1637 Spring St.	hectors.r.r.18560s@gmail.com (?)
David Greene	P.O. Box 162, S.H.	dave@davegreene.us
Celeste Neeley	1360 Magnolia Ave.	neeleyc@gmail.com (?)
Paul Murphy	1418 Sylvaner Ave.	philipjmurphy@sbcglobal.net
Lynda Tunney	1508 Spring St.	LyndaTunney@hotmail.com
Anne Carr	1730 Dean York Ln.	acarriver@gmail.com
Marianna Hawkins	1234 Hudson St.	mariannadewitt@gmail.com
Oliver Caldwell	Hasty Ct.	oliver@caldwellsnyder.com
Elizabeth Piesslos (?)	1385 St. James Dr.	elizabeth@winemaking.net
Susan Davis	2020 Birch St.	lebazaar1@gmail.com

Richard Seiferheld	2020 Birch St.	seiferheld@me.com
Nanci Knight	1540 Voorhees	nanciknight@yahoo.com
Natalie King (?)	1440 Wallis	
Lorena Godinez	1631 Mitchell	godinezlorenaz@gmail.com
Thomas Belt	1520 Hillview Pl.	tmbelt@comcast.net
Arlene (?) Corsetti	1401 Spring St.	arleencorsetti07@comcast.net
Patricia Hanly	1502 Spring St.	patricia.hanly@sbcglobal.net
Alondra Dias de Leon	1531 Spring St.	Alondra.g.diazdeleon@gmail.com
Julie Dickson	1817 Spring St.	jdicksong@gmail.com
Sheree Waterson	1706 Spring St.	shereewaterson@gmail.com
Pat Kenealy	2995 Spring St.	pkenealy1@yahoo.com
Glenn Smith	1730 Dean York lane	glenn@smith-carr.com

St. Helena Residents for Responsible Growth

Mission Statement

We, the residents of St. Helena, are committed to preserving the rural small-town character, historic integrity, and high-quality design principles outlined in the St. Helena General Plan. While we support responsible growth and the need for affordable housing, we oppose the Spring Grove High-Density 41-townhouse project as it conflicts with the General Plan's vision for context-sensitive development that harmonizes with our community's unique character.

Our mission is to advocate for well-planned, sustainable growth that respects our established neighborhoods, protects our natural resources—including Spring Creek—and upholds the small-town feel that makes St. Helena a special place to live. We call on city leaders, planners, and developers to honor the principles of the General Plan by ensuring that new development enhances, rather than disrupts, the fabric of our community.

By working together, we can promote solutions that balance housing needs with environmental stewardship, thoughtful urban design, and respect for St. Helena's historic and agricultural heritage.

	Date	Name	Address	Email	Signature
1	2/19/25	Susan Davis	2020 Birch	lebazaar1@gmail.com	[signature]
2	2/19/25	SEIFERHELD Richard	2020 Birch	seiferheld@me.com	Richard Seiferheld
3	2/19/25	Nanci Knight	1540 Voorhees	nanciknight@yahoo.com	[signature]
4	2/19/25	JANE FITZSIMMONS	1551 SPRING ST	jzf870@yahoo.	[signature]
5	2/19/25	Bob LEIGHTON	1390 HAYES	BobL80m@gmail	[signature]
6	2/20/25	Natalie Kwg	1440 WALLES	[signature]	
7	2/19	Lorena Godinez	1631 Mitchell	godinezlorena2@gmail.com	[signature]
8	2/19	Thomas Belt	1520 Hillview Place	TMBelt@comcast.net	[signature]
9					
10					
11					
12					

8

St. Helena Residents for Responsible Growth

Mission Statement

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	Date	Name	Address	Email	Signature
1	2/11/25	JANE FITZSIMMONS	1551 Spring	jzf870@yahoo.com	[signature]
2	2/11/25	Patty Muñoz	1637 Spring	apromx@hotmail.com	Patricia M
3	2/11/25	Manuel Delgadillo	1633	Manuelds0698@hotmail.com	[signature]
4	2/11/25	Hector R.	1637 Spring Apt. 7	hectors.r.r.185605@gmail.com	Hector
5	2/11/25	David Greene	Po Box 162, SH.	dave@davegreene.us	[signature]
6	2/19/25	Celeste Neeley	1360 Magnolia Ave	Neeleyce@gmail.com	[signature]
7	2/19/25	PHIL MURPHY	1418 SYWANER AVE	philipjmurphy@SBCglobal.net	[signature]
8	2/19/25	Lynda Tunney	1508 Spring St	LyndaTunney@hotmail.com	[signature]
9	2/19/25	Anne Carr	1730 Dean York Ln	acarriver@gmail.com	[signature]
10	2/19/25	MARIANNA HAWKINS	1234 HUDSON	mariannadewitt@gmail	[signature]
11	2/19/25	Oliver Caldwell	Hasty Ct	oliver@caldwellsnyder.co	[signature]
12	2/19/25	Elizabeth Pressler	1385 St. James Dr. St Helena Ct	elizabeth@wineomarketing.net	[signature]

12

St. Helena Residents for Responsible Growth

Mission Statement

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	Date	Name	Address	Email	Signature
1	2.11.25	Neil Baxson	1505 Spring St.	Neil@Baxson.org	
2	2-11-25	Pat Friday	1430 Wallis Ct. ST	patfriday@comcast.net	Pat Friday
3	2/11/25	Jennifer Muhlner	1358 St James Ct	jamuhlner@earthlink.net	
4	2/11/25	Patricia Hanley	1502 Spring St	patricia.hanley@sbcglobal.net	Patricia Hanley
5	2/18/25	Debbie Cossi	1451 Wallis Crt	thesilvermoonsmms@gmail	
6	2/19/25	James R. Goffay	1389 St James	jgoffay@comcast.net	
7	2/19/25	Rick Consetti	1401 Spring St	Richconsetti@outlook.com	
8	2/19/25	Charlotte Leighton	1390 Hasty Ct	charlotte@Gmail charwebby@yahoo	Charlotte Leighton
9	2-19-25	P. Hughey	1670 Spring St.	—	P. Hughey
10	2/19/25	David R. Hughey	1670 Spring St St. Helena	dhughey8350@sbcglobal.com	D. R. Hughey
11	2/19	Katie Lazaar Chris Howell	1563 Spring St	Katie@cainfive.com	
12	2/19	Sandy Scott	1520 Vwrhrs	ottr-Scott Ohotmail.com	

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	Date	Name	Address	Email	Signature
1		Dennis Hansen		dennischansen@comcast.net	
2					
3		Gene Armstead		gene@armstead.com	
4		Rich Wallach		rdwallach@gmail.com	
5		CARROLL COTTEN		CARROLLCOTTEN@COMCAST.NET	CP
6		CHARLIE BENNETT		GLORYBENN@SBCGLOBAL.NET	
7		BOB FIUMARA		RVFIUMARA@AOL.COM	
8		Don Clark		donclarkpita@outlook.com	
9		Bob MATHENY		bobm94574@yahoo.com	
10		Bob LEIGHTON		BobL8on@GMAIL.COM	
11		Rick Ward		wasrick@AOL.com	
12		Carl Myers		cramyers1941@gmail.com	

12

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	Date	Name	Address	Email	Signature
1	2/19/25	[illegible]	1401 Spring	arlencorsetti07@	
2	2/19/25	Patricia Hanly	1502 Spring	comcast.net patricia.hanly@	sbcglobal net
3	2/19/25	[illegible]	1531 Spring	olondm.g.diazdeleon@gmail.com	Alondra Diaz de Le
4					
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3

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	Date	Name	Address	Email	Signature
1	2/19	Julie Dickson	1817 Spring St.	jdicksong@gmail.com	
2	2/19	SHEREE WATERSON	1706 SPRING ST SH 94574	sherreewaterson@gmail.com	
3	2/19	Pat Kenealy	2995 Spring St.	pkenealy1@yahoo.com	
4					
5		Glenn Smith		glenn@smith-carf.com	
6					
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	Date	Name	Address	Email	Signature
1	5/13	John Muhlner	1358 ST. JAMES	JBMuhlner@pacbell.net	
2	3/12	Dennis Hansen	5 San Lucas Ct	dennisc hansen@comcast	
3					
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	Date	Name	Address	Email	Signature
1	3/13/25	CHARLES BENNETT	1354 PINE ST	GLORYBENN@SBCGLOBAL.NET	Charles Bennett
2					
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1

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	Date	Name	Address	Email	Signature
1	3/13	Richard Wood	34 Redwood Ct St Helena		Richard Wood
2	3/13	Doug Schmidt	12 Del Campo Ct St Helena, Ca		Doug Schmidt
3					
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2

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	Date	Name	Address	Email	Signature
1	2/13/25	Albert A. Albright [signature]	1260 Vineland Ave St Helena	skunk cabbage@ Alt. Net	[signature]
2					
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	Date	Name	Address	Email	Signature
1	13Mar25	Gary Bogle	14 Hillcrest St Helena	gbogle_98 @yahoo.com	
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	Date	Name	Address	Email	Signature
1	3/12	John Reimberg	1216 Campo Ct St Helena	jmreimberg@yahoo.com	
2	3/12	Maury Robertson	760 Granada Ct	mauryrobertson@me.com	
3					
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	Date	Name	Address	Email	Signature
1	3/3/25	John W. Sullivan	6 Del Rio Ct S.H. 94574		John W. Sullivan
2	3/3/25	Amy Gardner	2723 Sulphur Springs St. Helena CA non resident		Amy Gardner
3					
4					
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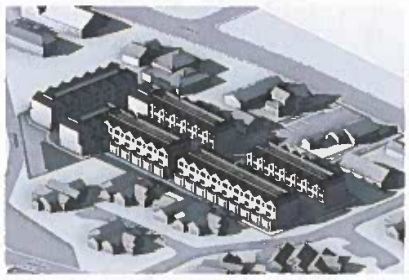

Hand Signatures: 62
Online Signatures: 71
TOTAL: 133

Reject Spring Grove Project

Protect St. Helena Park HOA – Say No to the Spring Grove project

The hardworking people who keep St. Helena's hotels, restaurants, bakeries, shops, vineyards, and wineries running **deserve more affordable housing** in our town. However, the proposed **Spring Grove development by City Ventures LLC does not meet this need.**

What is the Spring Grove project?

A high-density project planned for **1447 & 1525 Spring Street (2.53 acres)**, bordering St. James Drive, Wallis Court, Hasty Court, Voorhees and Spring Creek, consisting of:

- **41 townhomes (6 buildings)**
- **3 stories high (38')**
- **3-4 bedrooms**
- **1,480 - 1,810 sq. ft.**

Why Should We Reject This Proposal?

- **Doesn't Address Affordable Housing Needs** – Only 8 of 41 units (20%) are designated as affordable, while most will likely sell for over $1 million to people who do not reside in St. Helena.
- **Raises Fire Safety Concerns** – High-density housing increases fire risks in surrounding residential areas.
- **Increases Traffic & Parking Issues** – More congestion on Spring Street.
- **Disrupts Neighborhoods** – More noise, reduced privacy, and less natural light for nearby homes.
- **Threatens Spring Creek** – Higher runoff and potential for flooding of Spring Creek.

Our Mission
We advocate for sustainable, well-planned growth that protects established neighborhoods, safeguards natural resources—including Spring Creek—and upholds St. Helena's small-town identity.

We urge city leaders, planners, and developers to honor the General Plan by ensuring new projects enhance rather than disrupt our community and reject the Spring Grove proposal presented by City Ventures LLC.

By signing this petition I acknowledge that I am a **concerned owner of a home in St. Helena Park** and I urge the **City of St. Helena Planning Commission to REJECT the Spring Grove proposal presented by City Ventures LLC.**

* Indicates required question

Email *

Your email

What is your name? *

Your answer

What is your address? *

Your answer

Submit Clear form

Column 5	Timestamp	Email Address	What is your name?	What is your address?
1	3/11/2025 10:47:19	shefigures123@gmail.com	Natalie Klug	1440 Wallis Ct Saint Helena CA 94574
2	3/11/2025 17:43:43	kathy@leongarch.com	Kathleen Leong	1145 Crane Ave
3	3/12/2025 9:12:08	michelehyde9@gmail.com	Michele Barberi Hyde	1518 Adams st. St helena
4	3/12/2025 9:18:00	kathleen.carrick@live.com	Kathleen Carrick	1321 Stockton St. St. Helena CA
5	3/12/2025 9:45:44	denise@armstead.com	Denise Armstead	1800 Main Street
6	3/12/2025 10:37:51	mimiterrylloyd@gmail.com	Michele Terry-Lloyd	1450 Wallis Court, St Helena, CA 94574-2055
7	3/12/2025 11:00:47	jerry@jerryhyde.com	Jerry Hyde	1518 Adams St., St. Helena
8	3/12/2025 11:01:38	sduprey31@gmail.com	Susan Duprey	1827 Vineyard Ave
9	3/12/2025 11:06:06	kendracraven@comcast.net	Kendra Craven	1433 Spring Street
10	3/12/2025 11:08:36	lattindavid20@gmail.com	David Lattin	1433 Spring St
11	3/12/2025 11:11:55	thesuecross@comcast.net	Sue cross	1845 Granger Way st helena
12	3/12/2025 11:28:04	kjacobs01@yahoo.com	Karen Nolan	1722 Madrona Avenue
13	3/12/2025 12:03:26	martin.vines@mac.com	Richard L. Martin	1823 Vineyard Ave
14	3/12/2025 12:25:48	minzey@me.com	Melinda Kearney	1179 hudson ave
15	3/12/2025 13:24:52	dedefraser59@gmail.com	Dianne K Fraser	2612 Colombard Court
16	3/12/2025 19:50:08	onesinglespace@zol.com	Leslie	1320 Allyn Ave, St Helena, Ca 94574
17	3/12/2025 21:09:56	Jaherdell@gmail.com	Julie Herdell	500 Sanitarium Rd
18	3/14/2025 21:38:35	mcefshop@comcast.net	E.Franceschi	105 Rose Ln
19	3/15/2025 10:18:05	seiferheld@me.com	Richard Seiferheld	2020 Birch Ave.
20	3/15/2025 10:26:24	BobL8on@gmail.com	Bob Leighton	1390 Hasty Court
21	3/15/2025 11:30:02	acarriver@gmail.com	Anne Carr	1730 Dean York Lane, Saint Helena, CA 94574
22	3/15/2025 11:30:10	jbmuhlner@earthlink.net	John Muhlner	1358 St. James CT. St. Helena, CA
23	3/15/2025 11:47:34	bobm94574@yahoo.com	Robert Matheny	2601 Colombard Ct
24	3/20/2025 7:43:21	mimmo524@gmail.com	Michael Caldarola	1671 Vineyard Avenue St. Helena
25	3/20/2025 10:51:14	lidcmt@gmail.com	Cheryl Tolin	1355 St James
26	3/20/2025 11:58:04	rmulcare2@gmail.com	Ron Mulcare	1360 Hasty Ct. St. Helena CA
27	3/21/2025 11:46:25	wayne@leongarch.com	Wayne Leong	1145 Crane Ave

Colur	Timestamp	Email Address	What is your name?	What is your address?
1	3/10/2025 12:12:25	sccalcagno@gmail.com	Susan Calcagno	1380 HASTY COURT, St. Helena, CA
2	3/11/2025 9:08:08	seiferheld@me.com	Richard Seiferheld	2020 Birch Ave.
3	3/11/2025 9:14:55	larstom6@gmail.com	Larry Tomsic	1361 St Janes Dr SH 94574
4	3/11/2025 9:20:39	goofyguyjht@gmail.com	John Tolin	1355 St James. St Helena CA
5	3/11/2025 9:25:17	ben.kraner@spgroup.com	Ben Kraner	1560 Voorhees Circle
6	3/11/2025 9:27:36	Thesilvermoonshines@gmail.c	Debbie Cossi	1451 Wallis court
7	3/11/2025 9:37:38	sccalcagno@gmail.com	SUSAN CALCAGNO	1380 HASTY COURT
8	3/11/2025 9:38:27	susanmdelucca42@gmail.com	Susan De Lucca	1401 Wallis Ct., St. Helena, Ca 94574
9	3/11/2025 9:39:06	jguffey@comcast.net	Jim guffey	1389 st james drive
10	3/11/2025 9:44:12	rmulcare2@gmmail.com	Ronald Mulcare	1360 Hasty Ct
11	3/11/2025 9:48:43	babsmulcare@gmail.com	Barbara Mulcare	1360 Hasty Ct.
12	3/11/2025 9:50:48	shannonpraggio@gmail.com	Shannon Raggio	1365 St. James Dr.
13	3/11/2025 9:59:35	1382stjames@gmail.com	Jon Samuelson	1382 St James Ct 94573
14	3/11/2025 10:40:37	patfriday@comcast.net	Pat Friday	1430 Wallis Court
15	3/11/2025 11:54:47	isabelkane00@gmail.com	Isabel	Kane
16	3/11/2025 12:00:47	elizabeth@winemarketing.net	Elizabeth Pressler	1385 St. James Drive, St. Helena, CA 94574
17	3/11/2025 12:18:27	markgepstein@outlook.com	Mark G. Epstein	1345 St. James Dr.
18	3/11/2025 13:23:39	eemadigan@aol.com	Edward Madigan	1400 Wallis Court
19	3/11/2025 13:30:08	nmmcdonald@aol.com	"Nina" Nanine R. McDonald	1420 Wallis Court ST. Helena, CA 95474
20	3/11/2025 13:32:11	kparrett1@att.net	Katherine Parrett	1330 Calaveritas Rd #48, San Andreas, CA 95249
21	3/11/2025 14:41:27	camps09@gmail.com	Mark Camps	1420 Wallis Court, Saint Helena, 94574
22	3/11/2025 15:22:58	amyparticelli@gmail.com	Amy Particelli	1137 Hudson Ave
23	3/11/2025 15:33:51	cfree45@gmail.com	Christine Free	1421 Wallis Court, St Helena
24	3/11/2025 15:34:01	wfree21@gmail.com	William Free	1421 Wallis Court, St. Helena, CA
25	3/11/2025 21:49:22	roberta@robertaoswald.com	Roberta Oswald	1399 St. James Drive
26	3/13/2025 12:11:18	spencer@hemispherewinecom	Spencer Graham	1385 Saint James Drive
27	3/13/2025 17:50:48	carolhennessey@sbcglobal.net	Carol Hennessey	1357 St. James Drive
28	3/15/2025 12:42:01	bhecox@comcast.net	Robert Hecox	1393 St. James Drive, St. Helena.ca
29	3/17/2025 14:17:37	1382stjames@gmail.com	Jon Samuelson	1382 St James Ct St Helena CA 94574
30	3/18/2025 16:16:32	heidi.bamburg@gmail.com	Heidi Bamburg	1548 Voorhees Circle, St. Helena, CA
31	3/18/2025 17:10:24	shefigures123@gmail.com	Natalie Klug	1440 Wallis CT st helena ca 94574
32	3/19/2025 10:49:47	bikerboy33@icloud.com	Grayson Anderson	1451 Wallis Court
33	3/20/2025 11:02:55	shannonpraggio@gmail.com	Shannon Raggio	1365 St. James Dr.
34	3/20/2025 11:14:49	jmillerpcom@gmail.com	John Miller	1559 Voorhees Circle, St. Helena CA 94574
35	3/20/2025 11:34:59	rmulcare2@gmail.com	Ron & Barbara Mulcare	1360 Hasty ct.
36	3/20/2025 11:35:57	ben.kraner@spgroup.com	Benton E Kraner	1560 Voorhees Circle
37	3/20/2025 11:38:23	rmulcare2@gmail.com	Ron & Barbara Mulcare	1360 Hasty Ct. St . Helena
38	3/20/2025 11:53:55	lael@laelnewman.com	Lael Newman-Keane	1377 st James drive St Helena

Colun	Timestamp	Email Address	What is your name?	What is your address?
39	3/20/2025 12:39:32	carolhennessey@sbcglobal.net	Carol Hennessey	1357 St. James Drive
40	3/20/2025 14:10:15	crabbmj@gmail.com	Judy Crabb	1550 Voorhees Cir
41	3/20/2025 15:13:29	greycat500@aol.com	Sharon Scott	1530 Hudson Avenue
42	3/20/2025 15:51:44	jguffey@comcast.net	Jim Guffey	1389 St James Drive
43	3/21/2025 9:51:44	sjwbuy@sbcglobal.net	Sue Wong	1530 Voorhees Circle St Helena CA 94575
44	3/21/2025 11:44:38	lapin-rb@comcast.net	Rhona Baum	1390 St. James Ct.