

**CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION**

September 20, 2016

AGENDA ITEM: 9

FILE NUMBER: PL16-040

SUBJECT: Request from Sutter Home Winery for Demolition and Design Review approval to demolish two existing freestanding canopy structures (30' x 140' and 30' x 30'); demolish existing maintenance and office buildings (totaling approximately 10,000 square feet); demolish/de-commission four 202,000 gallon wine tanks (totaling 810,552 gallons); remodel the existing "tank farm" including the installation of tank pads, walkways, and equipment needed to relocate 47 existing wine storage tanks (ranging from 5,000 gallons-30,000 gallons) and allow the installation of 55 new wine storage tanks (ranging in volume from 7,300 gallons to 21,000 gallons); remodel an existing multi-purpose building to house the maintenance facilities and offices; and to construct two new free standing canopy structures (20'x 270 ' and 30' x 140'). The total volume of storage capacity will be reduced, leaving a credit balance of 91,852 gallons for the overall cooperage capacity of the Sutter Home facility, located at 100 Main Street in the Industrial Zoning District. File Number PL16-040

PREPARED BY: Noah Housh, Planning Director

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: June 20, 2016

ACCEPTED AS COMPLETE:

LOCATION OF PROPERTY: 100 Main Street

APPLICANT: Tye Taylor

PHONE: 707-302-3081

APN: 009-120-062

GENERAL PLAN/ZONING: Agriculture/ Winery

PROPERTY DESCRIPTION:

The project site is a 76.11 acre property currently developed with the Sutter Home Winery production facility and planted with multiple acres of vineyard. The site is generally flat, with vineyards planted toward the eastern and western ends of the property and most of the production, bottling and office facilities located in the middle of the property. The areas between the production facility buildings and offices are developed with a variety of storage tanks, pipelines, parking lots and access roads.

PROJECT DESCRIPTION

Sutter Home Winery is a production winery facility capable of making 18,897,000 gallons of wine on site (fermentation and storage). The current facility is deemed an existing non-conforming use given that there is no use permit governing the activities of the property, based on the age of the facility, and its operation prior to the determination that a winery is a conditional use in the Winery Zoning District (formerly Agricultural-20).

In response to changes in the wine market, Sutter is looking to modify the production capabilities on the 100 Main Street facility by breaking up the production and storage into smaller volumes of any single type to allow more specialization. Therefore the project is proposing to relocate and/or decommission a number of storage and fermentation tanks and replace those decommissioned with an increased number of smaller tanks, actually reducing the total volume of wine produced (temporarily). In addition, the applicants are requesting approval to demolish and reconstruct a number of structures (enclosed and freestanding) to adjust maintenance and operations facilities at the facility.

Specifically, the project proposes to demolish two existing freestanding canopy structures (30' x 140' and 30' x 30'); demolish existing maintenance and office buildings (totaling approximately 10,000 square feet); demolish/de-commission four 202,000 gallon wine tanks (totaling 810,552 gallons); remodel the existing "tank farm" including the installation of tank pads, walkways, and equipment needed to relocate 47 existing wine storage tanks (ranging from 5,000 gallons-30,000 gallons) and allow the installation of 55 new wine storage tanks (ranging in volume from 7,300 gallons to 21,000 gallons); remodel an existing multi-purpose building to house the maintenance facilities and offices; and to construct two new free standing canopy structures (20'x 270 ' and 30' x 140').

ANALYSIS

GENERAL PLAN

The project site is designated as Agriculture (AG) by the City of St Helena 1993 General Plan and is located outside of the Urban Limit Line. The AG designation is described as:

Agriculture (AG) Land Use & Growth Management

The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. Within the Agricultural Preserve Zoning District one residential unit per legal lot is permitted; new lots must have a minimum area of 40 acres. Within the A-20 and Winery Zoning Districts residential uses are permitted at a ratio of one (1) dwelling unit per 5 acres provided that after the first unit, any additional units would be restricted to parcels 0.5 acres or less in area; new lots must have a minimum area of 20 acres. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. (Rev. 4/95)

Some of the most applicable General Plan policies include:

2.6.1 New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.

2.6.4 Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the Urban Service Area.

2.6.5 Encourage the continuation of agricultural and low-intensity uses adjacent to the Urban Limit Line.

2.6.58 Promote the continuation of agricultural activities within and adjacent to the City.

2.6.59 Protect prime agricultural land and prime vineyard land from premature and/or necessary urban encroachment.

Staff Response: Staff finds that the proposed modifications to the Sutter Home Winery are consistent with the AG General Plan designation of the property in that wineries are deemed to be consistent with an agricultural land use; the proposed modifications are seen as a logical expansion within the defined boundaries of the current developed elements of the winery operations; the modifications will continue the agricultural use adjacent to the urban limit line but within the City boundary; and no vineyard areas are proposed to be converted as an element of the proposed modification to the winery operations.

ZONING

The project site is located in the Winery Zoning District. The Winery zoning district is consistent with and implements the AG General Plan designation. Section 17.24 of the zoning code regulates wineries and identifies that:

The winery district (W) provides for winery and winery-related uses within the agriculture general plan land use designation. Lands devoted to the production of wine and vineyards which are owned by the winery are classified as W.

The W-Zoning District identifies that Wineries in existence prior to June 25, 1979 are permitted land uses and further identifies that all uses accessory to a winery (including offices, maintenance shops, ...wine storage tanks, scales..." are also permitted uses (Code Section 17.24.020). This District further identifies that Design Review is required for any new structures, exterior revisions to existing structures...require design review.

Section 17.24.030 identifies that a Use Permit is required to establish a new winery, for any new winery equipment within 400-feet of any R-District and/or within 200-feet of Highway 29, and for certain winery related uses (visitor and event facilities, additional dwellings, etc.).

The development standards for the Winery District are identified as follows:

A. Maximum Standards.

- | | |
|---------------------------------------|-----------------|
| 1. Density of units | 1 unit/5 acres* |
| 2. Height of buildings/
structures | 45 feet |

3. Building coverage 50 percent

B. Minimum Standards.

1. Lot area 20 acres*

2. Lot width 300 feet

3. Front setback 100 feet

4. Side setback 50 feet

5. Rear yard 75 feet

6. Side yard 50 feet

No additional landscaping is proposed or was required by staff due to the industrial nature of the production facility. Given that no expansion in the current use is proposed, staff did not conduct a review of the existing parking. However, no parking deficiencies were identified and multiple parking areas are available on the property.

Staff Response: The project proposes to demolish several buildings and canopies, decommission several storage tanks, construct several new and relocate several existing wine storage tanks, and to construct a new building and two free standing canopies. All structures and tanks are a minimum of 600-feet from the front property line (HWY 29), approximately 150-feet from the side property lines, and over 1000-feet from the rear property line. Each of the proposed building and tanks are below the maximum height allowance, and many of the replacements will result in a reduction in height from the structures and equipment they are replacing or are adjacent to existing taller structures. The tallest tanks being constructed or relocated are approximately 22-feet tall while there are 39-foot tall tanks being decommissioned. The proposed structures and canopies have a similar maximum height of approximately 22-feet.

As identified, the project proposes no expansion in use (wine production) or other changes to winery operations that would require Use Permit approval. All proposed uses are within the scope of their existing operation or permitted as accessory to the winery use on site. Tasting and visit or serving elements of the winery are off-site (across HWY 29) at a separate facility. The total volume of wine cooperage currently at this facility is 18,897,000 gallons. After the decommissioning and replacement tanks have been installed, the total cooperage will be 18,805,148 gallons leaving a balance of 91,852 gallons in credit, based on the base-line of their current production cooperage.

CEQA

The project requests Design Review approval in order to propose to alter their existing winery operation by replacing existing fermentation and storage tanks, replacing and relocating existing structures and constructing new structures, with no expansion in the overall capacity of the use. Based on this, the project has been deemed to qualify for a Class 1, Class 2 and Class 3 Categorical Exemption under Sections 15301, 15302, and 15303 of the California Environmental Quality Act (CEQA).

WATER

Water use for the project is primarily sourced from on-site wells. No expansion in the water use for the property is anticipated as a component of the project. Based on this description of the proposed well water use, the water neutrality analysis did not present any increases in water use and no retrofits or off-sets were required as a condition of approval.

DEMOLITION PERMIT

As provided in Municipal Code Section 17.164.050, no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

Staff Response: Given that the proposal includes demolition and decommissioning of industrial style metal buildings and storage tanks on a 76 acre winery parcel, no impacts to historic structures or neighborhood character were identified with this review. Staff fully supports the proposed demolition.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Code Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan is determined given that the use is a winery in the Agriculture Designation no proposing any expansion of the proposed use;
2. Compatibility of design with the immediate environment of the site is supported based on the proposed metal building and awnings and the design of the storage and fermentation tanks essentially matching the existing structures and tanks currently on the property;
3. Relationship of the design to the site is found to be consistent and compatible in that the proposed elements of the design are essentially an extension of those existing on the property;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character is found as all of the structures and tanks are of a similar design, style and scale as the existing elements on the property and that there are no Historic elements of the property or design;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses is found to be in that the location of the development maintains the vineyard buffers surrounding the developed areas of the property and that the proposed tank installation is a reduction in the height from the existing elements of the onsite production;
6. Compatibility with future construction both on and off the site is supported due to the proposed consistency of design elements of the structures, awning and tanks, the separation of the development from the surrounding uses and the areas of the property remaining undeveloped and planted in vineyard;

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project is supported based on the metal building and awning design and consistent paint colors throughout the property;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community is found to be based on the graduated intensity of the development which intensifies and concentrates development to the internal areas of the property, the limitation on visitors coming to the facility and improvements to the circulation of both employees and work functions proposed with the project modifications;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures is found to be appropriate through the maintenance of the surrounding vineyard plantings and the landscaping surrounding the office and parking facilities on the property;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept is supported given that the site is a full production winery providing multiple ancillary functions to the production of wine with a design fully compatible with the existing architecture and functions of the winery use and layout of the facility;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles is found to be based on the existing circulation network and the proposed improvements to both the onsite pedestrian and vehicular circulation;
12. Whether natural features are appropriately preserved and integrated with the project is found to be given that all development is in previously developed and/or disturbed areas of the property;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions is found to be the case based on the design elements existing on the site, proposed by the project and those referenced above;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character is found to be supported as all of the structures and tanks are of a similar material, style, color and scale as the existing elements on the property and that there are no Historic elements of the property or design;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site is found to be and is supported given that no areas of landscaping are proposed to be disturbed a majority of the existing vegetation is vineyard serving the onsite winery;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena is supported based on a majority of the existing vegetation being vineyard serving the onsite winery ;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials is found to be the case based on the efficiencies gained through the construction of new building and infrastructure in compliance with the requirements of the California Building Code.

As identified above, Staff finds that the proposed project is consistent with the required design review criteria and is supportive of the proposed Design Review.

CORRESPONDENCE

As of the completion of this report, staff has received no comments on the proposed project.

ISSUES

While the existing non-conforming status of the use is noteworthy, there is no expansion beyond the current base line of the existing winery use and no additional elements proposed that would require Use Permit approval.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of California Environmental Quality Act (CEQA) in that the proposal is found to qualify for a Class 1, Class 2 and Class 3 Categorical Exemption under Sections 15301, 15302, and 15303 of the CEQA.
2. Accept the required findings and approve the Demolition and Design Review entitlements to allow demolition or two freestanding canopies and existing maintenance and office buildings; demolish/de-commission four 202,000 gallon wine tanks (totaling 810,552 gallons); relocation of 47 existing wine storage tanks (ranging from 5,000 gallons-30,000 gallons) and installation of 55 new wine storage tanks (ranging in volume from 7,300 gallons to 21,000 gallons); remodel of an existing building to house maintenance facilities and offices; and construction of two new free standing canopy structures adjacent to this building.

ATTACHMENTS

Resolution to Approve the Project

Project Plans (Written Statement Location and Vicinity Map, Site Map, Elevation Views/Photos, Demolition Plan, Site Map/Photo, Construction Area Maps, Maintenance Building Floor Plan and Elevations, Tank Elevations and Details)

Water Use Analysis Statement

AP Map

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2016XXX

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DEMOLITION AND DESIGN REVIEW TO
ALLOW THE DECOMMISSIONING OF FOUR 200K GALLON WINE STORAGE
AND/OR FERMENTATION TANKS, DEMOLITION OF CANOPY AND OFFICE
STRUCTURES, THE RELOCATION AND INSTALLATION OF 102 WINE STORAGE
/FERMENTATION TANKS, THE CONSTRUCTION OF TWO NEW FREESTANDING
CANOPIES AND THE RENOVATION OF AN EXISTING MULTIPURPOSE
STRUCTURE LOCATED AT 100 MAIN STREET**

PROPERTY OWNER: SUTTER HOME WINERY

APN: 009-120-062

Recitals

A. Whereas, Tye Taylor submitted applications for Demolition and Design Review to allow demolition of two freestanding canopies and existing maintenance and office buildings; demolish/de-commission four 202,000 gallon wine tanks (totaling 810,552 gallons); relocation of 47 existing wine storage tanks (ranging from 5,000 gallons-30,000 gallons) and installation of 55 new wine storage tanks (ranging in volume from 7,300 gallons to 21,000 gallons); remodel of an existing building to house maintenance facilities and offices; and construction of two new free standing canopy structures adjacent to this building at 100 Main Street in the Winery Zoning District; and

B. 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 September 20, 2016.

C. Now, therefore let it be found that, the Planning Commission approves the requested Demolition and Design Review on the following basis:

Resolution

A. The Planning Commission hereby finds that this project qualifies for Class 1, Class 2 and Class 3 Categorical Exemptions under pursuant to Section 15301, 15302, and 15303, of the California Environmental Quality Act (CEQA).

B. The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:

1. Consistency and compatibility with applicable elements of the general plan is determined given that the use is a winery in the Agriculture Designation not proposing any expansion of the proposed use;
2. Compatibility of design with the immediate environment of the site is supported based on the proposed metal building and awnings and the design of the storage and fermentation tanks essentially matching the existing structures and tanks currently on the property;
3. Relationship of the design to the site is found to be consistent and compatible in that the proposed elements of the design are essentially an extension of those existing on the property;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character is found as all of the structures and tanks are of a similar design, style and scale as the existing elements on the property and that there are no Historic elements of the property or design;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses is found to be in that the location of the development maintains the vineyard buffers surrounding the developed areas of the property and that the proposed tank installation is a reduction in the height from the existing elements of the onsite production;
6. Compatibility with future construction both on and off the site is supported due to the proposed consistency of design elements of the structures, awning and tanks, the separation of the development from the surrounding uses and the areas of the property remaining undeveloped and planted in vineyard;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project is supported based on the metal building and awning design and consistent paint colors throughout the property;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community is found to be based on the graduated intensity of the development which intensifies and concentrates development to the internal areas of the property, the limitation on visitors coming to the facility and improvements to the circulation of both employees and work functions proposed with the project modifications;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures is found to be appropriate through the maintenance of the surrounding vineyard plantings and the landscaping surrounding the office and parking facilities on the property;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept is supported given that the site is a full production winery providing multiple

ancillary functions to the production of wine with a design fully compatible with the existing architecture and functions of the winery use and layout of the facility;

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles is found to be based on the existing circulation network and the proposed improvements to both the onsite pedestrian and vehicular circulation;
12. Whether natural features are appropriately preserved and integrated with the project is found to be given that all development is in previously developed and/or disturbed areas of the property;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions is found to be the case based on the design elements existing on the site, proposed by the project and those referenced above;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character is found to be supported as all of the structures and tanks are of a similar material, style, color and scale as the existing elements on the property and that there are no Historic elements of the property or design;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site is found to be and is supported given that no areas of landscaping are proposed to be disturbed a majority of the existing vegetation is vineyard serving the onsite winery;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena is supported based on a majority of the existing vegetation being vineyard serving the onsite winery ;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials is found to be the case based on the efficiencies gained through the construction of new building and infrastructure in compliance with the requirements of the California Building Code.

C. Further, as provided in Municipal Code Section 17.164.050, the Planning Commission further finds the Demolition can be supported based on the following findings:

1. That, based on the public record and testimony presented at a public hearing, the buildings and tanks are determined not to be a significant architectural or historical building given the age of construction and the industrial nature of the architecture.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that the use is a winery located on a 75 acre agriculture parcel with no neighborhood characteristics.

D. Now therefore be it further resolved that, the Demolition and Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Demolition and Design Review shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Use Permit and Design Review decision or these approvals shall expire; provided however that the approved Use Permit and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for this use and design only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
3. The Demolition and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. Any request for an extension of the Demolition or Design Review must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
6. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or

and an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

8. Provided they are in general compliance with the approved Demolition and Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
9. This Demolition and Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
11. Construction documents shall be in compliance with approved plans and exhibits.
12. A bi-annual inspection, conducted by Planning and Community Improvement staff, is required to ensure the four 202k gallon tanks remain decommissioned and out of use. This inspection will require a fee of up to one-hour of staff time to cover the cost.
13. This action memorializes the total wine volume (production and storage) permitted on site is 18,897,000 gallons for the current existing non-conforming winery use.

Public Works Department Conditions of Approval

14. Per the project data provided in the letter from Elwyn Hainen of Advanced Design Group, Inc., dated July 26, 2016, the project would create and/or replace 5,000 square feet or more of impervious area and thus the project is considered a "Regulated Project" under the Bay Area Stormwater Management Agencies Association (BASMAA), which is the low impact development approach for implementing Provision E.12 of the State's Phase II Small MS4 General Permit. Prior to issuance of any building permit or grading permit, provide a Stormwater Control Plan in accordance with the requirements of the BASMAA Post-Construction Manual available from the Public Work Department website at: <http://www.ci.st-helena.ca.us/sites/default/files/BASMAA%20Post-Construction%20Manual.pdf>.
15. Please note that the Stormwater Control Plan (SWCP) is required to be a stand-alone report. The project site's SWPPP can be included as an attachment, but it is not acceptable to only reference the SWPPP for entire sections in the SWCP. Compliance with this condition may require additional area to be utilized for stormwater capture and treatment, and could result in modifications to the Site Plan.
16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most

current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
18. Improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.
19. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of improvement plan submittal.
20. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
21. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). The project may require the installation of low impact development storm water features/facilities as required to satisfy the BASMAA and MS4 Permit requirements.
22. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.

23. Prior to occupancy the applicant shall enter into and record a Post-Construction Stormwater Operations and Maintenance Agreement with the City.
24. Site plans submitted for the building permit review shall identify the location of any trees within the project area. Additionally, please identify all existing vegetation including location, species, and sizes and indicate what vegetation is to be protected or removed.
25. If proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). MWELo compliance shall be demonstrated as part of the building permit submittal.
26. 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.
27. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
28. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
29. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
30. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
31. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
32. The applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

Fire Department Conditions of Approval

33. Installation of approved interior fire sprinkler system, could be required based on the proposed occupancy of each structure, unless waived by the Fire Chief.
34. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary. Any other Fire resistant construction requirements, such as for interior walls, shall be determined by type of occupancy.

Building Department Conditions of Approval

35. A building permit is required for all onsite demolition, construction and/or change of occupancy.
36. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
37. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
38. The applicant shall provide a construction waste management plan with the building permit application.
39. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
40. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

I HEREBY CERTIFY that the foregoing Demolition and Design Review 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 September 20, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh,
Planning and Community
Improvement Director

Tye Taylor
Winery Engineer – Sutter Home Winery, Inc.
100 Main Street, St. Helena, CA 94574
Phone: (707) 302-3081
ttaylor@tfewines.com



Water Use Analysis

DATE: June 20, 2016

TO: City of St Helena Planning Department

SUBJECT: Design Review Application: Description regarding Water Use Analysis report

PROPERTY OWNER: Sutter Home Winery, Inc.

APPLICANT: Owner / Builder

ADDRESS: 100 South St. Helena HWY, St. Helena, CA 94574

APN: 09-120-61

PROJECT NAME: 2016 Main Street Facility Retrofit.

Water for this facility is primarily supplied from onsite wells. No significant change in water use is expected with this project. This project does not require a new connection to the City of St. Helena's water supply system.

Sincerely,
-Tye Taylor – SHW Engineering Department.

9-12
 Tax Area Code
 3000
 3002
 OCT 04 1993

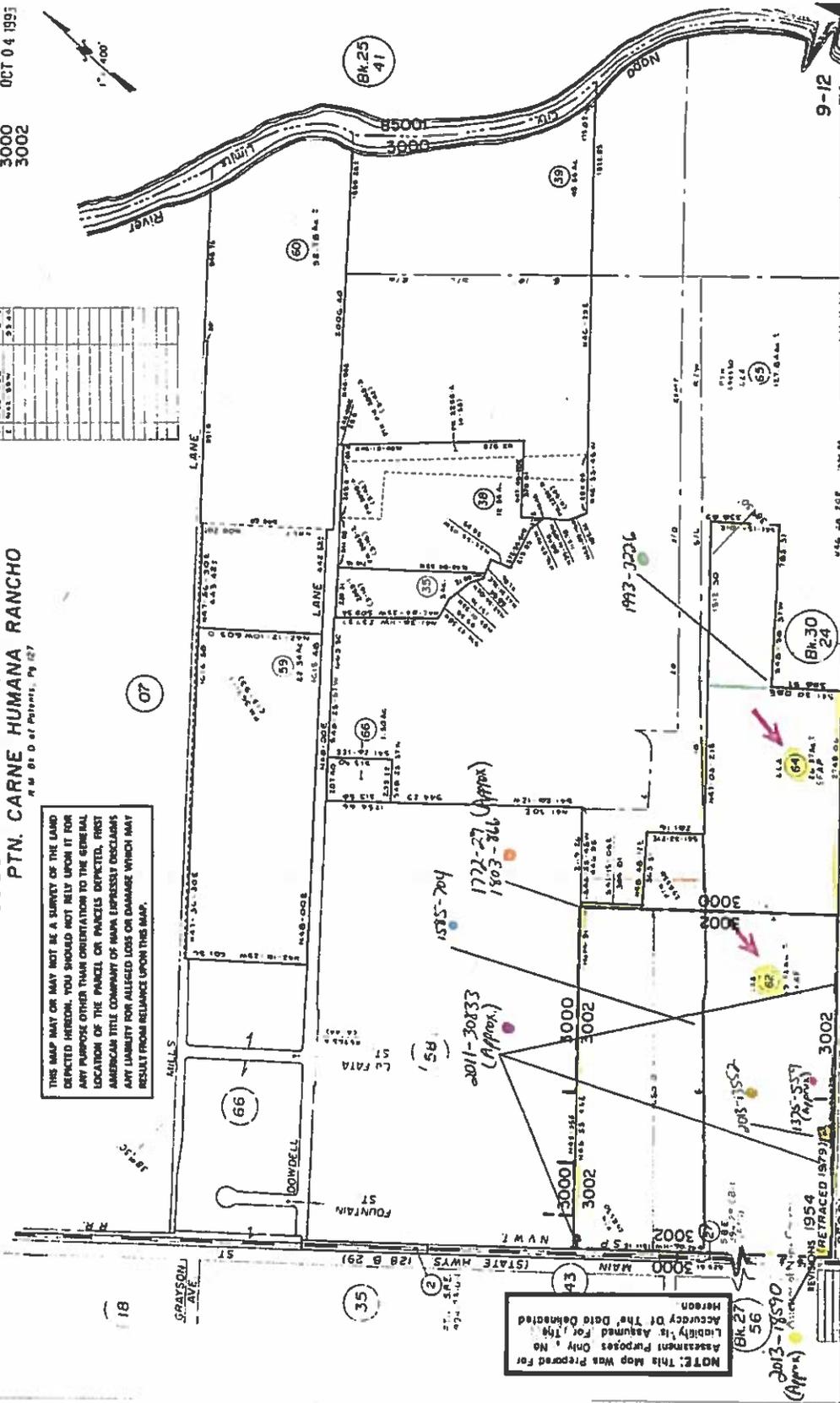


COUNTY ASSESSOR'S PARCEL MAP
 PTN. CARNE HUMANA RANCHO

As M. D. of Platents, Pg 127

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND
 DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR
 ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL
 LOCATION OF THE PARCEL OR PARCELS DEPICTED. FIRST
 AMERICAN TITLE COMPANY OF MARYLAND EXPRESSLY DISCLAIMS
 ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY
 RESULT FROM RELIANCE UPON THIS MAP.

Block	Area	Acres
64	157.84	1.00
65	157.84	1.00
66	157.84	1.00
67	157.84	1.00
68	157.84	1.00
69	157.84	1.00
70	157.84	1.00
71	157.84	1.00
72	157.84	1.00
73	157.84	1.00
74	157.84	1.00
75	157.84	1.00
76	157.84	1.00
77	157.84	1.00
78	157.84	1.00
79	157.84	1.00
80	157.84	1.00
81	157.84	1.00
82	157.84	1.00
83	157.84	1.00
84	157.84	1.00
85	157.84	1.00
86	157.84	1.00
87	157.84	1.00
88	157.84	1.00
89	157.84	1.00
90	157.84	1.00
91	157.84	1.00
92	157.84	1.00
93	157.84	1.00
94	157.84	1.00
95	157.84	1.00
96	157.84	1.00
97	157.84	1.00
98	157.84	1.00
99	157.84	1.00
100	157.84	1.00



NOTE: This Map Was Prepared For
 Assessment Purposes Only. No
 Liability Is Assumed For The
 Accuracy Of The Data Dehatched
 Hereon

2013-18590 (Approx)
 1376-539 (Approx)
 1993-3226
 1585-704
 1772-27 (Approx)
 1803-766 (Approx)
 2011-30833 (Approx)

9-12