

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Gabrielle Avina, Fire Department

DATE: June 11, 2008

SUBJECT: Burke Residence 30% Slope Variance Request
Apn: 020-262-010 P07-00792 & 93

Site Address: (No Address Assigned) Tucker Rd, Calistoga

The Napa County Fire Marshal staff has reviewed the Use Permit application for a variance to the 30% slope and setback regulations regarding the construction of a residence at the above address. Due to the difficult fire department access to the building and increased risk of extreme fire behavior on the steep slope, additional conditions and mitigation measures will be required if the project is approved.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. The project will require the installation of a residential fire sprinkler system. This system must be installed to the standards described in NFPA 13D.
3. All structures on the property shall comply with the ignition resistant construction requirements of Chapter 7A of the California Building Code.
4. A vegetation management and maintenance plan must be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance. The plan must consist of a written description of vegetation to be used and a planned design for its layout to meet the requirements of Public Resource Code 4291 and the Napa County Fire Hazard Abatement Ordinance. This plan should also address the specific fuel treatments to create and maintain adequate defensible space and address the environmental concerns of fuel modification in the stream setback. **A one hundred foot** buffer measurement must be identified on the plan from the exterior of the primary structure regardless of parcel lines. The maintenance portion must consist of a plan to remain in compliance with these

requirements.

5. The applicant is proposing a through driveway connecting to Summit Drive at the west end of the property in lieu of providing a fire department turnaround at the project site. The connection to Summit Dr. will allow fire apparatus to only turn up hill on to Summit Drive and force fire apparatus to continue up to other private residences to turnaround. To mitigate the fire department turnaround and turning radius issue the applicant should improve the existing dirt road that connects Summit Dr. with Tucker Rd (approximately 200 feet) to a residential driveway standard. We recommend that design and construction of this mitigation measure is required with building permit issuance.
6. Fire apparatus access roads shall be provided to all buildings. Fire apparatus access roads shall have an unobstructed width of not less than 14 feet, vegetation management 10 feet out from both sides, and an unobstructed vertical clearance of not less than 15 feet.
7. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and may be reviewed by the Napa County Public Works Department.
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
9. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances along the access route. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4 inches in height, contrasting in color with their background and shall be installed on a non combustible post.
10. Technical assistance in the form of a fire protection engineer or consultant acceptable and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County for independent review of proposed alternate methods and materials.
11. Plans detailing compliance with the fire and life safety conditions-of-approval and vegetation management plan shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: May 13, 2008

TO: Kirsty Shelton, Conservation Development and Planning Department

FROM: Jeannette Doss, Junior Engineer *JD*

SUBJECT: Variance, Tucker Road, APN 020-262-010, P07-00792, P07-00793

The application is for a variance to both the Tucker Road setback and the property line setback in order to construct a single family dwelling. The second permit is for a Use Permit Exception in order to grade on slopes steeper than 30% and to encroach in the creek setback. Parcel is located on Tucker Road in the Tucker Acres Subdivision.

EXISTING CONDITIONS:

1. The site is currently undeveloped.
2. Existing Access is via Tucker Road, the majority of which was abandoned by the County on January 27, 1953. Access to Tucker Road is from State Highway 29, Peterson Drive, and Summit Drive. Summit Drive is a private road. State Highway 29 is within the jurisdiction of Caltrans. The portion of Tucker Road from State Highway 29 Southwesterly to the beginning of Peterson Drive (approx 0.14 miles) is still a county maintained road. All of Peterson Drive is a county maintained road.
3. Tucker Road currently serves several residences.
4. Lot Line Adjustment 1557 was recorded on 12/28/07. The parcels have been adjusted as shown within the Use Permit application.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. The project is located entirely within the Tucker Acres Subdivision, and therefore is entitled to and shall receive water from the Tucker Acres Water Company. The applicant has submitted a "will serve" letter from Stan Brody of the Tucker Acres Water System for water service. No on site wells will be used to serve this parcel.

No further analysis is necessary.

NEW DRIVEWAY:

2. Access drive shall be improved as needed to a minimum of 10 feet wide with 4 feet of graded shoulder from the nearest County maintained road or State Highway to the project site. Shoulder width may be split to 2 feet on either side of road. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
3. Access drive shall meet all requirements for a Residential Driveway, per the current Napa County Road and Street Standards (See diagram C-10, Pg 26, "Road and Street Standards").
4. Inter-visible turnouts are required along access drive at a maximum of 400 foot intervals, per the current Road and Street Standards. Dimensions for turnouts shall be per Road and Street standards for a Residential Driveway.
5. Any work within the Tucker Acres Subdivision right-of-way is encumbered by a private easement, the extent of which should be depicted on the site plan, and requires permission from the other property owners of the Tucker Acres Subdivision.

SITE IMPROVEMENTS:

6. Any proposed building plans shall include a Stormwater Quality Management Plan (SQMP) in accordance with the latest Napa County Stormwater Ordinance.
7. All earth disturbing activities shall include measures to prevent erosion and sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
8. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
9. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
10. The applicant must obtain an encroachment permit from Caltrans for any work proposed in the Highway 29 Right-of-Way.
11. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

12. If the construction activity will result in disturbance of one acre or greater total land area, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the California Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation.
13. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse.
14. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
15. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
16. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss or Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez.

cc: Jodee Hinton
Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, CA 94558



A Tradition of Stewardship
A Commitment to Service

Department of Public Works
Engineering Services
1195 Third Street
Room 201
Napa, CA 94559
www.napa.ca.gov

Main: (707) 253-4351
Fax: (707) 253-4627

Robert J. Peterson, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

INTER-OFFICE MEMORANDUM

To:	Conservation Development and Planning Department	From:	Jeannette Doss, Junior Engineer Public Works
Date:	July 29 th , 2008	Re:	Road Modification request for Burke Residence, Tucker Road, APN 020-262-015-000

After review of the Roadway Modification request dated June 19th, 2008 along with the attached documentation titled Photograph Documentation Exhibit of Tucker Road, Centerline Slope Supporting Calculations, and Tucker Road Conceptual Driveway Design dated June 2008 and the County Road and Street Standards this department will support the request for the reduced driveway widths, the reduced centerline radius, the increased distance for the hammerhead turnaround, along with the increased centerline slope to 25% due to environmental constraints. The reduced width request is granted over the distance of approximately 125 feet of roadway following the new connection of the existing dirt road with Summit Drive. This request illustrates road width improvements through building up shoulder with base rock to provide a wider turning path where reduced centerline radius is requested, a rough concrete surface for areas where increased centerline slope is proposed, vegetation management to provide clearance and an unobstructed view where full road width can't be met. To mitigate the increased distance for the hammerhead the applicant proposes to construct the residence with ignition resistant materials and install a residential sprinkler system.

EXISTING CONDITIONS:

- 1) Existing private driveway is unimproved.
- 2) Encroaching vegetation has narrowed the roadway at many locations to less than 14 foot of travel way.
- 3) Steep slopes (>30%) on the up-hill and down-hill sides of the roadway.
- 4) Deviating from the existing alignment may require extensive earth disturbance in the form of cuts and fills, removal of vegetation and large established trees.

RECOMMENDED CONDITIONS FOR APPROVAL:

- 1) Applicant shall provide the Napa County CDF office with a vegetation management plan that shall be approved by the Napa County Fire Marshall.
- 2) As directed by the Napa County Fire Marshall the applicant shall provide other mitigation measures (i.e. fire sprinklers) at the time of building permit submittal relating to the construction of the buildings.
- 3) All proposed drainage shall be constructed to minimize erosion and concentrated stormwater flows.
- 4) Earthwork shall remain in compliance with County Stormwater ordinance 1240 during all phases of the project. Owner/operator of approved project is required to implement accepted best management practices for stormwater pollution control, including but not limited to, preventative measures, regular inspections and maintenance to maintain designed effectiveness.
- 5) Any future increased use of this roadway beyond the existing single family residence use request may require additional conditions as well as a re-evaluation of the road widths.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4351.

cc: Gabrielle Avina, Napa County Fire Marshall



STEVEN LEDERER
Director

COUNTY *of* NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Brian Burke
Located at Tucker Acres
Assessor Parcel #020-262-009, 010 and 011
File # P07-00792 and 00793

DATE: April 8, 2008

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. With an appropriate agreement for grant of sewage easement, it appears that sewage disposal on the adjoining parcel is feasible for this project. There is no guarantee that disposal from other lots will be feasible. That shall be determined at the time of development of the lots.

cc: Kirsty Shelton, CDPD
Brian Burke, P.O. Box 5844, Santa Rosa, CA 95402

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

HILLARY GITELMAN
Director**COUNTY of NAPA**

CONSERVATION, DEVELOPMENT AND PLANNING

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO:

Building Inspection Division

APPLICATION TITLE: Brian Burke Variance

APN: 020-262-010

DESCRIPTION OF PROJECT: Applicant is requesting a Variance to both Tucker Road and the property line setback to construct a single family dwelling that is consistent with other homes in the area. The applicant, under a separate permit is also requesting a use permit exception.

RESPONSE REQUEST DATE: 11/7/07

RESPONSE RETURN DATE: 11/26/07

PLEASE RESPOND VIA E-MAIL TO: tabraham@co.napa.ca.us
OR FAX TO (707) 299-4075

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☒ Comments attached
☐ Comments below

*See attached printout
of comments in Access*

Name of contact person: Eric BanwardTelephone #: 299-1359Email: ebanward@co.napa.ca.usTitle: Plans & Permit SupervisorDate: 12.9.07



Napa County

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Workflow

Application #: P07-00793

Submit

Application Type: Planning / PL Permits / Variance / Variance

Address: 999 TEMP ADDRESS, ST. HELENA, CA 94574

<ul style="list-style-type: none"> ✓ Application Acceptance ● Environmental Review ● Public Works Review ✓ Fire Review ✓ EM Review ● County Council Review ● Planning Review ✓ Building Review <ul style="list-style-type: none"> Planning Approval Closure 	<p>Task Details - Building Review</p> <p>Assigned Date: 11/06/2007 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 12/09/2007</p> <p>Action By: Eric Banvard Department: Building Department</p> <p>Status Comment:</p> <p>Must obtain all applicable building permits and comply with all applicable code requirements; submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
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