

September 24, 2007  
Revised June 24, 2008  
#07-14

**RECEIVED**

JUL 01 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Drew Lander  
Napa County Department of Public Works  
1195 Third Street, Room 201  
Napa, CA 94559

Re: Cimarossa Winery Road Exception Request, 1185 Friesen Drive, Angwin, Napa County, California, APN 018-060-069

Dear Mr. Lander:

Dino Dina, M. D., is applying for a Use Permit to build and operate a 10,000 gallon per year winery on a portion of the above mentioned parcel. Access to the subject parcel from White Cottage Road is via a private road known as Friesen Drive. Section 12 of the Napa County Road and Street Standards requires wineries to be served by a common driveway having a minimum width of 18 feet with a 2 foot shoulder and a minimum structural section of 5 inches of Class 2 aggregate base with a double chip seal coat. The purpose of this letter is to request an exception from the Napa County Road and Street Standards for the width of Friesen Drive and the width of the private driveway that will serve the proposed winery.

### Project Description

It is our understanding that the winery will have a full crushing production of 10,000 gallons of wine per year. All wine production will take place in a new 3,053 square foot winery building with a 939 square foot covered outdoor work area and a 2,500± square foot cave. The maximum staffing level at the winery will consist of two full-time employees and two part-time employees. The winery will have a very limited marketing program.

Following is a summary of the proposed marketing plan:

<u>Description</u>	<u>Frequency</u>	<u>Number of Visitors</u>
Private Tours & Tastings	5 to 7 per week	4 to 8 per day
Food & Wine Pairings	2 per month	20 per day
Industry Open House Events	2 per year	40 per day
Auction Related Events	2 per year	100 per day

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Other uses on the subject parcel include an existing single family residence, 12.8 ± acres of vineyard and 1.4 ± acres of olive orchard.

### **Existing Access Road Conditions**

#### **Friesen Drive from White Cottage Road to the Subject Parcel**

Friesen Drive is a private road that serves agricultural, residential and winery uses on several parcels in the area. Friesen Drive is paved with asphalt and varies in width from approximately ten to sixteen feet over its 1.2 ± mile length between White Cottage Road and the subject parcel. The first 350 feet of Friesen Drive starting at White Cottage Road has a paved width of approximately sixteen feet. The next 1,950 feet of Friesen Drive has a paved width of approximately 14 feet. The remaining 4,000 feet of Friesen Drive approaching the subject parcel has a paved width that varies from 10 to 11 feet. Paved and gravel turnouts are located at strategic locations along Friesen Drive to allow vehicles to pass. The current condition of Friesen Drive from White Cottage Road to approximately 400 feet southeast of the private driveway serving the subject parcel is the result of substantial road improvements that were made as part of the O'Shaughnessy Winery project.

#### **Private Driveway from Friesen Drive to Winery Site**

The existing private driveway serves the agricultural and residential uses on the subject parcel. The private driveway is paved with asphalt and varies in width from approximately nine to ten feet over its 0.2 ± mile length between Friesen Drive and the proposed winery site.

### **Proposed Access Road Improvements**

#### **Friesen Drive**

As previously noted, substantial improvements have been made to Friesen Drive from White Cottage Road to approximately 400 feet southeast of the private driveway serving the subject parcel. These improvements were made within the last five to seven years as part of the O'Shaughnessy Winery project. The Property Owner proposes the following improvements to Friesen Road to improve ingress and egress conditions along the roadway:

STA 1+30

Repaint stop bar at White Cottage Road.

STA 7+00 to STA 7+75

Install Class 2 Aggregate Base shoulder and turnout.

STA 27+25 to STA 27+75

Reconstruct and pave existing turnout.

STA 31+50 to STA 33+00

Reconstruct and pave existing turnout.

STA 36+00 to STA 36+80

Reconstruct and pave existing turnout.

STA 40+70 to STA 41+50

Reconstruct and pave existing turnout.

STA 43+35 to STA 44+20

Repave existing road with variable depth overlay.

STA 45+95 to STA 46+75

Reconstruct and pave existing turnout.

STA 56+00 to STA 57+60

Construct turnout with Class 2 Aggregate Base.

STA 1+00 to STA 64+00

Perform routine maintenance of storm drain structures. Trim all vegetation to setbacks required by California Department of Forestry.

#### Private Driveway from Friesen Drive to Winery Site

The property owner proposes the following improvements to the existing private driveway to improve ingress and egress conditions at the property:

STA 10+00 to STA 17+50

Widen portion of Friesen Drive and existing private driveway to an average paved width of at least 14 feet and provide turnouts at both sides of the existing gate to allow vehicles to pass.



STA 17+50 to STA 20+75

Widen existing private driveway to an average paved width of 10 feet.

STA 20+75

Pave apron in front of existing barn to provide a turnout and/or a firetruck turnaround.

STA 20+75 to STA 24+00

Widen existing private driveway to an average paved width of 14 feet.

STA 24+00

Provide a firetruck turnaround at the proposed winery site.

### **Exception Request and Justification**

This letter requests an exception from Section 12 of the Napa County Road and Street Standards adopted on August 2, 1999. The exception is being requested to allow Friesen Drive and the existing private driveway, with the proposed improvements outlined above, to be used to serve the proposed winery even though they do not meet the standard width criteria outlined in Section 12 of the Napa County Road and Street Standards. This exception request applies to the width of the existing roadways and proposed improvements only. All Napa County standards for grade, structural section and centerline turning radius for all proposed roadway improvements will be met.

The Napa County Road and Street Standards allow for such exceptions when the following criteria, summarized below, are met.

- (1) The exception is necessary to protect and ensure the preservation of unique features of the natural environment.

*The areas that are relevant to this exception request range from gentle to steep slopes. Most areas along the edge of Friesen Drive and the existing private driveway contain mature plantings of trees and native vegetation and/or riparian habitat and vegetation. The slope areas both above and below the existing access road are subject to potential erosion if disturbed. Widening of the roadway would be impossible without significant cutting and filling of the slopes above and below the road and without removal of a significant amount of the existing native vegetation and potential damage to riparian habitat. These potential impacts to slopes, land forms and vegetation are not justified by the di minus amount of new traffic that will be generated by the proposed small winery. In addition, the project will reduce the number of truck trips on the road during harvest*



as the proposed winery will process a majority of the fruit grown on the parcel and thus reduce the amount of truck traffic generated by hauling grapes off of the parcel. Granting this exception will allow for the retention of mature vegetation that provides protection for existing earthforms and soil.

We would also note that the County has already granted an exception for use of the present alignment of Friesen Drive including this segment as part of its approval of the O'Shaughnessy Winery project. Given the limited production capacity of the new winery, limited grape importation and marketing events, we believe that access for emergency vehicles and overall traffic safety for the users of this road will not be materially affected by the operation of the proposed Cimarossa Winery. A requirement to widen Friesen Drive and the private driveway beyond what is proposed would have an adverse affect on the existing land forms and vegetation not justified by projected winery traffic increases.

- (2) The exception allows a situation that provides the same overall practical effect as the standard does in providing defensible space and does not adversely effect the life, safety and welfare of the public or the persons coming to the property.

All proposed development at the winery site will comply with Napa County and California Department of Forestry and Fire Protection requirements for defensible space, fire department access and public safety. Water storage for emergency use will be provided per California Department of Forestry & Fire Protection requirements.

Friesen Drive and the existing private driveway, though sub-standard in width, are well maintained all weather surfaces that provide safe, reliable access for emergency vehicles as well as residential and agricultural users. The property owner agrees to participate in the maintenance of the Friesen Drive and the private driveway including the periodic horizontal and vertical trimming of roadside vegetation and tree limbs to allow for adequate passage for emergency vehicles. Furthermore, Friesen Drive and the private driveway with the improvements proposed above will provide several strategically located turnouts that provide the same overall effect as the Napa County Road and Street Standards.

In summary, Section 3 of the Standards states that "standards that affect native trees or other geologic features are prime examples of those circumstances where exceptions may be reviewed." The exception requested herein is consistent with this goal, in that it achieves the same effect as the specifications outlined in the Standards, but without removing a significant number of mature trees and without disturbing steeply sloping areas both above and below the access road.

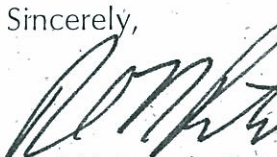
Attached is a reproduction of a portion of the USGS 7.5 Minute Quadrangle "St. Helena" showing the subject parcel and the location of the proposed winery in relation to the property lines. Additionally, we are providing a copy of the "Cimarossa Winery Conceptual Site Improvement Plan", dated June 2008 and the "Friesen Road Drive Road



Improvements for the Cimarossa Winery Project", dated June 2008 prepared by Bartelt Engineering and several photographs which illustrate the existing and proposed access conditions along the private driveway.

Thank you for your consideration of our request for this exception. You may contact us directly with any questions or to schedule a site visit if necessary.

Sincerely,

  
Paul N. Bartelt, P.E.  
Principal Engineer



PNB:sd

cc: Dino Dina, M.D. & Cornelia Dekker  
Donna Oldford

Attachments: USGS 7.5 Minute Quadrangle St. Helena  
Cimarossa Winery Conceptual Site Improvement Plan  
Friesen Road Drive Road Improvements for the Cimarossa Winery Project  
Photographic Documentation of Site-Conditions At Cimarossa Winery

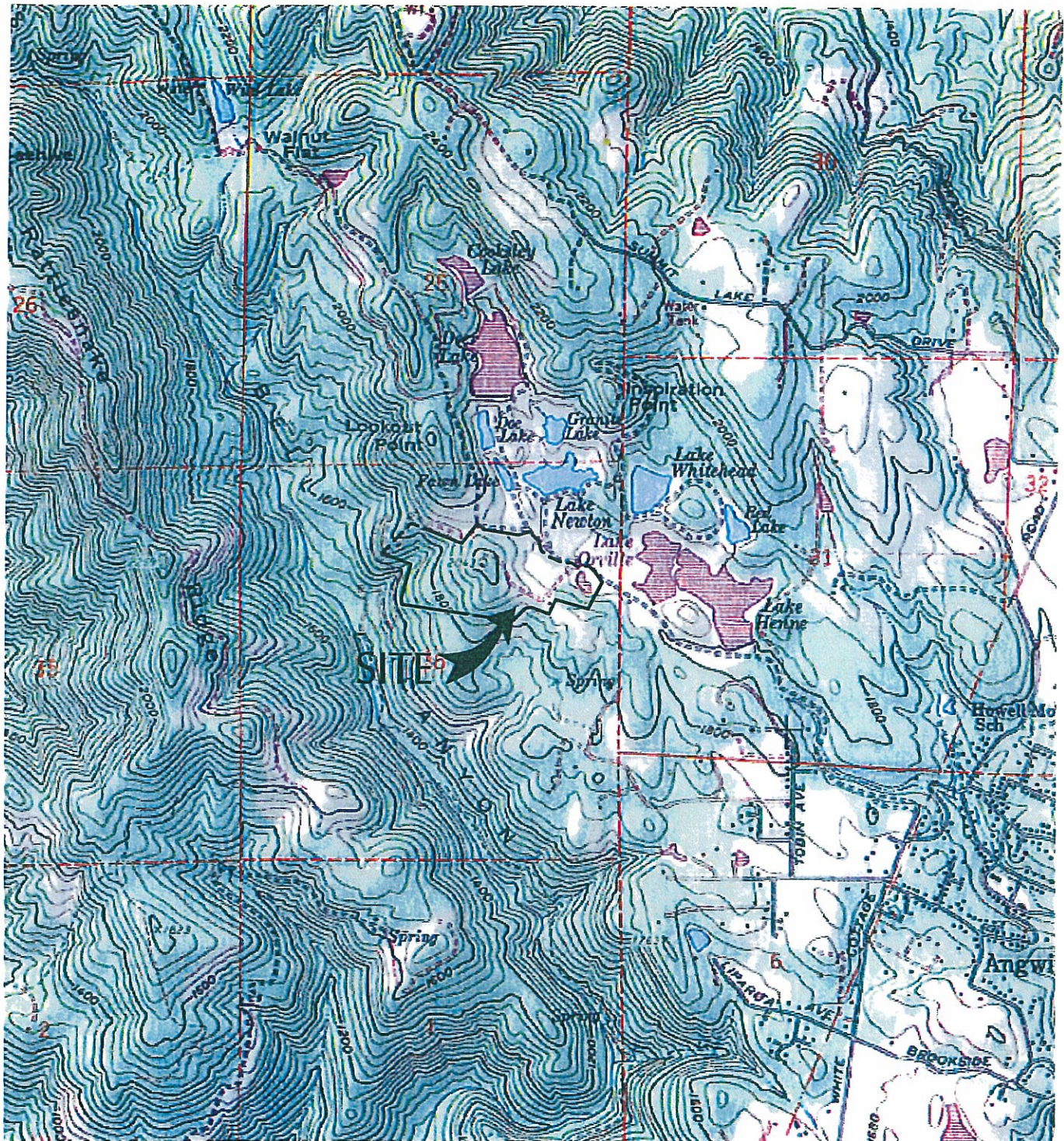


# TOPOGRAPHIC SITE LOCATION INFORMATION



USGS 7.5 MINUTE QUADRANGLE "ST. HELENA"

Scale: 1" = 2000'



**BARTELT**  
**engineering**

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Cimarossa Winery  
1185 Friesen Drive  
Angwin, California  
APN 018-060-069

Job no. 07-14

September 2007



PHOTOGRAPHIC DOCUMENTATION OF SITE CONDITIONS AT  
CIMAROSSA WINERY  
1185 FRIESEN DRIVE  
ANGWIN, CALIFORNIA (APN 018-060-069)



Photograph 1: Northwesterly view of Friesen Drive at  
O'Shaughnessy driveway,  
June 28, 2007



Photograph 2: Northwesterly view of Friesen Drive,  
June 28, 2007





Photograph 3: Westerly view of Friesen Drive,  
June 28, 2007



Photograph 4: Westerly view of Cimarossa driveway at Friesen Drive,  
June 28, 2007





Photograph 5: Southwesterly view of Cimarossa entrance gate,  
June 28, 2007



Photograph 6: Southwesterly view of driveway,  
June 28, 2007





Photograph 7: Southwesterly view of driveway,  
June 28, 2007



Photograph 8: Southwesterly view of driveway,  
June 28, 2007





Photograph 9: Northeasterly view of driveway,  
June 28, 2007



Photograph 10: Southeasterly view of barn,  
June 28, 2007





Photograph 11: Northwesterly view of driveway from west corner of barn,  
June 28, 2007



Photograph 12: Southerly view of gate along gravel access road,  
June 28, 2007



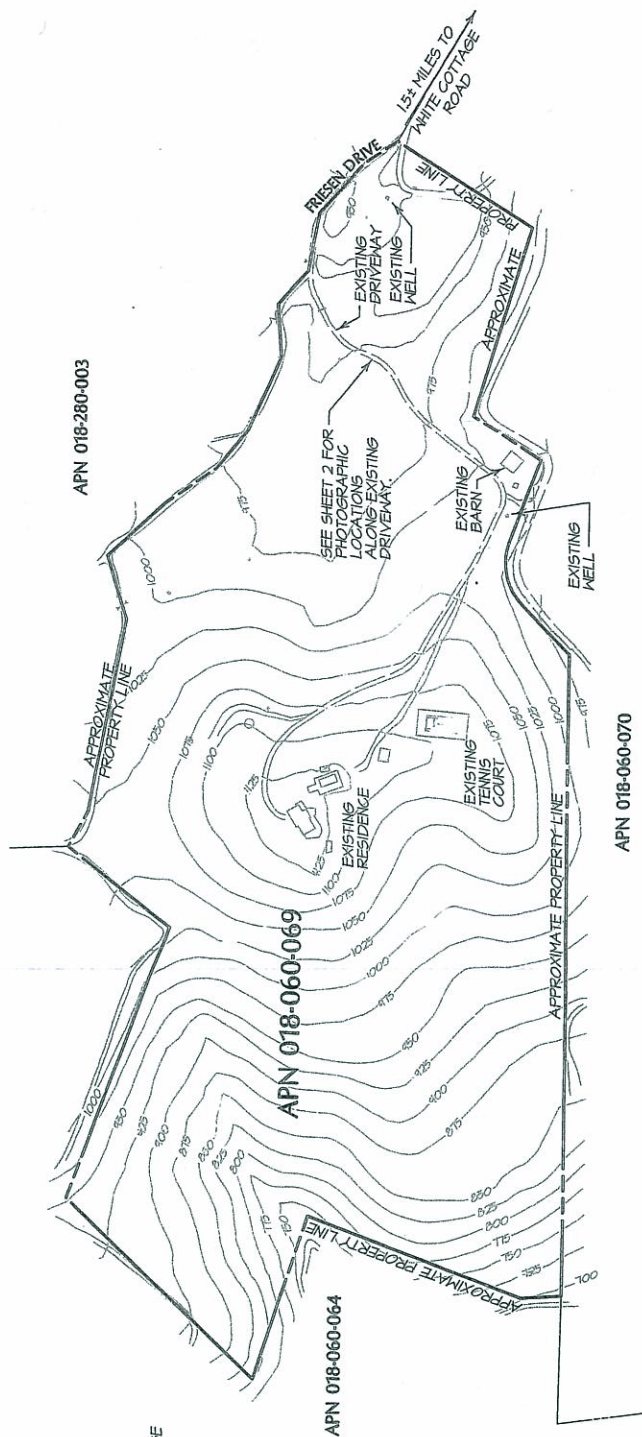
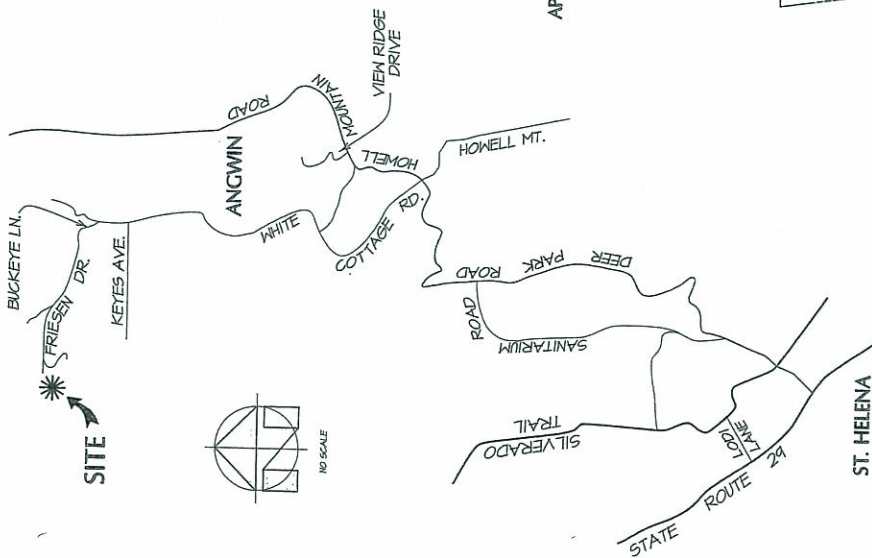


Photograph 13: Northwesterly view of driveway,  
June 28, 2007



Photograph 14: Northwesterly view of driveway and access road,  
June 28, 2007





## LOCATION MAP

NO SCALE

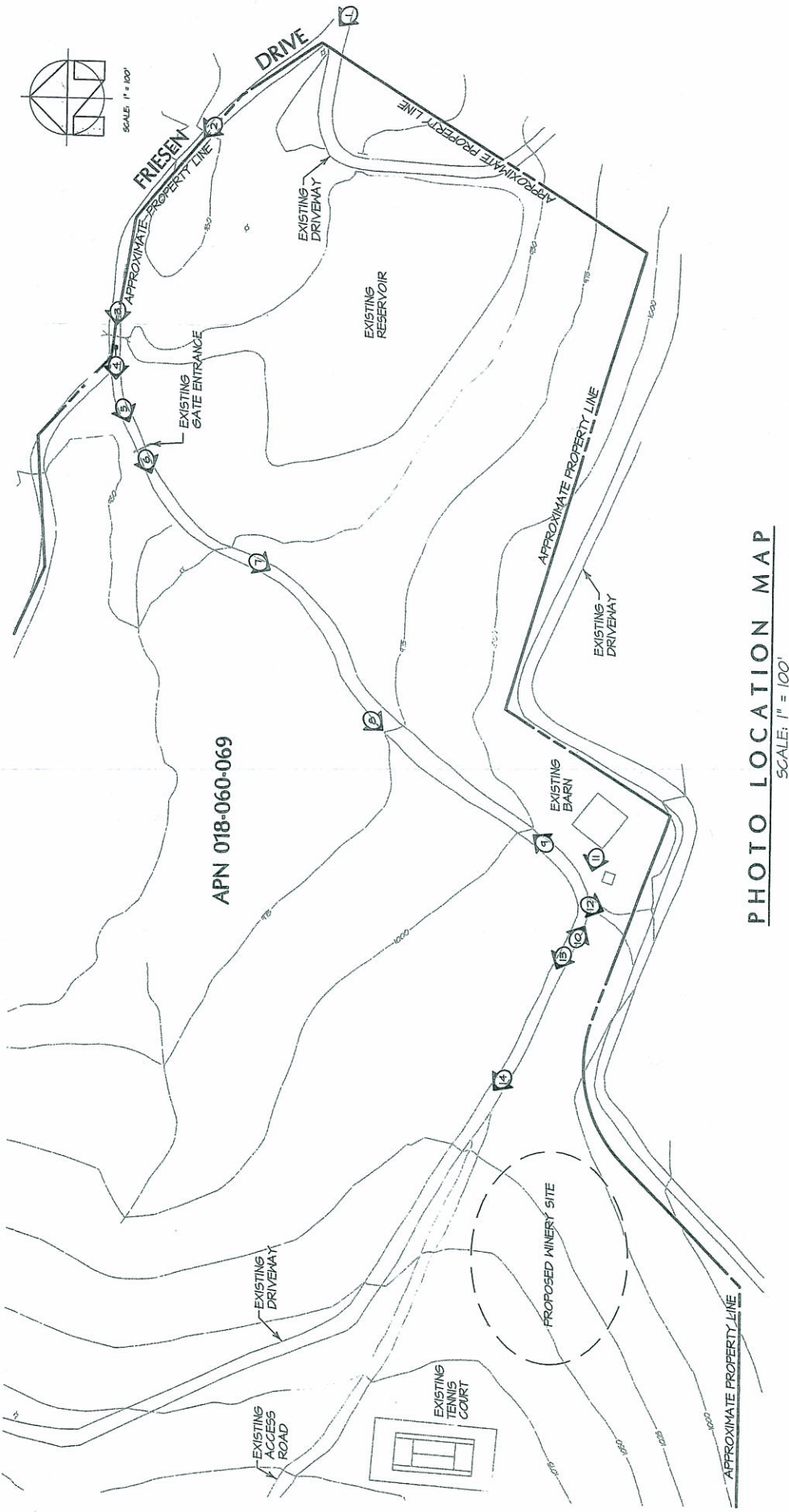
## OVERALL SITE PLAN

SCALE: 1" = 300'

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Cimarossa Winery  
1185 Friesen Drive  
Angwin, CA 94574  
APN 018-060-069  
Job no. 07-14  
September 2007  
Sheet 1 of 2





# PHOTO LOCATION MAP

SCALE: 1" = 100'

## NOTE:

- ① REPRESENTS LOCATION AND DIRECTION OF PHOTOGRAPHS TAKEN BY BARTELT ENGINEERING ON JUNE 28, 2007. SEE "PHOTOGRAPHIC DOCUMENTATION OF SITE CONDITIONS AT CIMAROSSA MINERY" FOR PHOTOGRAPH DESCRIPTIONS.

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