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Planning, Building & Environmental Services

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Hillary Gitelman  
Director

## MEMORANDUM

To: Charlene Gallina, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>JD</i>
Date: August 29, 2013	Re: Kitchak Cellars Road Modification Request 1094 Hardman Avenue, Napa, CA P13-00062 APN 039-190-055

### Road Modification Request

The Engineering and Conservation Division received a request dated June 28, 2013 (the Request) for modification of County Road and Street Standards (RSS) for the Kitchak Cellars winery at 1094 Hardman Avenue. The current existing driveway is approximately 1,450 ft long and consists of two parts, an approximately 800 ft section of shared driveway that connects to Hardman Avenue and an approximately 650 ft section of one-way loop road that connects the development area to the shared driveway. The shared driveway varies in approximate overall width from 15.5 ft to 17 ft and consists of two concrete driving strips (separated by approximately 3 ft) that are approximately 3 ft wide each and consist of approximate 3 ft shoulders on either side (for a total overall width of approximately 15). The surface of the shoulders and the area between the driveway strips is a double chip seal pea gravel surface. There are three existing turnout areas along the shared driveway. The first area is located on the west side of the driveway just past the entry gate. The second area is located along the east side of the driveway at the approximate midpoint of the 800 ft section. The third area is also located on the east side of the driveway just at the connection with the one-way loop road. The first and third turnout areas comply with the turnout sizing requirements for a residential driveway. The second turnout area does not comply with the residential driveway turnout sizing requirements. The one-way loop road varies in overall width from approximately 10 ft to 14 ft. The nature and reasons for the road modification request are as follows:

**Exception Area #1:** From STA 0+00 to STA 8+00 allow for an approximately 800 ft section of existing shared driveway to remain as is with the overall width varying from approximately 15.5 ft to 17 ft. This reduction in width is to allow for the adjacent landscaping (mature Italian Cypress trees and vineyard) to remain.

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**Exception Area #2:** From STA 8+00 to STA 9+75 allow for decreased inside horizontal radii of curvature in three areas (approximately 45.5 ft, 48.1 ft, and 27.2 ft) when the required inside horizontal radii of curvature is a minimum of 50 ft. This request for the reduction in width is also to accommodate existing mature landscaping such as the existing mature olive and cypress trees.

It should also be noted that although portions of the proposed driveway along the one-way loop road from approximately STA 9+75 to STA 14+42 also do not meet the minimum requirements for overall width and horizontal inside radii of curvature, The Request does not address these areas and the applicant does not propose any improvements to this section of driveway. As depicted on the proposed plans, there are several areas of this portion of the driveway that vary in overall width between 10 ft to 13 ft (overall required width for a one-way loop road is 14 ft) and the inside radii of curvature reduces to less than 20 ft in some areas.

**Engineering and Conservation Division Evaluation and Recommendation:**

The Engineering and Conservation Division staff has discussed the Request noted above with Cal Fire and the applicant. With respect to Section (3) of the RSS as adopted by Resolution No. 2011-95 by the Board of Supervisors on August 9, 2011, this division has determined the following:

The Request has not provided the necessary documentation as required by RSS Section 3(A). The request for modification is in connection with an active use permit modification for an existing winery, therefore the approving body shall be the Planning Commission.

With respect to findings the mature Italian Cypress trees, mature Olive trees, and vineyards are considered ornamental landscaping and are not considered an acceptable finding as described in RSS Section 3(D) subsection (1).

The Engineering and Conservation Division has also consulted with County Counsel with regards to the legal constraints as depicted in the Request and County Counsel has determined that the driveway easement and maintenance agreement between the owners of 1100 Hardman Avenue and the Kitchaks do not meet the definition of "legal constraints" as described in RSS Section 3(D) subsection (3). The maintenance agreement is a cost sharing agreement between property owners for road improvements and routine maintenance and would not preclude the Kitchaks from widening the driveway on their legally owned parcel.

Therefore, the Engineering and Conservation Division and Cal Fire have determined that the Request is not eligible for an exception to the RSS. The required improvements will not infringe upon the natural environment, nor are there unique features that would hinder construction. It is staff's opinion that the road can be improved to conform to meet RSS. We have also determined that the driveway, as proposed, would not provide the same overall practical effect as the RSS

towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

