



September 27, 2016
Revision #1 – March 9, 2017

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Napa County Planning, Building
& Environmental Services

Job No. 16-109

David Morrison, Director
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, California 94559

Re: Driveway Improvements and Request for Exception to the Napa County Road and Street Standards for the Proposed Development at
6360, 6380 & 6390 Silverado Trail, Napa, CA
Napa County APNs 032-070-027, -028, -029 & -030

Dear Mr. Morrison:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with several building permits being filed for construction on the above referenced properties. We are providing this information for your review and final decision by the Zoning Administrator or Conservation, Development and Planning Commission, as determined appropriate, pursuant to Section 3 of the Napa County Road and Street Standards as adopted by the Napa County Board of Supervisors on November 22, 2016 (Resolution 2016-167). Section 3 of the Standards allows exceptions to the Standards provided that that the proposed driveway conditions, including the requested exceptions, still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or

3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

It is our opinion that approving the pending Building Permits along with the proposed driveway improvements and granting this exception will:

1. Preserve mature native trees;
2. Minimize the need for grading on the steep slopes;
3. Minimize the need for grading within the stream setback prescribed by the Napa County Conservation Regulations;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and
5. Improve emergency vehicle access to the subject properties and the area in general.

The remainder of this letter describes the proposed projects being submitted for permit, provides background information regarding existing access conditions, outlines significant proposed driveway improvements that have been designed to meet the requirements of the Napa County Road and Street Standards, identifies the specific areas where an exception to the Standards is being requested and provides justification for the requested exception including measures to provide the same overall practical effect as the Standards.

Project Description

The existing and proposed uses served by the subject driveway include the following:

APN 032-070-027

- Driveway currently provides access to existing vineyards on this property
- Structures on this property are served by a separate driveway
- No new structures that will be served by this driveway are proposed on this property at this time

APN 032-070-028 (aka the Hall Property)

- Driveway currently provides access to an existing main residence and vineyard on this property
- Improvements proposed for this property include the demolition of the existing main residence and construction of a new main residence, second dwelling unit and guest cottage. The permits for this work are being filed concurrent with this request.

APN 032-070-029 (aka the Poetry Inn Property)

- Driveway currently provides access to the existing Poetry Inn on this property
- No new structures are proposed on this property

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APN 032-070-030 (aka the Imagine Property)

- Driveway currently provides access to an existing vineyard, residence and a permitted, but not-yet-constructed winery (P05-00401)
- Improvements proposed for this property include a new main residence (previous residence was removed under permit B08-00222), new second dwelling unit and new guest cottage. Building permits were previously issued for these structures however they were never fully acted upon and have since expired. The plans have been updated to meet current code and now are being submitted for County review concurrently with this request.

Existing Access Road Conditions

Access to the subject parcels is via a shared private driveway off of the northeast side of Silverado Trail approximately 350 feet southeast of the intersection of Silverado Trail and Yountville Cross Road in an unincorporated portion of Napa County. The shared private driveway serves only the four parcels referenced above. It should be noted that residential uses on one of the four parcels (APN 032-070-027) is served by a completely separate driveway. Please refer to the Poetry Inn and Imagine Property Driveway Improvement Plans prepared by Applied Civil Engineering Incorporated for a detailed illustration of the project sites relative to the existing County road and shared private driveway as well as the existing and proposed conditions along the subject 0.5 +/- mile stretch of shared private driveway that are generally outlined in the remainder of this letter.

The existing driveway traverses the sloping hillsides typical of the eastern slopes of the Napa Valley. The entire length of the driveway from Silverado Trail to the last parcel served by the driveway (APN 032-070-030) is paved with asphalt. The first 0.35 +/- miles of the driveway from Silverado Trail to the point where the Poetry Inn driveway diverges from the shared driveway has a paved width averaging 15' to 16'. The remaining 0.15 +/- miles of driveway from the Poetry Inn to the Imagine Property has a paved width of approximately 16' to 22' and was improved as part of the winery use permit and associated road exception which allowed for reduced widths along this section of driveway (P05-0401-UP). Once entering the Imagine Property the driveway will be improved to comply with current standards (refer to plans by Summit Engineering for design of driveway improvements on the Imagine Property).

The driveway crosses steeply sloping hillsides however the slope along the length of the driveway (the longitudinal slope) can generally be described as moderate, averaging less than 20% with the exception of an isolated stretch of driveway from STA 23+50 to 26+50 (300 feet) that averages 22% with a very short segment (50 feet) that is inclined at 25%.

Sight distance varies along the length of the road and in general is adequate for a design speed of 15 miles per hour with the exception of the curve located at STA 26+00 where sight distance is currently limited by the road curvature. This condition will be improved as noted later in this letter.

The driveway has provided adequate access to the subject properties for many years and the owner has not reported any issues with the driveway providing proper access.

Napa County Road and Street Standards Requirements

The Napa County Road and Street Standards require that private access driveways serving multiple residences or wineries, inns or other commercial uses provide two 10-foot-wide travel lanes (20 feet total) and a maximum 16% longitudinal slope (slopes up to 18% and under certain circumstances up to 20% can also be allowed at the Engineering Division's discretion).

Proposed Driveway Improvements and Request for Exception to Napa County Road and Street Standards

Proposed Driveway Improvements

In order to fully comply with the Standards for driveway width the Applicant is proposing to widen the existing driveway to the full extent necessary from STA 10+00 (Silverado Trail) to STA 29+50 (the existing "bulb" just past the Poetry Inn driveway) to provide a full 20 feet of paved travel lanes to allow unimpeded access and the ability for vehicles to pass when entering and exiting the site.

An exception was previously granted to allow a reduced width from STA 29+50 to 36+00 +/- (P05-0401-UP). This approval included the requirement of several improvements and substantial widening which has already been completed. The improvements that were completed appear to exceed the required widening in most areas. No further improvements are proposed for this section of driveway.

Once the driveway enters the Imagine Property at STA 36+00 +/- the driveway will be improved to fully comply with the Standards.

Identification of Exception Areas

The request for an exception to the Napa County Road and Street Standards includes the following:

- 1) To allow a longitudinal slope in excess of 16% for two sections of the existing driveway between Silverado Trail and the Poetry Inn driveway located in the following areas:

STA 15+00 to 20+00 Average slope = 17% for 500 feet

STA 22+00 to STA 27+00 Average slope = 21% for 500 feet

- 2) To reconfirm the previously granted exception (P05-0401-UP) that covers the remaining portion of the driveway from the Poetry Inn Driveway to the Imagine Property including the improvements that have been constructed prior to this application.

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We have studied how the existing driveway could be reconfigured to comply with the 16% maximum longitudinal slope requirement and have made the following observations:

STA 15+00 to STA 20+00

and

STA 22+00 to STA 27+00 – These two segments of driveway traverse between a County definition stream located on the west side of the driveway and a steep slope (exceeding 30%) located on the east side of the driveway. Most of this section is located within the prescribed stream setback area. Grading within the stream setback, grading on slopes exceeding 30% and removal of mature native trees would be required to reduce the driveway slope in these areas.

Justification of Exception

As previously described, Section 3.D. of the Napa County Road and Street Standards, states that an exception to the Road and Street Standards may be granted if the exception will preserve unique features of the natural environment (including native trees, watercourses, steep slopes and geologic features) and the proposed project provides the same overall practical effect as the Standards towards providing defensible space, and consideration towards life, safety and public welfare.

In addition to the proposed driveway widening that will be constructed to improve ingress and egress to the properties for both existing and proposed uses several other measures have been incorporated into the project design to provide the “same overall practical effect” as the Standards towards providing defensible space and consideration towards life, safety and public welfare. Below is a summary of the proposed measures:

Defensible Space

- I. Horizontal and vertical vegetation management will be implemented along the entire length of the existing driveway and around the existing and proposed structures on the subject properties to create defensible space. This will include vegetation management and modification 10 feet horizontally and 15 feet vertically along all private access roads and 100 feet around buildings in accordance with Napa County Fire Department requirements.

Life Safety and Public Welfare

- I. The 16% maximum slope requirement is meant to provide reliable access for emergency vehicles. The 16% longitudinal slope requirement in the Standards is based on the SRA Fire Safe Regulations for aggregate (i.e. gravel) driveways with no hard surfacing requirements. The existing driveway is paved with asphalt which has significantly better traction characteristics compared to gravel. Furthermore, the existing asphalt surface and the new asphalt widening will be grooved to provide a roughened surface and improve removal of water from the road surface and thereby further increase roadway performance on all portions of the driveway that exceed 20% slope. The asphalt surface (grooved on slopes over 20%) provides increased traction and roadway surface stability relative to the aggregate surface that is contemplated in the SRA Fire Safe Regulations and therefore will

provide the same overall practical effect as the Standards towards providing defensible space, and consideration towards life, safety and public welfare.

2. Address signage for existing and proposed uses on the properties will be upgraded as needed to comply with County Fire Department Standards to improve emergency vehicle accessibility.
3. The driveway curvature at STA 26+50 will be broadened substantially to the inside and outside of the curve beyond what is required by the Standards. This improvement will increase sight distance around the curve substantially, improve turning radius and thereby improve safety at this corner.
4. The project will not increase Average Daily Traffic (ADT) on the driveway compared to previously approved development permits for a main residence and second dwelling unit on the Imagine Property and therefore will not increase projected ADT compared to previously approved conditions for that parcel. Section 3.F. of the Standards specifically identifies limiting ADT can be used to help achieve the same overall practical effect as the Standards towards providing defensible space, consideration of life, safety and public welfare and not compromising civilian access or Fire Department access.
5. All new residential structures will be outfitted with built in fire protection systems including sprinklers. Section 3.F. of the Standards specifically identifies that built in fire protection systems can be used to help achieve the same overall practical effect as the Standards towards providing defensible space, consideration of life, safety and public welfare and not compromising civilian access or Fire Department access.

Conclusions & Findings In Support of Exception Request

It is our opinion that this request to allow the existing access driveway to be approved with significant widening and with segments that exceed the Standards' maximum longitudinal slope requirement meets the criteria established in Section 3 of the Road and Street Standards. More specifically, approval of the proposed exception will:

1. Minimize the need for grading within stream setbacks;
2. Preserve mature native trees on steeply sloping hillsides;
3. Minimize the need for grading on steep slopes;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

As previously described, there are stream setback riparian areas, mature native trees and steep hillside slopes along the existing driveway that are worthy of preservation. It is important to preserve the natural character of the area by minimizing the amount of grading on steep slopes and within stream setbacks and minimizing tree removal. Not only do the riparian areas, trees and topography contribute to the rural character of the woodlands and watershed areas, they also provide shelter and habitat for a wide range of animal and plant species.

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Preservation of these features can be achieved by allowing the existing driveway with newly proposed widening and improved road surface to continue to serve the subject properties. The Applicant is willing to improve the private access road to the greatest extent practicable while minimizing unnecessary grading within stream setbacks and on steep slopes and while preserving mature native trees and riparian areas to the greatest extent possible. Furthermore, the Applicant will install built-in fire protection systems at the subject structures and will provide the necessary clearing of trees and roadside vegetation (15 feet vertically and 10 feet horizontally on either side of the private access road) to provide adequate clearance for emergency vehicles and also to reduce the potential for fire hazard.

With the proposed improvements and mitigation measures, proper vegetation management and regular maintenance, there is no reason that these environmental features cannot be preserved while still achieving the same overall practical effect as outlined in the Standards. Furthermore, the driveway conditions that will result from the proposed improvements will be significantly better than what exists today and will therefore improve emergency vehicle access which is important to not only the properties that are part of this application but the entire area in general.

We trust that this information is sufficient to process the Building Permits associated with this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath, R.C.E. 67435
Principal



Enclosure:

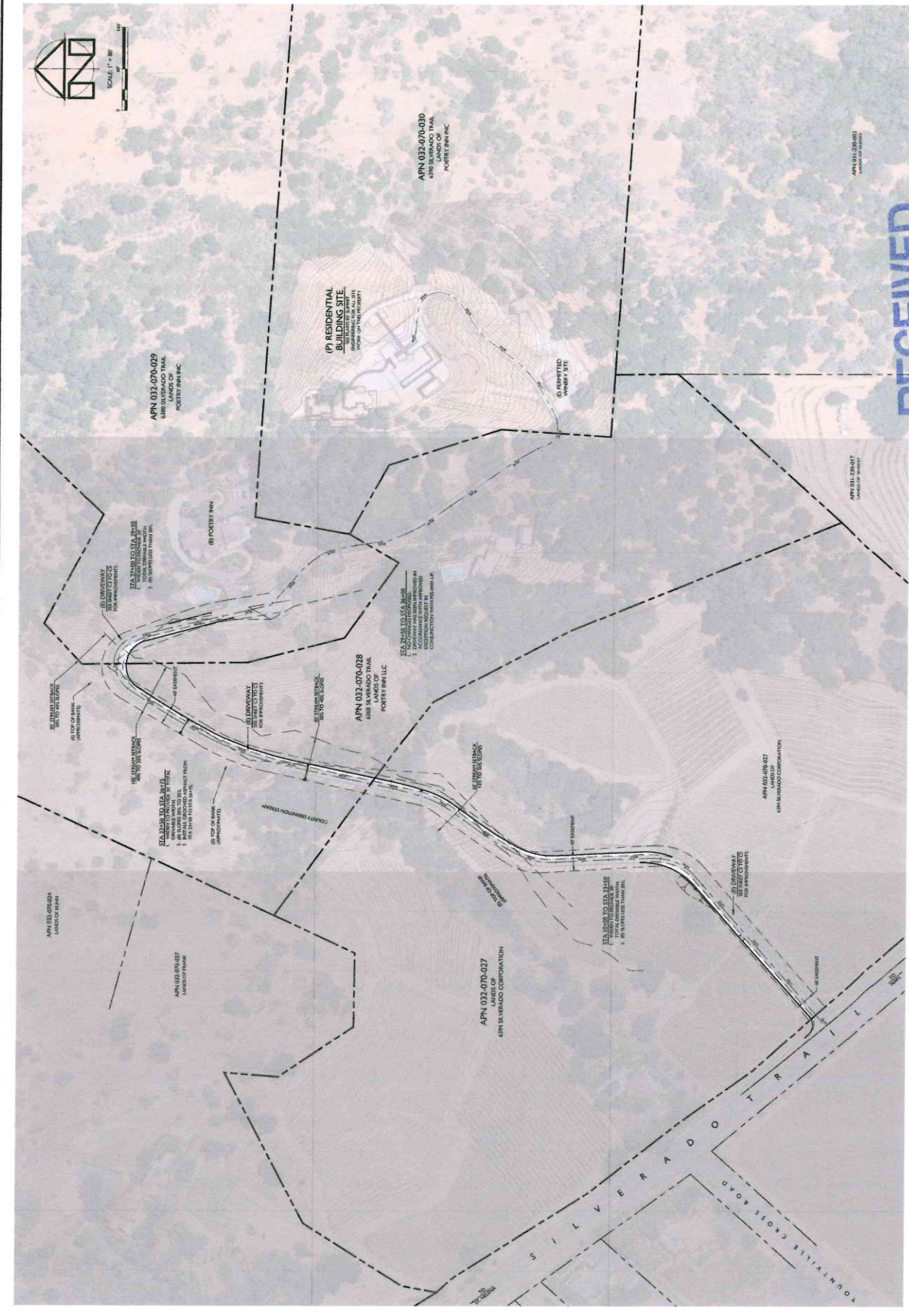
Poetry Inn and Imagine Property Driveway Improvement Plans

Copy:

Manbin Monteverdi, Lede Family Wines (via email)
George Monteverdi, Monteverdi Consulting (via email)
Thomas Carey (via email)

Exhibit B

***Civil Improvement Plans for
Poetry Inn/Imagine Driveway***



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OVERALL SITE PLAN
 SCALE 1" = 80'

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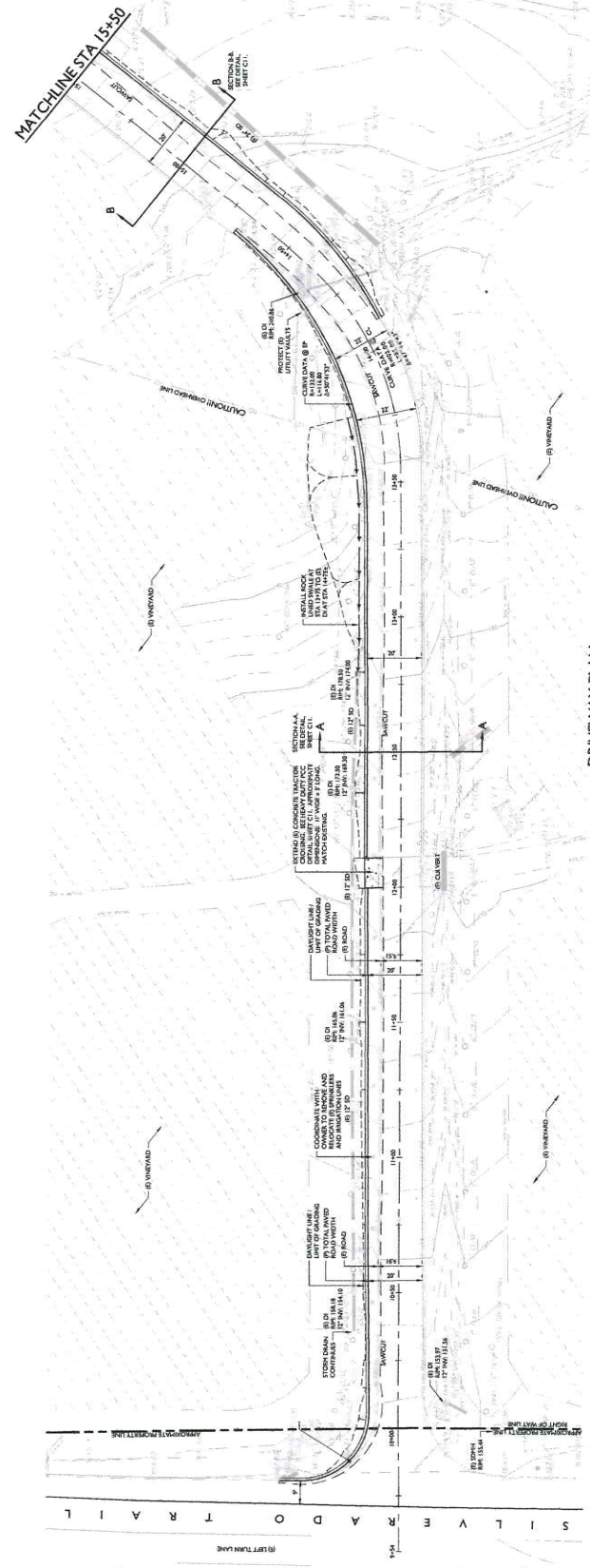
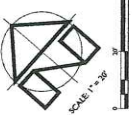


POETRY INN AND IMAGINE PROPERTY
DRIVEWAY IMPROVEMENT PLANS
DRIVEWAY PLAN STA 10+00 TO STA 21+75

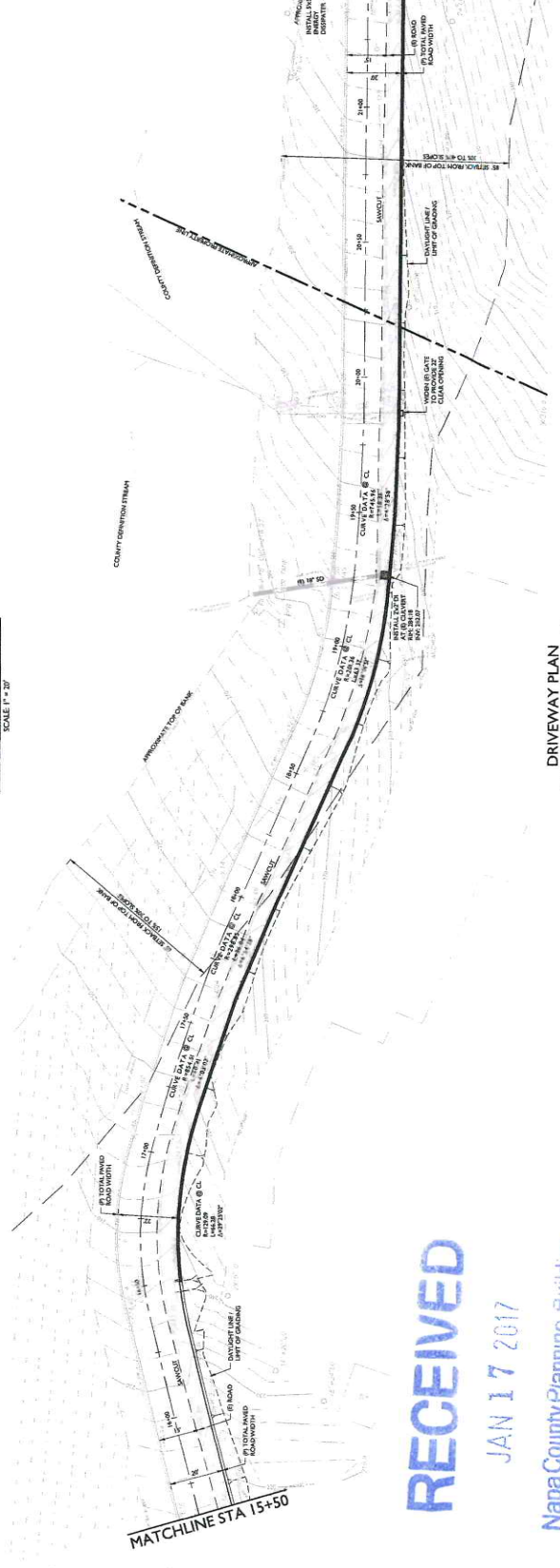
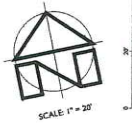


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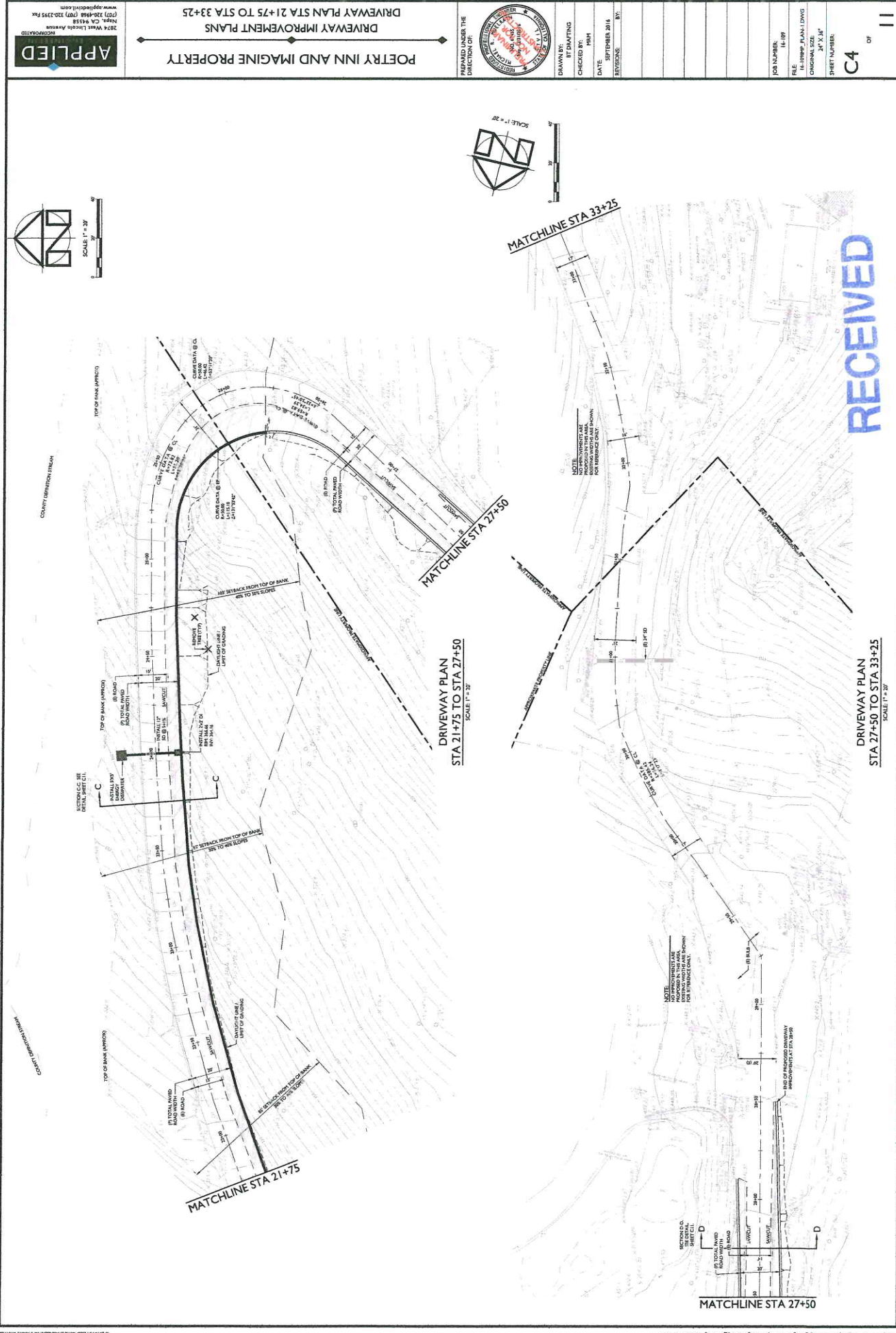


DRIVEWAY PLAN
STA 10+00 TO STA 15+50
SCALE 1" = 20'



DRIVEWAY PLAN
STA 15+50 TO STA 21+75
SCALE 1" = 20'

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DRIVEWAY PLAN STA 21+75 TO STA 33+25

SCALE 1" = 20'

DRIVEWAY PLAN STA 21+75 TO STA 33+25

POETRY INN AND IMAGINE PROPERTY

DRIVEWAY PLAN STA 21+75 TO STA 33+25

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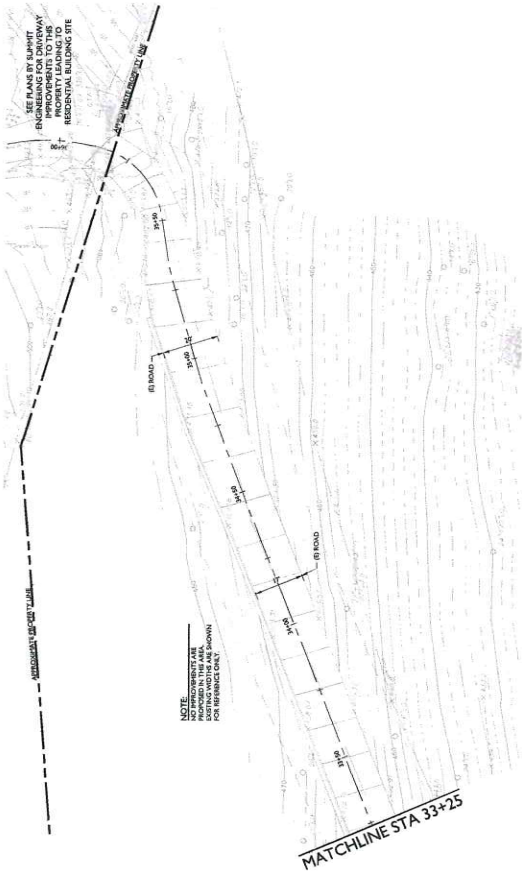
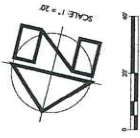
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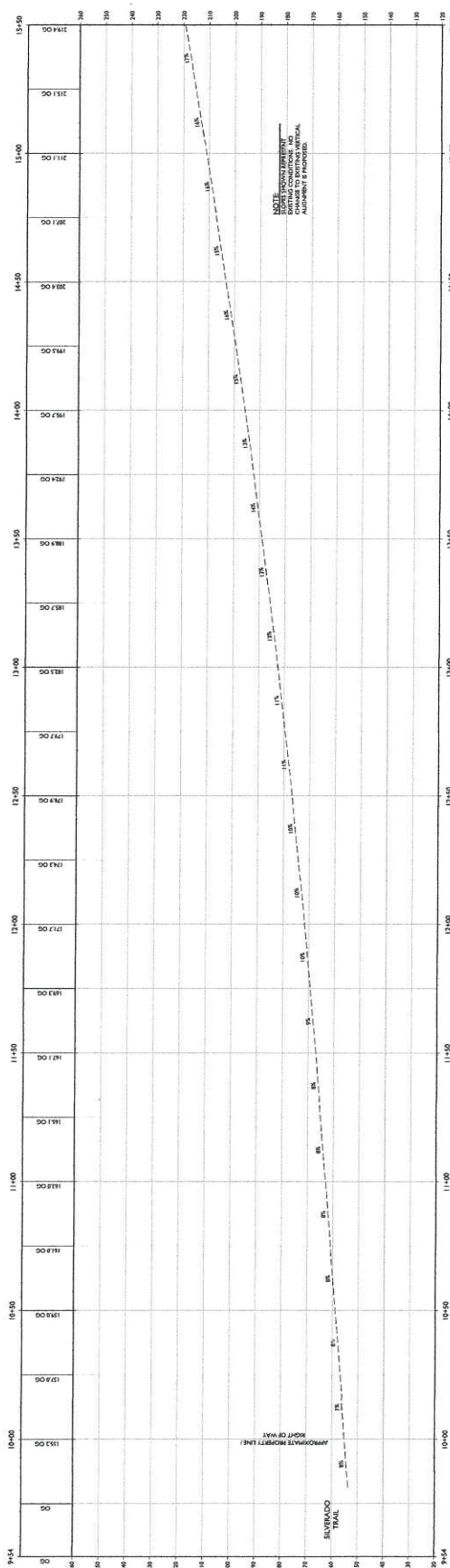
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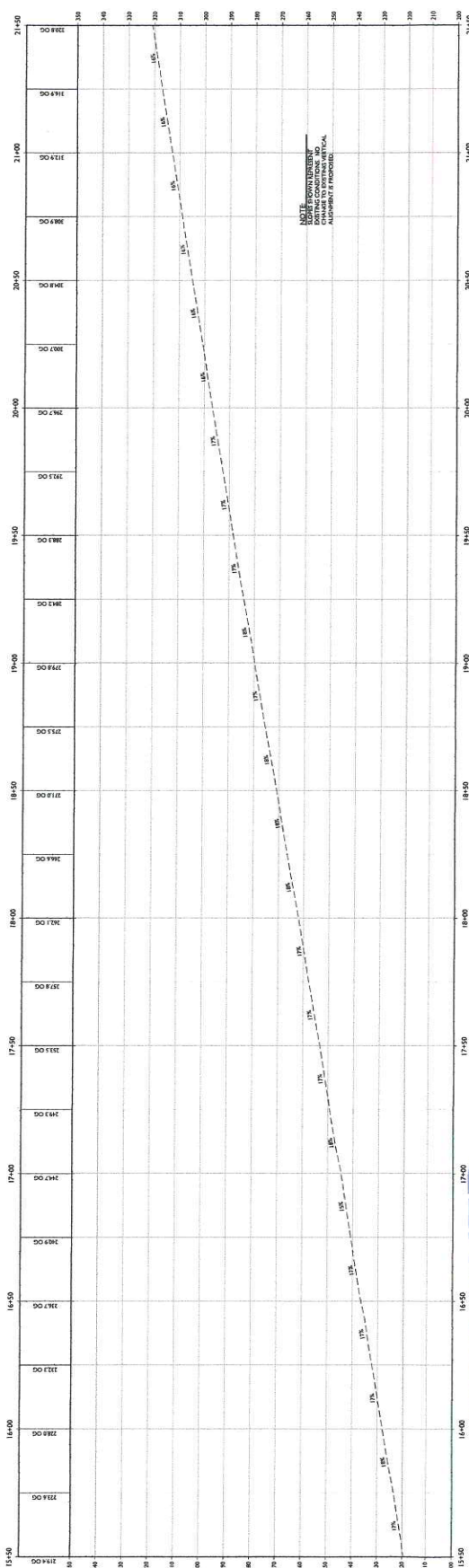


DRIVEWAY PLAN
 STA 33+25 TO STA 36+00
 SCALE 1" = 20'

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DRIVEWAY PROFILE
STA 10+00 TO STA 15+50



DRIVEWAY PROFILE
STA 15+50 TO STA 21+50

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16+50 17+00

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POETRY INN AND IMAGINE PROPERTY
DRIVEWAY IMPROVEMENT PLANS
DRIVEWAY PROFILE STA 21+50 TO STA 33+50

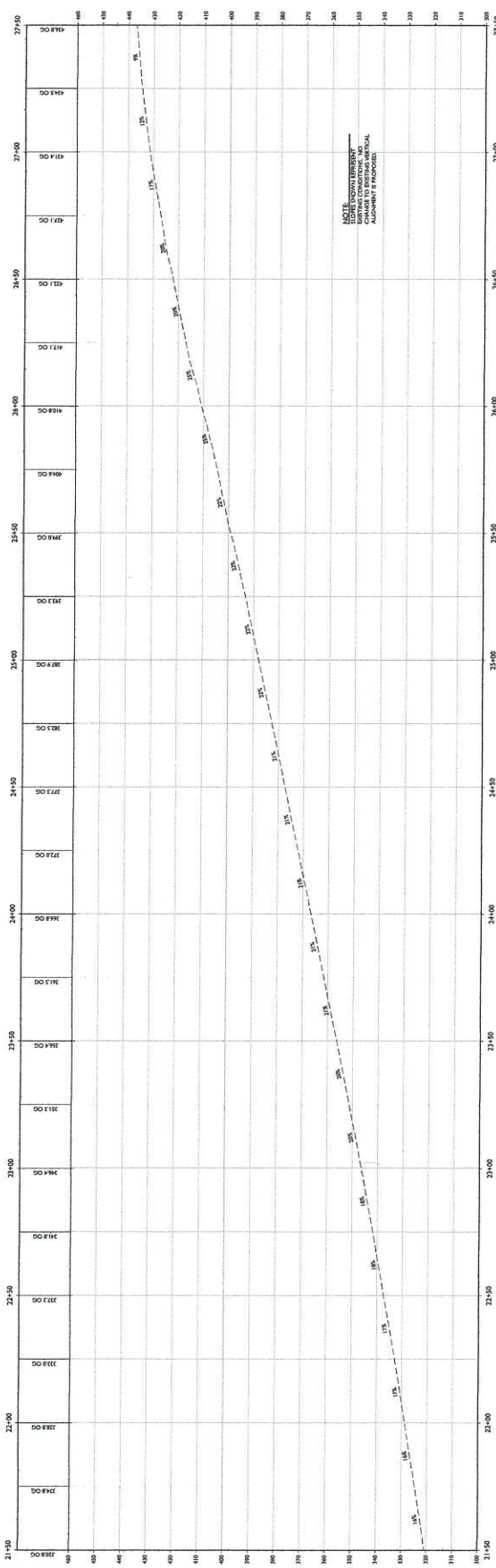
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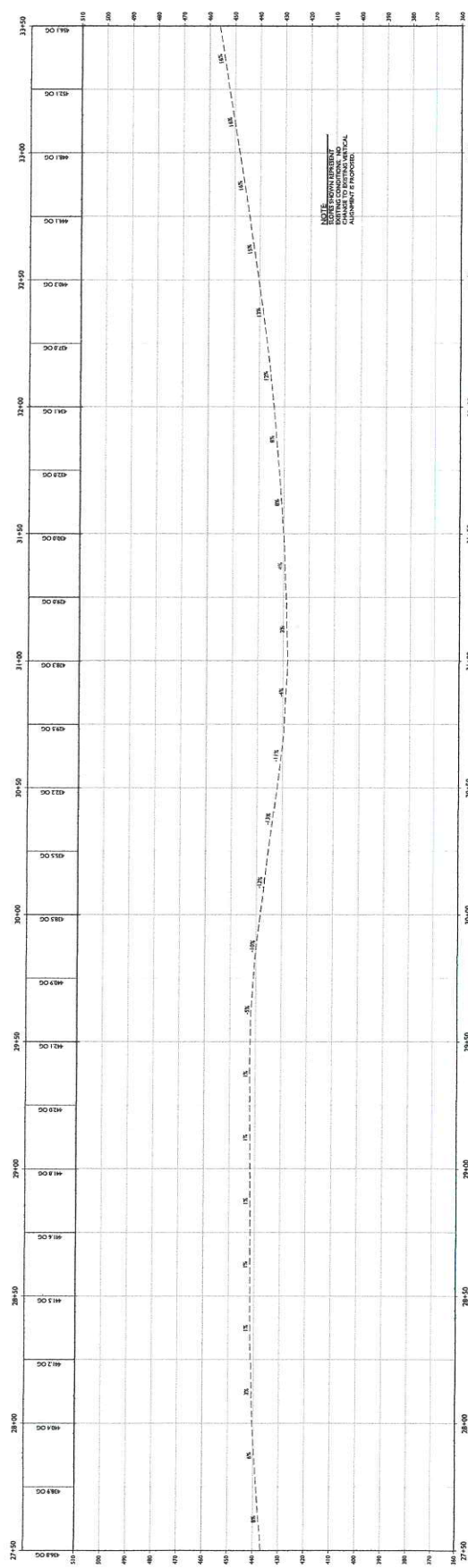
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DRIVEWAY PROFILE
STA 21+50 TO STA 27+50
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 20'

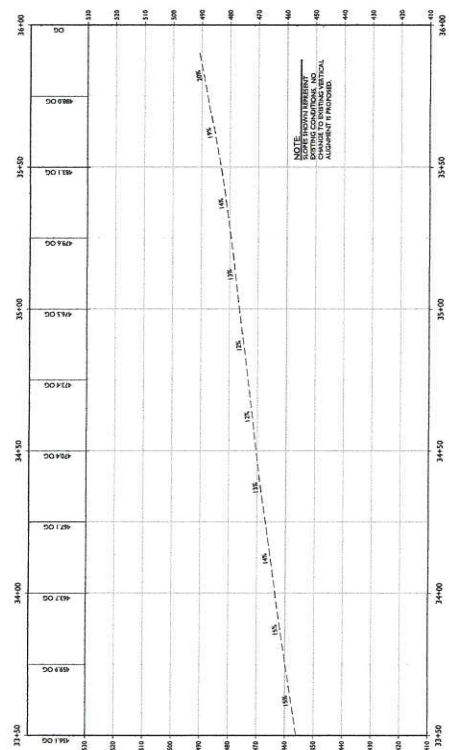


DRIVEWAY PROFILE
STA 27+50 TO STA 33+50
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 20'

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DRIVEWAY PROFILE
STA 33+50 TO STA 36+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

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		CHECKED BY: MMH
		DATE: SEPTEMBER 2015
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JOB NUMBER: 16-109

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POETRY INN AND IMAGINE PROPERTY
DRIVEWAY CROSS SECTIONS STA 10+00 TO STA 19+75

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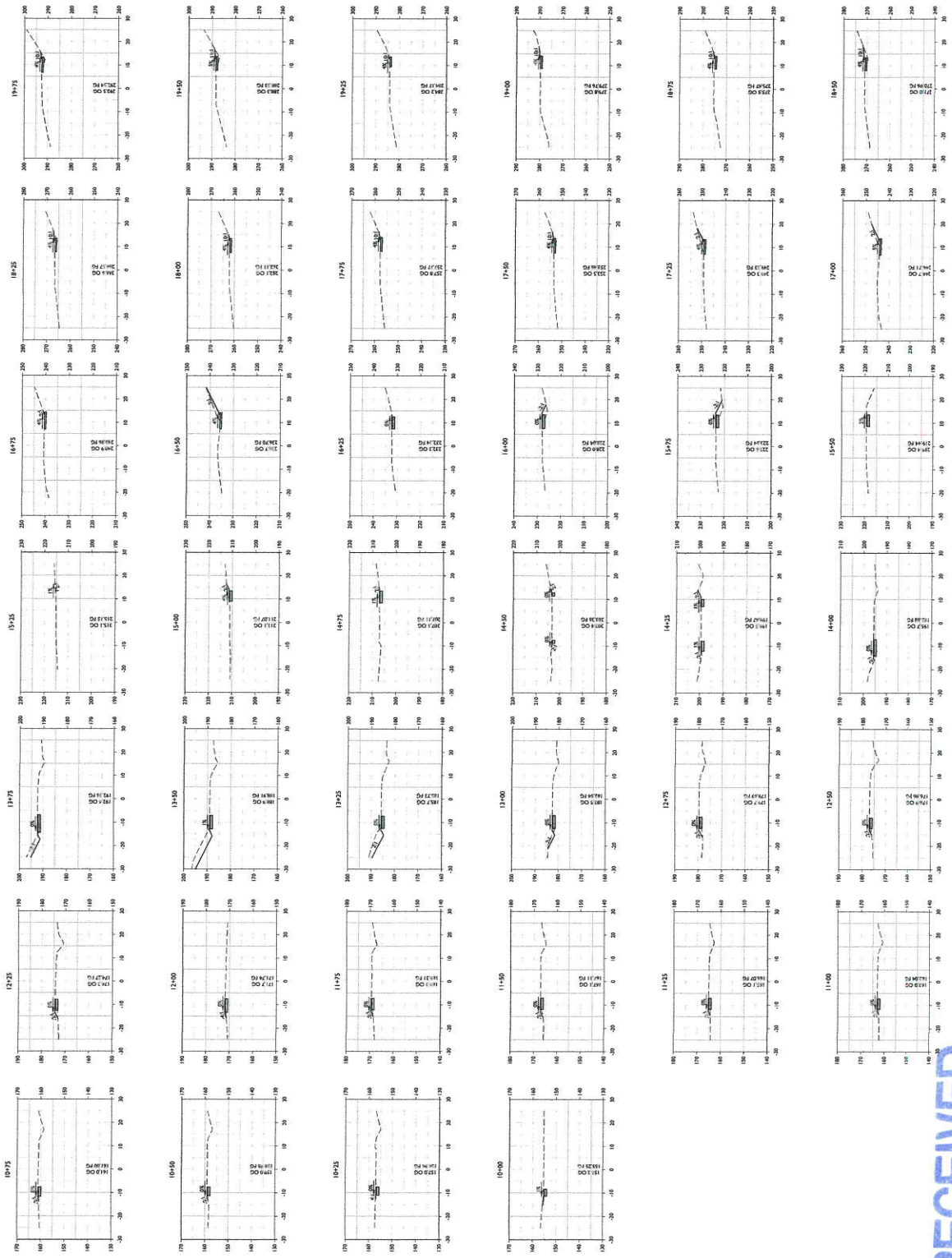
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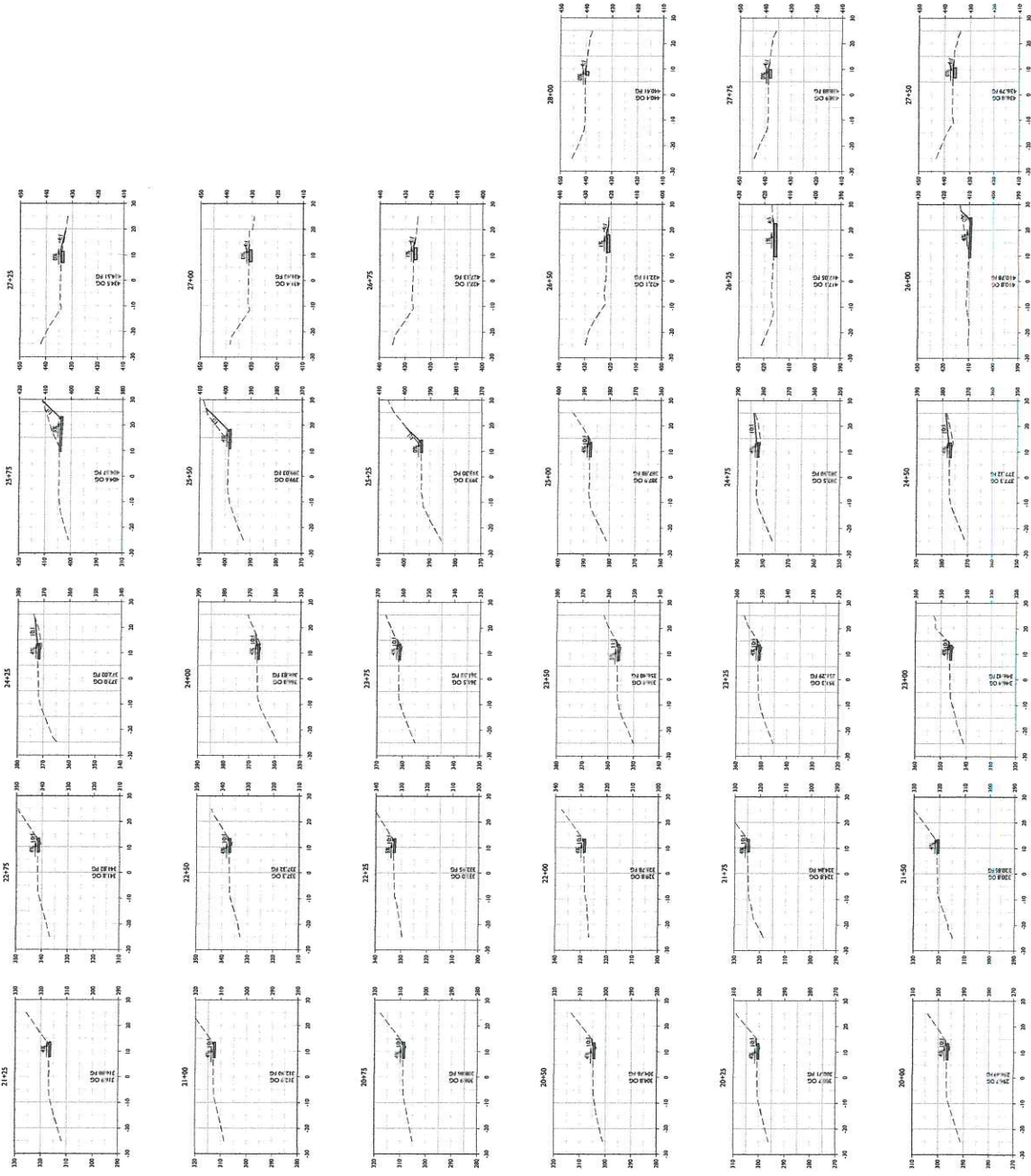


DRIVEWAY CROSS SECTIONS
STA 10+00 TO STA 19+75
SCALE 1" = 30'

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DRIVEWAY CROSS SECTIONS
STA 20+00 TO STA 28+00
SCALE 1" = 20'

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