

November 26, 2013

Shaveta Sharma
Napa County Planning, Building and
Environmental Services
1195 Third Street
Room 210
Napa, CA 94559

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Napa County Planning, Building
& Environmental Services

RE: Road Exception Request for #P13-00261, Sinegal Estates Winery Major Use Permit Modification
 Project Number 2013080

Dear Shaveta:

We request an exception to the Napa County Road and Streets Standards (NCRSS), Section 13 for a portion of the driveway serving the Sinegal Estates Winery. The project proposes an increase in production capacity from 13,200 gallons of wine per year to 60,000 gallons, and an increase in the allowable daily visitation as detailed in the project application. The winery is served by an existing access driveway from Inglewood Avenue that is proposed to be widened along its entire length in conformance to the NCRSS, with the exception of a short section over an existing bridge. In order to minimize impacts to the stream and surrounding vegetated area, it is requested that the bridge be allowed to remain in-place with its existing width to serve the proposed winery improvements. The bridge is currently one lane (9 feet wide) which does not meet the two 9 foot lanes required by the NCRSS.

This request is consistent with the following objectives found in the Road and Streets Standards:

Objective A – To provide reasonable standards that relate to terrain and parcel size.

The existing bridge complements the terrain as it is flush with grade on either side of the creek. It provides a transition from bank to bank with little need for adjustment of approaching grades. A replacement bridge would likely be raised to minimize disturbance within the creek and would have a greater impact on the surrounding terrain.

Objective B – Strive to preserve the natural landscape and desirable aesthetic features.

Utilizing the existing bridge preserves the existing aesthetics and natural landscapes in the area including the creek and adjacent vegetation. Disturbance of the creek banks and replacement of the abutments is not anticipated if the bridge remains in place

Objective C – To encourage the location of roads to minimize the disturbance or impacts on wetlands, critical native plant communities, or other environmentally sensitive areas.

Reuse of the existing bridge would minimize disturbance within the creek banks.

Objective E – To minimize alteration of streams and ephemeral drainage at discharge outfalls, utilizing “biotechnical” stream stabilization techniques and preservation of natural stream morphological conditions.

Preservation of the existing bridge would minimize disturbance to the creek and banks during construction as well as would avoid potential risk of modifying stream morphology as a result of a new structure.

Objective H – To provide adequate safety and service.

The bridge has a short span, approximately 20 feet, and adequate site distance for vehicles to wait on either side while another vehicle crosses in the opposite direction. The proposed road width on each side of the bridge provides an adequate passing area while another vehicle awaits oncoming traffic.

Section 15 of the road and NCRSS provides design criteria for Roadway Structures including specific requirements for one lane bridges. It is stated that the following features be included:

- 1) Appropriate signage stating a one lane condition and
- 2) Either a 6” curb or a railing.

It is proposed that the bridge be modified to include these features.

By incorporating these features into the proposed project the existing bridge provides adequate safety and service as intended by the standards.

It is stated in the NCRSS that an exception may be allowed if one of the following exists:

- 1) The exception will preserve features of the natural environment which includes, but is not limited to, natural water courses, 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

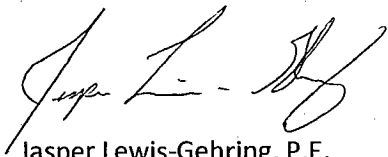
- 3) The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

We propose that the exception meets the criteria 1 above. Widening the bridge would require the removal of riparian vegetation and habitat area including mature native trees to accommodate the increased width and abutments.

Thank you for your consideration of this exemption. We ask that you consider the information above and grant an exception the road width requirement with the intent of utilizing the existing bridge for the proposed improvements.

We previously submitted an exception request regarding bridge clearance from the base flood elevation in a letter dated August 20, 2013. That request was written anticipating that the bridge would be replaced. The letter requested a reduction in clearance to 1 foot above the calculated base flood elevation. The existing bridge clearance is consistent with that request as the existing bridge is approximately 1 foot above the calculated base flood elevation (0.8 feet at the west end and 1.4 feet at the east end). We requested that the same exception of reduced clearance requested in the August 30 letter be applied to existing bridge in its as-built condition.

Regards,

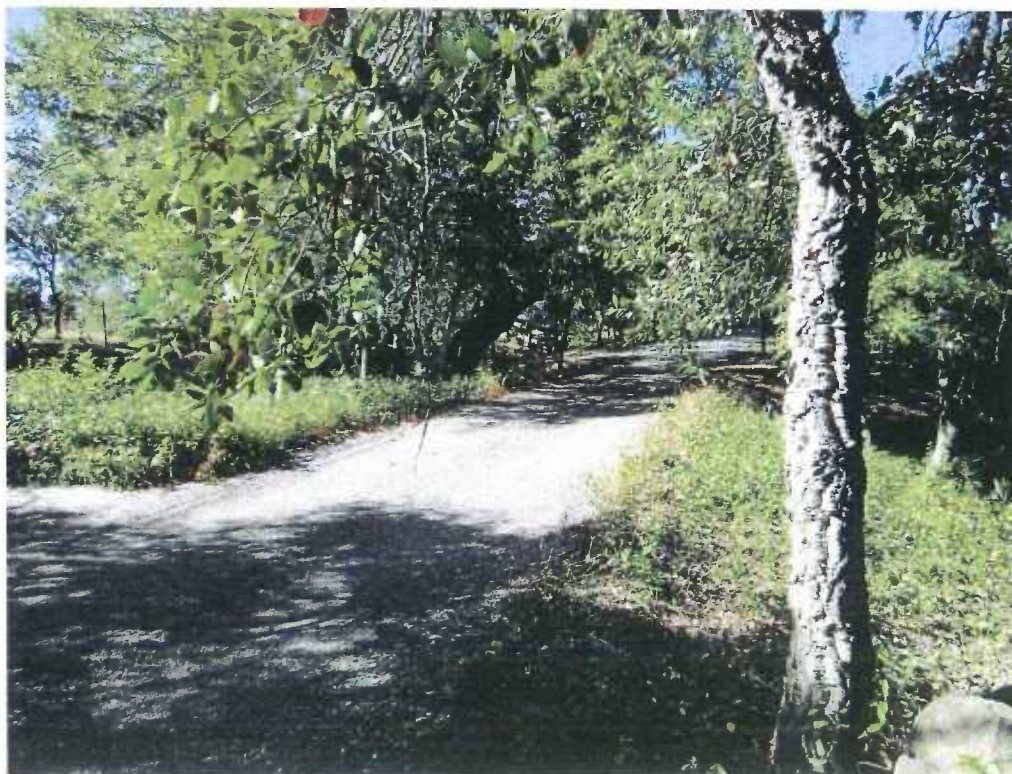


Jasper Lewis-Gehring, P.E.
Principal, Civil Division Manager

cc: Peter Corelis
Charlene Gallina

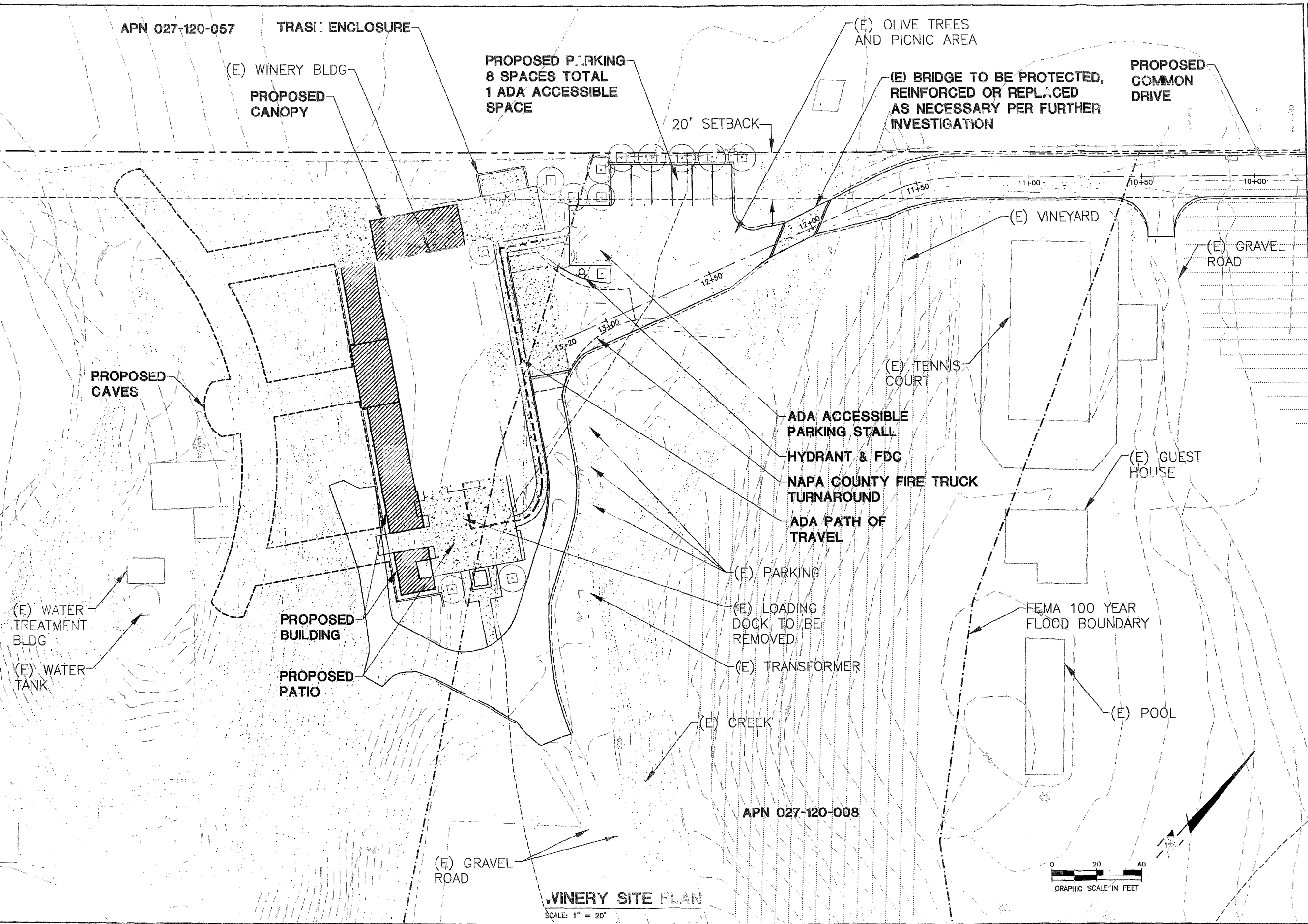


Existing Bridge



Western Approach to Existing Bridge

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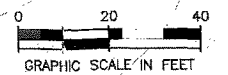
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SINEGAL ESTATE
 2125 INGLEWOOD AVENUE
 ST. HELENA, CALIFORNIA
 APN 027-120-008

USE PERMIT APPLICATION
 WINERY SITE PLAN

08-07-2013	ISSUE FOR REVIEW
08-11-2013	USE PERMIT RESUBMITTAL
DATE:	08-07-2013
JOB NO.:	2013080
SCALE:	AS SHOWN
DRAWN:	TAF
CHECKED:	MS
SHEET	UP2

WINERY SITE PLAN
 SCALE: 1" = 20'



December 6, 2013

Napa County Planning, Building and
Environmental Services
Attention: Peter Corelis
1195 Third St.
Napa, CA 94559

RE: Existing Driveway Bridge, Road Exception Request for # P13-00261, Sinegal Estates Winery
Major Use Permit Modification
2125 Inglewood Avenue, St. Helena , APN 027-120-008

SEI Project No. 2013134

Dear Mr. Corelis:

The purpose of this letter is to inform you that Summit Engineering has performed a structural analysis of the existing driveway bridge on the Sinegal Estates property and determined that the bridge superstructure and foundations are capable of supporting HS-20 truck traffic loading.

The single lane bridge superstructure consists of wood decking over steel beams, which are spaced 6 feet apart to align with standard truck axle wheel spacing. A curb or guardrail system will need to be added to the bridge in order to conform with Napa County standards.

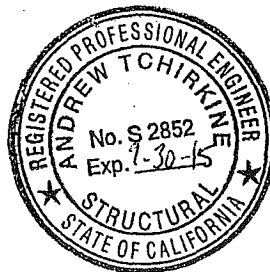
Bauer Associates, Geotechnical Engineers, performed an exploratory investigation on the existing foundations to determine size of footings, concrete strength and reinforcing. The results of their investigation and Summit's analysis indicate that the existing bridge abutments/foundations are adequate to support HS-20 truck traffic loading.

Please let us know if you have any questions.

Sincerely,



Andrew Tchirkine, S.E.
Associate



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& Environmental Services