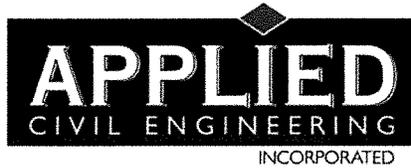


“H”

Road & Street Standards
Exception Request



September 30, 2014
Revised January 15, 2015

RECEIVED

MAR 11 2015

Napa County Planning, Building
& Environmental Services

Job No. 13-143

Nate Galambos, PE
Engineering Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the
3646 SMR Vineyard Winery Use Permit Application
3646 Spring Mountain Road, St. Helena, CA 94574
Napa County APN 022-150-026

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for the 3646 SMR Vineyard Winery. We are providing this information for your review and final decision by the Conservation, Development and Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards as revised by Board of Supervisor's Resolution No. 06-198. Section 3 of the Standards allows exceptions to the Standards provided that that the exception 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.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines several proposed driveway improvements, identifies the areas where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

The Use Permit application under consideration proposes the construction and operation of a new winery with the following characteristics:

- Wine Production:
 - 20,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling

- Employees:
 - 2 full time employees
 - 2 part time employees (regular)
 - 2 part time employees (seasonal)

- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 12 visitors per day maximum
 - 65 visitors per week maximum
 - Food and Wine Pairings with Meals
 - 24 per year maximum, no more than 4 in any month
 - 12 events with up to 20 guests maximum
 - 12 events with up to 12 guests maximum
 - Food prepared in onsite kitchen
 - Wine Club / Release Events with Meals
 - 2 per year maximum
 - 50 guest maximum
 - Food prepared offsite by catering company
 - Larger Auction Related Event
 - 1 per year
 - 100 guests maximum
 - Food prepared offsite by catering company
 - Portable toilets brought in for guest use

Existing structures on the property include a single family residence, vineyard, a pond and the related access and utility infrastructure to support these uses.

Existing Access Road Conditions

Access to the 3646 SMR Vineyard property is via a shared private driveway off of Spring Mountain Road (referred to hereinafter as the "Main Driveway"). Please refer to the 3646 SMR Vineyard Winery Use Permit Conceptual Site Plans for a detailed illustration of the driveway conditions that are generally outlined in the following paragraphs.

The Main Driveway is located on the north side of the County maintained Spring Mountain Road approximately 0.4 miles northwest of the intersection of Spring Mountain Road and Langtry Road. The Main Driveway is used by several properties and traverses the steeply sloping hillsides typical of the Spring Mountain Road area for approximately 0.5 miles from its commencement at Spring Mountain Road to the point at which the private driveway serving the 3646 Spring Mountain Road property splits off from the Main Driveway (referred to hereinafter as the "3646 Driveway"). From this intersection the Main driveway continues to its terminus at the Robert Keenan Winery located at 3656 Spring Mountain Road and the 3646 Driveway continues another 0.25 miles to the planned winery site on the 3646 SMR Vineyard property.

The Main Driveway has historically been paved with asphalt from its intersection with Spring Mountain Road to its terminus at the Robert Keenan Winery. Paved widths vary from approximately 10 feet to 12 feet along the length of the driveway. The driveway crosses steeply sloping hillsides however the slope along the length of the driveway (the longitudinal slope) can generally be described as gentle, averaging 10% or less. None of the longitudinal driveway slopes exceed 20%. Sight distance varies widely along the length of the road and in areas is limited by road curvature, topography and vegetation.

The 3646 Driveway is surfaced with a combination of asphalt pavement and compacted gravel. Widths along the driveway vary from approximately 8 to 12 feet. Longitudinal slopes vary along the length of the road with the first 100 feet being relatively gently sloping (less than 5%) followed by more steeply inclined segments with slopes averaging 15% to 20% that traverse down the hillside toward the building site. Some short segments of the driveway have slopes in excess of 20%.

Request for Exception to Napa County Road and Street Standards

The Napa County Road and Street Standards require that a "Common Drive" (18 feet paved plus 2 feet of shoulder, for a total of 20 feet drivable width) be installed to serve winery facilities. Furthermore, Section 3.D. of the Napa County Road and Street Standards, as revised by Board of Supervisors Resolution No. 06-198, 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 driveway provides the same overall practical effect as the Road and Street Standards towards providing defensible space, and consideration towards life, safety and public welfare.

Improving the existing private driveway to the full 20 foot width along its entire length would require substantial grading on steep slopes and removal of numerous native trees and slope stabilizing vegetation which would result in undue environmental impacts. The Applicant recognizes the County requirements to improve access to the winery and has identified several improvements that can be made to the existing driveway to improve ingress and egress conditions while preserving the existing slopes and natural vegetation to the greatest extent possible.

Proposed Driveway Improvements & Justification for Exception

The following sections of this letter outline the driveway improvements that are proposed to provide the same overall practical effect as the Road and Standards as well as the features of the natural environment that will be preserved by allowing this exception to the Road and Street Standards.

Recently Completed Driveway Improvements – Main Driveway

Several improvements to the Main Driveway were recently completed as part of the Robert Keenan Winery Use Permit (P12-00438).

Below is a summary of the completed improvements as well as a description of the features of the natural environment that will be preserved by allowing a reduced road width. The analysis starts at the intersection of the Main Driveway with Spring Mountain Road (STA 10+00) and continues along the existing Main Driveway to the intersection with the 3646 Driveway at STA 34+75:

- | | |
|--------------------|---|
| STA 10+00 to 12+50 | Existing paved width was supplemented by improving shoulders to provide a total drivable width of 18 to 20 feet. In areas with less than 20 foot drivable width an exception is requested to allow preservation of the existing mature trees located along both sides of the road. |
| STA 12+50 to 14+50 | Existing paved width was supplemented by improving left side shoulder to provide a total drivable width of 18 feet transitioning to 12 feet at STA 13+00. An exception is requested to allow preservation of the existing slopes and mature trees located along both sides of the road. |
| STA 14+50 to 15+50 | Existing paved width was supplemented by improving left side shoulder. Existing driveway and turnouts serve to allow vehicles to pass. |
| STA 15+00 | A wide angle mirror was installed to improve line of sight around the corner. |
| STA 15+50 to 18+25 | Existing paved width was supplemented by improving left side shoulder to provide a total drivable width of 13 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along both sides of the road. |
| STA 17+05 | A wide angle mirror was installed to improve line of sight around the corner. |

- STA 18+25 to 19+50 Existing paved width was supplemented by improving shoulders to provide a total drivable width of 20 to 25 feet. This widening also increased the inside turning radius to 50 feet as required by the Standards. An exception is requested at the start and end of this segment to allow preservation of the existing slopes and mature trees located along both sides of the road.
- STA 19+50 to 20+50 Existing paved width was supplemented by improving left side shoulder to provide a total drivable width of 13 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along both sides of the road.
- STA 20+50 A wide angle mirror was installed to improve line of sight around the corner.
- STA 20+50 to 21+50 Existing paved width was supplemented by grading to widen and improve left side shoulder to provide a total drivable width of 16 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along the right side of the road and to stay within the right of way on the left side of the road.
- STA 21+50 to 22+25 Existing paved width was supplemented by improving left side shoulder to provide a total drivable width of 13 feet. An exception is requested to allow preservation of the existing slopes on the right side and a mature tree on the left side of the road.
- STA 22+25 to 23+25 Existing paved width was supplemented by grading to widen and improve left side shoulder to provide a total drivable width of 16 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along the right side of the road and to stay within the right of way on the left side of the road.
- STA 23+50 Existing driveway at STA 23+50 serves as turnout to allow vehicles to pass.
- STA 23+50 to 28+50 Existing paved width was supplemented by improving both right and left shoulders to provide a total drivable width of 16 feet with the exception of a localized area at STA 28+15 that will remain at 12 feet wide. An exception is requested to allow preservation of the existing slopes and trees.
- STA 28+50 to 30+00 Existing paved width was supplemented by improving left and right shoulders to provide a total drivable width of 20 feet. No exception is requested for this area.

STA 30+00 to 35+00 Existing paved width was supplemented by improving left shoulder to provide a total drivable width of 16 feet with the exception of a localized area at STA 30+35 that will remain at 12 feet wide. An exception is requested to allow preservation of the existing slopes and trees.

STA 35+00 Existing driveways serve as turnouts to allow vehicles to pass.

Proposed Driveway Improvements – Main Driveway

The Main Driveway has already been improved to a great extent as previously noted. The only proposed additional improvements are the installation of traffic rated drain inlets at STA 12+50, 18+50, 23+40, 28+15, 30+35 & 33+25 to improve drainage and driveway safety.

Proposed Driveway Improvements – 3646 Driveway

Several improvements to the 3646 Driveway are being proposed as part of this project.

Below is a summary of the proposed improvements as well as a description of the features of the natural environment that will be preserved by allowing a reduced road width. The analysis starts at the intersection of the 3646 Driveway with the Main Driveway (STA 500+00) and continues along the existing 3646 Driveway to the proposed winery building site at STA 513+00:

STA 501+00 to 502+00 Existing driveway to be reconstructed to provide 14 feet drivable width. Full 20 foot wide turnout to be constructed at STA 501+75 and horizontal alignment is to be improved to provide minimum required 50 foot turning radius. An exception is requested for a reduced width to allow preservation of the existing slopes and trees.

STA 501+75 to 502+75 Existing driveway slope exceeds 20%. Surface to be upgraded to grooved concrete. Exception to 20% maximum slope is requested to allow preservation of the existing steep slopes and trees.

STA 502+00 to 503+75 Existing driveway to be reconstructed to provide a minimum of 12 feet drivable width. An exception is requested for a reduced width to allow preservation of the existing slopes and trees.

STA 503+25 to 503+75 Existing driveway slope exceeds 20%. Surface to be upgraded to grooved concrete. Exception to 20% maximum slope is requested to allow preservation of the existing steep slopes and trees.

STA 503+75 to 513+00 Existing driveway to be reconstructed to provide a full 20 feet drivable width. An exception is requested to allow localized reductions in width from STA 508+75 to 510+00 at individual trees that are adjacent to the driveway to minimize impacts to their root systems and improve their chances of surviving after completion of the driveway improvements.

In addition to the driveway improvements outlined above, several other measures have been incorporated into the project design to provide the “same overall practical effect” as the Road and Standards towards providing defensible space and consideration towards life, safety and public welfare while allowing sections of driveway to have a reduced width. Below is a summary of the proposed measures:

1. Horizontal and vertical vegetation management will be implemented along the entire length of the Main Driveway and the 3646 Driveway and around the existing and proposed structures on the 3646 Spring Mountain Road Vineyard property to create defensible space. This will include vegetation management and modification 10 feet horizontally and 15 feet vertically along all access roads and 100 feet around buildings in accordance with Napa County Fire Department requirements.
2. Additional vegetation management will be employed in strategic locations along the driveway to improve line of sight.

Conclusions & Findings In Support of Exception Request

It is our opinion that the proposed request to allow the existing private driveways, with the improvements described in this letter, to serve the existing and proposed uses, meets the criteria established in Section 3 of the Road and Street Standards. More specifically, the proposed driveway improvements preserve unique features of the natural environment and will provide the same overall practical effect as the Road and Street Standards towards providing defensible space and safe access conditions for the general public and emergency vehicles.

As previously described, there are a number of mature natural trees alongside the driveway that are worthy of preservation. These trees are important in terms of how they define the natural land forms and character of the area which is generally forested and very rural in character with interwoven plantings of vineyard. It is important to preserve the natural woodland character of this area by minimizing the amount of grading and tree removal necessary for providing safe access. Not only do the tree stands 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.

Preservation of these features can be achieved by careful consideration of certain areas where the road width will be less than that of the County’s standard, as identified in this request. The applicant is willing to provide the necessary clearing of trees and roadside vegetation (15 feet vertically and 10 feet horizontally on either side of the driveway) in order to allow adequate clearance for emergency vehicles and also to reduce the potential for fire hazard. With the proposed improvements, proper vegetation management and regular maintenance, there is no reason that these natural features cannot be preserved while still achieving the same overall practical effect as outlined in the Road and Street Standards.

We look forward to hearing from a representative from your department to discuss any questions that may arise during review of 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

Enclosures:

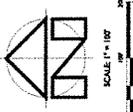
3646 SMR Vineyard Winery Use Permit Conceptual Site Plans

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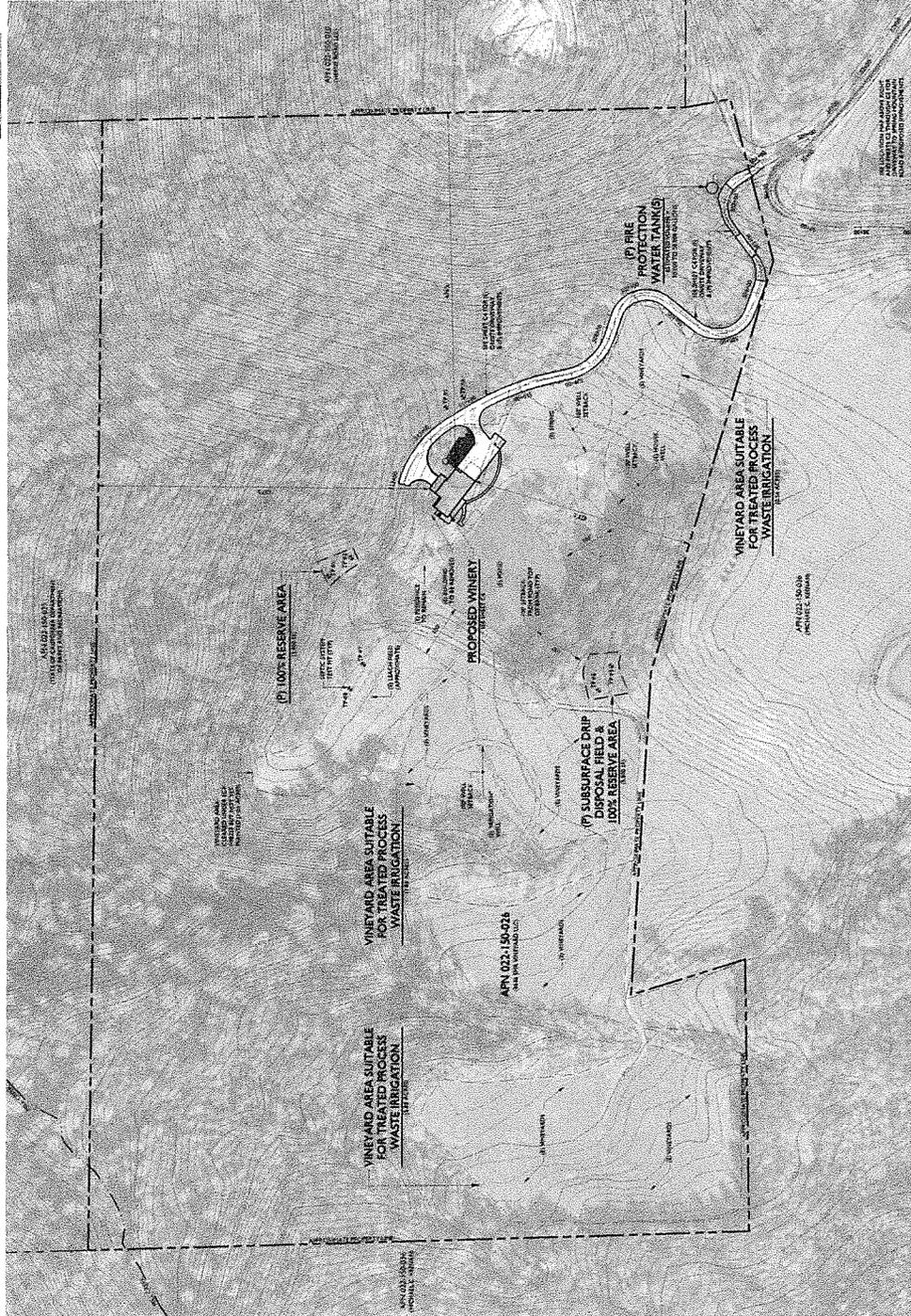
Andrew Rudd, 3646 SMR Vineyard LLC (via email)
Donna Oldford, Plans 4 Wine (via email)
Tom Taylor, Taylor Lombardo Architects (via email)
Bob Cleaver, Cleaver Design (via email)

3646 SMR VINEYARD WINERY

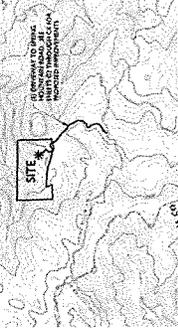
USE PERMIT CONCEPTUAL SITE PLANS



SCALE 1" = 100'



SCALE 1" = 200'



LOCATION MAP

SCALE 1" = 200'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
 3646 SMR VINEYARD LLC
 CARE OF ANDREW RUDD
 2173 NORTH CALIFORNIA BOULEVARD #400
 VANUUT CREEK, CA 94576

SITE ADDRESS:
 3646 SPRING MOUNTAIN ROAD
 SAINT HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
 022:150:026

PARCEL SIZE:
 56.75± ACRES

PROJECT SIZE:
 1.7± ACRES

ZONING:
 AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
 PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
 STORAGE TANK

WASTEWATER DISPOSAL:
 ON-SITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY PLAN STA. 19+00 TO STA. 23+00
- C3 DRIVEWAY PLAN STA. 23+00 TO STA. 34+50
- C4 DRIVEWAY PLAN STA. 34+50 TO STA. 31+00
- C5 VINEYARD AREA EXHIBIT
- C6 IMPERVIOUS AREA EXHIBIT

NOTES:

1. TEST PIT ONE THROUGH RIGHT (R) #1 - 17' (R) WERE EXCAVATED BY RD. GENERAL CONTRACTOR AND FOUND TO BE CONTAMINATED WITH FUEL OIL AND OTHER HAZARDOUS MATERIALS. THE RESULTS OF THESE TESTS WILL BE PROVIDED TO THE COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT.
2. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE TOPOGRAPHIC INFORMATION AND ARE NOT TO BE CONSIDERED AS GUARANTEED. THE TOPOGRAPHIC INFORMATION SHOWN ON THE REMAINING SHEETS WAS OBTAINED FROM THE TOPOGRAPHIC INFORMATION AND ARE NOT TO BE CONSIDERED AS GUARANTEED. THE TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE TOPOGRAPHIC INFORMATION AND ARE NOT TO BE CONSIDERED AS GUARANTEED. THE TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE TOPOGRAPHIC INFORMATION AND ARE NOT TO BE CONSIDERED AS GUARANTEED.
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OVERALL SITE PLAN

SCALE 1" = 100'



DESIGNED BY:
 CHECKED BY:
 DATE:

3646 SMR VINEYARD WINERY

USE PERMIT CONCEPTUAL SITE PLANS

3646 SMR VINEYARD LLC
 3646 SPRING MOUNTAIN ROAD
 SAINT HELENA, CA 94574
 NAPA COUNTY APN 022-150-026

DATE:	JANUARY 11, 2017
PROJECT NO.:	13-143
TITLE:	USE PERMIT CONCEPTUAL SITE PLANS
SCALE:	AS SHOWN
SHEET NUMBER:	C1
TOTAL SHEETS:	6

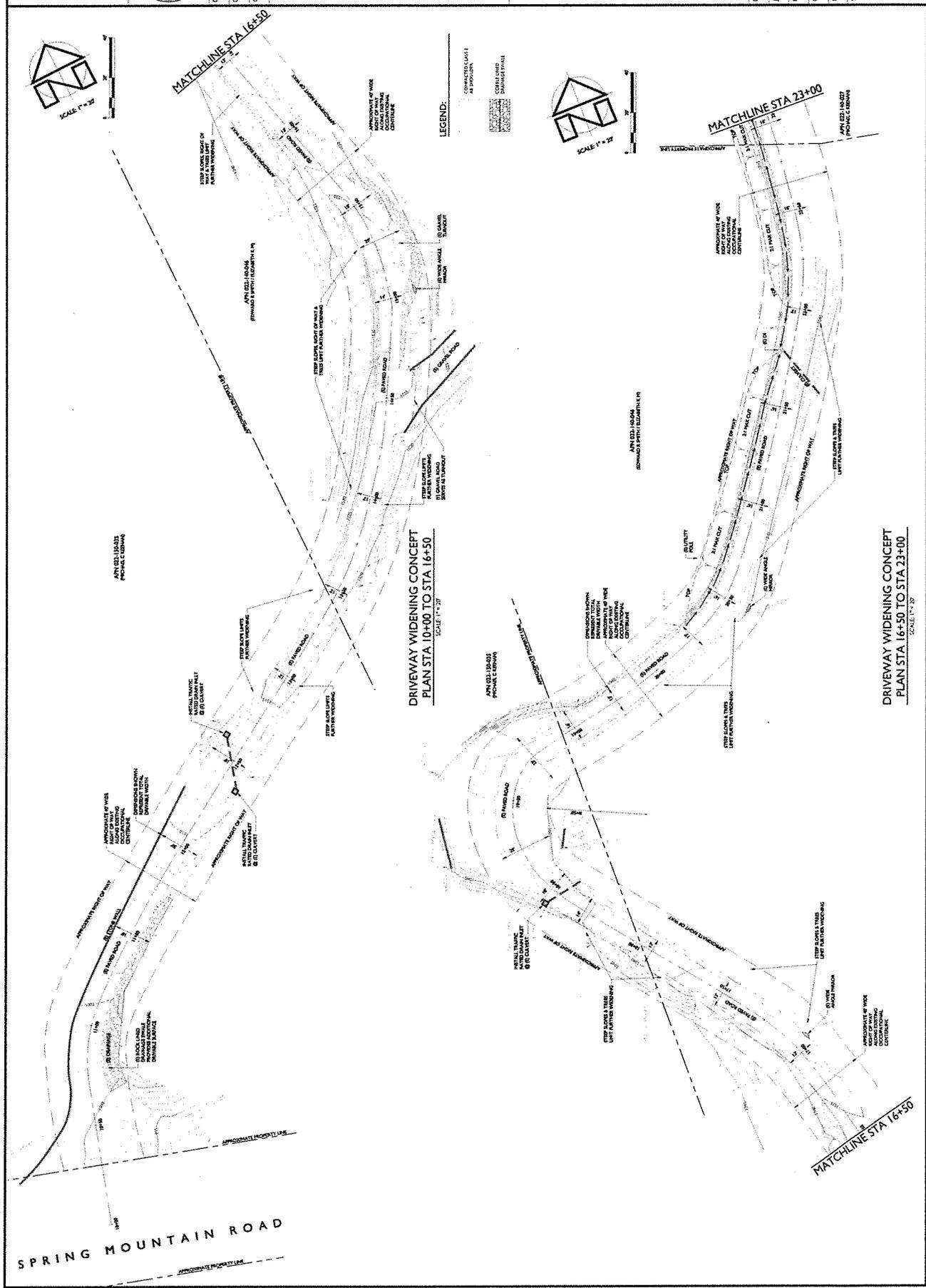


3646 SMR VINEYARD WINERY
 DRIVEWAY CONCEPTUAL SITE PLANS
 USE PERMIT CONCEPTUAL SITE PLANS
 DRIVEWAY CONCEPTUAL PLAN STA 10+00 TO STA 23+00

3646 SMR VINEYARD LLC
 SAINT HELENA, CA 94574
 NAPA COUNTY APN 022-150-026

DATE: JANUARY 15, 2018
 JOB NUMBER: 18-143
 DESIGNER: DAVID M. DRAYTON
 ORIGINAL DATE: 11/13/13
 SCALE: 1" = 30'
 SHEET NUMBER: AS NOTED

C2 of 6



DRIVEWAY WIDENING CONCEPT
 PLAN STA 10+00 TO STA 16+50
 SCALE 1" = 30'

DRIVEWAY WIDENING CONCEPT
 PLAN STA 16+50 TO STA 23+00
 SCALE 1" = 30'

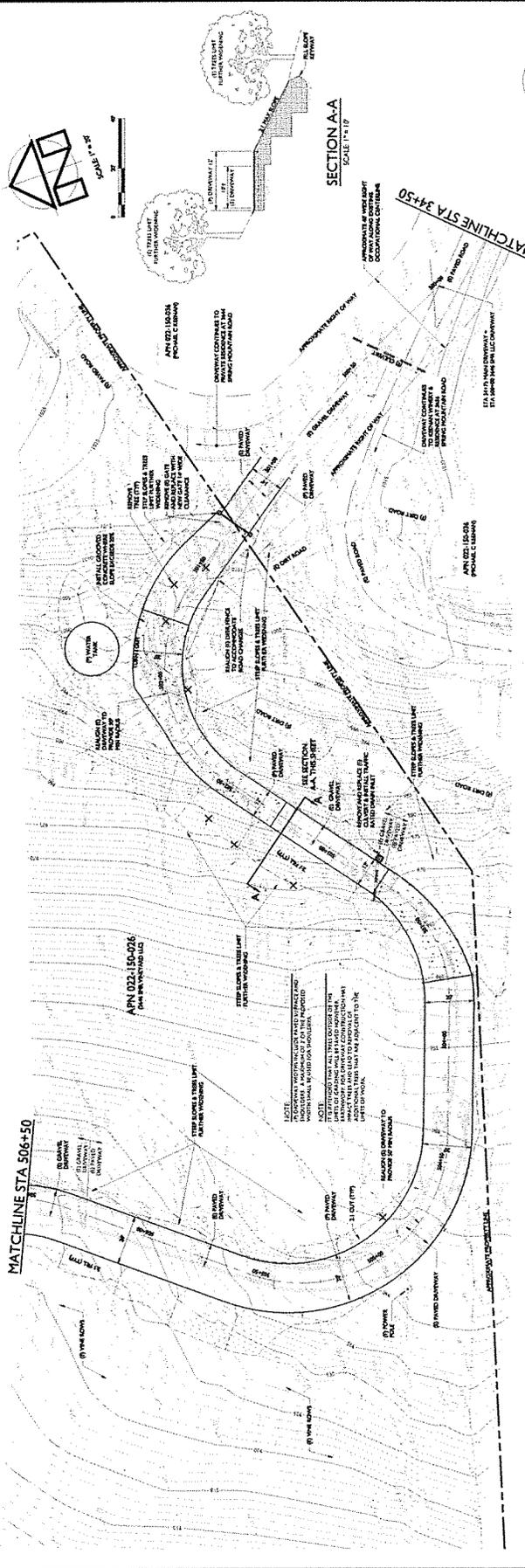


2021 WAREHOUSES AND
 RESEARCH CONSULTING
 1500 W. 14TH AVENUE
 SUITE 100
 DENVER, CO 80202
 (303) 733-1234
 WWW.280801.COM

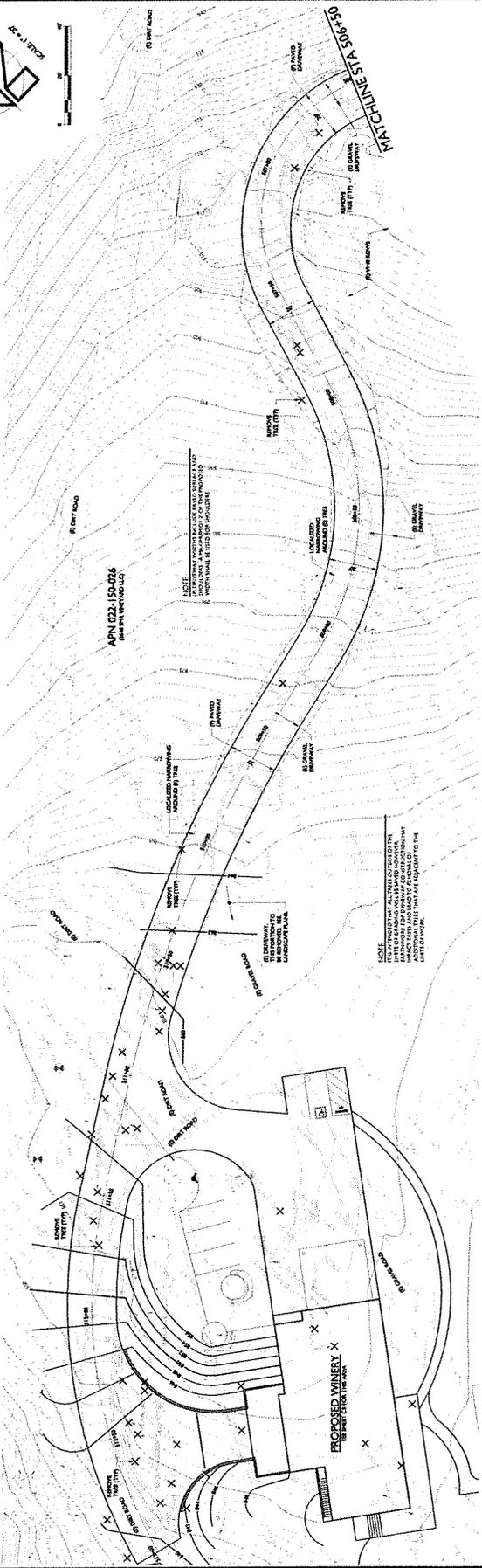
3646 SMR VINEYARD LLC
 3646 SPRING MOUNTAIN ROAD
 SAINT HELENA, CA 94574
 NAPA COUNTY APN 022-150-026

3646 SMR VINEYARD WINERY
 DRIVEWAY CONCEPTUAL SITE PLANS
 USE PERMIT CONCEPTUAL SITE PLANS
 DRIVEWAY CONCEPTUAL PLAN STA 500+00 TO STA 513+00

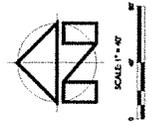
C4 OF 6
 SHEET NUMBER
 SCALE
 ORIGINAL DATE: 01/15/21
 FILE: 15141
 JOB NO: 15141
 DATE: JANUARY 15, 2021



DRIVEWAY WIDENING CONCEPT
 PLAN STA 500+00 TO STA 506+50
 SCALE 1" = 20'



DRIVEWAY WIDENING CONCEPT
 PLAN STA 506+50 TO STA 513+00
 SCALE 1" = 20'

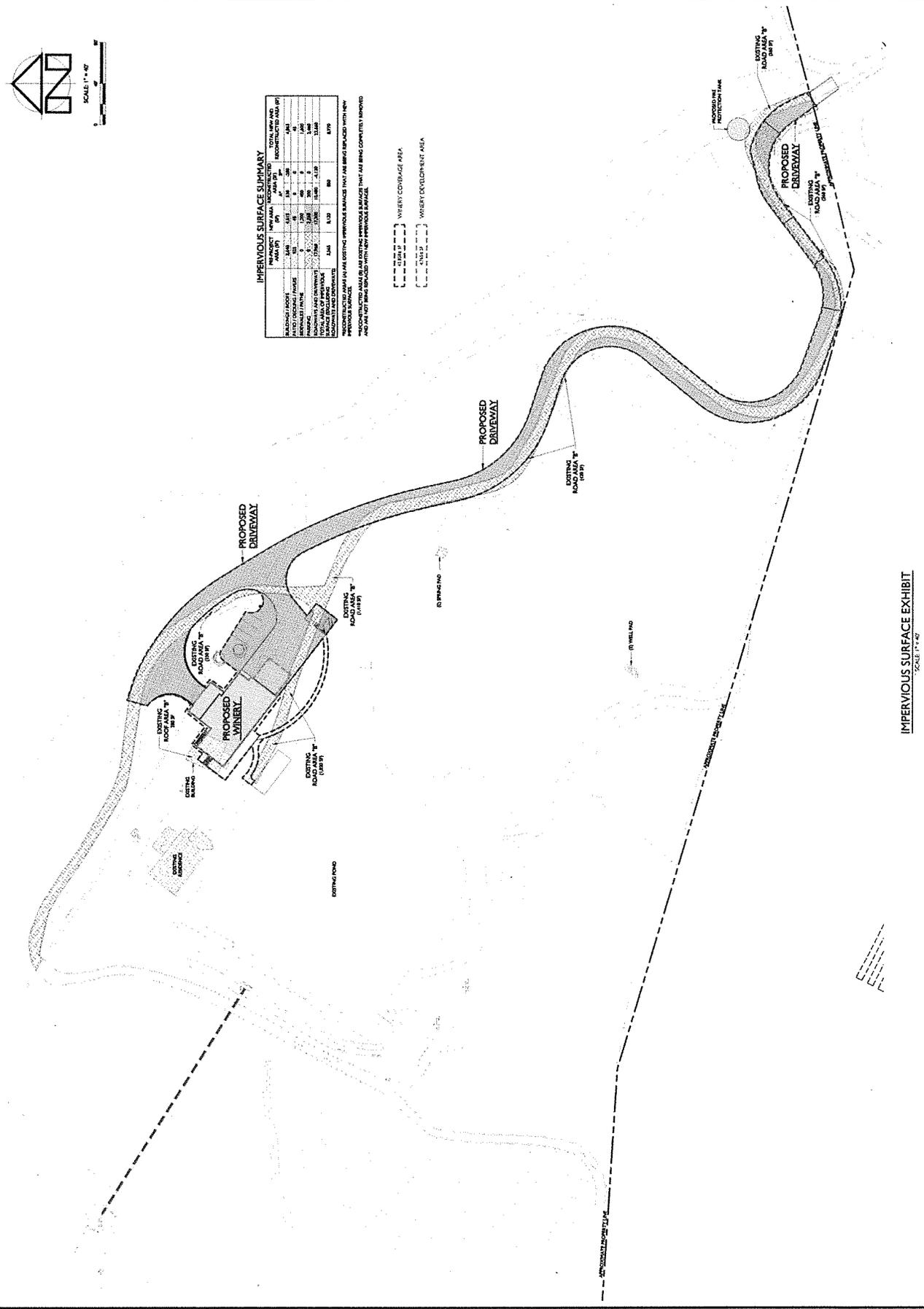


IMPERVIOUS SURFACE SUMMARY

EXISTING IMPERVIOUS SURFACE	PROPOSED IMPERVIOUS SURFACE	REMOVED IMPERVIOUS SURFACE	TOTAL NEW IMPERVIOUS SURFACE
EXISTING ROADS (ASB FT)	EXISTING ROADS (ASB FT)	EXISTING ROADS (ASB FT)	EXISTING ROADS (ASB FT)
EXISTING DRIVEWAYS (ASB FT)	EXISTING DRIVEWAYS (ASB FT)	EXISTING DRIVEWAYS (ASB FT)	EXISTING DRIVEWAYS (ASB FT)
EXISTING PATHS (ASB FT)	EXISTING PATHS (ASB FT)	EXISTING PATHS (ASB FT)	EXISTING PATHS (ASB FT)
EXISTING ROOFS (ASB FT)	EXISTING ROOFS (ASB FT)	EXISTING ROOFS (ASB FT)	EXISTING ROOFS (ASB FT)
EXISTING PATIOS (ASB FT)	EXISTING PATIOS (ASB FT)	EXISTING PATIOS (ASB FT)	EXISTING PATIOS (ASB FT)
EXISTING PORCHES (ASB FT)	EXISTING PORCHES (ASB FT)	EXISTING PORCHES (ASB FT)	EXISTING PORCHES (ASB FT)
EXISTING DECKING (ASB FT)	EXISTING DECKING (ASB FT)	EXISTING DECKING (ASB FT)	EXISTING DECKING (ASB FT)
EXISTING OTHER (ASB FT)	EXISTING OTHER (ASB FT)	EXISTING OTHER (ASB FT)	EXISTING OTHER (ASB FT)
TOTAL AREA OF IMPERVIOUS SURFACES TO BE REMOVED (ASB FT)	TOTAL AREA OF IMPERVIOUS SURFACES TO BE ADDED (ASB FT)	TOTAL AREA OF IMPERVIOUS SURFACES TO BE REMOVED (ASB FT)	TOTAL AREA OF IMPERVIOUS SURFACES TO BE ADDED (ASB FT)
1,234,567	2,345,678	1,234,567	2,345,678

IMPERVIOUS SURFACES TO BE ADDED IN ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
 *NON-CONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH ANY IMPERVIOUS SURFACE.

--- WHERE COVERAGE AREA
 --- WHERE DEVELOPMENT AREA



IMPERVIOUS SURFACE EXHIBIT
 SCALE: 1" = 40'