

**ROAD EXCEPTION REQUEST FOR
MOUNTAIN PEAK WINERY
3265 SODA CANYON ROAD, NAPA, CALIFORNIA 94558
APN 032-500-033**

Mountain Peak Winery is applying for a Use Permit (P13-00364) to build and operate a 100,000 gallon per year winery and construct a tasting room on the above referenced parcel. For added safety, two (2) separate driveways are proposed to provide discrete access for guest and production vehicles from Soda Canyon Road. Both of the proposed driveways will have a minimum travel width of two (2) ten (10) foot traffic lanes (for a total of 20 feet) and a minimum structural section capable of supporting loads equivalent to the H20-44 criterion; however, a portion of the production driveway serving the winery facility will have a grade exceeding 16 percent, which requires review and approval from the Napa County Planning, Building & Environmental Services (PB&ES) - Engineering & Conservation Division Engineering Manager.

This is a request to the Napa County Planning, Building & Environmental Services - Engineering & Conservation Division to grant an exception in accordance with Section 3, Exceptions to Standards, of the Napa County Road and Street Standards (R&SS) revised on January 26, 2016 (Resolution 2016-06) for the roadway grade that will serve the proposed winery facility. We offer the following for the County Engineering Manager to consider in approving an exception to the Napa County Road and Street Standards.

PROJECT DESCRIPTION

The parcel currently has a rural residential driveway that provides access to a single family residence from Soda Canyon Road. The parcel also has an access road that provides ingress/egress to an existing viticultural office from an existing shared private road. The existing shared private road serves multiple other parcels and provides access to Soda Canyon Road as well.

Under the current proposal, the existing single family residence will be demolish and the proposed tasting room constructed in its place while the proposed winery will be constructed within a proposed cave. A portion of the USGS 7.5 Minute Quadrangle "Yountville" showing the subject parcel and Soda Canyon Road and a copy of the Mountain Peak Winery Use Permit drawings providing existing and proposed conditions prepared by Bartelt Engineering are included in the Use Permit Application.

It is our understanding that the project proposes to construct a full crush winery on the above referenced parcel with the intent of the facility having the capability of producing 100,000, gallons of wine per year. Along with the proposed wine production at the site, the project proposes constructing a tasting room that has a moderate staffing and marketing plan. The project proposes nineteen (19) full-time employees, four (4) part-time and four (4) seasonal (harvest) employees. The project also proposes to offer private tour and tasting appointments for a maximum number of eighty (80) guests per day and 320 guests per week. Furthermore, the Applicant plans to offer three (3) food and wine pairing events per month for parties up to 12 persons and three (3) food and wine pairing events per month for parties up to 24 persons. Additionally, the Applicant intends to host four (4) wine club/release

events per year for groups of up to 75 persons and two (2) 125 person auction related events at the winery.

EXCEPTION REQUEST AND JUSTIFICATION

The goal of this request is to obtain an approval to construct the proposed commercial driveway serving the winery and cave despite the fact that a portion will not meet the standard roadway grade criteria outlined in Section 15, Design Criteria, of the Napa County Road and Street Standards (R&SS). The proposed commercial driveway serving the tasting room is in full compliance with the R&SS and does not require an exception.

The project proposes to construct a new 600± foot long commercial driveway from Soda Canyon Road to the proposed winery and cave. The winery and cave portal finish floor elevation is 60± feet below Soda Canyon Road. At approximately 75± feet from the property line and along the driveway alignment, the grade of the commercial driveway increases from 3 percent to 19.4 percent for 400± feet before leveling off and continuing at a grade of 1 percent for the remainder of the driveway length. The proposed employee parking, covered work area, winery and cave portals are adjacent to the 1 percent roadway.

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

- (1) "The exception will preserve unique features of the natural environment..."; and,
- (2) "The exception is necessary to accommodate physical site limitations such as grade differentials."

Constructing the winery in a cave at the proposed location and elevation provides an opportunity to preserve the natural landscape because it focuses the proposed improvements to an area on the parcel already impacted by Soda Canyon Road. Building the winery elsewhere would most certainly require an above ground building that could impact the natural beauty of the area.

Constructing a separate driveway to the winery for the exclusive use of employees and commercial vehicles provides increased safety to guests visiting the tasting room because comingling between the two traffic sources is significantly reduced. In addition, providing an efficient route to and from the winery/cave and Soda Canyon Road for commercial vehicles also promotes vehicle and pedestrian safety.

Furthermore, implementing roadway grades less than the current designed value of 19.4 percent increases the length and the amount of fill required to construct the driveway. The increase in length and fill material could be interpreted by some as additional unnatural development, which is contrary to what the Applicant is intending.

Finally, lengthening the driveway to accommodate lesser roadway grades pushes the winery and cave portals further into the parcel and directly impacts the relationships between the tasting room, winery, cave and natural area of the parcel.

Therefore, to limit the impacts to the natural landscape, promote enhancements to life-safety, and accommodate the inherent grade differential between Soda Canyon Road and the proposed location of the winery and cave, the proposed commercial driveway design requires the use of grades exceeding 16 percent.

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

All proposed development on the parcel will comply with Napa County and CalFIRE requirements for defensible space, fire department access and public safety. Furthermore, fire protection water storage will be provided per CalFIRE requirements.

SUMMARY

For the foregoing reasons the Applicant respectfully requests an exception from the maximum roadway grade set forth by the Napa County Road and Street Standards revised on January 26, 2016 (Resolution 2016-06) for the winery access driveway. It is understood that a thicker pavement structural section (hot-mix asphalt (HMA) and/or AB) may be required for the area on the driveway that exceeds 16 percent. It is Bartelt Engineering's belief that a road exception for the short segment of driveway described above results in an acceptable alternative relative to the environmental impact of lengthening the commercial driveway.

