

“E”

Road and Street Standards  
Exception Request



May 6, 2016

Job No. 15-109

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  
1561 South Whitehall Lane Winery Use Permit Application (P15-00215)  
1561 South Whitehall Lane, St. Helena, California APN 027-460-013

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards (Standards) is being filed concurrent with the above referenced Use Permit application for the 1561 South Whitehall Lane 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 adopted by the Napa County Board of Supervisors on January 26, 2016 (Resolution 2016-06). Section 3 of the Standards allows exceptions to the Standards and 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 project along with the proposed substantial access improvements and granting this exception will:

1. Abide by the legal constraints of the existing access easement;
2. Preserve unique features of the natural environment at the Bale Slough crossing; and
3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines 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.

### **Project Description**

The Use Permit application under consideration proposes a small new winery facility the following characteristics:

- Wine Production:
  - 10,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling
- Employees:
  - There will be 2 full time employees.
  - There will be 2 part time employees that will come to the winery on a limited basis when needed for seasonal activities such as harvest and bottling.
- Marketing Plan:
  - There is no visitor or marketing plan proposed as part of this application. The project was specifically designed to not include a visitor or marketing program to minimize the traffic associated with the proposed winery.

Other improvements on the property include ongoing residential development consisting of a new Caretaker's House, Main Residence, Guest Cottage, pool, water tanks, accessory structures, approximately 11.75 acres of vineyard and the related access and utility infrastructure. Please refer to the 1561 South Whitehall Lane Winery Use Permit Conceptual Site Plans prepared by Applied Civil Engineering Incorporated for approximate locations of all site features.

### **Existing Access Road Conditions**

Access to the 1561 South Whitehall Lane Winery property is via South Whitehall Lane. South Whitehall Lane is a shared private driveway off of Whitehall Lane. Whitehall Lane is a County maintained public road. South Whitehall Lane connects to Whitehall Lane approximately 3,000 feet south of the intersection of Whitehall Lane and State Route 29. South Whitehall Lane serves

the subject parcel as well as a several other properties in the vicinity. The subject property is located approximately 0.6 miles from Whitehall Lane as measured along the shared private driveway (South Whitehall Lane). Please refer to the 1561 South Whitehall Lane Winery Use Permit Conceptual Site Plans for a detailed illustration of the project site relative to the existing County road (Whitehall Lane) and shared private driveway (South Whitehall Lane) as well as the existing and proposed conditions along the subject 0.6 +/- mile stretch of South Whitehall Lane that are generally outlined in the remainder of this letter.

The driveway traverses the gently sloping valley floor vineyards and meadows typical of the South Whitehall Lane area. The entire length of the driveway from Whitehall Lane to the project site is paved with asphalt. The first 0.4 +/- miles of the driveway starting at Whitehall Lane has a paved width averaging 15 to 16 feet. The remaining 0.2 +/- miles has a paved width of approximately 10 feet. The existing pavement surface is generally in acceptable condition. Sight distance varies along the length of the road and in general lines of sight are clear and adequate.

### **Napa County Road and Street Standards Requirements**

The Napa County Road and Street Standards require that private access roads to wineries in the provide a minimum total drivable width of 20 feet.

### **Proposed Driveway Improvements and Request for Exception from the Napa County Road and Street Standards**

The 1561 South Whitehall Lane Winery project proposes significant driveway improvements to provide safe access to the winery site. These improvements will also improve access to the other existing residential and agricultural uses on the property and on surrounding properties served by the same access road. Below is an outline of the proposed improvements. The description starts at the intersection of the private driveway (South Whitehall Lane) and Whitehall Lane (STA 10+00) and continues approximately 0.6 miles in a southerly direction along South Whitehall Lane to the 1561 South Whitehall Lane Winery site (STA 41+75):

- |                    |  |
|--------------------|--|
| STA 10+00 to 12+50 | Widen road as needed to provide 20 feet total width. See plans for details. No exception requested.  |
| STA 12+25          | Install sign: "One Lane Road Ahead"  |
| STA 12+75 to 21+75 | Transition and widen road to maximum extent possible. Total drivable width = 16 feet (full width of easement). See plans for details. Exception requested to allow reduced width due to legal constraint (easement width). |
| STA 22+25          | Install sign: "One Lane Road Ahead"  |
| STA 21+50 to 36+50 | Widen road as needed to provide 20 feet total width. See plans for details. No exception requested.  |
| STA 36+50          | Install sign: "One Lane Road Ahead"  |

- STA 36+50 to 37+65            Transition and reduce widening to conform to existing stream crossing at Bale Slough. Improve shoulders to the maximum extent possible without filling in Bale Slough. See plans for details. Minimum width = 14 feet. Exception requested to allow reduced width.
  
- STA 38+05                        Install sign: "One Lane Road Ahead"
  
- STA 37+65 to 41+75            Widen road as needed to provide 20 feet total width. See plans for details. No exception requested.

From STA 41+75 to the winery building site the proposed driveway conditions will be fully compliant with the Standards.

These proposed improvements will result in 68% of the length of the existing shared private driveway and 100% of the new onsite driveway being brought into full conformance with the Standards.

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 and the SRA Fire Safe Regulations towards providing defensible space, and consideration towards life, safety and public welfare.

In addition to the significant driveway improvements that will be implemented to improve ingress and egress to the property 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 and SRA Fire Safe Regulations 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 private access driveway (within the confines of the existing easements) and around the existing and proposed structures on the subject property 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. Improvements to the existing private access road to bring them into compliance with the Standards will result in safe access conditions and onsite circulation for emergency vehicles and the general public. As noted two portions of the driveway will be less than the required 20 feet of total drivable width. The Applicant as requested additional easement from the underlying property owner in order to allow construction of a fully compliant 20 foot wide road however this request was denied and therefore widening the road to 20 feet is not feasible. At the Bale Slough crossing widening would require substantial grading within and

adjacent to the drainage course and therefore is not practical. In order to mitigate and provide the same overall practical effect as the Standards to provide safe access to the site signs will be posted at each end of the roadway segments with reduced width to warn motorists. Sight distance is adequate in both of these areas to allow a vehicle to stop before entering the reduced width segment of roadway in the event that another vehicle is approaching in the opposite direction thereby allowing safe passage of vehicles.

2. The project results in a minimal increase in ADT. The project scope was purposely kept to a minimal level to keep the ADT to the lowest level possible by including the following provisions as part of the project statement:
  - a. No public visitors or marketing events will be allowed at the winery.
  - b. There will only be 2 full time and two part time employees. The two part time employees are expected to be seasonal and will come to the winery on a limited basis when needed for seasonal activities such as crush and bottling.
  - c. The onsite vineyard will produce an estimated 30 tons of fruit which equates to approximately 4,500 gallons of wine, or one-half of the permitted production volume. The proposed winery traffic will be partially offset by not having to haul fruit off of the property for processing thus reducing the total net vehicle trips added by the winery.

Section 3.F. of the Standards specifically identifies limiting of marketing events and visitors as a permit condition that 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.

3. All proposed structures will be outfitted with built in fire protection systems including sprinklers and a pressurized fire hydrant.

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 proposed winery access driveway to be approved with segments that do not meet the Standards for minimum width, meets the criteria established in Section 3 of the Road and Street Standards. More specifically, approval of the proposed exception will:

1. Abide by the limitations of the existing 16 foot wide access easement;
2. Minimize the need for grading within and adjacent sensitive environmental features (Bale Slough); and
3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

With the proposed improvements, mitigation measures and minimization of project vehicle trips by careful project programming, proper vegetation management and regular maintenance, there is no reason that these sensitive environmental features and existing legal constraints cannot be preserved while still achieving the same overall practical effect as outlined in the Standards.

We trust that this information is sufficient to process the pending Use Permit application. 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:

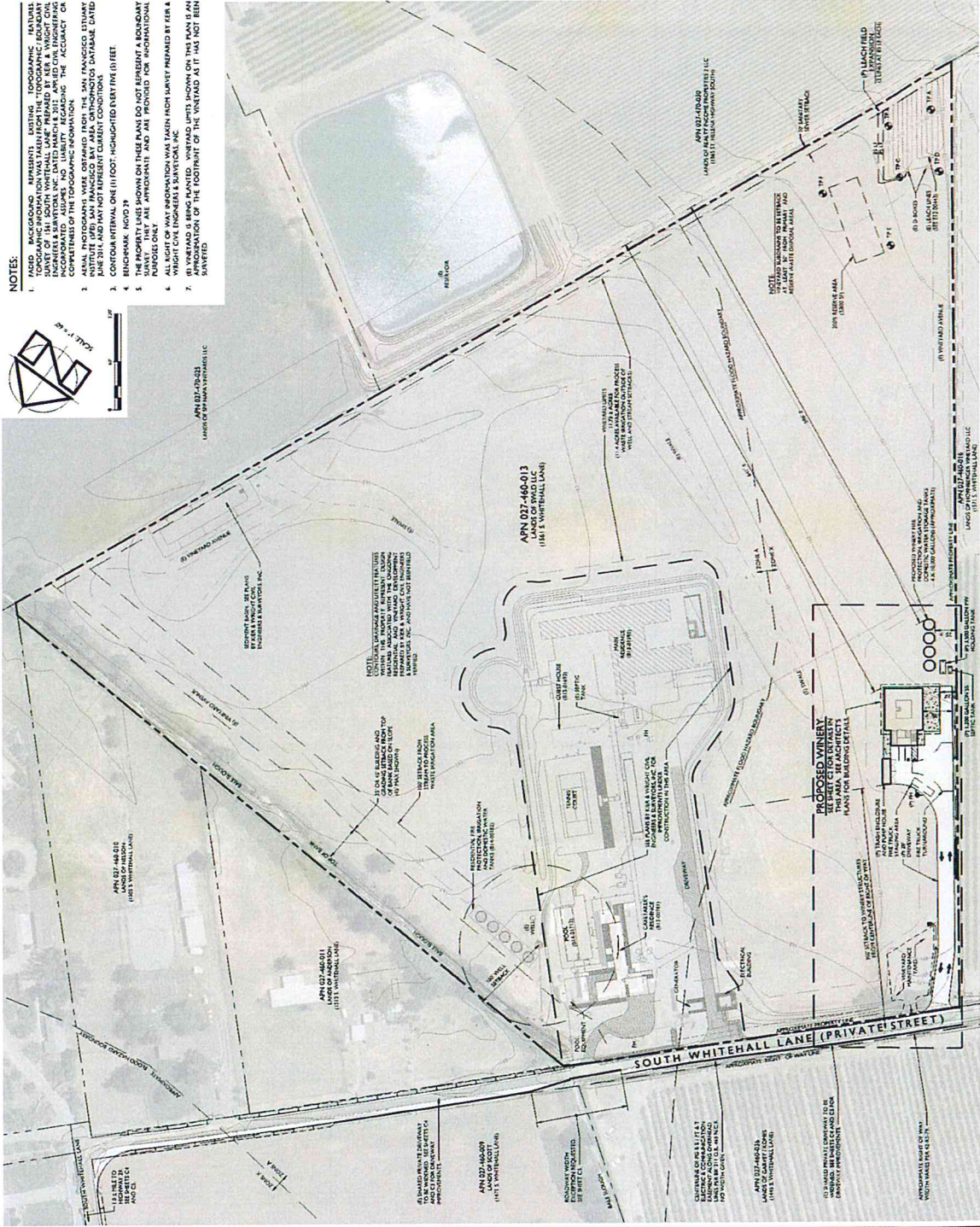
1561 South Whitehall Lane Winery Use Permit Conceptual Site Plans

Copy:

Patrick Cahill, 1561 SWLD LLC (via email)  
Jeff Woods, Black Mountain Construction Development (via email)  
Donna Oldford, Plans 4 Wine (via email)

# 1561 SOUTH WHITEHALL LANE WINERY

## USE PERMIT CONCEPTUAL SITE PLANS



**NOTES:**

1. AERIAL PHOTOGRAPHY REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE TOPOGRAPHIC BOUNDARY MAP OF SAN FRANCISCO COUNTY, CALIFORNIA, DATED MARCH 8, 2012. APPLIED CIVIL ENGINEERING HAS CONDUCTED VISUAL VERIFICATION OF THE ACCURACY OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO DISTRICT OFFICE (SDF) AND SAN FRANCISCO BAY AREA ORTHOPHOTO DATABASE, DATED FEBRUARY 2012.
3. CONTOUR INTERVAL ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NOD 39
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. ALL LIGHT OR WAY INFORMATION WAS TAKEN FROM WAYMARKS PREPARED BY KER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
7. IF WAYMARKS ARE BEING PLANTED, WAYMARK LOTS SHOWN ON THIS PLAN SHALL BE PLACED AT THE FOOTPRINT OF THE WAYMARK AS IT WAS MOST RECENT SURVEYED.



**PROJECT INFORMATION:**  
 PROPERTY OWNER & APPLICANT:  
 SWILD LLC  
 101 MONTGOMERY STREET, SUITE 2350  
 SAN FRANCISCO, CA 94104  
 SITE ADDRESS:  
 1561 SOUTH WHITEHALL LANE  
 ST. HELENA, CA 94574  
 ASSESSOR'S PARCEL NUMBER:  
 027-460-013  
 PARCEL SIZE:  
 20 ± ACRES  
 PROJECT SIZE:  
 1.0 ± ACRES  
**ZONING:** AGRICULTURAL PRESERVE (AP)  
**DOMESTIC WATER SOURCE:** WELLS AND TANKS  
**FIRE PROTECTION WATER SOURCE:** PRIVATE TANKS  
**WASTEWATER DISPOSAL:** ON-SITE TREATMENT AND DISPOSAL  
**SANITARY SEWER:** HOLD AND HAUL OR ON-SITE TREATMENT AND DISPOSAL  
**PROCESS WASTE:** HOLD AND HAUL OR ON-SITE TREATMENT AND DISPOSAL

**SHEET INDEX:**  
 C1 OVERALL SITE PLAN  
 C2 WINEY COOPER CONTROL PLAN  
 C3 STORAGE TANKS  
 C4 DRIVEWAY PLAN STA. 10+00 TO STA. 23+50  
 C5 DRIVEWAY PLAN STA. 23+50 TO STA. 42+50  
 C6 IMPERVIOUS AREA EXHIBIT

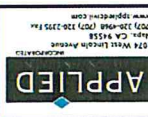
**FLOOD HAZARD NOTE:**  
 ACCORDING TO THE FEDERAL BUREAU OF INVESTIGATION (FBI) FLOOD INSURANCE RATE MAP (FIRM) FOR THE PROJECT, THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE (SFHZA) DESIGNATED AS A SPECIAL FLOOD HAZARD (SFHZA) WITH A 100-YEAR FLOOD. THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.

**GRADING QUANTITIES#**

CUT	1,100 ± CU
FILL	1,000 ± CU (EST)

# THE QUANTITIES ARE BASED ON THE ASSUMPTIONS THAT THE CONTRACTOR WILL MAINTAIN THE EXISTING GRADE TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR IS TO PREPARE THEIR OWN QUANTITIES. THESE QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY AND ABOVE THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE PAVING, AGGREGATE OR SELECT FILL VOLUMES.

# EXCESS SOIL CUT FROM THE PROJECT WILL BE EITHER REUSED IN A TYPICAL WINERY PROJECT OR WILL BE INCORPORATED INTO AN APPROVED PROJECT SITE ON LANDFILL.



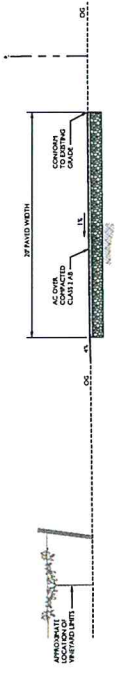
USE PERMIT CONCEPTUAL SITE PLANS  
 COVER SHEET AND OVERALL SITE PLAN  
 1561 SOUTH WHITEHALL LANE WINERY



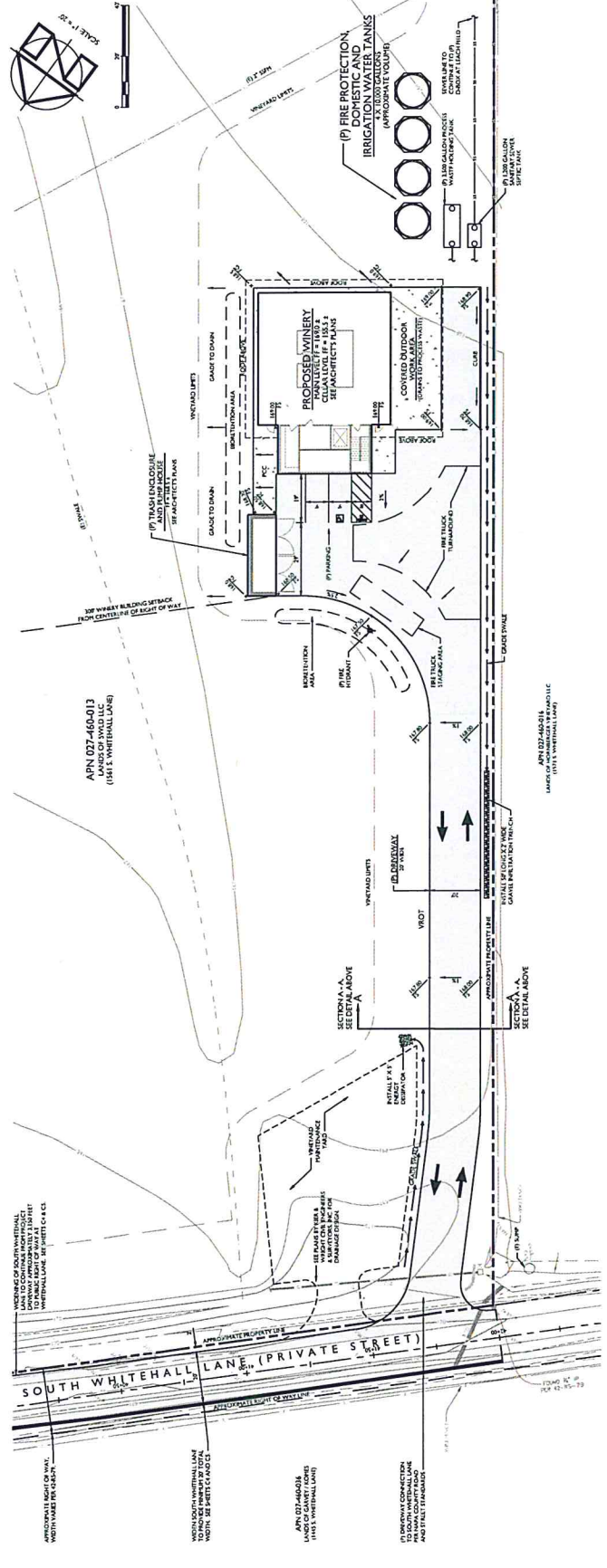
PREPARED UNDER THE DIRECTION OF  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DATE: JUNE 15, 2015  
 SCALE: AS SHOWN  
 BY: [Redacted]  
 PROJECT: 1561 SOUTH WHITEHALL LANE WINERY



- LEGEND:**
- APPROXIMATE PROPERTY BOUNDARY
  - APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
  - EXISTING EDGE OF PAVEMENT
  - EXISTING FENCE
  - EXISTING ELEVATION
  - EXISTING SANITARY SEWER LINE
  - EXISTING UTILITY CONDUIT
  - EXISTING UTILITY CONDUIT
  - PROPOSED ASPHALT PAVING
  - PROPOSED ASPHALT CONCRETE
  - PROPOSED LIGHT DUTY RCC
  - PROPOSED BUILDING
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED SANITARY SEWER LINE

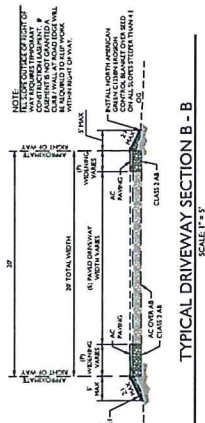
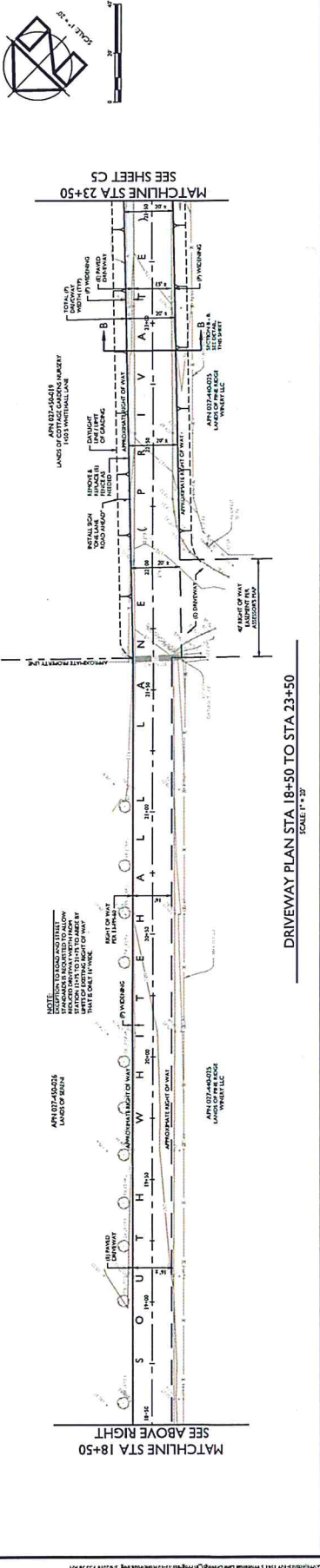
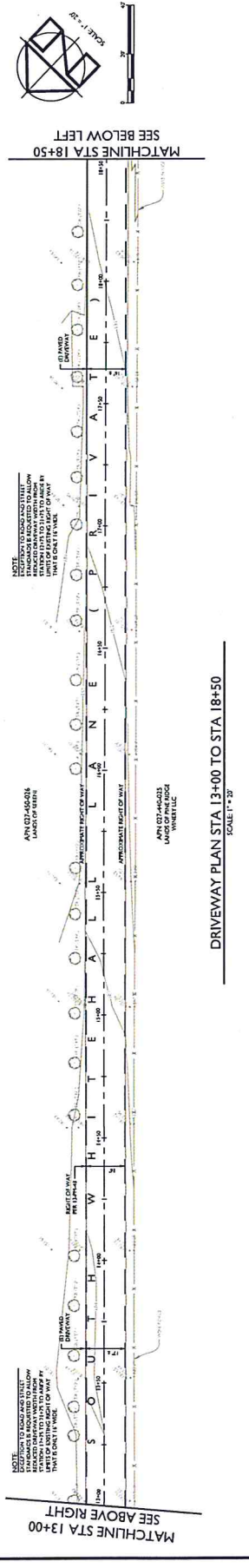
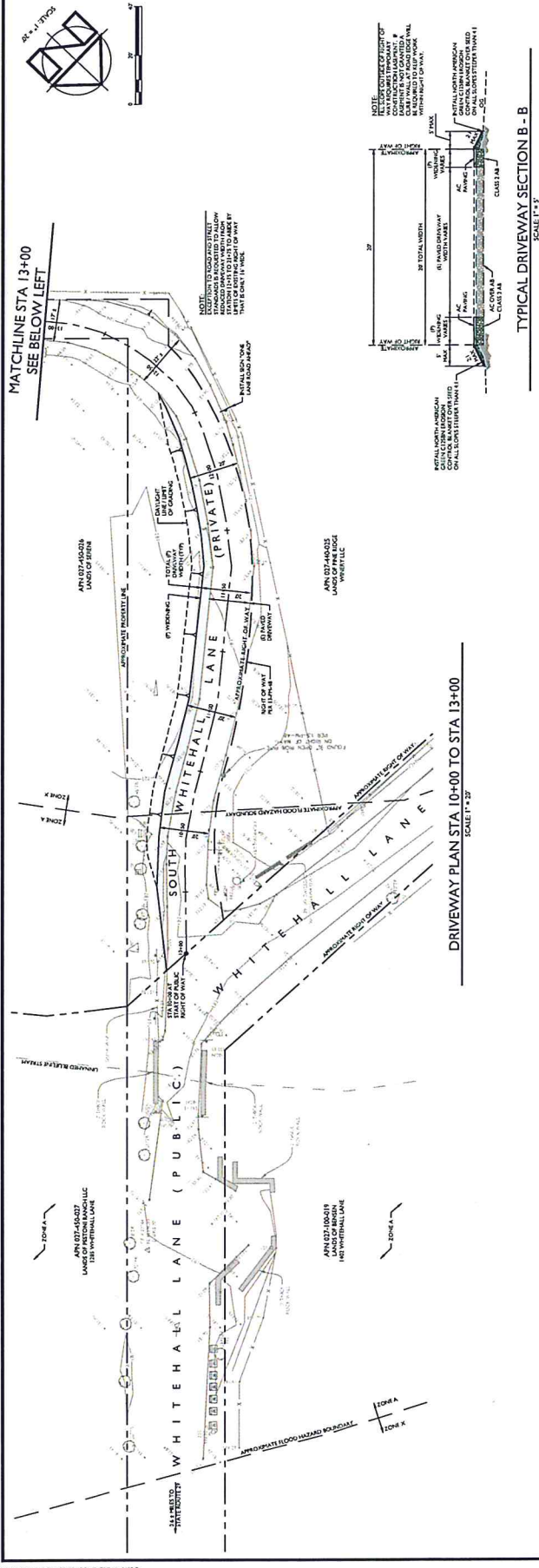


**SECTION A-A**  
 SCALE 1/4"=1'-0"

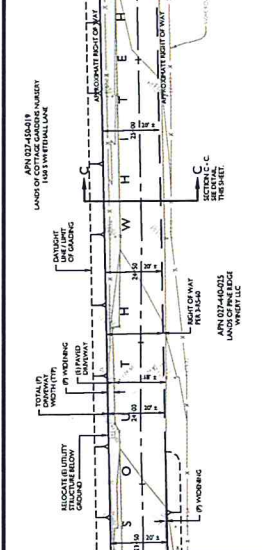


**WINERY CONCEPTUAL GRADING AND LAYOUT PLAN**  
 SCALE 1/4"=1'-0"



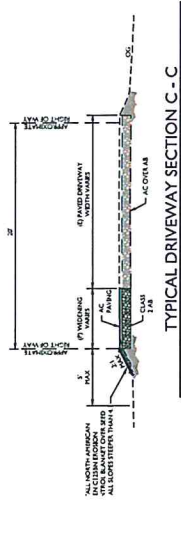


MATCHLINE STA 23+50  
SEE SHEET C4

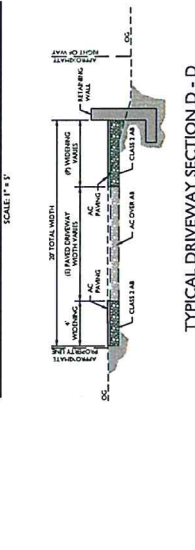


DRIVEWAY PLAN STA 23+50 TO STA 29+00  
SCALE 1" = 20'

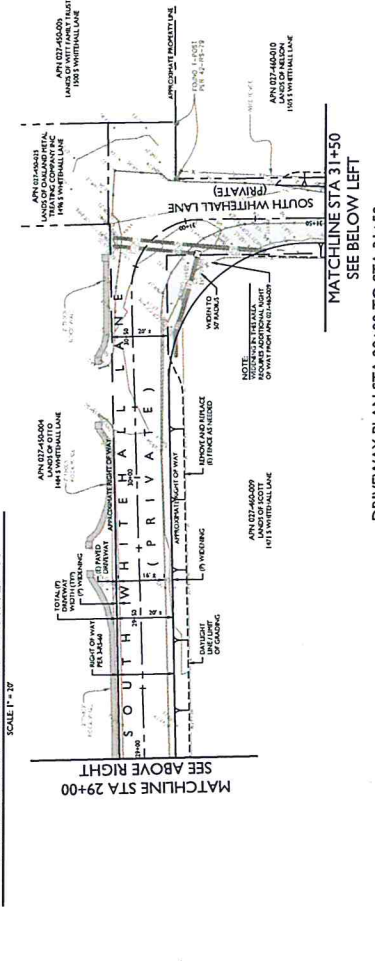
MATCHLINE STA 29+00  
SEE BELOW LEFT



TYPICAL DRIVEWAY SECTION C - C  
SCALE 1" = 5'

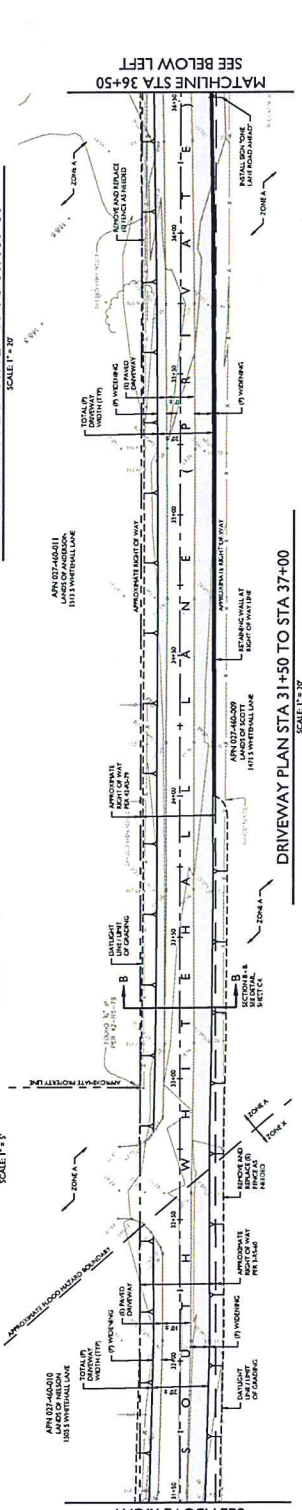


TYPICAL DRIVEWAY SECTION D - D  
SCALE 1" = 5'

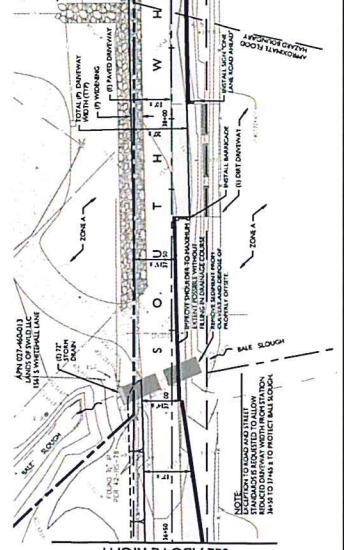


DRIVEWAY PLAN STA 29+00 TO STA 31+50  
SCALE 1" = 20'

MATCHLINE STA 31+50  
SEE BELOW LEFT



DRIVEWAY PLAN STA 31+50 TO STA 37+00  
SCALE 1" = 20'



DRIVEWAY PLAN STA 37+00 TO STA 42+50  
SCALE 1" = 20'



1561 SOUTH WHITEHALL LANE WINERY  
USE PERMIT CONCEPTUAL SITE PLANS  
DRIVEWAY PLAN STA 23+50 TO STA 42+50

PREPARED UNDER THE  
DIRECTION OF  
[Professional Seal]

DATE: JUNE 15, 2018  
REVISIONS:  
SAVITRI  
PLAN CHECK PERIOD:  
DRAWN BY:  
CHECKED BY:  
JOB NUMBER: 18-199  
FILE: 15-HW-03-00-DRIVE  
ORIGINAL SIZE:  
SHEET NUMBER: C5

