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Exception to Napa County Road and Street Standards Application Packet



June 8, 2015
October 9, 2015 (Revision #1)
April 27, 2016 (Revision #2)

Job No. 14-131

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 & SRA Fire Safe Regulations for the Behrens Family Winery Use Permit Modification Application
4078 Spring Mountain Road, St. Helena, California APN 020-300-035
97433-UP & P15-00203

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards & SRA Fire Safe Regulations is being filed concurrent with the above referenced Use Permit Modification application for the Behrens Family Winery (P15-00203). 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 SRA Fire Safe Regulations provided that that the proposed driveway conditions, including the requested exceptions, still provides 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 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 Use Permit Modification, 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 Modification application under consideration proposes the following characteristics:

- Wine Production:
 - 20,000 gallons of wine per year (increase from 10,000 currently permitted)
 - Crushing, fermenting, aging and bottling
- Employees:
 - 5 full time employees
 - 2 part time employees
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 32 visitors per day maximum
 - 15 visitors per day average
 - Smaller Private Marketing Events
 - 20 guests maximum
 - 4 events per year
 - Food prepared offsite by catering company
 - Medium Private Marketing Event
 - 60 guests maximum
 - 1 events per year
 - Food prepared offsite by catering company
 - Larger Private Marketing Event
 - 300 guests maximum
 - 1 per year
 - Food prepared offsite by catering company

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

Existing Access Road Conditions

Access to the Behrens Family Winery property is via a shared private driveway off of the north side of Spring Mountain Road near the Napa / Sonoma County line. The site is located approximately 0.9 miles northwest of the intersection of the shared private driveway and Spring Mountain Road. The shared private driveway serves other existing winery, vineyard and

residential uses. Please refer to the Behrens Family Winery Road Exception Request Exhibit for a detailed illustration of the project site relative to the existing County road and shared private driveway as well as the existing and proposed conditions along the subject 0.9 +/- mile stretch of shared private driveway that are generally outlined in the remainder of this letter.

The driveway traverses the sloping hillsides typical of the Spring Mountain area. The entire length of the driveway from Spring Mountain Road to the project site is paved with asphalt. The first 0.3 +/- miles of the driveway has a paved width averaging 16' to 20'. The remaining 0.6 +/- miles of driveway has a paved width of approximately 10 feet. . The driveway crosses sloping hillsides however the slope along the length of the driveway (the longitudinal slope) can generally be described as gentle, generally averaging 5 to 15%. None of the driveway slope exceeds 20% and only a short stretch from STA 52+00 to STA 52+50 exceeds 16%. Sight distance varies widely along the length of the road and in areas is limited by road curvature, topography and vegetation.

The driveway has provided adequate access to the Behrens Family Winery property for many years and is generally in good condition.

Request for Exception to Napa County Road and Street Standards

The 2016 Napa County Road and Street Standards and SRA Fire Safe Regulations require that private access roads to wineries in the State Responsibility Area provide two 10-foot-wide travel lanes resulting in a total of 20 feet drivable width and maximum 16% longitudinal slope.

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 in certain locations. The Applicant recognizes the County requirements to improve access to the winery and has identified and committed to making several substantial improvements to the existing driveway to improve ingress and egress conditions while also 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.

Proposed Driveway Improvements

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 and increased slope in select locations. The analysis starts at the intersection of the private driveway and Spring Mountain Road (STA 10+00) and continues approximately 0.9 miles northwesterly along the existing shared private driveway to the Behrens Family Winery site at 4078 Spring Mountain Road (STA 56+00):

| | |
|--------------------|--|
| STA 10+00 to 11+75 | Existing paved road width is at least 20 feet. No improvements proposed. No exception requested. |
| STA 11+75 to 52+50 | Widen road as needed to provide 20 feet total width. No exception requested. |
| STA 52+00 to 52+50 | Exception requested to allow slope in excess of 16%. Roadway slopes average 17% to 18% for this 50 foot long stretch and vertical realignment is not feasible due to connection to existing driveway in this area and steep hillside slopes with mature native trees adjacent to the driveway. In order to mitigate and provide the same overall practical effect as the SRA Fire Safe Regulations the driveway surface is, and will continue to be, paved with asphalt to increase traction and road surface stability and will therefore provide the same practical effect to provide safe access to the site. |
| STA 52+50 to 55+00 | Transition and reduce widening to preserve mature native trees and steep slopes on both sides of road. Minimum width = 12 feet. Widening in this area would require substantial grading on steep hillside slopes and removal of many mature native trees. This short stretch of driveway is straight with good visibility and gentle slopes which will allow a vehicle to see a vehicle coming in the opposite direction and stop to allow passing thereby achieving the same overall practical effect as the Standards and SRA Fire Safe Regulations to allow inbound and outbound vehicles to pass. |
| STA 55+00 to 56+00 | Widen road as needed to provide 20 feet total width. No exception requested. |

These proposed improvements will result in 93% of the length of the driveway being brought into full conformance with the Standards and SRA Fire Safe Regulations.

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 and SRA Fire Safe Regulations 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 private driveway and around the existing and proposed structures on the Behrens Family Winery 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 driveway, with the substantial 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 will result in significantly improved conditions, 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 as well as steep grade differentials. 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 proposing several significant improvements to the existing driveway which will bring 93% of the driveway into conformance with County standards and 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 and SRA Fire Safe Regulations.

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, R.C.E. 67435
Principal

Enclosure:

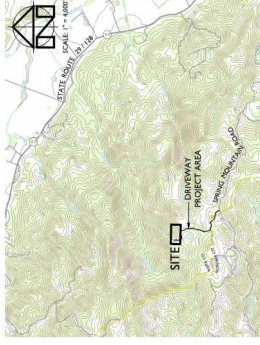
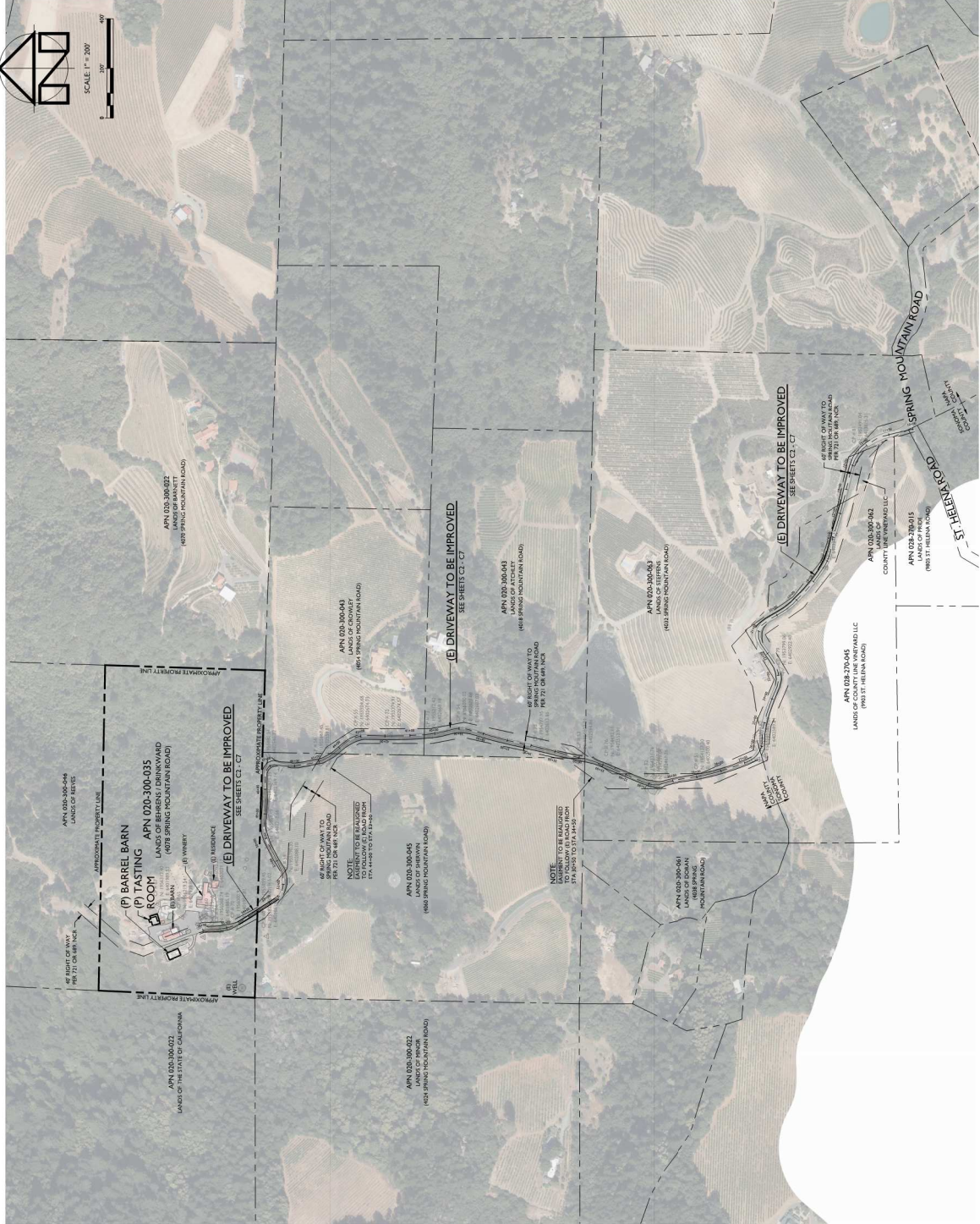
Behrens Family Winery Road Exception Request Exhibit

Copy:

Les Behrens, Behrens Family Winery (via email)
Lisa Drinkward, Behrens Family Winery (via email)
Schatzi Throckmorton, Behrens Family Winery (via email)
Jon Webb, Albion Surveys (via email)

BEHRENS FAMILY WINERY

ROAD EXCEPTION REQUEST EXHIBIT



LOCATION MAP
SCALE 1" = 4,000'

PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 LES BEHRENS AND LISA DRINKWARD
 4078 SPRING MOUNTAIN ROAD
 ST. HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
 020-300-035
PARCEL SIZE:
 19.96 ± ACRES
PROJECT SIZE:
 4,600 ± LINEAL FEET OF DRIVEWAY
ZONING:
 AGRICULTURAL WATERSHED (AW)

SHEET INDEX:
 C1 OVERALL SITE PLAN
 C2 DRIVEWAY PLAN STA 10+00 TO STA 23+50
 C3 DRIVEWAY PLAN STA 23+50 TO STA 35+50
 C4 DRIVEWAY PLAN STA 35+50 TO STA 52+00
 C5 DRIVEWAY PLAN STA 52+00 TO STA 56+00
 C6 DRIVEWAY PROFILE STA 10+00 TO STA 34+00
 C7 DRIVEWAY PROFILE STA 34+00 TO STA 56+00

FLOOD HAZARD NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAP (FIRM) FOR THE COUNTY OF CALIFORNIA, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:**
1. FASCD BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THE TOPOGRAPHIC DATA WAS OBTAINED FROM AERIAL PHOTOGRAPHS DATED DECEMBER 17, 2014, UPDATED MAY 22, 2015. APPLIED CIVIL ENGINEERS HAS CONDUCTED VISUAL VERIFICATION OF THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY AND COASTAL WATERSHED DISTRICT (SFECD) DATASET DATED JUNE 2014 AND DO NOT REPRESENT CURRENT CONDITIONS.
 3. CONTOUR INTERVAL ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 4. BENCHMARK: NAVD 88
 5. THE PROPERTY LINES AND EASEMENTS SHOWN ON THESE PLANS WERE TAKEN FROM THE RECORD EXHIBIT OF THE LANDS OF BEHRENS & DRINKWARD PREPARED BY ALDON SURVEYS, INC. DATED DECEMBER 17, 2014, UPDATED MAY 22, 2015. APPLIED CIVIL ENGINEERS HAS CONDUCTED VISUAL VERIFICATION OF THE ACCURACY OF THE EASEMENTS ABOVE. THE ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUP, SPRING PAVING, AGGREGATE OR SELECT FILL VOLUMES.

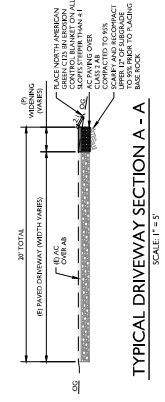
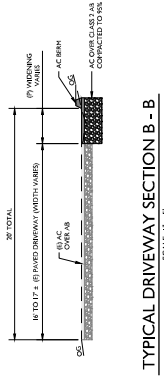
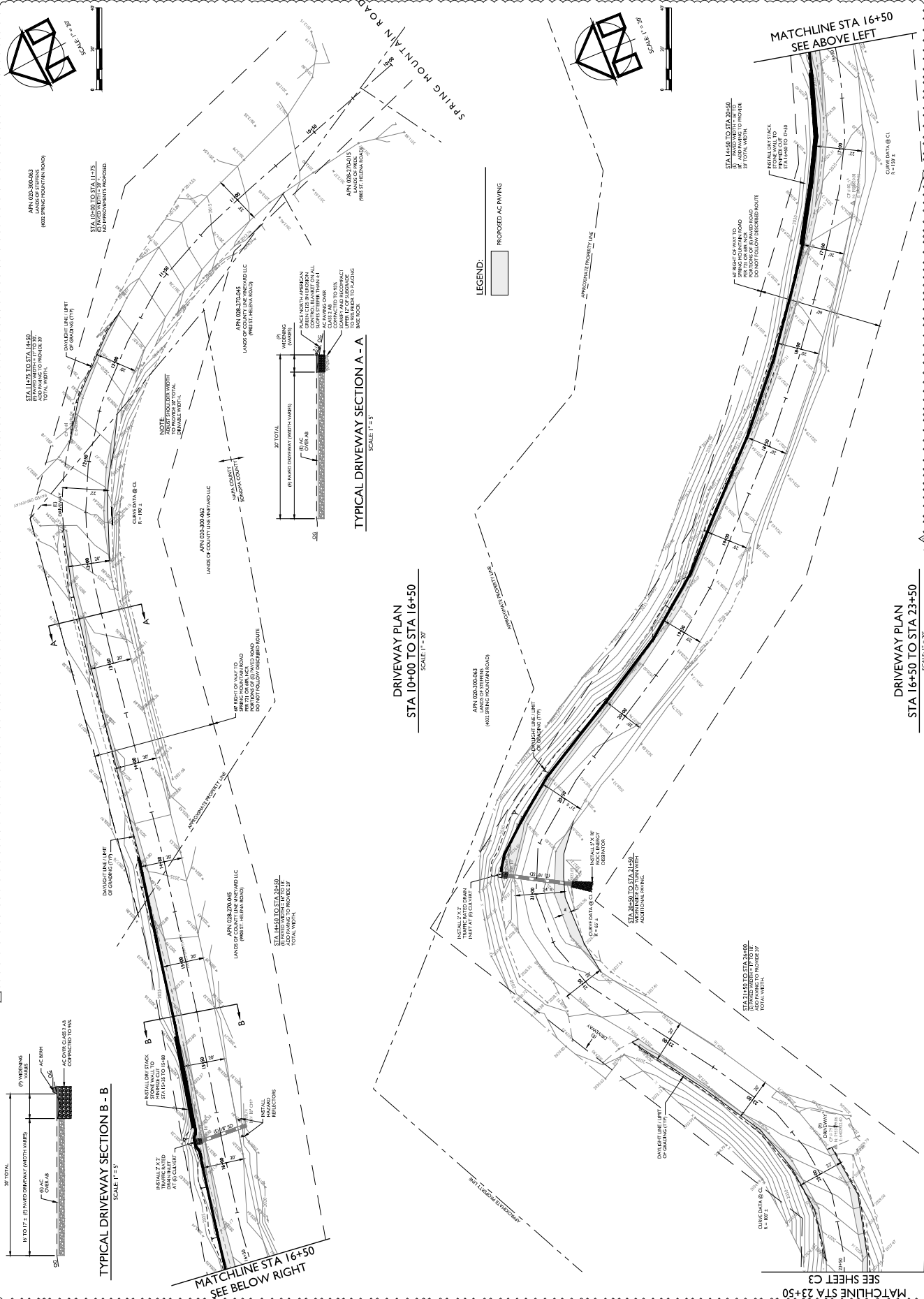
GRADING QUANTITIES*

| CUT | FILL |
|------------------|------------------|
| 1,499 ± CY | 1,390 ± CY (CUT) |
| NET** | |
| 1,390 ± CY (CUT) | 27' X 34' |

* THE ESTIMATE IS PROVIDED AS A TOOL FOR THE BORROWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONTRACT BIDDING OR CONTRACT ADMINISTRATION. THE ESTIMATE ABOVE IS FOR WORKING VOLUMES ONLY AND DOES NOT INCLUDE THE VOLUMES FOR EXCESS SOIL CUT FROM THE PROJECT. EXCESS SOIL CUT FROM THE PROJECT WILL BE HAULED OFFSITE TO A LOCATION RECOMMENDED BY LOCAL COUNTY.

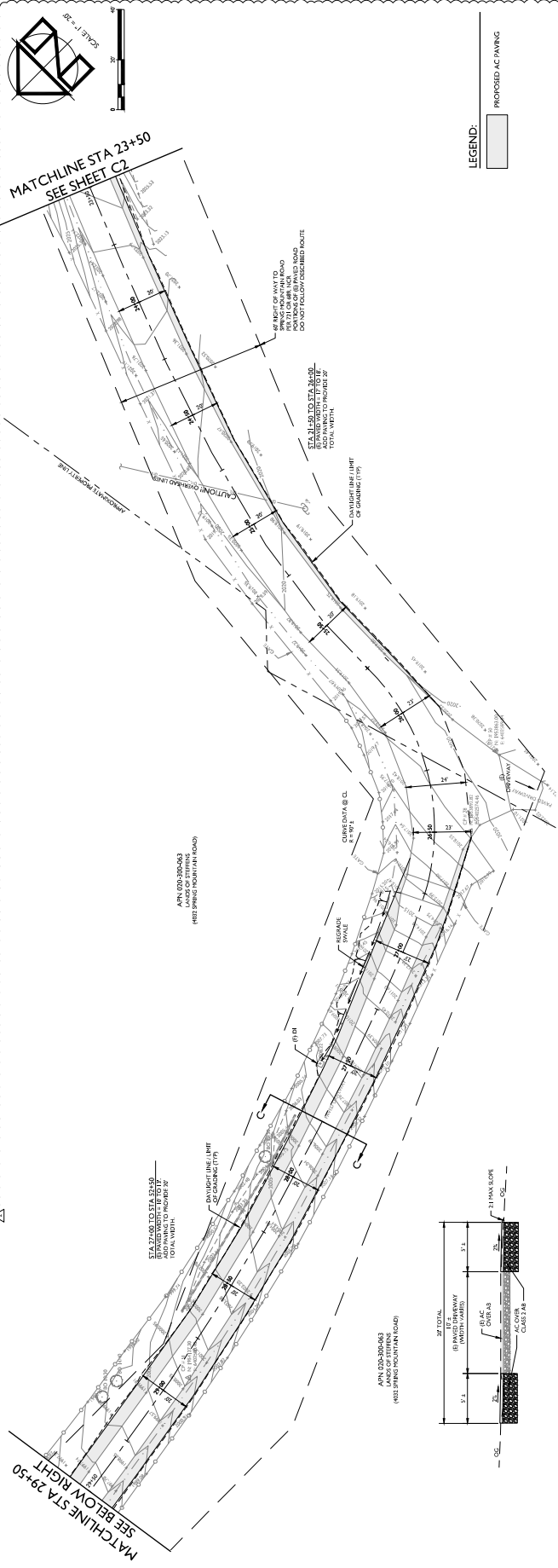
OVERALL SITE PLAN
SCALE 1" = 200'





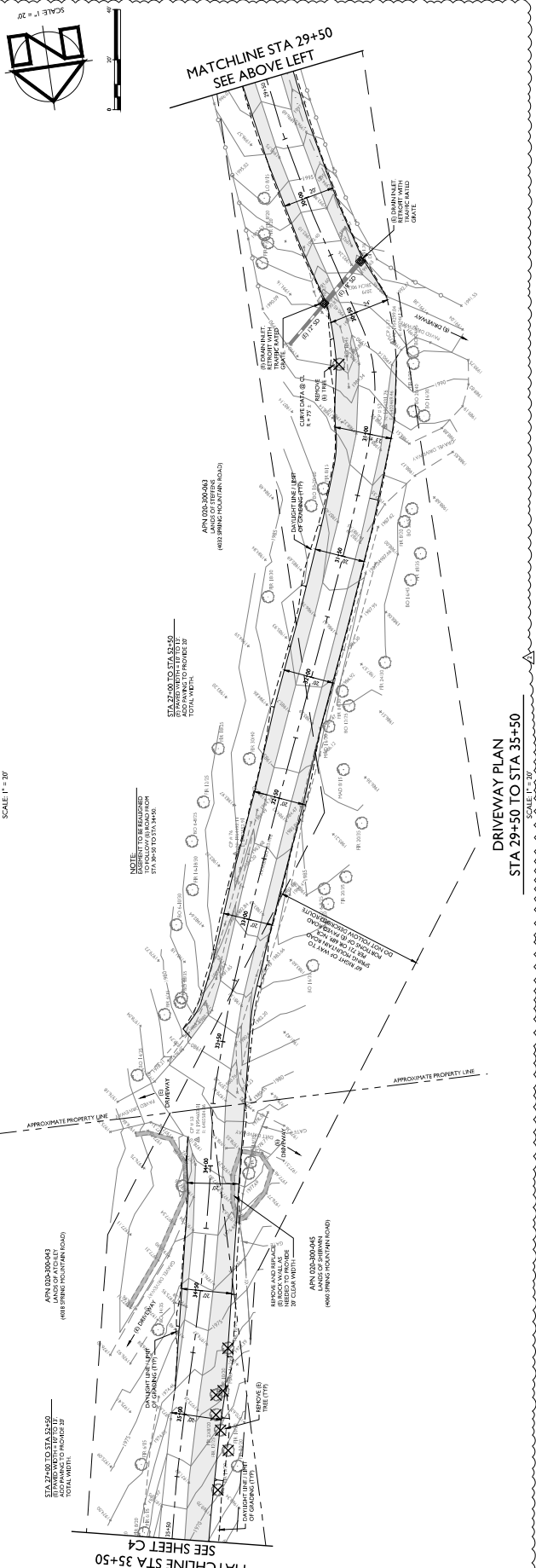
DRIVEWAY PLAN
 STA 10+00 TO STA 16+50
 SCALE 1" = 5'

DRIVEWAY PLAN
 STA 16+50 TO STA 23+50
 SCALE 1" = 5'

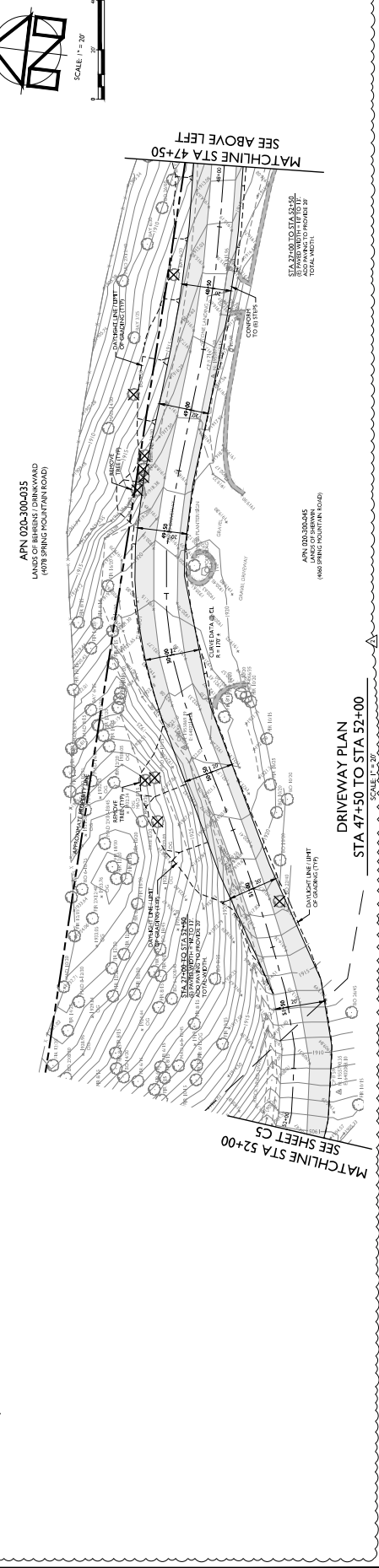
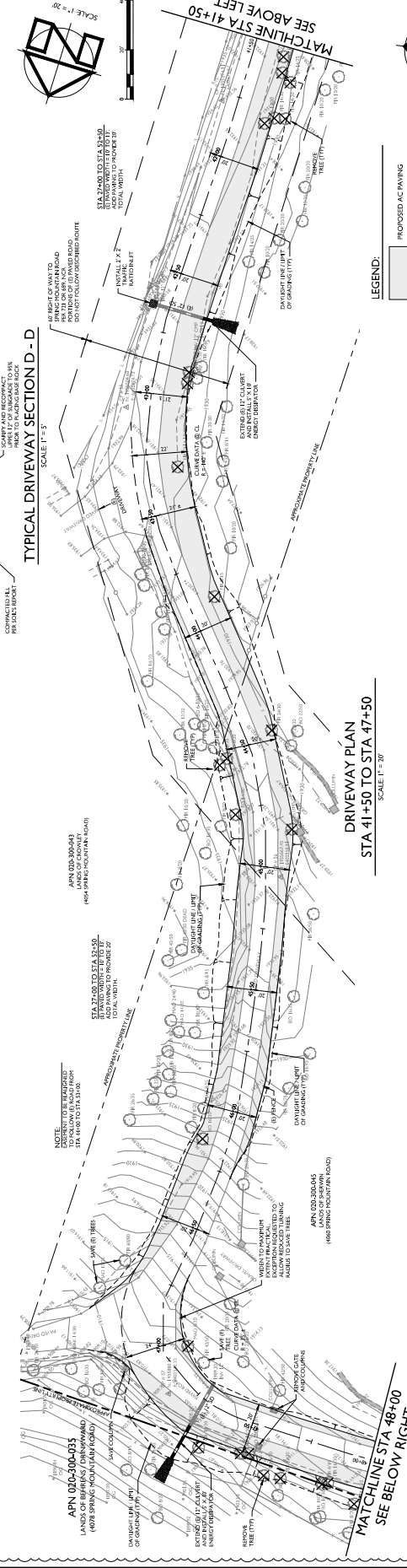
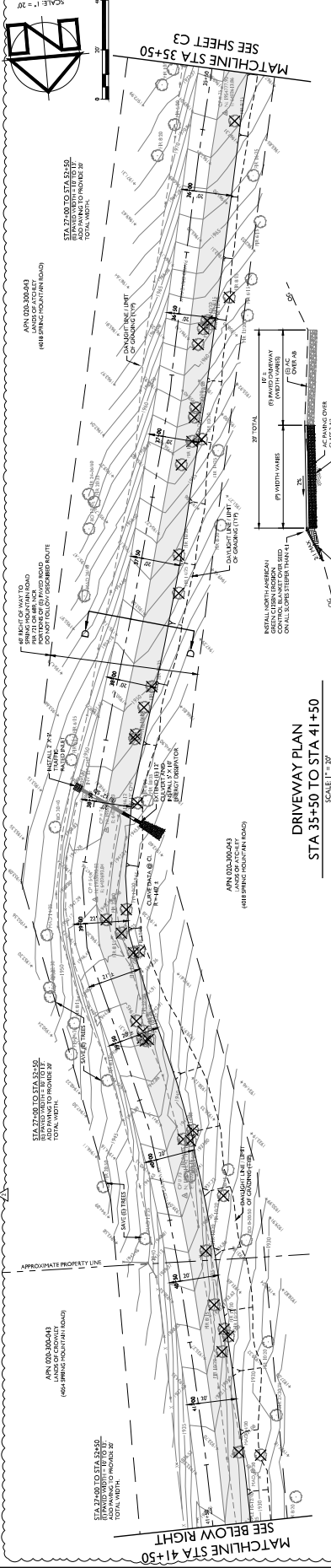


DRIVEWAY PLAN
STA 23+50 TO STA 29+50
 SCALE 1" = 20'

TYPICAL DRIVEWAY SECTION C-C
 SCALE 1" = 2'



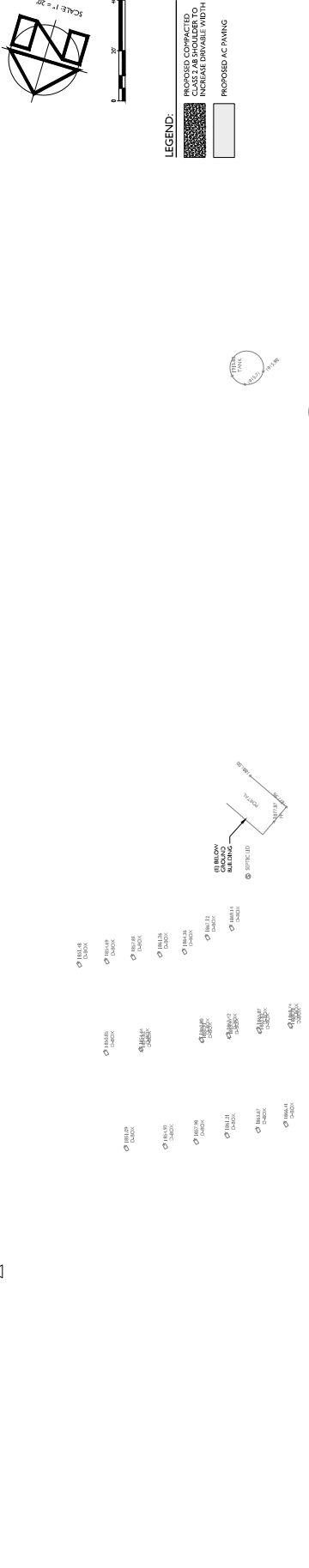
DRIVEWAY PLAN
STA 29+50 TO STA 35+50
 SCALE 1" = 20'



DRIVEWAY PLAN STA 52+00 TO STA 56+00

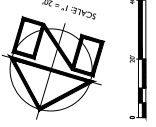
SCALE: 1" = 30'

APN 020-300-035
LANDS OF BEHRENS / DRINKWARD
(6755 SPRING MOUNTAIN ROAD)



LEGEND:

| | |
|-----------|---|
| [Pattern] | PROPOSED COMPACTED CURB 24" AS SHOWN TO INCLUDE 6" GRANITE FINISH |
| [Pattern] | PROPOSED AC PAVING |



BEHRENS FAMILY WINERY
ROAD EXCEPTION REQUEST EXHIBIT
DRIVEWAY PLAN STA 52+00 TO STA 56+00

PREPARED UNDER THE DIRECTION OF



APPLIED
2024 West Lincoln Avenue
Napa, CA 94558
(707) 254-6688
www.applied.com



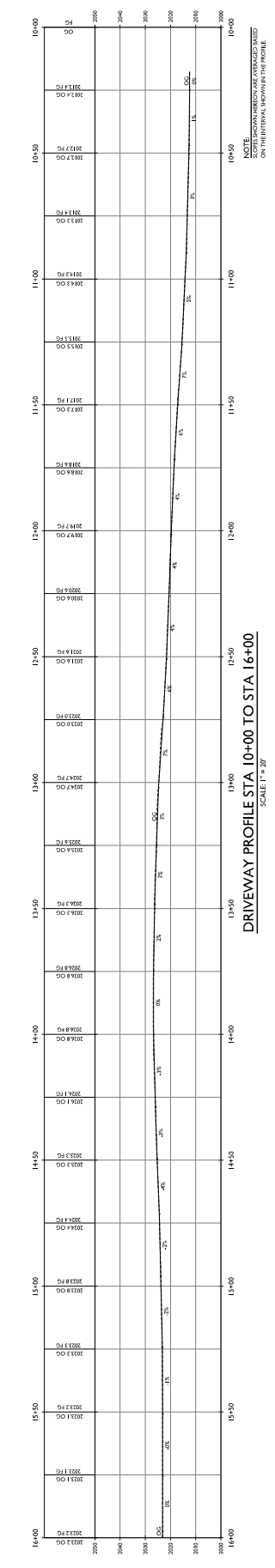
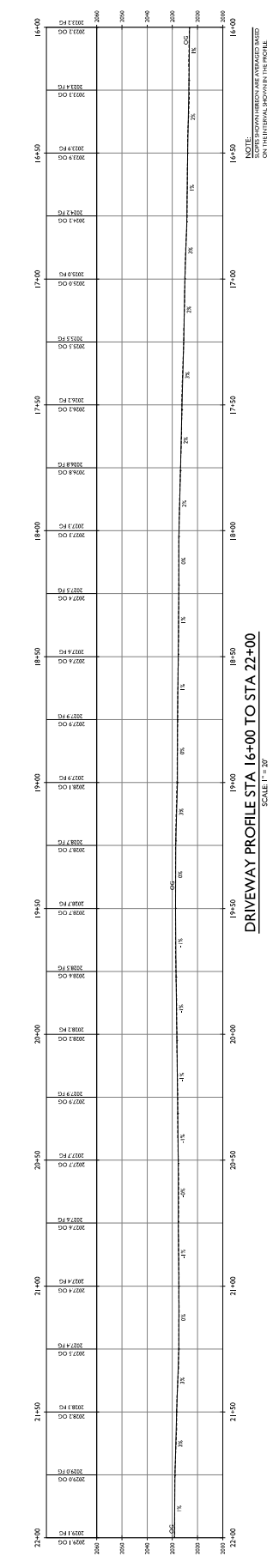
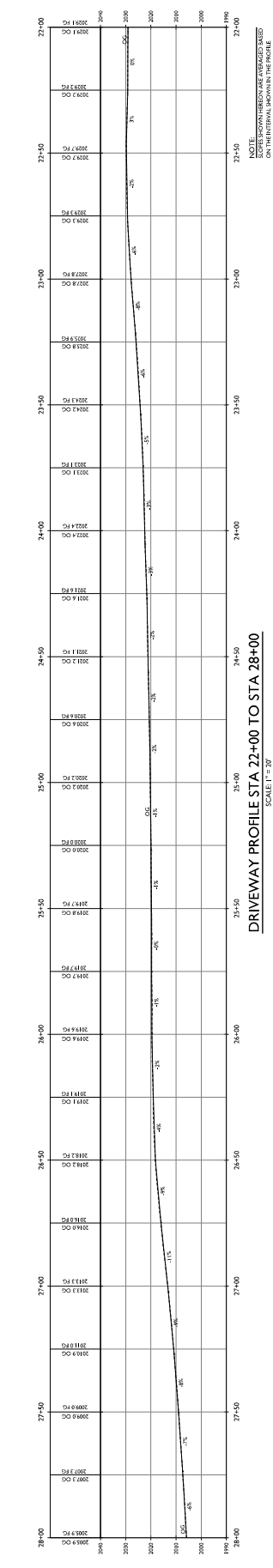
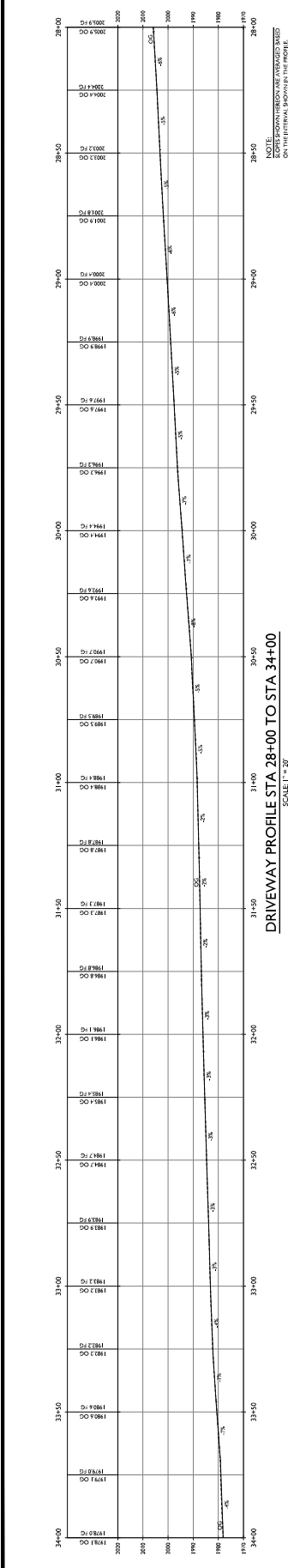
BEHRENS FAMILY WINERY
ROAD EXCEPTION REQUEST EXHIBIT
DRIVEWAY PROFILE STA 10+00 TO STA 34+00

PREPARED UNDER THE
 DIRECTION OF

 DRAWN BY: J.C. Jones
 CHECKED BY: J.C. Jones
 DATE: APRIL 27, 2016
 REVISIONS:
 BY: _____
 DATE: _____

REVISIONS TO THIS SHEET:
 4/27/16 J.C. Jones
 COMMENTS: _____
 4/27/16 J.C. Jones
 COMMENTS: _____
 JOB NUMBER: H-111
 FILE: H:\BEHRENS\CAD\DWG\ORIGINAL\STA 10+00 TO STA 34+00.DWG
 SHEET NUMBER: C6

OF 7



DRIVEWAY PROFILE STA 28+00 TO STA 34+00
 SCALE 1" = 20'

DRIVEWAY PROFILE STA 22+00 TO STA 28+00
 SCALE 1" = 20'

DRIVEWAY PROFILE STA 16+00 TO STA 22+00
 SCALE 1" = 20'

DRIVEWAY PROFILE STA 10+00 TO STA 16+00
 SCALE 1" = 20'



2024 WEST LINCOLN AVENUE
 NAPA, CA 94558
 (707) 254-6668 (707) 220-2395 FAX
 www.appliedcal.com

BEHRENS FAMILY WINERY
ROAD EXCEPTION REQUEST EXHIBIT
DRIVEWAY PROFILE STA 34+00 TO STA 56+00

PREPARED UNDER THE
 DIRECTION OF



DRAWN BY: J.C. DAVIS
 CHECKED BY: J.C. DAVIS
 DATE: APRIL 27, 2016

REVISIONS:
 BY: _____
 TO: _____
 DATE: _____

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 COMMENTS

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 COMMENTS

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