

FILE # \_\_\_\_\_



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**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FOR USE PERMIT**  
**EXCEPTION TO CONSERVATION REGULATIONS**

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
 TYPE OF APPLICATION: \_\_\_\_\_ Date Published: \_\_\_\_\_  
 REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

## TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Lede Driveway Improvements

Assessor's Parcel #: 032-070-027, -028, -029 & -030 Existing Parcel Size: 29.4±, 16.9±, 24.1± & 23.3± ACRES

Site Address/Location: 6360, 6380 & 6390 SILVERADO TRAIL Napa CA 94558  
No. Street City State Zip

Property Owner's Name: Poetry Inn, LLC

Mailing Address: 1473 Yountville Cross Road Napa CA 94558  
No. Street City State Zip

Telephone #: (707) 628 - 2419 Fax #: ( ) -  E-Mail: manbin@ledefamilywines.com

Applicant's Name: Manbin Monteverdi

Mailing Address: 1473 Yountville Cross Road Yountville CA 94599  
No. Street City State Zip

Telephone #: ( ) -  Fax #: ( ) -  E-Mail: \_\_\_\_\_

Status of Applicant's Interest in Property: Owner's Representative

Representative Name: George H Monteverdi, Monteverdi Consulting, LLC

Mailing Address: PO Box 6079 Napa CA 94581  
No. Street City State Zip

Telephone # (707) 761-2516 Fax #: (707) 255-5368 E-Mail: George@MonteverdiConsulting.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant

Date

Signature of Property Owner

Date

Print Name

Print Name

## TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

**SUPPLEMENTAL APPLICATION FORM  
USE PERMIT EXCEPTION TO CONSERVATION REGULATION**

**1. Please explain the reason for the exception request.**

The Applicant seeks to improve the existing driveway to provide safer access to the existing Inn, residences and future, approved winery site serviced by the driveway. The existing driveway is located completely within the applicable stream setback from approximately road location STA 17+25 until approximately STA 26+25.

The majority of the proposed improvements will be completed to the uphill side of the road (i.e., away from the stream). Improvements to the driveway curve located from location STA 25+75 until STA 26+50 will include widening to the eastern side of the driveway, which the side of the driveway closer to the stream. Please see the civil engineering plans submitted in conjunction with the associated Road Exception Request application for more information. These improvements will include broadening and resurfacing of the existing driveway along its current alignment and path-of-travel. The Exception will preserve unique features of the natural environment which include, but are not limited to, natural watercourses, steep slopes, geological features, heritage oak trees or other trees of at least 6" dbh and does not include man-made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like.

It must be noted that that road improvements are required in order to bring the existing driveway into compliance with Napa County Road and Street Standards and SRA Fire Safe Regulations.

**2. Are there any alternatives to the project which would not require an exception? Please explain.**

There are two alternatives to the project that would not require an exception:

Alternative #1: Deny this application and prohibit earthmoving associated with driveway improvements.

This Alternative would preclude the Applicant from making driveway improvements in compliance with Napa County Road and Street Standards and SRA Fire Safe Regulations.

Alternative 2: Construct a new 2,600 foot long driveway that is outside the stream setback.

This Alternative would require grading on slopes up to and exceeding 50%, removal of geological features, heritage oak trees and other trees in excess of 6" dbh. It would also require the development of tall retaining walls that would be visible from Silverado Trail, Yountville Cross Road and State Highway 29.

3. Describe how the project can meet the findings described in Section 18.104.040 A (structural or road project), or Section 18.108.040B (agricultural project).

Except for improvements from STA 25+75 to STA 26+50, the proposed improvements will be completed entirely on the uphill side of the road (i.e., the side away from the stream). All improvements are designed to minimize grading, follow natural slopes, avoid impacts to listed species and waterways while still providing safe emergency access. Work on portions of the driveway outside of the setback will be completed with minimal grading and will not extend into the setback.

**Section 18.108.040.A. Structural/road development projects**

- a. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading: (Please describe).

The existing driveway was constructed following the natural landform. The proposed driveway improvements have been designed to minimize grading, and to, to the greatest extent possible, locate that earthmoving on the side of the road furthest from the stream.

As described in Section 2, Alternative 2, development of a new driveway outside of the stream setback would require massive earthmoving, degradation of habitat and the construction of very tall (>10 ft.) retaining walls. Rather than follow the natural landform, a new driveway would require the cutting and removal of substantial portions of the existing, natural hillside. Retaining walls would be clearly visible from Silverado Trail and Yountville Cross Road.

- b. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project, including the following elements:

- i. Multiple-floor levels which follow existing, natural slopes;
- ii. Foundation types such as poles, piles, or stepping level which minimize cut and fill and the need for retaining walls;
- iii. Fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.

The proposed design minimizes earthmoving and cut and fill activities by focusing the work to the uphill side of the existing driveway, except where to meet the design parameters from STA 25+75 to STA 26+50. The design also precludes the need for large walls, fence lines or other features that would be visible and would permanently degrade the natural landscape.

c. The development project minimizes removal of existing vegetation , incorporates existing vegetation into final design plans, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.

The proposed driveway improvements do not require the removal of vegetation except for incidental removal of grasses along the roadside.

4. Adequate fire safety measures have been incorporated into the design of the proposed development.

The Applicant's representatives have had multiple meetings with the Napa County Fire Marshall and staff from the Napa County Engineering Services Department. The proposed improvement design has been developed based on those discussions. Through the use of widening, slope modification and resurfacing, the design will afford improved access for all vehicles, including emergency response vehicles.

5. Disturbance to streams and watercourses shall be minimized, and setbacks shall be retained as specified in Section 18.108.025.

The proposed design employs focused widening and slope reducing earthmoving to meet the regulatory requirements. Earthmoving within the setback is limited to the uphill side of the existing driveway (i.e., the side furthest from the stream). Earthmoving associated with portions of the roadway outside of the setback is, likewise, limited and will not extend into the setback.

6. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

The proposed earthwork is entirely on land previously and completely modified by development of the existing driveway and surrounding vineyard and residential development.

The proposed design will not impact any natural habitat.

**Section 18.108.040.B. Agricultural projects, or Agricultural roads as defined by Planning, Building, and Environmental Services, Engineering Division**

7. The erosion rate that results two years from the completion of the proposed agricultural development does not exceed the soil tolerance factor approved by the Natural Resource Conservation Service for the soil type, topography and climatic conditions in which the project is located; (Please attach a copy of the USLE worksheet used to determine the erosion rate).

Not applicable.

8. Impacts on streams and watercourses are minimized, and adequate setbacks along these drainageways are or will be maintained.

Not applicable.

9. The project does not adversely impact sensitive, rare, threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the county's environmental sensitivity maps.

Not applicable.