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Napa County Road and Street Standards Exception Application Packet

Regusci Winery, Major Modification to Use Permit P16-00307
& Request for Exception to Road and Street Standards
Planning Commission Hearing Date, November 15, 2017



June 28, 2017

Patrick Ryan
Napa County Planning Building and Environmental Services
1195 Third Street, 2nd Floor
Napa, California 94559

Subject: Use Permit Modification Road Exception Request
Regusci Winery
5584 Silverado Trail
Napa, CA 94558
APN: 039-030-023

Patrick,

This letter is to request specific exceptions to the Napa County Road and Street Standards (RSS) dated November 22, 2016, for an existing driveway from Silverado Trail to an existing winery located on the subject parcel. The parcel is currently accessed by a 12 to 20 feet private paved driveway with a gravel shoulder varying 6 to 11 feet. The subject parcel is flat with slopes ranging from 1-5% and has a ditch on the east side of the driveway approximately 20 feet away.

Approval of all projects which require a use permit will be conditioned to meet the RSS. These standards include: driveway sufficient to meet the common driveway standard of twenty feet in width with a maximum centerline slope of 18%, horizontal curves with a minimum inside radius of 50 feet, and vertical curves with a minimum length of 100 feet. In certain cases, meeting these standards is limited due to environmental or legal constraints. In these cases, the RSS allows for exceptions to the RSS be submitted for consideration by the Napa County Fire and Engineering Services departments.

Exception requests are reviewed to determine whether the requested substandard alternative or mitigation provides the "same overall practical effect" as the standard. Road exceptions, after review and hearing, are granted by the County Zoning Administrator, Planning Director, Planning Commission, or other approving body. Monetary hardship shall not be considered as a basis for an exception. If the proposed winery is approved, the existing driveway must meet the RSS requirements unless an exception is granted. Based on research, ground survey, and site visits, the driveway has certain constraints which preclude from meeting these standards.

Pursuant to section 3.D of the RSS, in order for exceptions to the RSS to be granted, certain findings are required to be made which include:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" diameter a breast height 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.



Exceptions to the State Responsibility Area (SRA) Fire Safe Regulations are only allowed "where the exceptions provide the same practical effect as 'the SRA Fire Safe Regulations' towards providing defensible space." Exceptions to the SRA Fire Safe Regulations shall be made on a case-by-case basis only as noted on pages 3 and 4 in the RSS.

This letter shall be considered a formal request for an exception from the RSS for the access drive based on environmental and/or legal constraints which are described below. Included with this request letter is a set of exhibits which detail the sections of the drive which meet the standard, do not meet the standard where exceptions are being requested, and sections where mitigation improvements are proposed to allow the drive to meet the same overall practical effects of the RSS. The plans are titled Regusci Winery: Road Exception Exhibit dated June 28, 2017.

Road Exception Request Descriptions

Exception #1: Station 9+00 to 21+00

Request for driveway to be less than 20 feet paved with the two foot wide gravel shoulder

The current driveway ranges from 13 feet to 19 feet paved with a gravel shoulder varying from 7 feet to 1 foot. Due to the existing fully mature walnut trees, widening the driveway to 20 feet paved plus 2 feet of gravel shoulder would damage and ultimately kill the walnut trees. The walnut trees are part of the natural surrounding environment and preserves the site's unique features.

Proposed Mitigation

The walnut trees are spaced along the specified station range approximately every 25 feet. The existing driveway will be widened and paved to 20 feet plus the 2 feet of gravel shoulder where the trees are not located. In the areas where there is an existing walnut tree, the driveway will be widened and paved to a maximum of 20 feet up to the walnut tree. The driveway is flat with slopes ranging from 1-5% longitudinal slope and there are two paved turnouts at station 11+00 and 17+00. Additionally, there is clear line of sight from the beginning to the end of the driveway. With the flat slope, widening of driveway where feasible, and clear line of sight, the existing paved driveway and gravel shoulder provides the same overall practical effect as if the paved driveway were to be widened to 20 feet with the 2 feet of gravel shoulder. See the attached road exception exhibit for more information on the existing driveway specifications.

Summary

The applicant proposes to widen and improve the driveway per the RSS where feasible. The reason for the road exception request is to preserve the natural environment to the maximum extent.

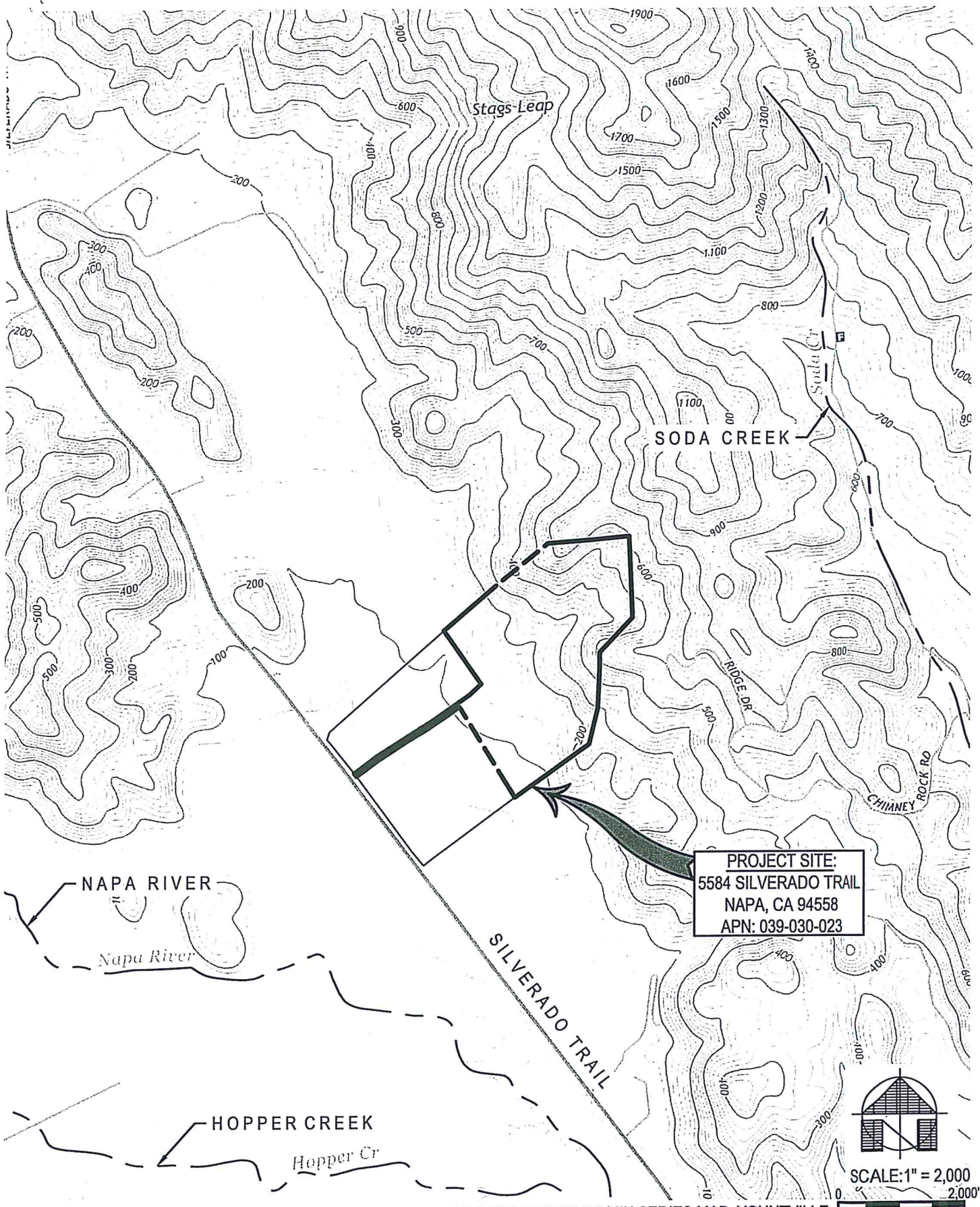
All sections of the common driveway not requesting a road exception will meet the RSS after the road improvements are completed as discussed in this letter.

It is our request that this modification to the RSS be approved with the proposed improvements described above.

Please feel free to contact me if you have any questions.

Sincerely,

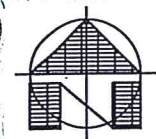
Kevin Zhang, P.E.
Project Engineer
kzhang@deltacivil.com



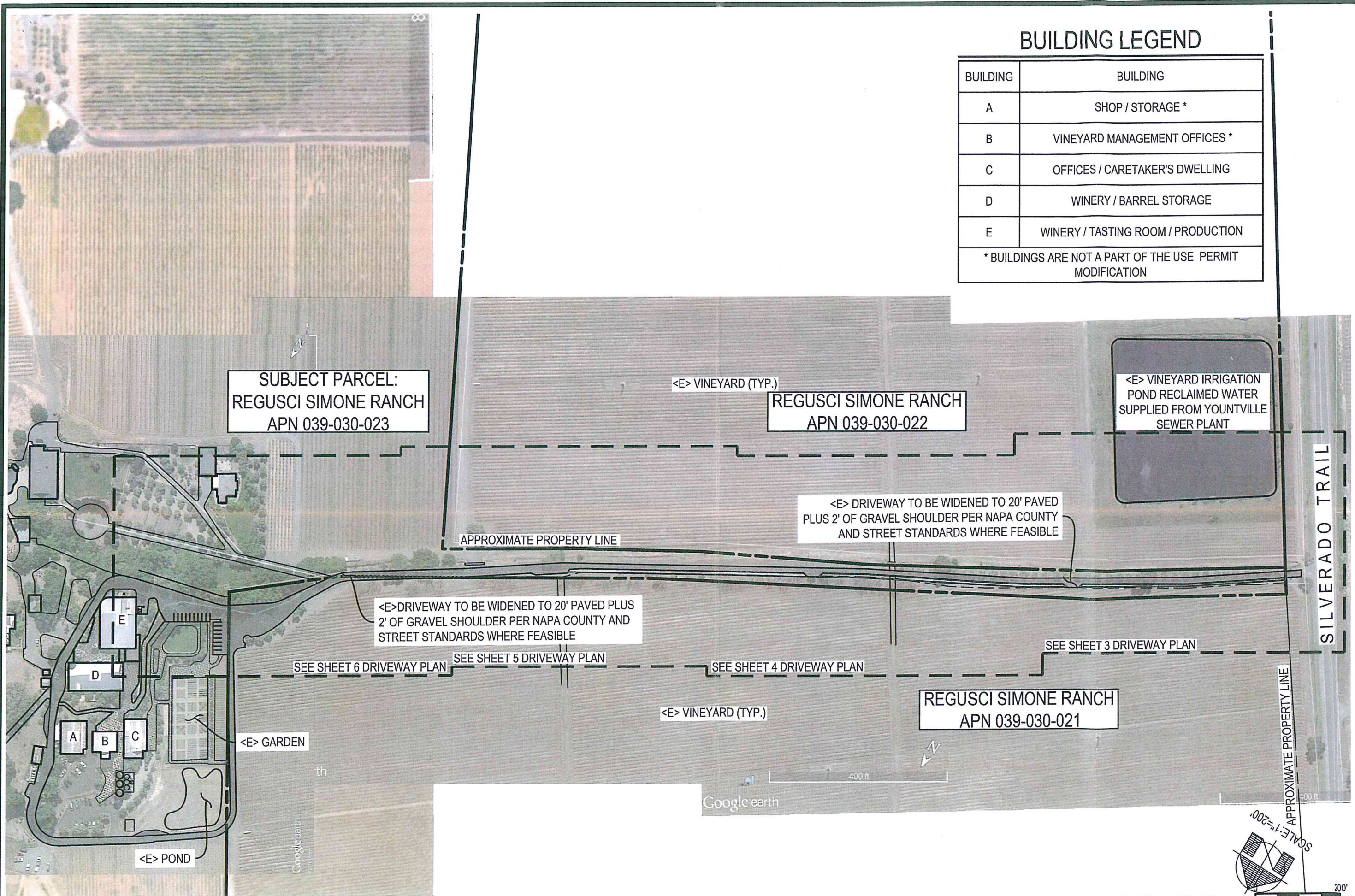
MAP FROM USGS 7.5 MIN SERIES MAP: YOUNTVILLE

REGUSCI WINERY ROAD EXCEPTION VICINITY MAP

DELTA CONSULTING & ENGINEERING OF ST. HELENA 1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574 707-963-8456 + 707-963-8528 FAX		SHEET 1 OF 6		
DATE:	06/28/2017		JOB #	O1-60
SCALE:	1"=2,000'		APN:	039-030-023



SCALE: 1" = 2,000'
 0 2,000'
 Scale in feet



BUILDING LEGEND

BUILDING	BUILDING
A	SHOP / STORAGE *
B	VINEYARD MANAGEMENT OFFICES *
C	OFFICES / CARETAKER'S DWELLING
D	WINERY / BARREL STORAGE
E	WINERY / TASTING ROOM / PRODUCTION
* BUILDINGS ARE NOT A PART OF THE USE PERMIT MODIFICATION	

SUBJECT PARCEL:
REGUSCI SIMONE RANCH
APN 039-030-023

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APN 039-030-022

REGUSCI SIMONE RANCH
APN 039-030-021

<E> VINEYARD IRRIGATION
POND RECLAIMED WATER
SUPPLIED FROM YOUNTVILLE
SEWER PLANT

<E> DRIVEWAY TO BE WIDENED TO 20' PAVED
PLUS 2' OF GRAVEL SHOULDER PER NAPA COUNTY
AND STREET STANDARDS WHERE FEASIBLE

<E> DRIVEWAY TO BE WIDENED TO 20' PAVED PLUS
2' OF GRAVEL SHOULDER PER NAPA COUNTY AND
STREET STANDARDS WHERE FEASIBLE

SEE SHEET 6 DRIVEWAY PLAN

SEE SHEET 5 DRIVEWAY PLAN

SEE SHEET 4 DRIVEWAY PLAN

SEE SHEET 3 DRIVEWAY PLAN

SILVERADO TRAIL

APPROXIMATE PROPERTY LINE

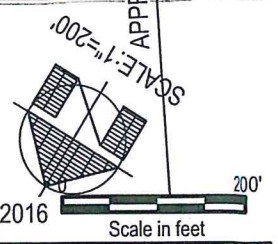
APPROXIMATE PROPERTY LINE

<E> VINEYARD (TYP.)

<E> VINEYARD (TYP.)

<E> GARDEN

<E> POND



<E> VINEYARD IRRIGATION POND RECLAIMED
WATER SUPPLIED FROM YOUNTVILLE SEWER PLANT

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APN 039-030-023

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<E> DRIVEWAY TO BE WIDENED TO
20' PAVED PLUS 2' OF GRAVEL
SHOULDER PER NAPA COUNTY
ROAD AND STREET STANDARDS*

<E> 18' GATE TO BE WIDENED TO 20' AND
TO PROVIDE AN ADDITIONAL 2' OF
CLEARANCE FOR A TOTAL OF 22' PER NAPA
COUNTY ROAD AND STREET STANDARDS

<E> DITCH

APPROXIMATE PROPERTY LINE

TO OAK KNOLL AVENUE

SILVERADO TRAIL

TO YOUNTVILLE CROSS ROAD

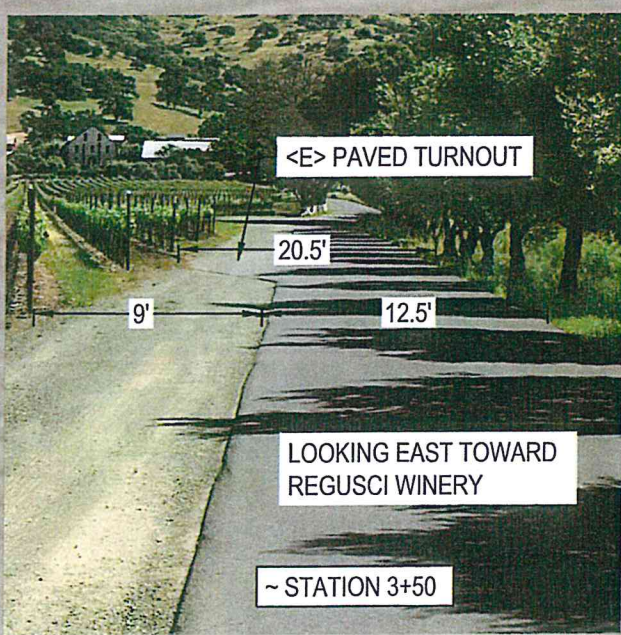
<E> LEFT TURN LANE

APPROXIMATE PROPERTY LINE

APPROXIMATE PROPERTY LINE

<E> EGR

OUT
MATCHLINE SEE SHEET 3

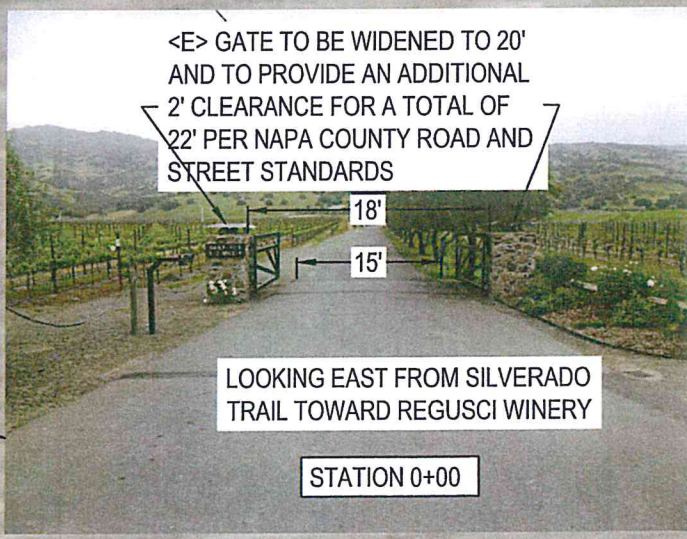


<E> PAVED TURNOUT

LOOKING EAST TOWARD
REGUSCI WINERY

~ STATION 3+50

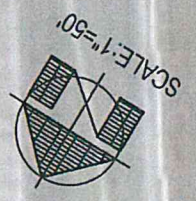
<E> VINEYARDS



<E> GATE TO BE WIDENED TO 20'
AND TO PROVIDE AN ADDITIONAL
2' CLEARANCE FOR A TOTAL OF
22' PER NAPA COUNTY ROAD
AND STREET STANDARDS

LOOKING EAST FROM SILVERADO
TRAIL TOWARD REGUSCI WINERY

STATION 0+00



Scale in feet

DRIVEWAY PLAN STA: 0+00 -6+00

IMAGE TAKEN FROM GOOGLE EARTH PRO DATED 08/13/2016

REGUSCI WINERY ROAD EXCEPTION
DRIVEWAY PLAN
NAPA CA

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707-963-8456 + 707-963-8528 FAX

DATE: 06/28/2017
SCALE: 1"=50'
JOB #: O-160
APN: 039-030-023

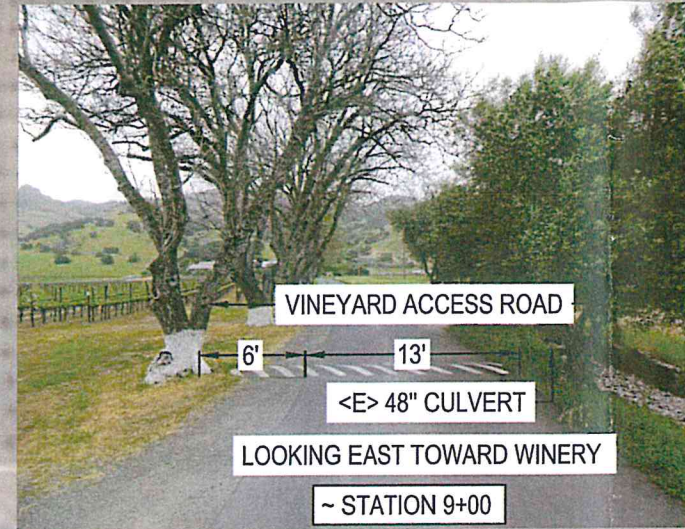
3
OF
6

MATCHLINE SEE SHEET 5

SUBJECT PARCEL:
REGUSCI SIMONE RANCH
APN 039-030-023

<E> DRIVEWAY TO BE
WIDENED TO 20' PAVED
PLUS 2' OF GRAVEL
SHOULDER PER NAPA
COUNTY ROAD AND
STREET STANDARDS*

STA 9+00-21+00
ROAD EXCEPTION #1
ROAD WIDTH LESS THAN STANDARD



SUBJE
REGUSCI SIM
APN

<E> DITCH

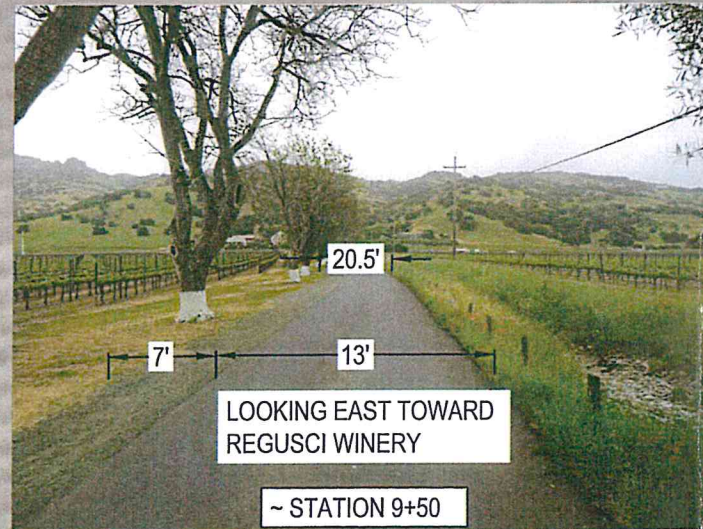
<E> DITCH

<E> CULVERT

APPROXI



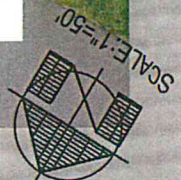
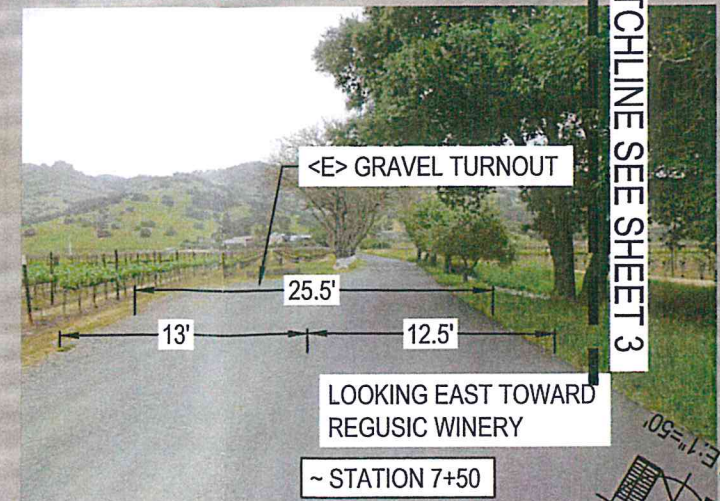
APPROXIMATE PROPERTY LINE



<E> VINEYARD ACCESS ROAD

REGUSCI SIMONE RANCH
APN 039-030-021

MATCHLINE SEE SHEET 3



DRIVEWAY PLAN STA: 6+00 -13+00

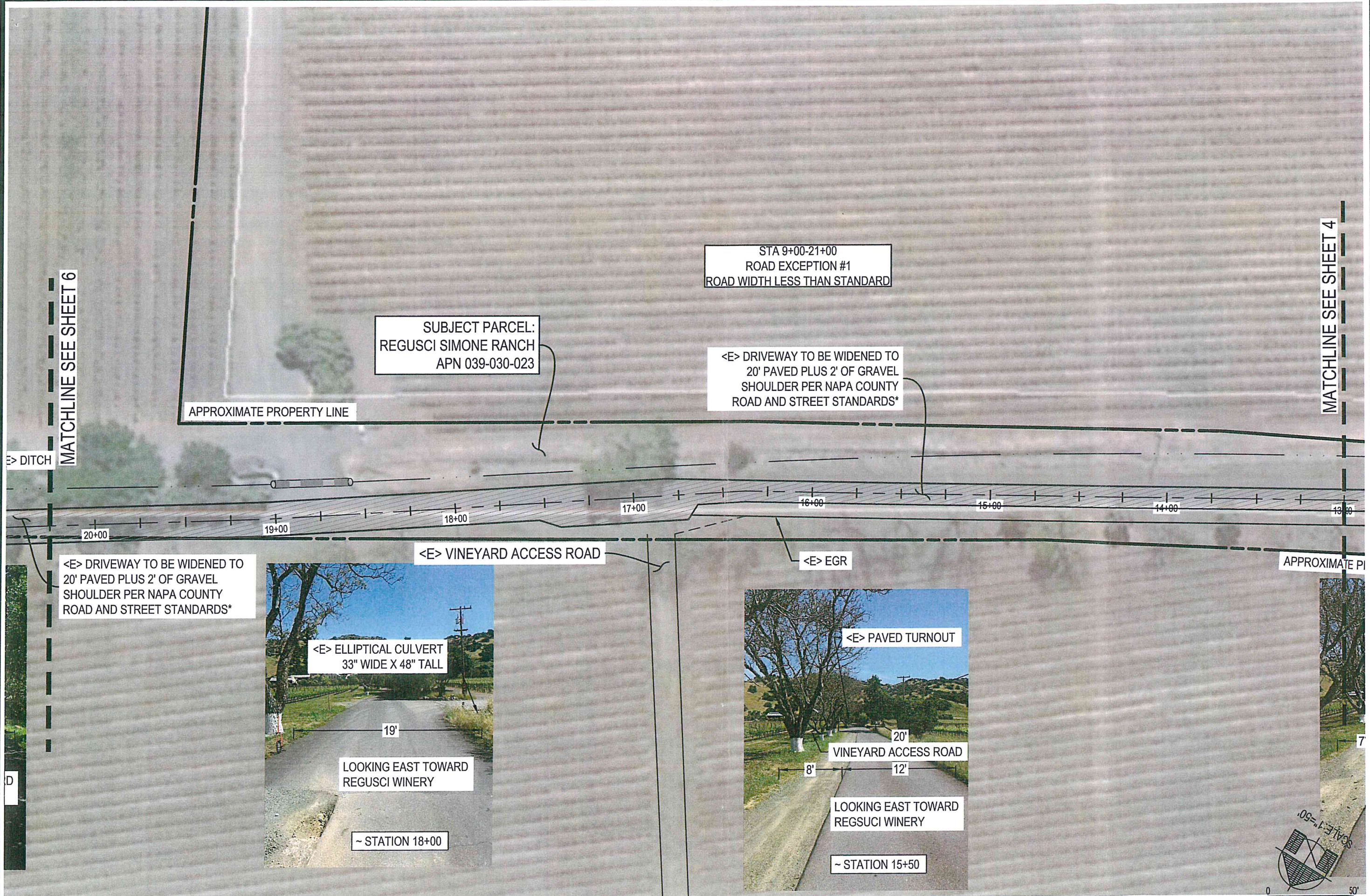
IMAGE TAKEN FROM GOOGLE EARTH PRO DATED 08/13/2016

REGUSCI WINERY ROAD EXCEPTION
DRIVEWAY PLAN
NAPA CA

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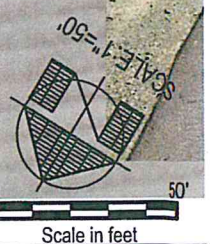
DATE: 06/28/2017
SCALE: 1"=50'
JOB #: O-160
APN: 039-030-023

4
OF
6



DRIVEWAY PLAN STA: 13+00 -20+00

IMAGE TAKEN FROM GOOGLE EARTH PRO DATED 08/13/2016

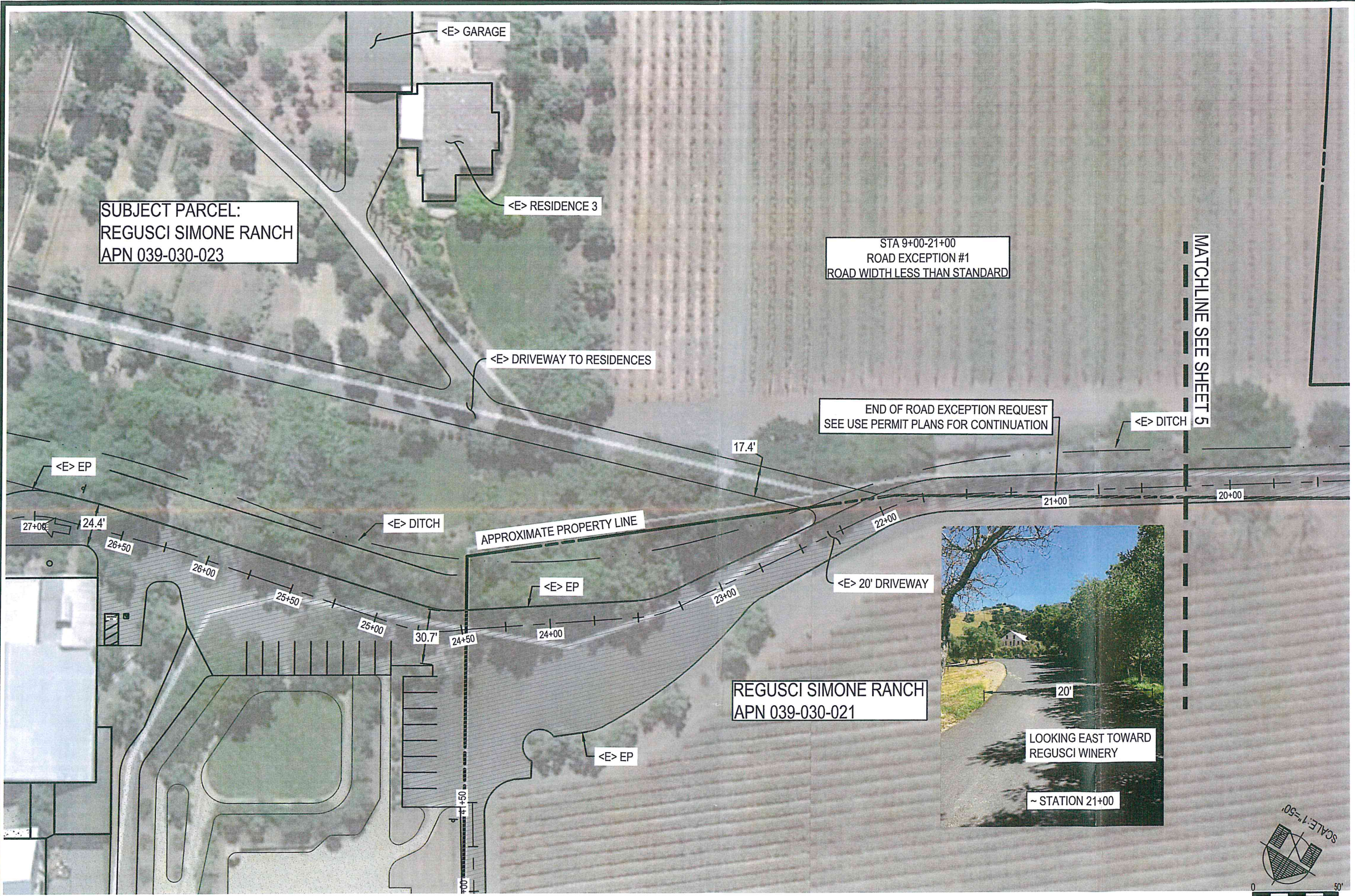


REGUSCI WINERY ROAD EXCEPTION
DRIVEWAY PLAN
NAPA CA

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DATE: 06/28/2017
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5 OF 6



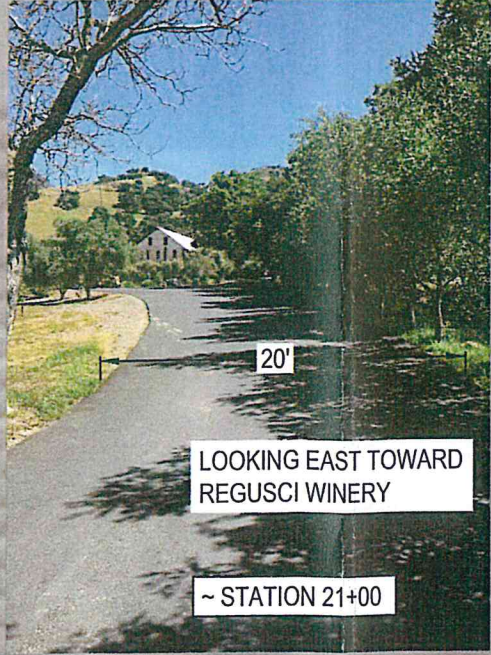
SUBJECT PARCEL:
REGUSCI SIMONE RANCH
APN 039-030-023

STA 9+00-21+00
ROAD EXCEPTION #1
ROAD WIDTH LESS THAN STANDARD

END OF ROAD EXCEPTION REQUEST
SEE USE PERMIT PLANS FOR CONTINUATION

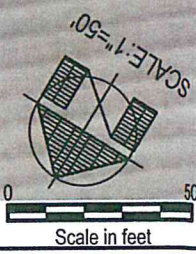
MATCHLINE SEE SHEET 5

REGUSCI SIMONE RANCH
APN 039-030-021



LOOKING EAST TOWARD
REGUSCI WINERY

~ STATION 21+00



DRIVEWAY PLAN STA: 20+00 -23+00

REGUSCI WINERY ROAD EXCEPTION
DRIVEWAY PLAN

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