

“E”

Road Exception Request

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PLANNING + PERMITTING + PROJECT MANAGEMENT

May 7, 2018

VIA HAND DELIVERY

Mr. Graham Hannaford, Planner
Napa County Department of Conservation, Development and Planning
1195 Third Street, Room 210
Napa, CA 94559

Re: Response to Comments: Boyd Family Vineyards Winery Use
Permit Application (P17-00379-UP); 4024 Big Ranch Rd., Napa,
CA (APN 036-190-003)

Dear Graham:

On behalf of Mr. Stan Boyd and Boyd Family Vineyards, please accept this response to comments contained in your Completeness Letter dated April 20, 2018, pertaining to Use Permit application P17-00379-UP. Our comment responses appear below in italics, following each comment

Planning Division Comments

None received.

Environmental Health Division Comments

None received.

Engineering Division Comments

Road Exception Request

- a. Please direct the request to the Director of PBES, David Morrison, per section 3 (a) of the 2017 Napa County Road and Street Standards (NCRSS).

RECEIVED

MAY 07 2018

(AJO)
Napa County Planning, Building
& Environmental Services

Response: The requested document is attached as Exhibit A to this letter.

- b. Please provide a map/exhibit showing the proposed location and siting of the exception and mitigation measures proposed.

Response: The requested document is attached as Exhibit A to this letter.

- c. Please update the exception request to state the project falls within the Local Responsibility Area per section 5 of the 2017 NCRSS.

Response: The requested document is attached as Exhibit A to this letter.

- d. Please update the exception request to discuss specifically how the exception request provides measures which provide safe access for emergency apparatus, safe civil evacuation, and the avoidance of delays in emergency response based on the demands of the property per section 5 of the 2017 NCRSS.

Response: The requested document is attached as Exhibit A to this letter.

On behalf of the Boyd Family Vineyards Winery project team, I thank you in advance for your time. Please do not hesitate to contact me if you have any questions.

Sincerely,

MONTEVERDI CONSULTING



George H. Monteverdi, Ph.D.
Principal

Enclosures

cc: Mr. Stan Boyd, Applicant

Exhibit A

Updated Road Exception Request

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PLANNING + PERMITTING + PROJECT MANAGEMENT

April 25, 2018

VIA HAND DELIVERY

Mr. David Morrison, Director
Napa County Department of Conservation, Development and Planning
1195 Third Street, Room 210
Napa, CA 94559

Re: UPDATED Road Exception Request: Boyd Family Vineyards
Winery Use Permit Application (P17-00379-UP); 4024 Big Ranch
Rd., Napa, CA (APN 036-190-003)

Dear Director Morrison:

On behalf of Mr. Stan Boyd and Boyd Family Vineyards, please accept this request for an exception to the Napa County Road and Street Standards (RSS), pertaining to Use Permit application P17-00379-UP. This letter has been prepared based on communications between Planning Staff, Napa County Fire, Napa County Engineering Services and me.

The project is located at 4024 Big Ranch Road which is located entirely within the Napa County Local Responsibility Area (LRA) and is not in a Very High Fire Hazard Severity Zone (VHFHSZ). Pursuant to Section 5 of the RSS, owners and leaseholders of property that is located completely within the LRA and not designated as being in a VHFHSZ, may make an application for an exception to these Standards. The exception request must provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property as determined by the County Engineer and Fire Marshal on a case-by-case basis.

Mr. Boyd has met with the neighbors on several occasions to discuss the nature of the easement need to meet RSS design requirements for the driveway. The neighbors have agreed to an easement that allows the winery access road to meet RSS for its entire length, except for a +/-138 ft. length immediately in front of the neighbors' residence. As

such, a roadway design which meets the RSS standards to the maximum extent possible has been prepared for the project and is included within the Revised Project Site Development Plans (Exhibit A). This design has been reviewed and provisionally approved by representatives both Napa County Fire and Engineering Services.

As noted, the proposed design meets all applicable RSS design criteria for its entire length, except for a short +/-138 ft. stretch (the "exception area"). The entire length of the driveway, including the exception area, is across level land with unobstructed sight lines. Additional measures which that provide safe access for emergency apparatus, safe civil evacuation, and the avoidance of delays in emergency response based on the demands of the property include (Exhibit A):

- Access to and from Big Ranch Road via a juncture that meets the full design requirements of the RSS;
- Signage and pavement markings directing traffic flow around a landscaped island;
- RSS-compliant tapers between the conforming road and the exception area; and
- Yield signs and pavement markings at both ends of the exception area.

The RSS allow for exceptions to the roadway design standards when specific findings can be made. With respect to the proposed exception for the Boyd Winery, the unwillingness for the neighbors to grant an easement for widening for the +/-138 ft. stretch of driveway in front of their home legally precludes Mr. Boyd from widening the road to the full extent of the RSS design. Therefore, pursuant to RSS Section 3.d.iii and Section 3.e., Mr. Boyd requests that an Exception be approved in order to accommodate the legal constraint described herein.

On behalf of the Boyd Family Vineyards Winery project team, I thank you in advance for your time. Please do not hesitate to contact me if you have any questions.

Sincerely,

MONTEVERDI CONSULTING



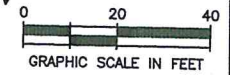
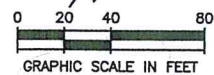
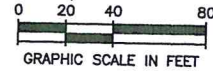
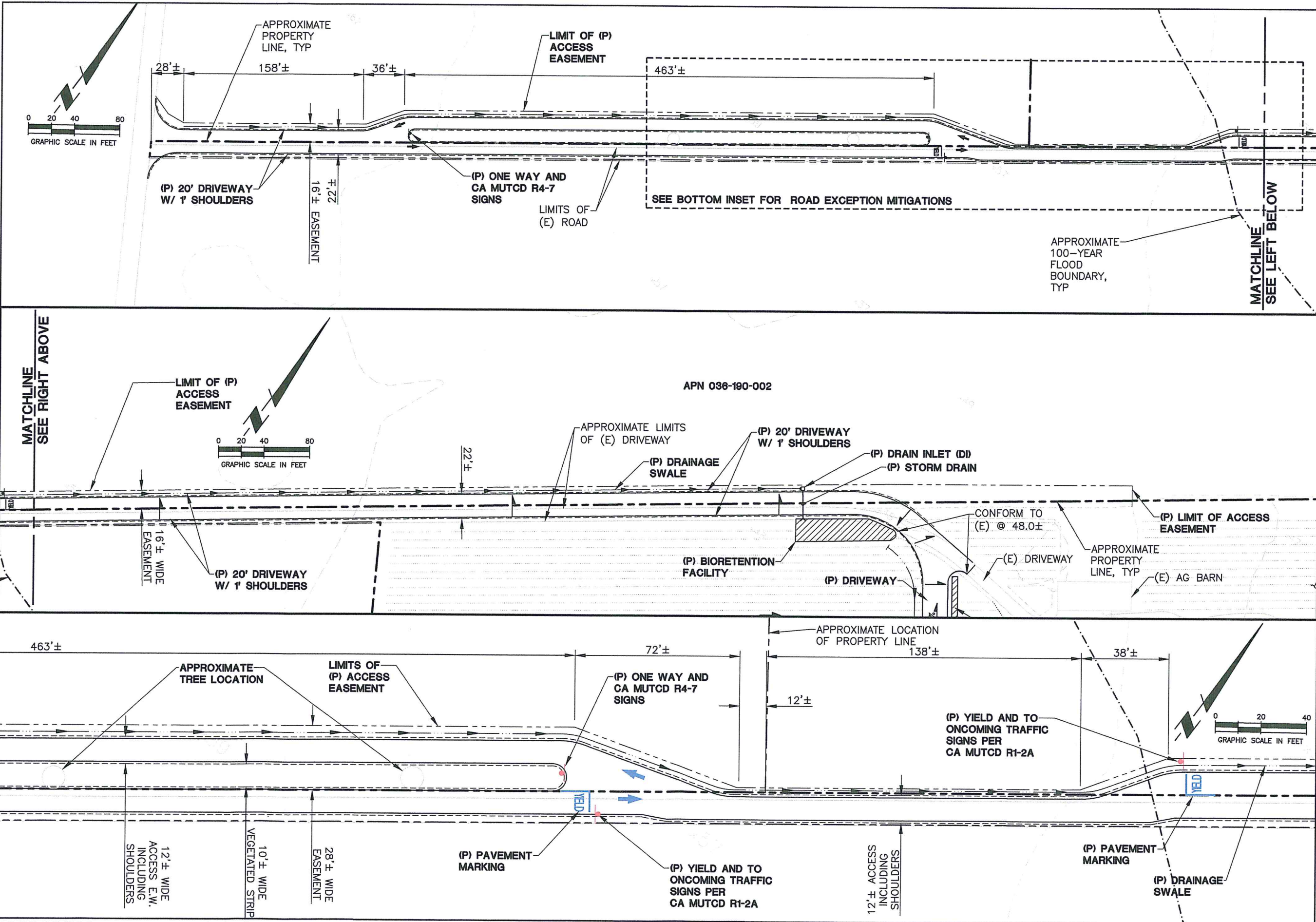
George H. Monteverdi, Ph.D.
Principal

cc: Mr. Stan Boyd, Applicant

Exhibit A

**Boyd Family Vineyards
Proposed Driveway Design**

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 Summit Engineering, Inc.
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-sr.com

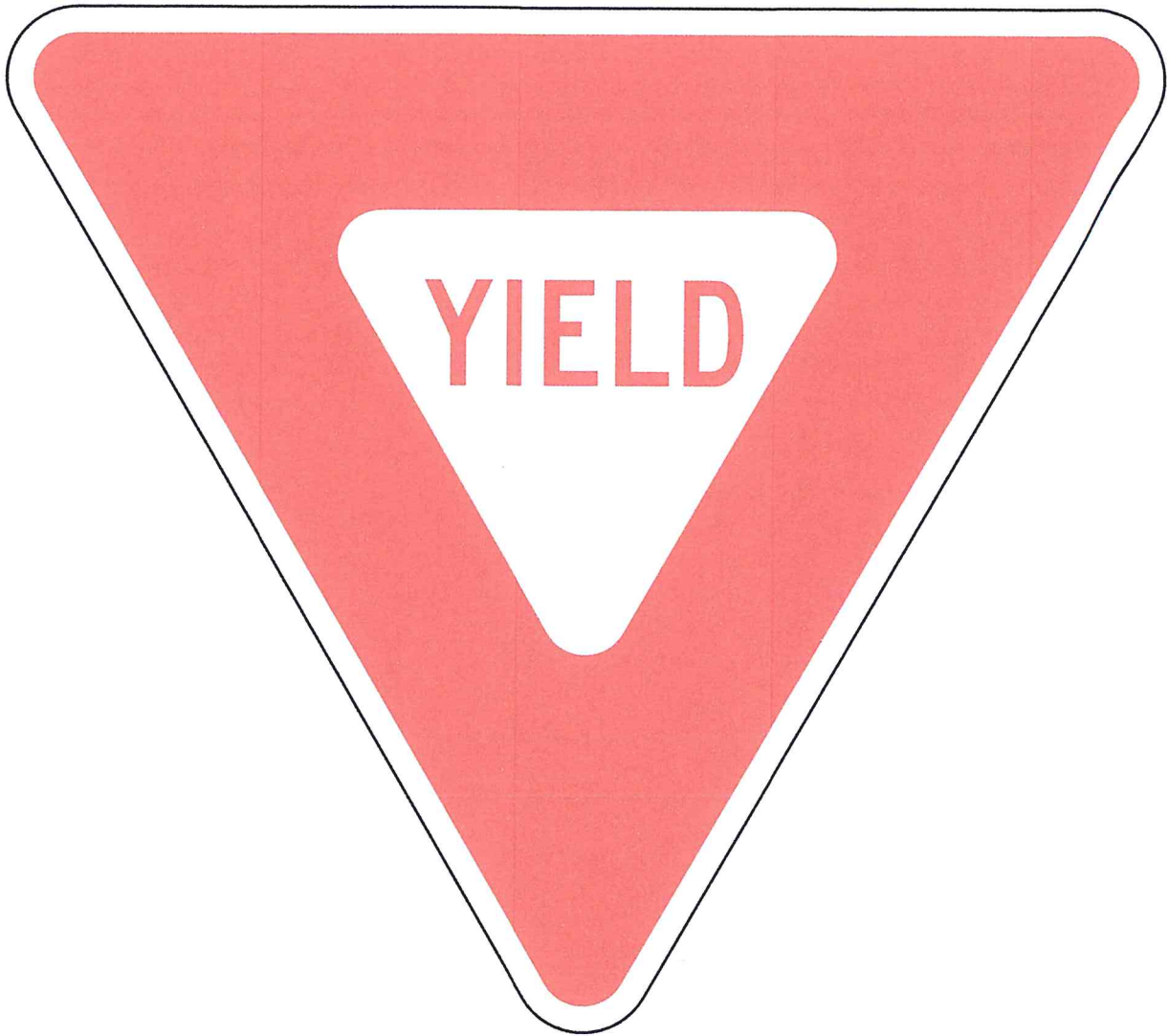
BOYD FAMILY VINEYARDS
 4042 BIG RANCH ROAD
 NAPA, CA 94558
 APN 036-190-003

USE PERMIT APPLICATION
CONCEPT ACCESS ROAD AND EASEMENT

2018-03-16	PERMIT RESUBMITTAL
2018-04-27	PERMIT RESUBMITTAL
2018-05-04	PERMIT RESUBMITTAL

DATE: 2018-01-22
 JOB NO: 2017120
 SCALE: AS SHOWN
 DRAWN: JR
 CHECKED: XX
 SHEET

UP6



R1-2
Yield

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R1-2aP
To Oncoming Traffic

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R4-7

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