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Roads & Street Standards Exception Application

Envy Wines Winery
Major Modification P18-00071-MOD & RSS Exception
Planning Commission Hearing Date – October 16, 2019



June 21, 2018

David Morrison, Director
Napa County Planning, Building, and Environmental Services
1195 Third Street, Suite 210
Napa, California 94559

Subject: Envy Winery located at 1170 Tubbs Ln, Calistoga, CA 94515
APN: 017-210-027
Road Exception Request for Commercial Driveway

To whom it may concern,

This letter has been prepared to request specific road exceptions for the common driveway upgrade from Tubbs Lane, a Public Road, to the existing Envy Winery ("Winery") as referenced above. The parcel and its access is completely within the Local Responsibility Area (LRA). The owner proposes to increase the production of the winery from 50,000 gallons to 100,000 gallons with no other improvements, which requires a major modification to its Use Permit. The driveway serving the winery is an existing common driveway shaped like a flagstem with 16'-18' of pavement width and a narrow gravel shoulder ("Driveway") which solely serves the Winery on one parcel. The existing winery buildings which are accessed from this Driveway are approximately 1,000 feet from the intersection with Tubbs Lane.

Because a use permit modification is being requested, the owner is required to improve the Driveway to Napa County Road and Street Standards (NCRSS) Section 13 by meeting the common drive standard according to detail P-2. For much of its length, the Driveway can be improved to comply with NCRSS with 20 feet of pavement width, 22 feet of clearance, and maximum grades of 2% or less. However, there is a 200-foot section of the driveway where, due to existing legal and site constraints, construction of the required 20' pavement width is not possible, and this letter will document the required findings for a road exception.

In order to request exceptions to the NCRSS, and because the parcel is entirely within the LRA, findings are required to be made pursuant to section 5 of the NCRSS. The exception request must provide measures which provide:

- 1) Safe access for emergency apparatus
- 2) Safe civilian evacuation, and
- 3) The avoidance of delays in emergency response

As indicated on the photographs and the maps, the Driveway is located on a less than 2% slope with vineyards which provide excellent site lines. In reviewing aerial images based on Google Earth Pro, site photographs, topographical maps, and site visits, the existing driveway conditions do not include any characteristics that would prevent safe emergency access, safe civilian evacuation, or create delays in emergency response.



To provide appropriate detail regarding the road exception request, we have prepared a set of common driveway exhibits that incorporate the proposed improvements. The exhibits are titled *Envy Wines: Existing Common Drive*.

Introduction & Background

From Station 0+00 (intersection with Tubbs Lane) to Station 10+07 (project site) the common driveway varies in width from 16 to 20 feet of pavement, with a narrow gravel shoulder on each side. The following is a list of locations where a road exception is requested:

1. Station 0+50 to 2+50: **Existing Width of 18 feet** (see Sheet 1): The driveway has an existing width of 18' at this location and is 200' long. The existing pavement width is 18' and the minimum standard pavement width is 20' (with 22' of horizontal clearance). This width cannot be achieved due to an existing structure on the adjacent parcel that straddles the property boundary between this property and the adjacent property. The Winery property is a flag lot shape, and this Station in question is within the flag stem, the property width of the flag stem is 20 feet wide and because the existing neighboring building extends about 1 foot into the subject property there is only 19 feet remaining, which is currently entirely paved.
2. Station 2+50: **Existing Inside Radius of 25'** (see Sheet 1): The driveway has an existing horizontal curve with an inside radius of 25 feet. The minimum standard inside radius is 50 feet. However, construction of a 50 foot inside radius cannot be achieved due to the configuration of the flag stem parcel and property boundary constraints.

The remainder of the Driveway (Station 2+50 to 10+07, see Sheets 2 & 3) will be widened to 20' of paved width and 22' of horizontal clearance and will meet current Road and Street Standards.



Road Exception Request Descriptions

Location #1, Station 0+50 to 2+50

Road Exception Request for common driveway width (see Sheet 1)

The driveway width at this location is 18 feet of pavement plus a gravel shoulder; however, widening the driveway to 20 feet of pavement at this location would require demolition of an existing structure outside the legal parcel boundary as it is located on a neighboring parcel and is bordered by a power pole and overhead lines serving that parcel. Because this portion of the road is straight, is 200 feet in length, and does not have a profile grade, sight distance is extremely good. There will be no impediments for safe access for emergency vehicles, safe civilian evacuation, and avoidance of delays in emergency response and the findings for the LRA request can be easily met. Please refer to the photo shown below for more information.



Sta 0+50, Looking from Tubbs Lane



Location #2, Station 2+50

Road Exception Request for Horizontal Inside Radius (see Sheet 1)

In this area, the road includes a horizontal curve with centerline radius of 40 feet, and inside radius of 25 feet. Reconstructing the road to have a minimum inside radius of 50 feet is not possible as it would require construction outside the legal parcel boundary on a neighboring parcel. However, the road in this location is 25 feet wide, significantly wider than the minimum standard width, and we simulated a Napa County Fire Truck navigating the turn in each direction and can show that it is feasible for a fire truck to safely complete the turn; therefore in the event of an emergency there will be safe access, safe civil evacuation, and no delays in emergency response by granting this exception. All of the conditions for an LRA exception can be met. Please see the photo shown below for more information.



Sta 2+50, looking up station



Summary

The exception requested in this letter notes the findings that all of the conditions for an LRA exception can be met. It is our request that this modification to the Road and Street Standards be approved based on the findings.

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

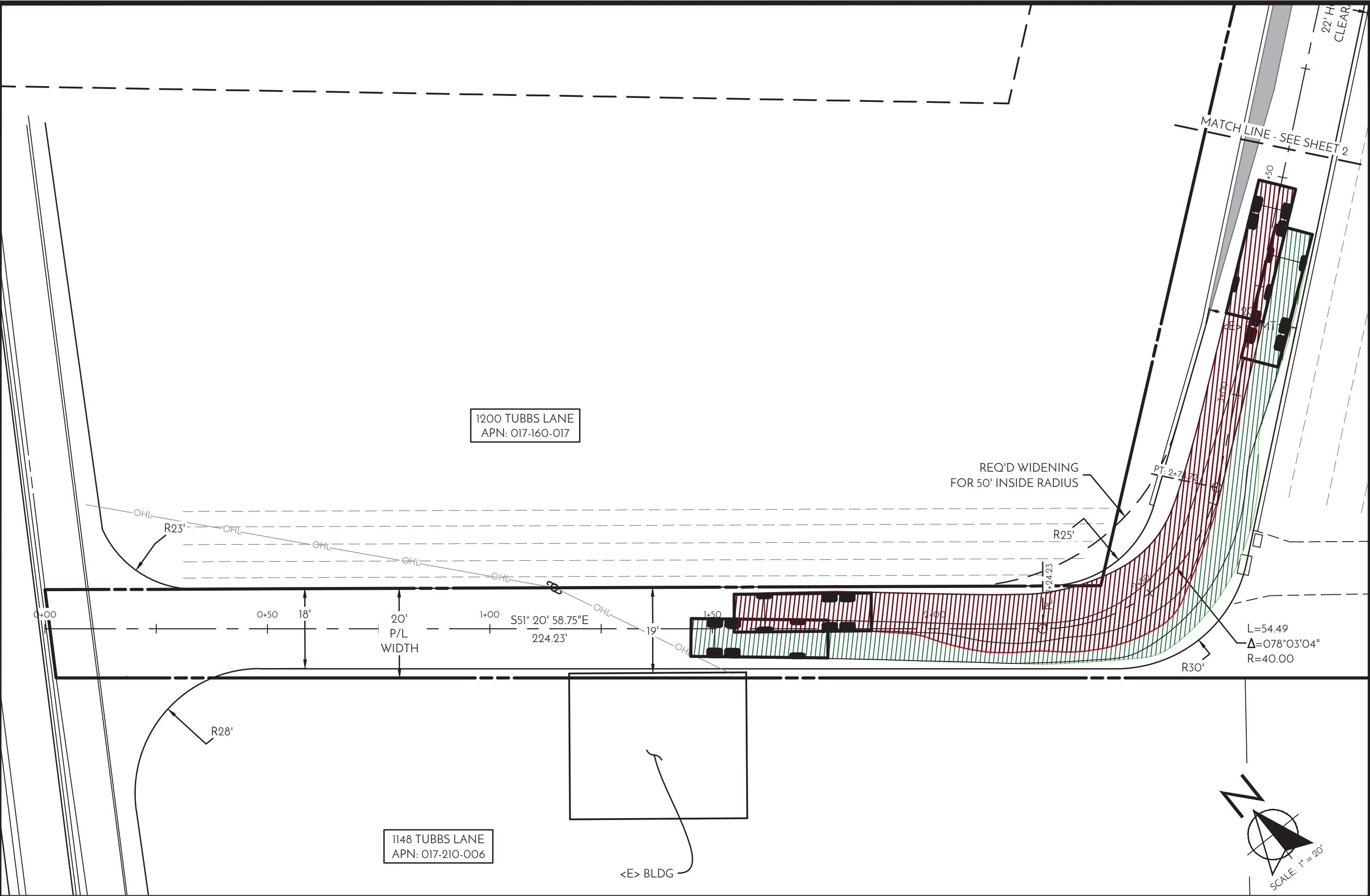
Sincerely,

A handwritten signature in black ink that reads "Joel Dickerson". The signature is written in a cursive style with a large initial "J".

Joel Dickerson P.E.
President

Attachments

A - Road Exception Request Exhibits

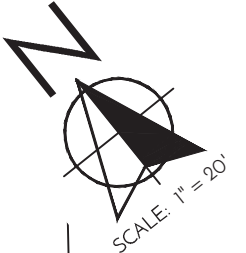


1200 TUBBS LANE
APN: 017-160-017

1148 TUBBS LANE
APN: 017-210-006

REQ'D WIDENING
FOR 50' INSIDE RADIUS

MATCH LINE - SEE SHEET 2



ENVY WINES
EXISTING COMMON DRIVE
CALISTOGA CA

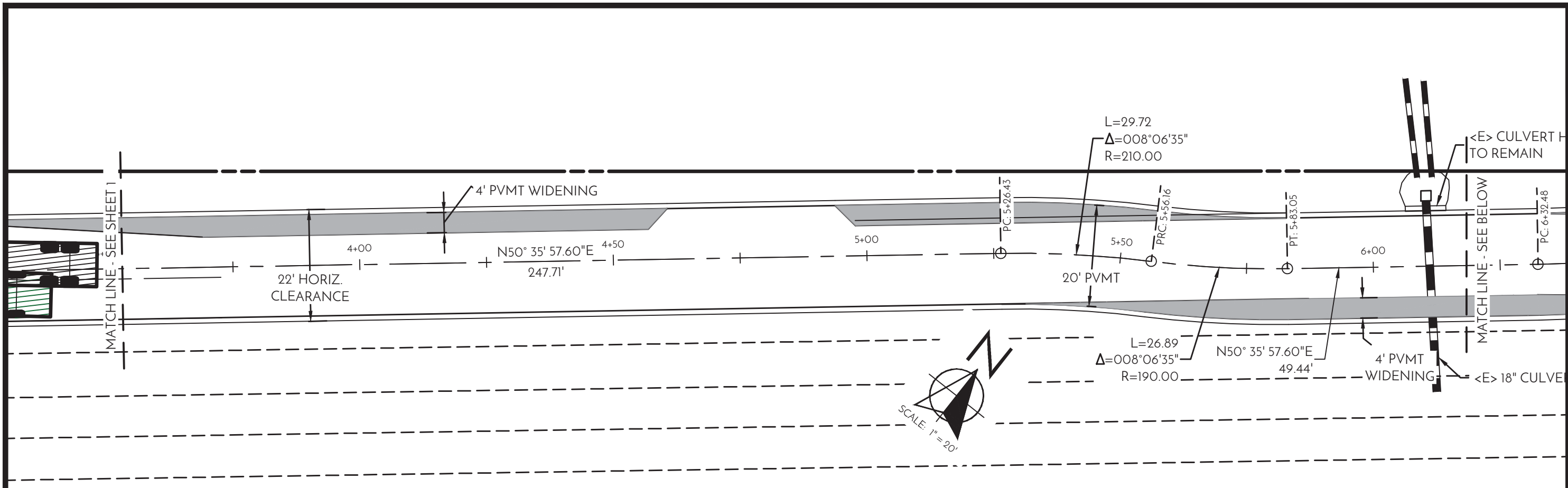
1485 Main Street, Suite 302
St. Helena, California 94574
707.305.6280



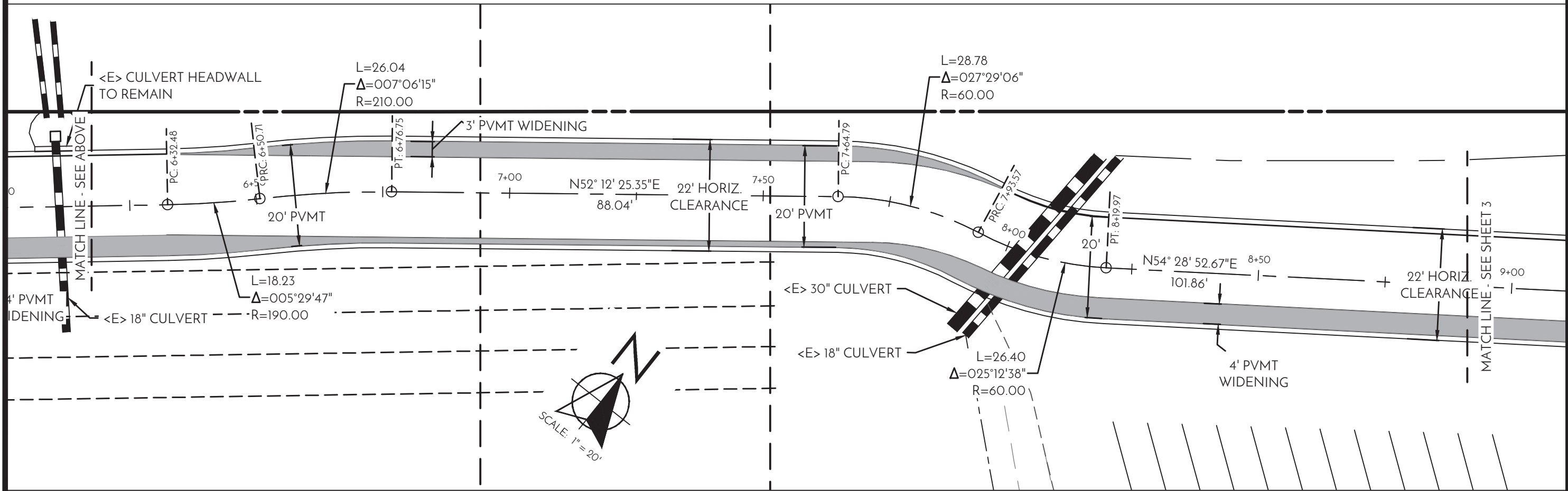
DATE:	02/05/2018
SCALE:	1"=20'
JOB #:	17.020
APN:	017-210-027

STATION 0+00 TO 3+50

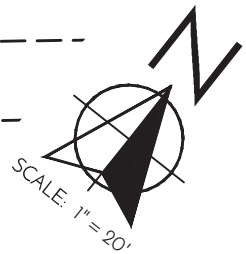
1
OF
3



STATION 3+25 TO 6+00



STATION 5+75 TO 8+75

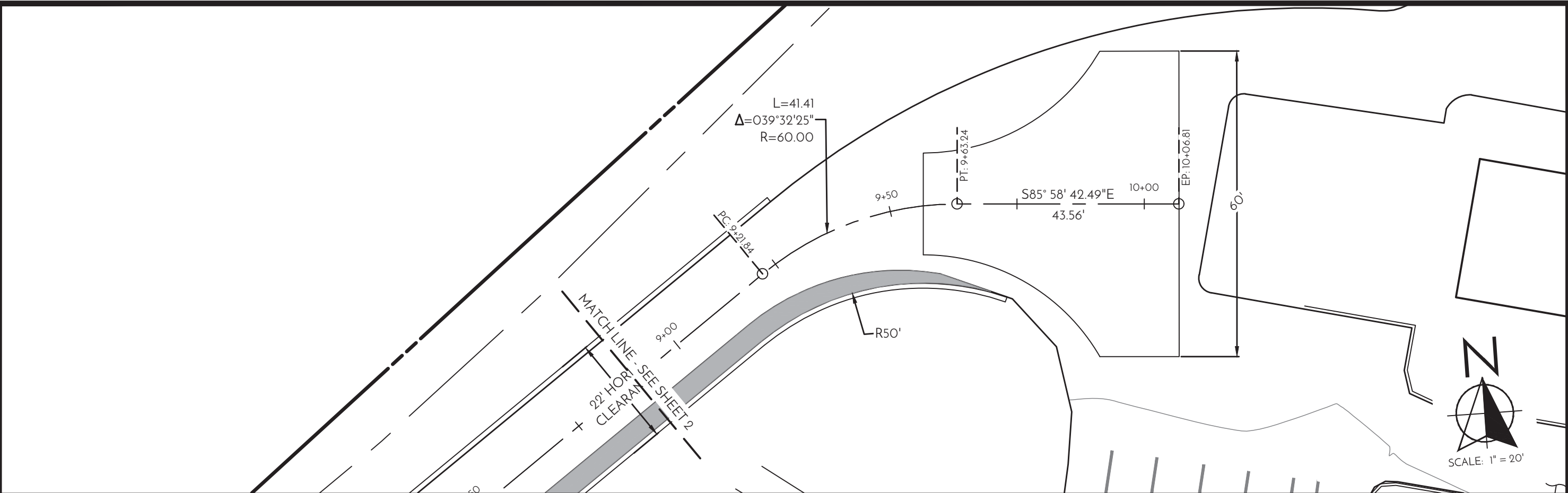


ENVY WINES
EXISTING COMMON DRIVE
CALISTOGA CA

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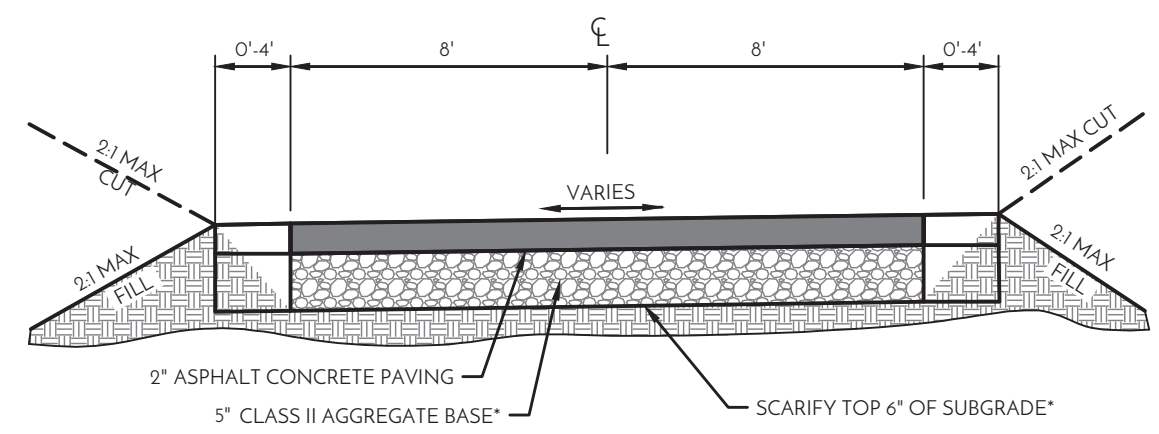


DATE:	02/05/2018
SCALE:	1"=20'
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STATION 8+75 TO 10+07

ENVY WINES
EXISTING COMMON DRIVE
CALISTOGA CA



*COMPACTION AND SOIL PREPARATION PER GEOTECHNICAL REPORT

1 ASPHALT DRIVEWAY SECTION
NOT TO SCALE

1485 Main Street, Suite 302
St. Helena, California 94574
707.305.6280



DATE: 02/05/2018
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3 OF 3



June 21, 2018

Graham Hannaford
Napa County Planning, Building & Environmental Services
Engineering Division
1195 Third Street, Suite 210
Napa, CA 94559

Envy Wines #P18-00071
APN: 017-210-027

This letter is in response to the first plan check letter dated May 2, 2018 in regards to the proposed Use Permit Modification for Envy Wines at 1170 Tubbs Lane, Calistoga. See below for our response to each comment identified in the plan check letter.

Engineering Division Comments

1. Please see the revised Road Exception Request letter. It has been revised to be addressed to the Director, David Morrison, and to reference the Local Responsibility Area.
2. Please see the revised civil plans, which include additional gravel meeting Napa County Road and Street Standards (NCRSS) in the overflow parking area.
3. Please see the revised civil plans, which show existing drainage infrastructure to the extent possible. All winery production activities take place under a roof or cover, and all storm drains receive solely stormwater.

Fire Division Comments

1. All required submittals will be provided at the time of submittal for the Building Permit.
2. Please see the revised Road Exception Request letter, which specifically addresses measures providing safe emergency access and the avoidance of delays.
3. The existing driveway and proposed widening complies with the NCRSS.
4. The existing driveway and proposed widening meets NCRSS, and has the ability to support a fire apparatus weighing 75,000 lbs.
5. Existing fire access roads provide the required access.
6. Please see the revised civil plans which show the location of the existing fire hydrant.
7. The Use Permit modification does not propose expansion of any existing building, so no FDC is proposed or required.
8. The Use Permit modification does not propose expansion of any existing building, so no fire sprinklers are proposed or required.
9. All required egress requirements will be met at the time of submittal for the Building Permit.
10. 100 feet of defensible space exists around all structures.
11. 10 feet of defensible space exists along each side of the driveway.

Project: 17.020
Envy Wines



12. No new buildings are proposed.

Please contact me with any questions you have regarding above plan check comment responses.

Sincerely,

Joel Dickerson
President
joel@madrone.engineering