

“F”

Road and Street Standards Exception Request



July 27, 2018
June 28, 2019 – Revision #1

Job No. 10-139

Mr. David Morrison, Director
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 for the
Chappellet Winery Use Permit Modification Application
1581 Sage Canyon Road, St. Helena, CA
Napa County APN 032-010-090

Dear Mr. Morrison:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit Modification application for Chappellet Winery. 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. Section 3 allows exceptions to the Standards provided that the exception still provides the same overall practical effect as the Standards 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.

It is our opinion that approving the subject Use Permit Modification along with the proposed driveway improvements and granting this exception will:

1. Reduce the removal of heritage oak and other mature native trees and vegetation;
2. Minimize the need for grading on the steep slopes;
3. Allow for completion of road improvements within the limitations of the existing legal constraint (driveway easement);
4. Reduce potential impacts on municipal water supply by minimizing tree removal, grading and potential soil loss;
5. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and
6. Improve emergency vehicle access to the subject properties and the area in general.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines the proposed driveway improvements, identifies specific areas where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

Chappellet Winery is proposing to modify their existing use permit for their winery facility located at 1581 Sage Canyon Road in St. Helena, California.

The current Use Permit and Proposed Use Permit Modification conditions are outlined below:

| Category | Existing | Proposed | Notes |
|----------------------------|--------------------------|--------------------------|--|
| Winery Production | 150,000 gallons per year | 250,000 gallons per year | |
| Employees | 24 | 30 | |
| Tours and Tasting Visitors | 40 / day | 95 / day | 40 existing without appointment. Adding 55 per day with appointment. Total = 95 per day. |
| Marketing Events | | | |
| 40 guests | 4 / month | 4 / month | Food catered or prepared in future onsite kitchen |
| 75 guests | 4 / year | 4 / year | Food catered |
| 125 guests | 2 / year | 2 / year | Food catered |
| 20 guests | 0 / year | 10 / year | Food catered |
| 80 guests | 0 / year | 6 / year | Food catered |
| 160 guests | 0 / year | 3 / year | Food catered |
| 200 guests | 0 / year | 3 / year | Food catered |

Existing structures on the winery property include winery fermentation and barrel storage buildings and a single-family residence. No alteration of these existing structures or construction of new structures is proposed as part of the Use Permit Modification.

Existing Access Road Conditions

Access to the Chappellet Winery is via a shared private driveway off of State Route 128 (Sage Canyon Road) that we will refer to as Pritchard Hill Road and then via a secondary private driveway that provides access from Pritchard Hill Road to the Chappellet Winery that we will refer to as the Chappellet Winery Driveway. Please refer to the Chappellet Winery Use Permit Modification Conceptual Site Plans for illustrations of the Pritchard Hill Road and Chappellet Winery Driveway descriptions that are outlined below.

Pritchard Hill Road

Pritchard Hill Road is located off of the east side of State Route 128 (Sage Canyon Road) approximately 225 feet northeast of the Lake Hennessey boat ramp driveway. Pritchard Hill Road is a shared driveway used by several properties on Pritchard Hill. It traverses the steeply sloping

hillsides for approximately 2.4 miles from its commencement at Sage Canyon Road to its terminus at the Continuum Winery located at 1683 Sage Canyon Road.

Pritchard Hill Road was the subject of much recent review and analysis as part of the Continuum Winery Use Permit Major Modification (P10-00255) and also the Chappellet Winery Use Permit (P11-00138). Exceptions to the Napa County Road and Street Standards were granted to both wineries to utilize the existing Pritchard Hill Road, with significant improvements to serve the permitted uses at the Continuum and Chappellet Winery properties. The improvements included roughening of roadway surfaces where slopes exceed 20% on portions of Pritchard Hill Road (STA 43+25 to 43+75, STA 54+40 to 54+65 and STA 63+25 to 63+90) as well as significant widening improvements which resulted in increased driveway widths along a substantial portion of the shared Pritchard Hill Road.

The required Pritchard Hill Road improvements approved as part of these two winery permits were constructed and inspected by Napa County prior to both wineries obtaining occupancy of their improved winery facilities. In many areas Chappellet and Continuum worked together to implement improvements that exceed the requirements to provide additional width and better sight lines where allowed by natural topography.

Pritchard Hill Road is paved along the entire length that is utilized for access to the Chappellet Winery.

Chappellet Winery Driveway

The Chappellet Winery Driveway starts at the triangle intersection located at Pritchard Hill Road, approximately 1.2 miles east of the intersection of Pritchard Hill Road and State Route 128 (Pritchard Hill Road STA 72+50 +/-). The Chappellet Winery Driveway extends approximately 1,000 feet northeasterly from Pritchard Hill Road to the parking area at the existing winery facility. The driveway is paved with asphalt for its entire length. The paved width varies but generally averages 12 to 15 feet as shown on the topographic map prepared by Albion Surveys.

Napa County Road and Street Standards Requirements

The Napa County Road and Street Standards require that private access driveways serving wineries provide two (2) 10-foot-wide travel lanes (20 feet total), 22 feet of horizontal clearance, 15 feet of vertical clearance, 50 foot minimum inside turning radius and a maximum 16% longitudinal slope (provisions are made to allow slopes up to 18% if paved with asphalt and up to 20% in certain circumstances if there are less sloping areas above and below the 20% section).

Proposed Driveway Improvements and Request for Exception to Napa County Road and Street Standards

Improving the existing Pritchard Hill Road and Chappellet Winery Driveway to the full 20 foot width and 16-20% maximum slope along the entire length would require substantial grading on steep slopes, modification of an existing drainage course and removal of numerous native oak and other trees, many over 6" dbh. Furthermore, these improvements would require relocating the

driveway outside of an existing easement that Chappellet Winery does not have the legal means to achieve.

During our initial review it was determined that the driveway width can be improved to meet the Standards in many areas. In fact, Chappellet Winery is proposing to widen a significant portion of both Pritchard Hill Road and the Chappellet Winery Driveway. Furthermore, one section of road is being rebuilt to lessen the slope to 20% maximum.

However, in order to minimize environmental impacts, preserve many existing mature trees along the roadway and work within the confines of their existing legal easements across other properties Chappellet Winery is requesting an exception to the Napa County Road and Street Standards in discrete locations to allow existing driveway slopes that are 20% for longer than the 300 feet maximum length at 20% and without flatter landings above and below and also and to allow reduced driveway widths.

The summary below describes sections of the driveway that will be improved and areas that an exception is being requested for.

Pritchard Hill Road

Several improvements will be made to the existing Pritchard Hill Road as part of the proposed Use Permit Modification. The analysis starts at the intersection of Pritchard Hill Road and State Route 128 (STA 10+00) and continues to the Chappellet Winery Driveway (STA 72+50):

- | | |
|--------------------|--|
| STA 10+00 to 11+75 | Existing driveway width is greater than 20 feet. No improvements are proposed and no exception for width is requested. |
| STA 11+75 to 35+00 | Exception requested to allow reduced width due to steep slopes and mature trees on both sides of driveway. Turnouts are to be constructed in this area as previously approved for recent development permits for 1551 Sage Canyon Road. |
| STA 35+00 to 39+25 | Rebuild this section of driveway to provide 20 feet of paved width and to reduce slope to 20% maximum while maintaining existing alignment. No exception for width is requested. An alternate design to re-align this section to provide a better alignment with less than 20% slope is presented on the plans as an alternate. This improved option may be pursued if the City of Napa agrees to adjust the easement. |
| STA 39+25 to 44+00 | Widen existing driveway to provide 20 feet of paved width. No exception for width is requested. |
| STA 44+00 to 49+00 | Existing driveway width is greater than 20 feet. No improvements are proposed and no exception is requested. |

| | |
|--------------------|--|
| STA 49+00 to 57+25 | Widen existing driveway to provide 20 feet of paved width. No exception for width is requested. |
| STA 57+25 to 59+25 | Exception requested to allow reduced width to save mature native trees and to preserve steep slopes on both sides of driveway. |
| STA 59+25 to 59+75 | Widen existing driveway to provide 20 feet of paved width. No exception for width is requested. |
| STA 59+75 to 60+25 | Existing driveway width is greater than 20 feet. No improvements are proposed and no exception for width is requested. |
| STA 60+25 to 65+00 | Exception requested to allow reduced width to save mature native trees and to preserve steep slopes on both sides of driveway. |
| STA 65+00 to 65+25 | Existing driveway width is greater than 20 feet. No improvements are proposed and no exception for width is requested. |
| STA 65+25 to 66+75 | Exception requested to allow reduced width to save mature native trees and to preserve steep slopes on both sides of driveway. |
| STA 66+75 to 70+00 | Widen existing driveway to provide 20 feet of paved width. No exception for width is requested. |
| STA 70+00 to 70+75 | Exception requested to allow reduced width to save mature native trees and to preserve steep slopes on both sides of driveway. |
| STA 70+75 to 71+25 | Widen existing driveway to provide 20 feet of paved width. No exception for width is requested. |
| STA 71+25 to 71+75 | Exception requested to allow reduced width to save mature native trees and to preserve steep slopes on both sides of driveway. |
| STA 71+75 to 72+50 | Widen existing driveway to provide 20 feet of paved width. No exception for width is requested. |

There are three sections along Pritchard Hill Road that we are requesting to be allowed to remain with slopes that exceed the maximum length of road at 20% slope or that don't have the prescribed level areas with 10% slope or less for 100 feet preceding and following the section with 20% slope. These areas is described in detail below:

| | |
|-------------------|--|
| STA 26+50 – 36+00 | Theoretical design profile slope in this area is 20 percent as determined based on field observation with Patrick Ryan PE, Engineering Division Manager. Total length of this section is more than 300' however, there are gentle to moderate slopes above and below this segment of driveway. This allows for safe ingress and egress. This section of driveway is flanked by steep slopes with mature trees and is located within an easement on land owned by |
|-------------------|--|

the City of Napa. Realignment to lessen the slope has been studied but such work would require work outside of the existing easement, removal of mature trees and grading on sloping hillsides.

53+50 to 54+75

Theoretical design profile slope in this area is 20 percent as determined based on field observation with Patrick Ryan PE, Engineering Division Manager. Slopes continue at 10% to 16% above and below this section with 20% slope and therefore an exception is requested since there is not an area with 10% or less slope immediately preceding and following the section with 20% slope. However, there are less steeply sloping areas a little farther above and below this segment that result in the same overall practical effect. This allows for safe ingress and egress through this section of driveway. This section of driveway is flanked by hillside slopes with mature trees and is located within an easement on land owned by others. Realignment to lessen the slope has been studied and would require work outside of the existing easement, removal of mature trees and grading on sloping hillsides in the vicinity of a blueline stream.

69+00-72+00

Theoretical design profile slope in this area is 19 percent as determined based on field observation with Patrick Ryan PE, Engineering Division Manager. Slopes continue at 10% to 16% above and below this section with 19% slope and therefore an exception is requested since there is not an area with 10% or less slope immediately preceding and following the section with 19% slope. However, there are less steeply sloping areas a little farther above and below this segment that result in the same overall practical effect. This allows for safe ingress and egress through this section of driveway. This section of driveway is flanked by hillside slopes with mature trees. Realignment to lessen the slope has been studied and would require work outside of the existing easement, removal of mature trees and grading on sloping hillsides in the vicinity of a blueline stream.

Chappellet Winery Driveway

Several improvements will also be made to the existing Chappellet Winery Driveway as part of the proposed Use Permit Modification. 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. The analysis starts at the intersection with Pritchard Hill Road STA 72+50 (Chappellet Winery Driveway STA 500+00) and continues to the existing Chappellet Winery parking area (STA 509+50):

STA 500+00 to 504+50

No exception requested. Existing driveway to be widened to provide 20' wide paved surface with two feet of additional horizontal clearance.

| | |
|----------------------|---|
| STA 504+50 to 506+00 | Exception requested to allow reduced width at drainage crossing. Reduced width will allow preservation of an existing drainage course crossing and mature native trees. |
| STA 506+00 to 507+00 | No exception requested. Existing driveway to be widened to provide 20' wide paved surface with two feet of additional horizontal clearance. |
| STA 507+00 to 509+50 | Exception requested to allow reduced width to preserve mature native trees located on both sides of driveway. |
| STA 509+50 to END | No exception requested. Existing driveway conforms to Standards. |

All driveway slopes along the Chappellet Winery Driveway fully comply with the 16-20% maximum slope requirement and no exceptions for slope are being sought for the Chappellet Winery Driveway.

Justification of Exception

As previously described, Section 3.D. of the Napa County Road and Street Standards, 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 project provides the same overall practical effect as the Standards towards providing defensible space, and consideration towards life, safety and public welfare.

In addition to the proposed substantial driveway improvements that will be constructed to improve ingress and egress to the subject property several other measures have been incorporated into the project design to provide the “same overall practical effect” as the Standards towards providing defensible space and consideration towards life, safety and public welfare. Below is a summary of the proposed measures:

Defensible Space

1. Horizontal and vertical vegetation management will be implemented along the entire length of the existing driveway and around the existing and proposed structures on the subject property to create defensible space. This will include vegetation management and modification 10 feet horizontally and 15 feet vertically along all private access roads and 100 feet (or to the nearest property or easement line) around buildings in accordance with Napa County Fire Department requirements.

Life Safety and Public Welfare

1. Address signage for existing uses on the subject property will be upgraded if needed to comply with County Fire Department Standards to improve emergency vehicle accessibility.
2. The project results in a minimal increase in daily truck traffic. The proposed production increase is expected to increase the number of operational harvest days rather than

increasing the amount of fruit processed on any one day and therefore peak day to day truck traffic is not expected to increase.

Section 3.F. of the Standards specifically identifies limiting of traffic as a means to help achieve the same overall practical effect as the Standards towards providing defensible space, consideration of life, safety and public welfare and not compromising civilian access or Fire Department access.

3. A robust fire protection system was installed as part of the last use permit project for Chappellet Winery when the barrel storage building was constructed. The system includes an elevated tank that provides pressure to supply hydrants around the facility and sprinklers within the barrel storage building.

Section 3.F. of the Standards specifically identifies that built in fire protection systems can be used to help achieve the same overall practical effect as the Standards towards providing defensible space, consideration of life, safety and public welfare and not compromising civilian access or Fire Department access.

Conclusions & Findings In Support of Exception Request

It is our opinion that this request to allow the existing access driveway to be approved with significant improvements and with segments that do not strictly comply with the Standards meets the criteria established in Section 3 of the Road and Street Standards. More specifically, approval of the proposed exception will:

1. Preserve mature native trees on steeply sloping hillsides;
2. Minimize the need for grading on steep slopes;
3. Abide by the limitations of the existing access easements;
4. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

As previously described, there are mature native trees and steep hillside slopes along the existing driveway that are worthy of preservation. It is important to preserve the natural character of the area by minimizing the amount of grading on steep slopes and minimizing tree removal. Not only do the trees and topography 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. This is especially important given the project's location within the Lake Hennessey municipal water supply watershed.

Preservation of these features can be achieved by allowing an exception to the Standards in the areas previously described. The Applicant is willing to improve both Pritchard Hill Road and the Chappellet Winery Driveway to the greatest extent practicable where it is beneficial while abiding by the limitations of the existing easements and minimizing unnecessary grading on steep slopes and while preserving mature native trees and forest areas located along the driveways to the greatest extent possible. With the proposed improvements, proper vegetation management and

regular maintenance, there is no reason that these environmental features cannot be preserved while still achieving the same overall practical effect as outlined in the Standards. Furthermore, the driveway conditions that will result from the proposed improvements will be significantly better than what exists today and will therefore improve emergency vehicle access which is important to not only the property that is part of this application but the entire area in general. It is also noteworthy that the roadway performed satisfactorily to Cal Fire emergency response efforts during the October 2017 wildfires without any of the proposed improvements.

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

Michael R. Muelrath, R.C.E. 67435
Principal



Copy:

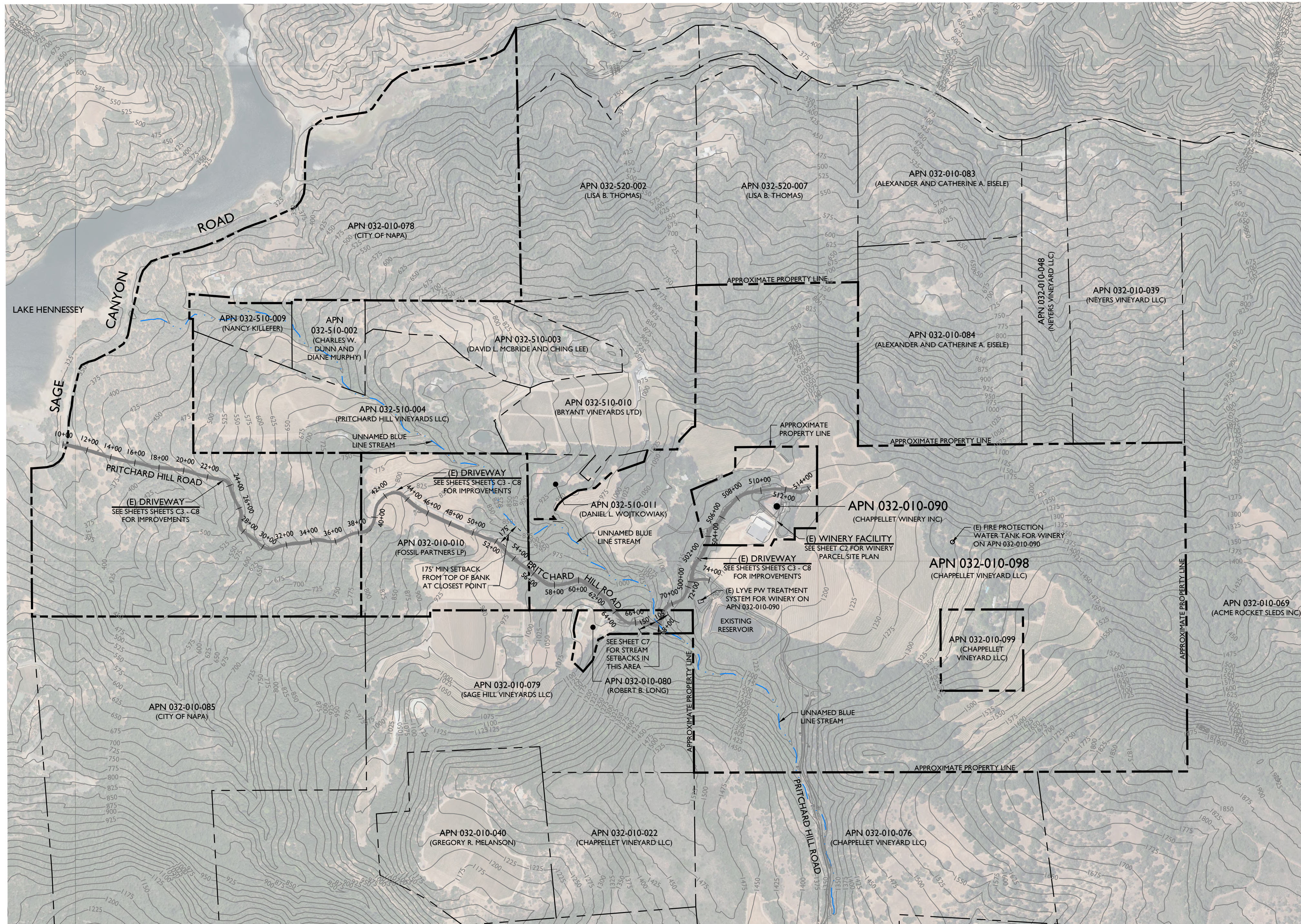
- Cyril Chappellet, Chappellet Winery (via email)
- Dominic Chappellet, Chappellet Winery (via email)
- Devonna Smith, Chappellet Winery (via email)
- Dave Pirio, Chappellet Winery (via email)
- Phillip Corallo-Titus, Chappellet Winery (via email)
- Jeffrey Redding (via email)

Enclosures:

Chappellet Winery Use Permit Modification Conceptual Site Plans

CHAPPELLET WINERY

USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS



OVERALL SITE PLAN
SCALE: 1" = 500'

TREE REMOVAL INVENTORY

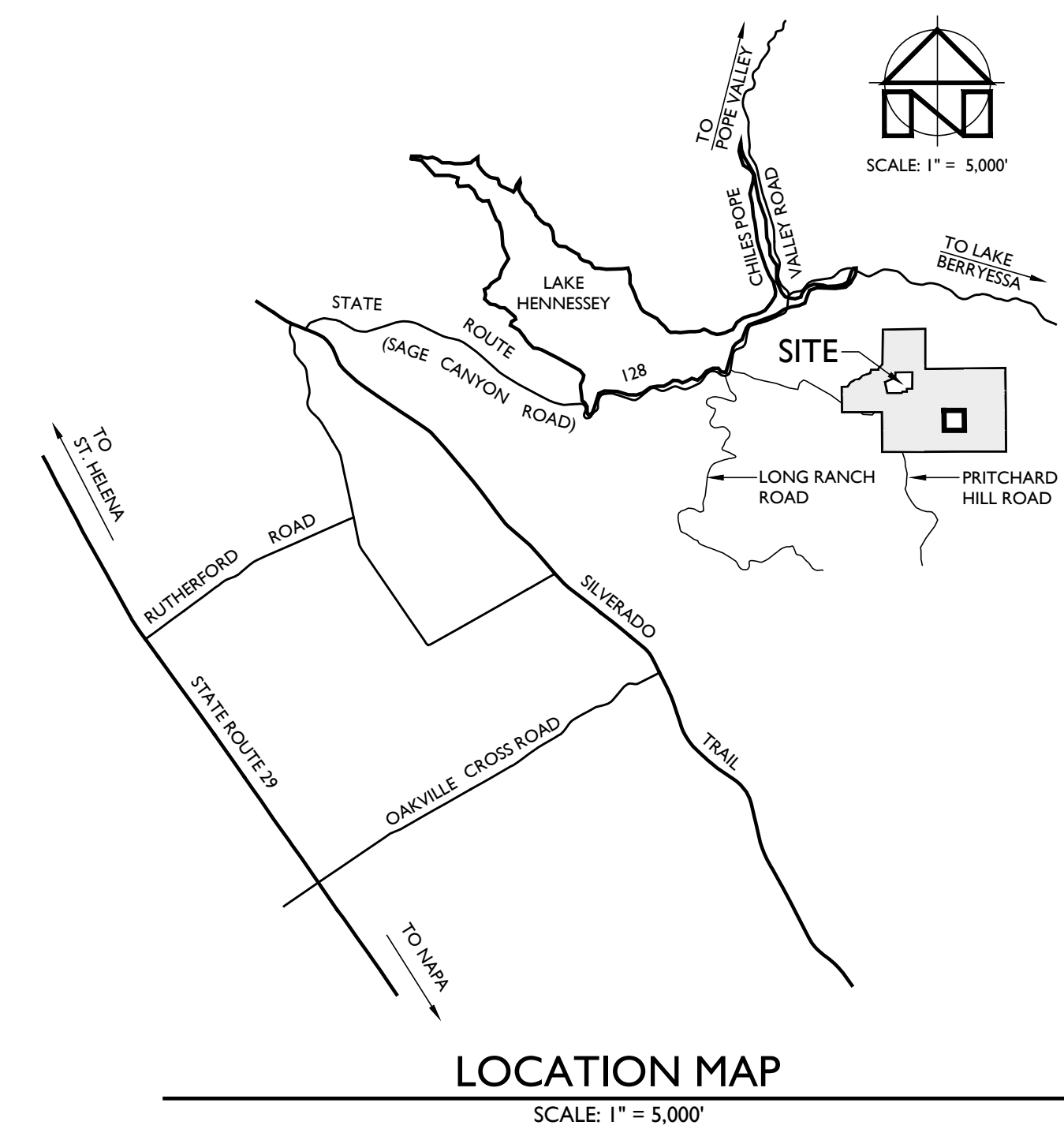
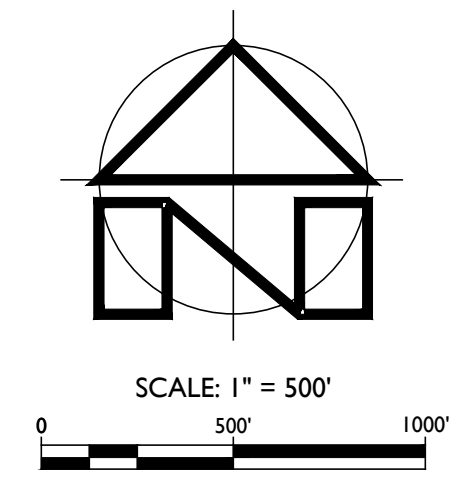
| STATION & DISTANCE LEFT/RIGHT | TREE TYPE & SIZE |
|-------------------------------|------------------|
| STA: 28+31.21, 12'LT | BLU 8-12/30 |
| STA: 37+10.78, 11'RT | BLU 10/25 |
| STA: 37+22.21, 15'LT | BLU 10/20 |
| STA: 37+33.29, 11'LT | BLU 26/35 |
| STA: 37+36.54, 15'RT | BLU 10/20 |
| STA: 37+66.07, 11'LT | BLU 20/40 |
| STA: 49+74.08, 10'LT | LO 8/15 |
| STA: 50+90.72, 15'LT | LO 12/25 |
| STA: 51+63.74, 15'RT | BO 4x6/30 |
| STA: 52+47.49, 17'RT | LO 14/30 |
| STA: 53+47.81, 16'RT | BO 30/60 |
| STA: 53+98.23, 13'RT | LO 12/30 |
| STA: 65+33.40, 14'LT | BO 16/40 |
| STA: 65+39.36, 15'LT | BO 14/30 |
| STA: 501+88.85, 12'RT | MAD 16/30 |
| STA: 502+56.15, 13'RT | LO 16/35 |
| STA: 503+65.61, 17'RT | BO 18/40 |
| STA: 503+66.03, 14'RT | BO 16/35 |
| STA: 507+99.46, 15'LT | MAD 18/35 |

GRADING QUANTITIES*

| | |
|-------|----------------|
| CUT | 925 ± CY |
| FILL | 400 ± CY |
| NET** | 525 ± CY (CUT) |

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE HAULED OFFSITE TO A LOCATION THAT MUST BE PRE-APPROVED BY NAPA COUNTY.



PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 CHAPPELLET WINERY INC.
 c/o CYRIL CHAPPELLET
 1581 SAGE CANYON ROAD
 ST. HELENA, CA 94558
 (707) 286-4219
SITE ADDRESS:
 1581 SAGE CANYON ROAD
 ST. HELENA, CA 94558
ASSESSOR'S PARCEL NUMBER:
 032-010-090
PARCEL SIZE:
 15.1 ± ACRES
PROJECT SIZE:
 1.0 ± ACRE
ZONING:
 AGRICULTURAL WATERSHED (AW)
DOMESTIC WATER SOURCE:
 PRIVATE WELL
FIRE PROTECTION WATER SOURCE:
 STORAGE TANK
WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

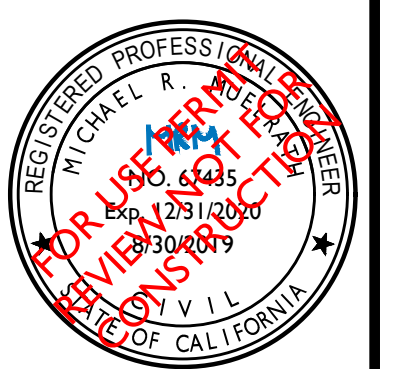
- NOTES:**
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON THE REMAINING SHEETS WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF CHAPPELLET" PREPARED BY ALBION SURVEYS, INC., DATED SEPTEMBER 2005 REVISED APRIL 30, 2018. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
 - AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
 - CONTOUR INTERVAL:
 SHEET C1: TWENTY FIVE (25) FEET.
 REMAINING SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
 - BENCHMARK:
 SHEET C1: NAVD 88
 REMAINING SHEETS: ASSUMED
 - THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

SHEET INDEX:

| | |
|-----|--|
| C1 | OVERALL SITE PLAN |
| C2 | WINERY PARCEL SITE PLAN |
| C3 | DRIVEWAY PLAN STA 10+00 TO STA 22+00 |
| C4 | DRIVEWAY PLAN STA 22+00 TO STA 35+00 |
| C5 | DRIVEWAY PLAN STA 35+00 TO STA 48+00 |
| C5A | DRIVEWAY REALIGNMENT PLAN & PROFILE STA 34+00 TO STA 40+00 |
| C6 | DRIVEWAY PLAN STA 48+00 TO STA 60+25 |
| C7 | DRIVEWAY PLAN STA 60+25 TO STA 72+50 |
| C8 | DRIVEWAY PLAN STA 500+00 TO STA 512+50 |
| C9 | DRIVEWAY PROFILE STA 10+00 TO STA 46+00 |
| C10 | DRIVEWAY PROFILE STA 46+00 TO STA 72+50 |
| C11 | DRIVEWAY PROFILE STA 500+00 TO STA 514+00 |

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
OVERALL SITE PLAN

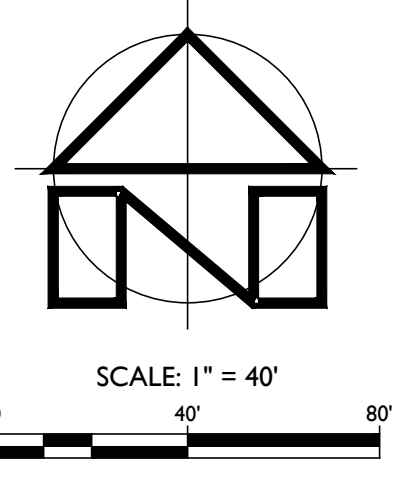
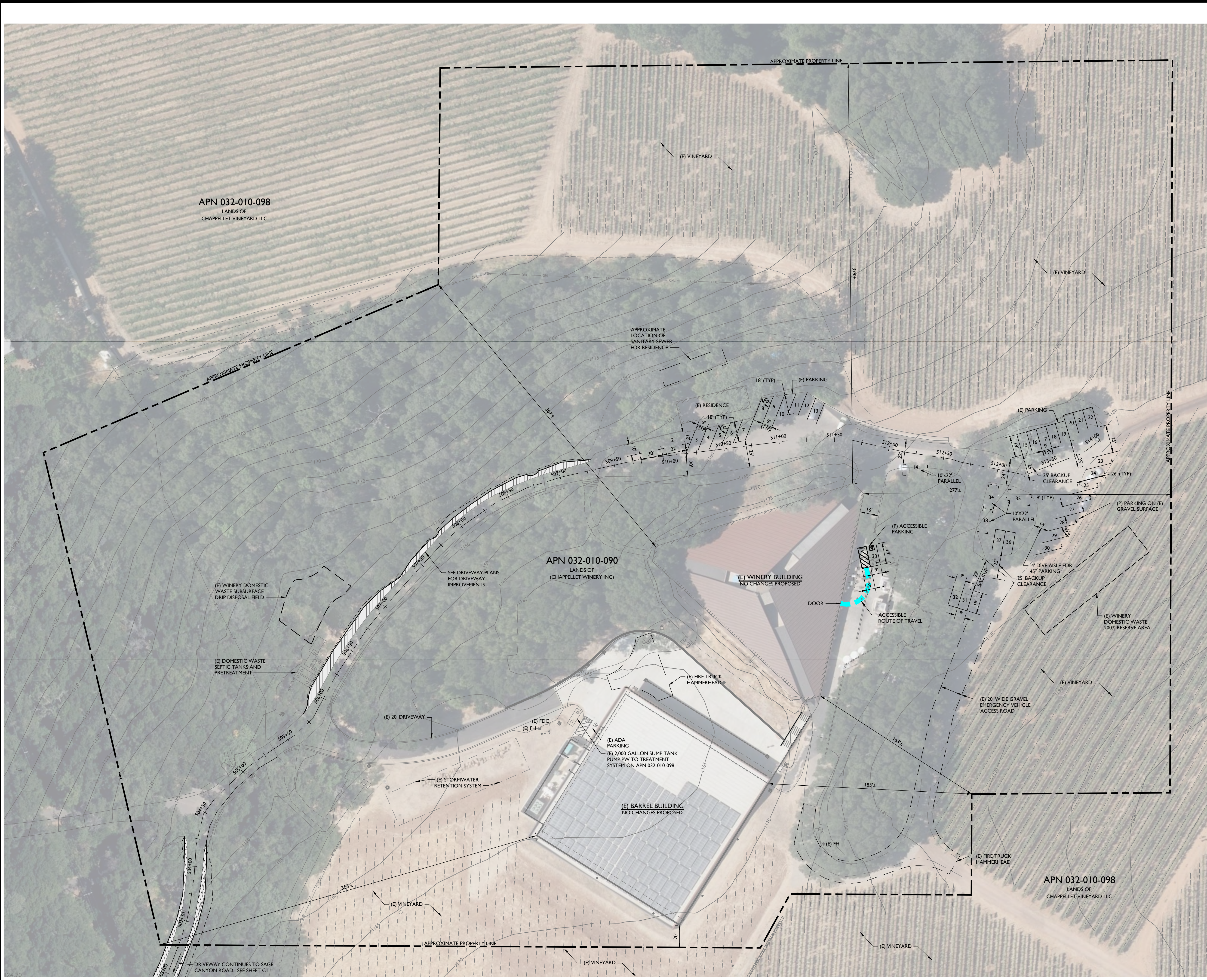
PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING
CHECKED BY: MRM
DATE: JUNE 28, 2019
REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|-----|------------|----|-------------------------|
| 1 | 10/23/2018 | BT | RESPONSE TO COMMENTS #1 |
| 2 | 6/28/2019 | BT | RESPONSE TO COMMENTS #2 |
| 3 | 8/30/2019 | BT | RESPONSE TO COMMENTS #3 |

JOB NUMBER: 10-139
FILE: 10-139CON_OSP-R.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



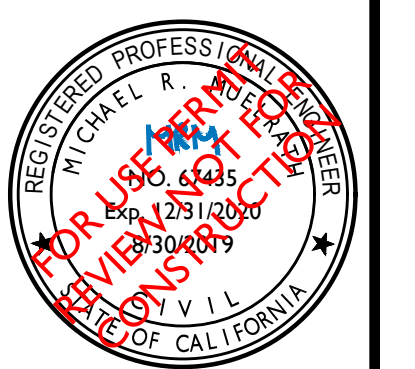
CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 WINERY PARCEL SITE PLAN

PARKING SUMMARY

| | |
|----------|----|
| EXISTING | 26 |
| PROPOSED | 38 |

* ALL EXISTING PARKING IS ON EXISTING ALL WEATHER SURFACE. OWNER TO STRIPE WITH PAINT, CHALK OR OTHER MEANS AS NEEDED TO IDENTIFY LOCATIONS.

PREPARED UNDER THE DIRECTION OF:

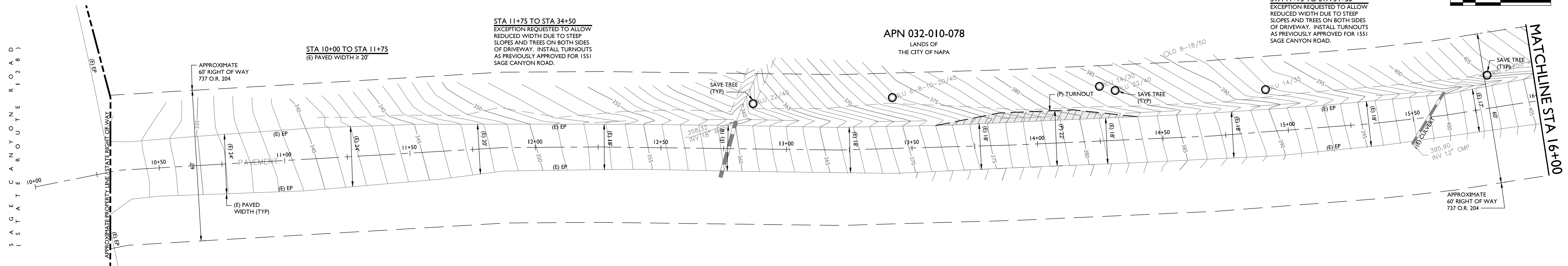
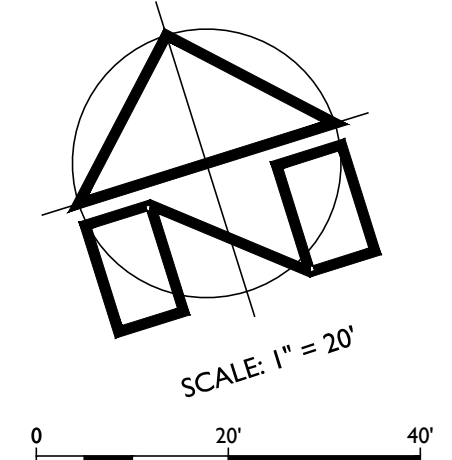


| | |
|-------------------------|---------------|
| DRAWN BY: | BT DRAFTING |
| CHECKED BY: | MRM |
| DATE: | JUNE 28, 2019 |
| REVISIONS: | BY: |
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

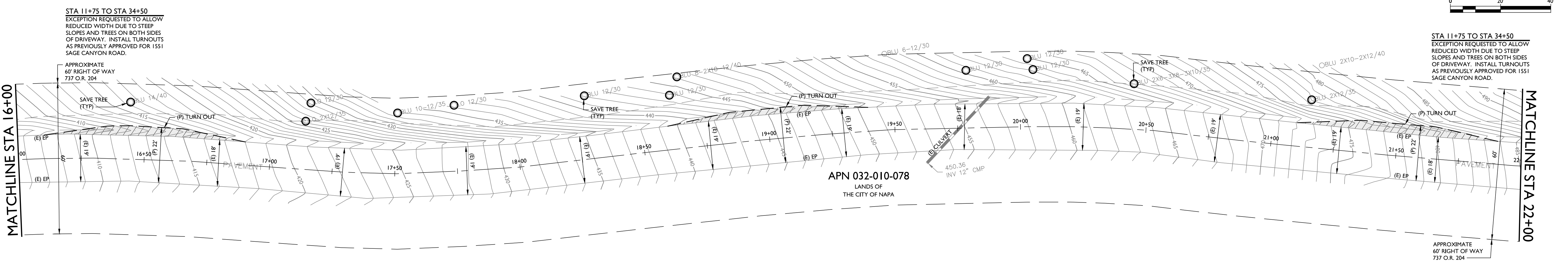
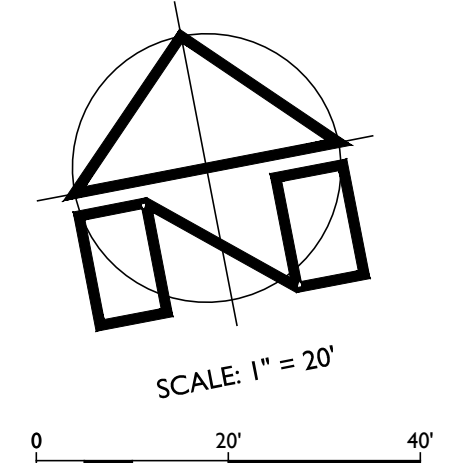
| | |
|----------------|-------------------|
| JOB NUMBER: | 10-139 |
| FILE: | 10-139CON_OSP.DWG |
| ORIGINAL SIZE: | 24" X 36" |
| SHEET NUMBER: | |

WINERY PARCEL SITE PLAN
SCALE: 1" = 40'

SAGE CANYON ROUTE (128)



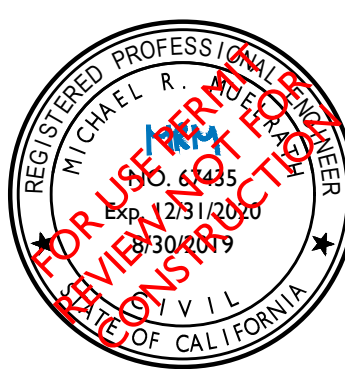
DRIVEWAY PLAN
STA 10+00 TO STA 16+00
SCALE: 1" = 20'



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

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PLAN STA 10+00 TO STA 22+00

PREPARED UNDER THE DIRECTION OF:

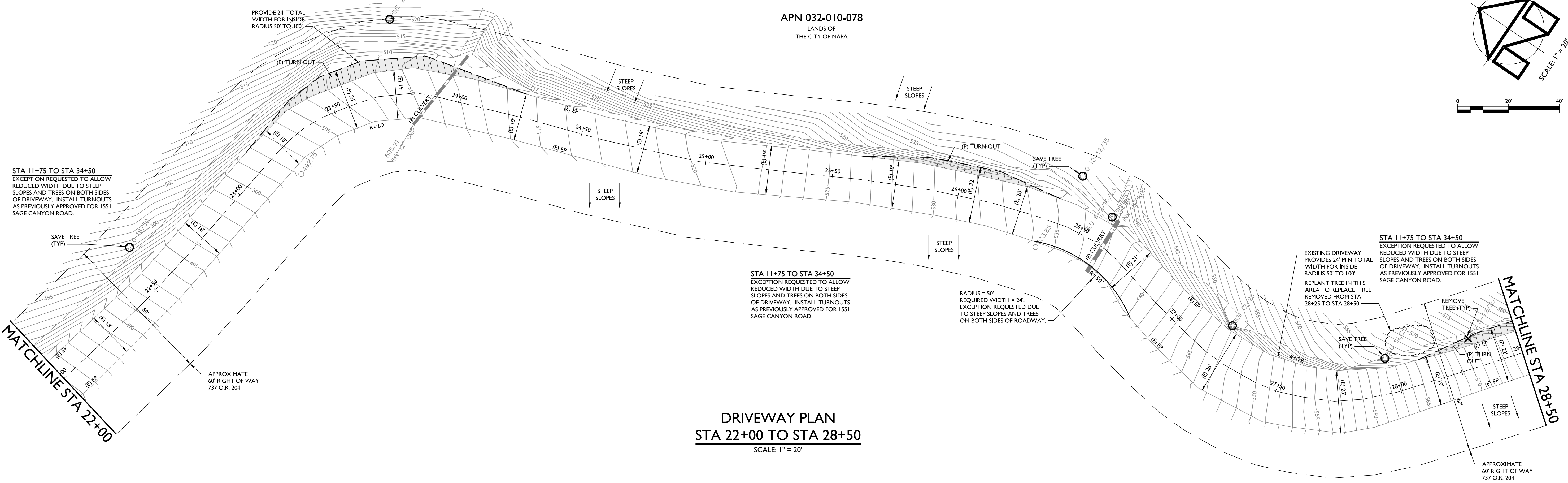
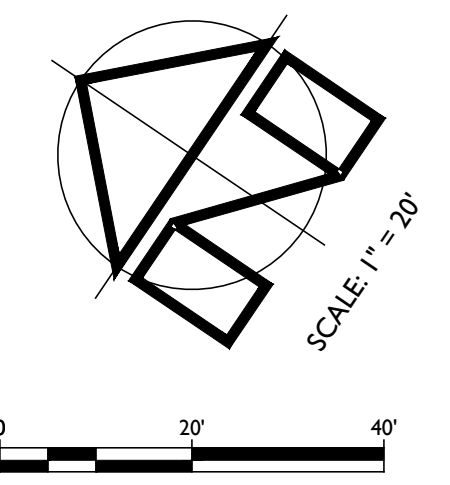


DRAWN BY: BT DRAFTING
CHECKED BY: MRM
DATE: JUNE 28, 2019

| REVISIONS: | BY: |
|------------------------------------|-----|
| 10/23/2018 RESPONSE TO COMMENTS #1 | BT |
| 6/28/2019 RESPONSE TO COMMENTS #2 | BT |
| 8/30/2019 RESPONSE TO COMMENTS #3 | BT |

JOB NUMBER: 10-139
FILE: 10-139CON_P&P.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

APN 032-010-078
LANDS OF
THE CITY OF NAPA



DRIVEWAY PLAN
STA 22+00 TO STA 28+50
SCALE: 1" = 20'

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW
REDUCED WIDTH DUE TO STEEP
SLOPES AND TREES ON BOTH SIDES
OF DRIVEWAY. INSTALL TURNOUTS
AS PREVIOUSLY APPROVED FOR 1551
SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW
REDUCED WIDTH DUE TO STEEP
SLOPES AND TREES ON BOTH SIDES
OF DRIVEWAY. INSTALL TURNOUTS
AS PREVIOUSLY APPROVED FOR 1551
SAGE CANYON ROAD.

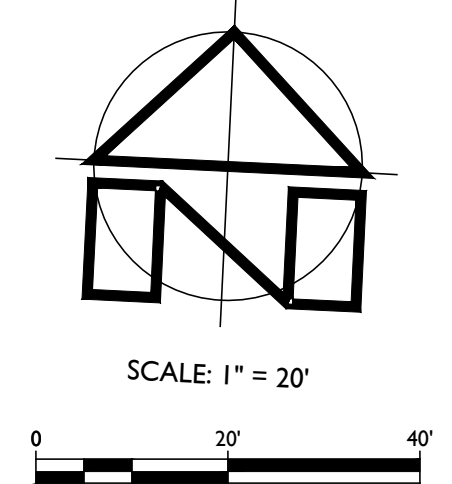
STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW
REDUCED WIDTH DUE TO STEEP
SLOPES AND TREES ON BOTH SIDES
OF DRIVEWAY. INSTALL TURNOUTS
AS PREVIOUSLY APPROVED FOR 1551
SAGE CANYON ROAD.

MATCHLINE STA 28+50

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW
REDUCED WIDTH DUE TO STEEP
SLOPES AND TREES ON BOTH SIDES
OF DRIVEWAY. INSTALL TURNOUTS
AS PREVIOUSLY APPROVED FOR 1551
SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW
REDUCED WIDTH DUE TO STEEP
SLOPES AND TREES ON BOTH SIDES
OF DRIVEWAY. INSTALL TURNOUTS
AS PREVIOUSLY APPROVED FOR 1551
SAGE CANYON ROAD.

STA 11+75 TO STA 34+50
EXCEPTION REQUESTED TO ALLOW
REDUCED WIDTH DUE TO STEEP
SLOPES AND TREES ON BOTH SIDES
OF DRIVEWAY. INSTALL TURNOUTS
AS PREVIOUSLY APPROVED FOR 1551
SAGE CANYON ROAD.



DRIVEWAY PLAN
STA 28+50 TO STA 35+00
SCALE: 1" = 20'

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PLAN STA 22+00 TO STA 35+00

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
JUNE 28, 2019

| REVISIONS: | BY: |
|-------------------------|-----|
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

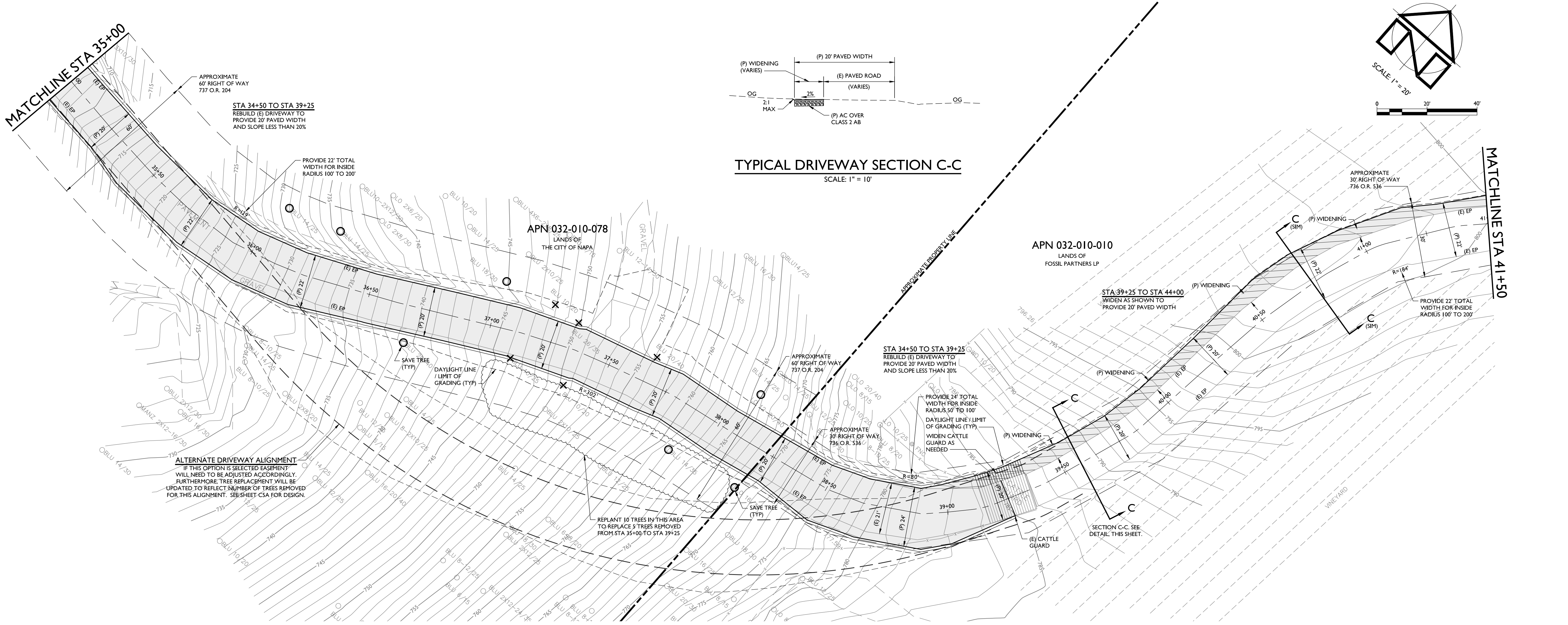
JOB NUMBER:
10-139

FILE:
10-139CON_P&P.DWG

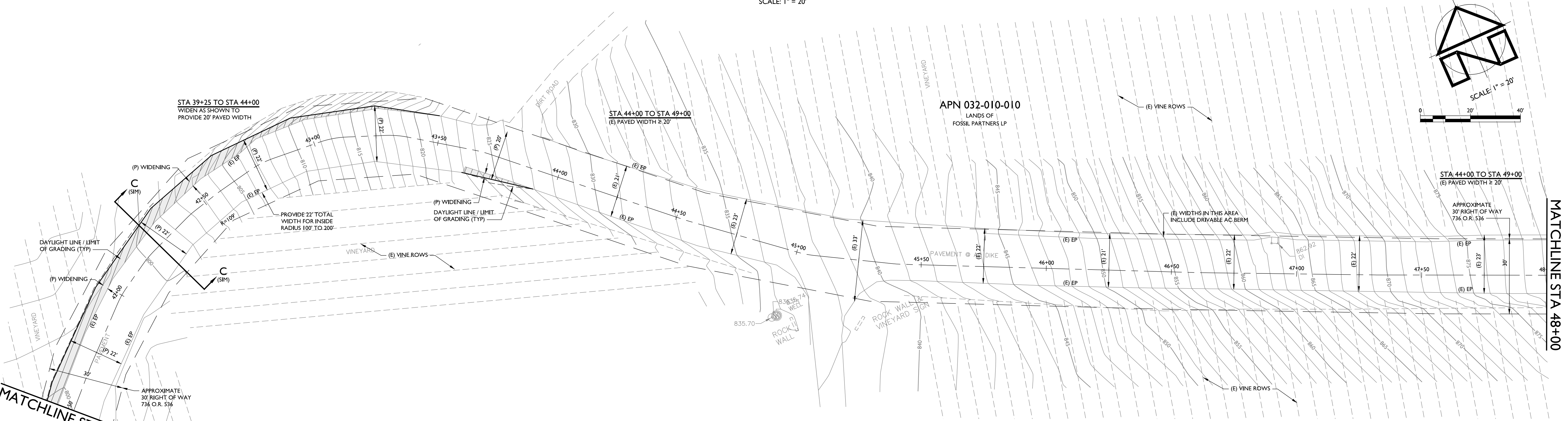
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

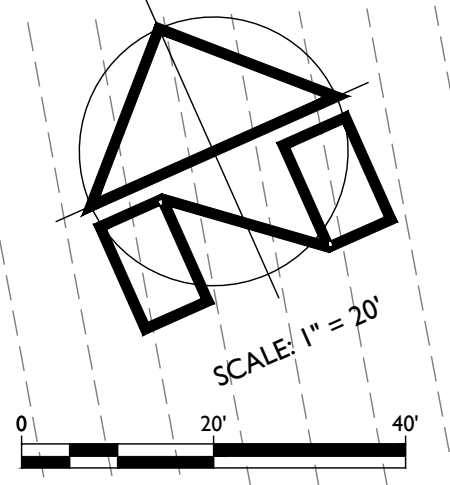
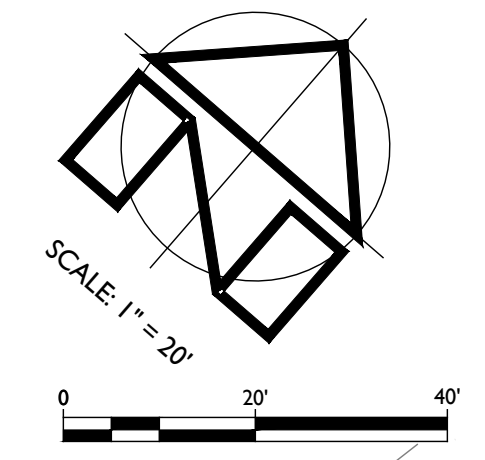
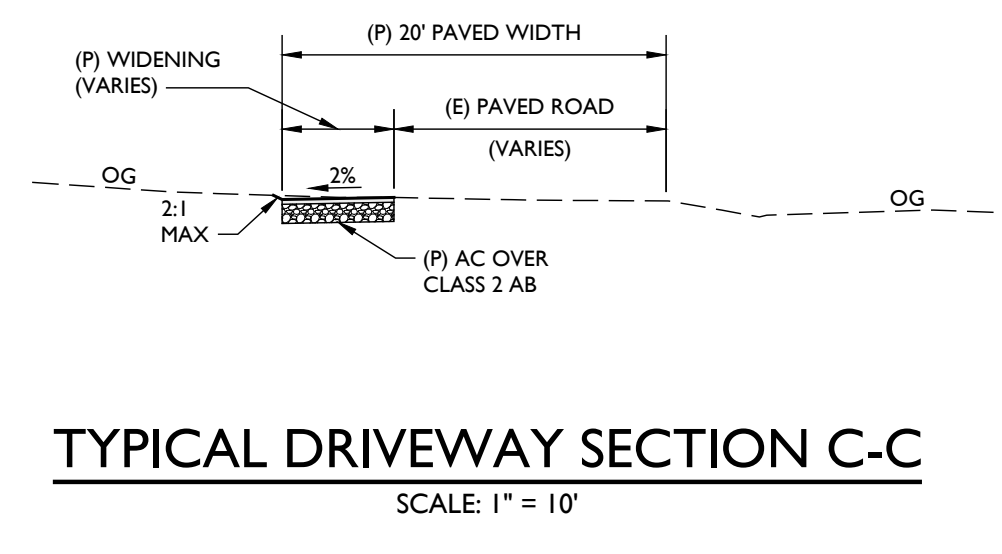
C4
OF
12



DRIVEWAY PLAN
STA 35+00 TO STA 41+50
SCALE: 1" = 20'

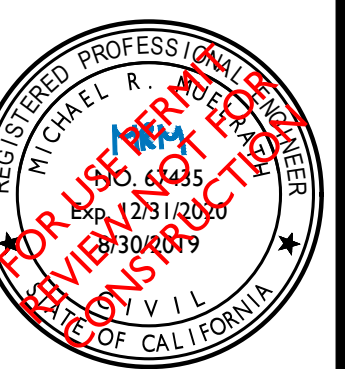


DRIVEWAY PLAN
STA 41+50 TO STA 48+00
SCALE: 1" = 20'



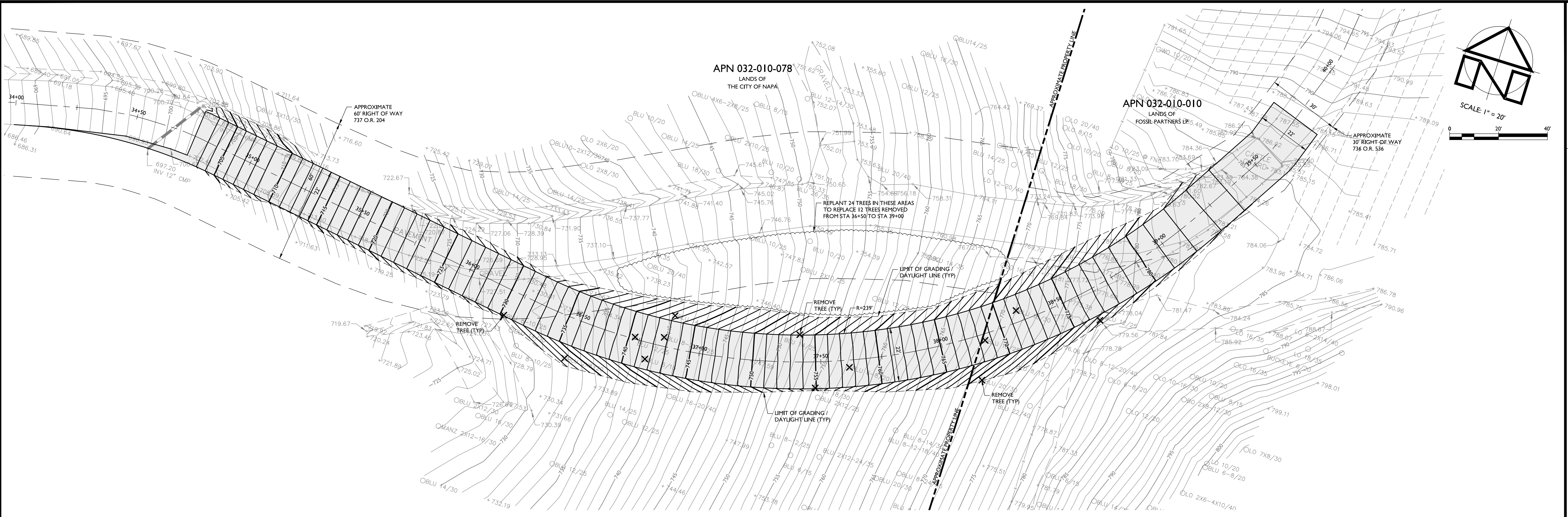
CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 35+00 TO STA 48+00

PREPARED UNDER THE DIRECTION OF:

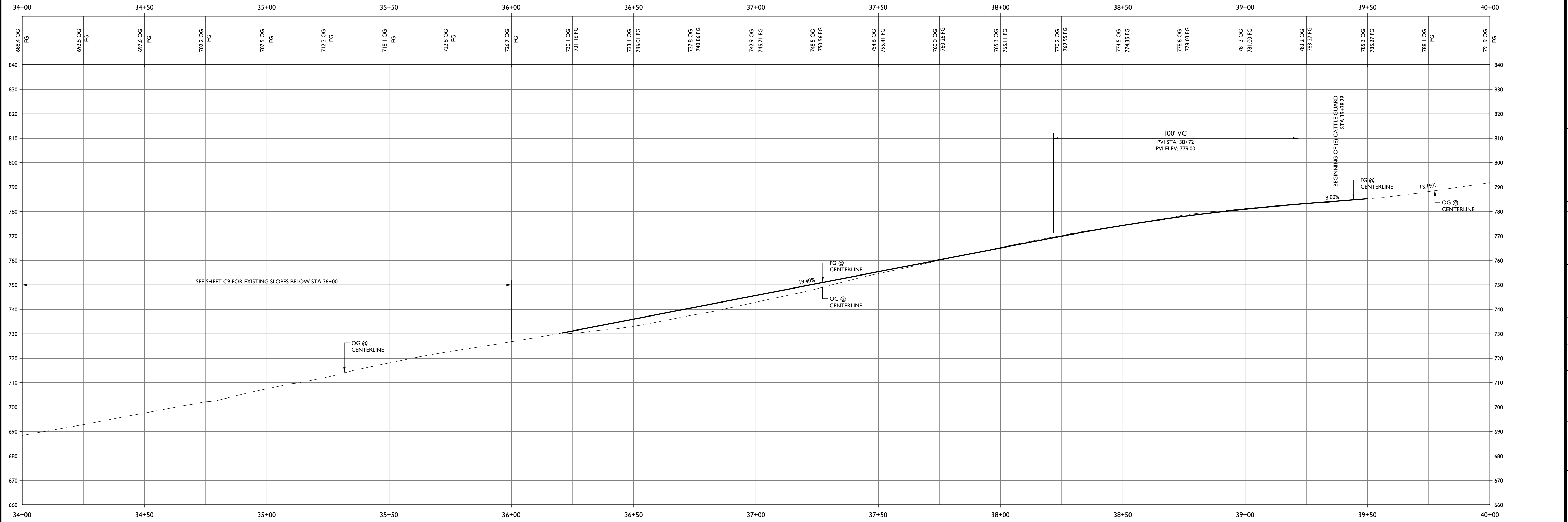


| | |
|-------------------------|---------------|
| DRAWN BY: | BT DRAFTING |
| CHECKED BY: | MRM |
| DATE: | JUNE 28, 2019 |
| REVISIONS: | BY: |
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

| | |
|----------------|-------------------|
| JOB NUMBER: | 10-139 |
| FILE: | 10-139CON_P&P.DWG |
| ORIGINAL SIZE: | 24" X 36" |
| SHEET NUMBER: | |

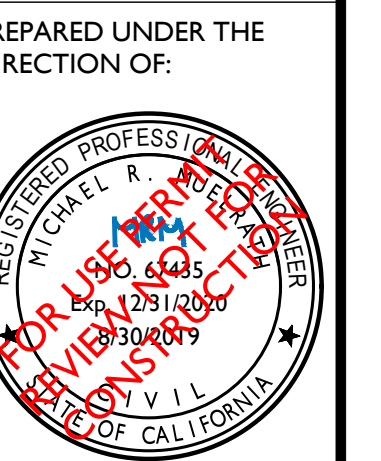


DRIVEWAY REALIGNMENT PLAN
SCALE: 1" = 20'



DRIVEWAY REALIGNMENT PROFILE
SCALE: 1" = 20'

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY REALIGNMENT PLAN & PROFILE STA 34+00 TO STA 40+00

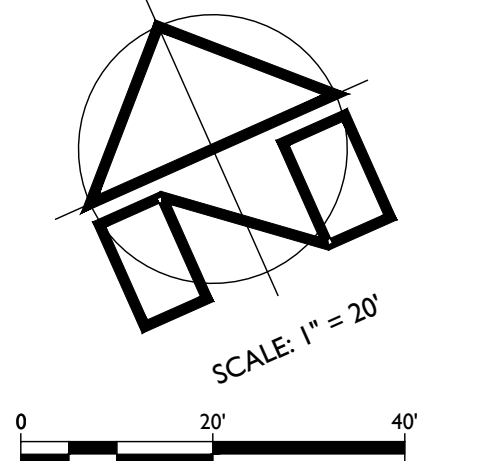


PREPARED UNDER THE DIRECTION OF:

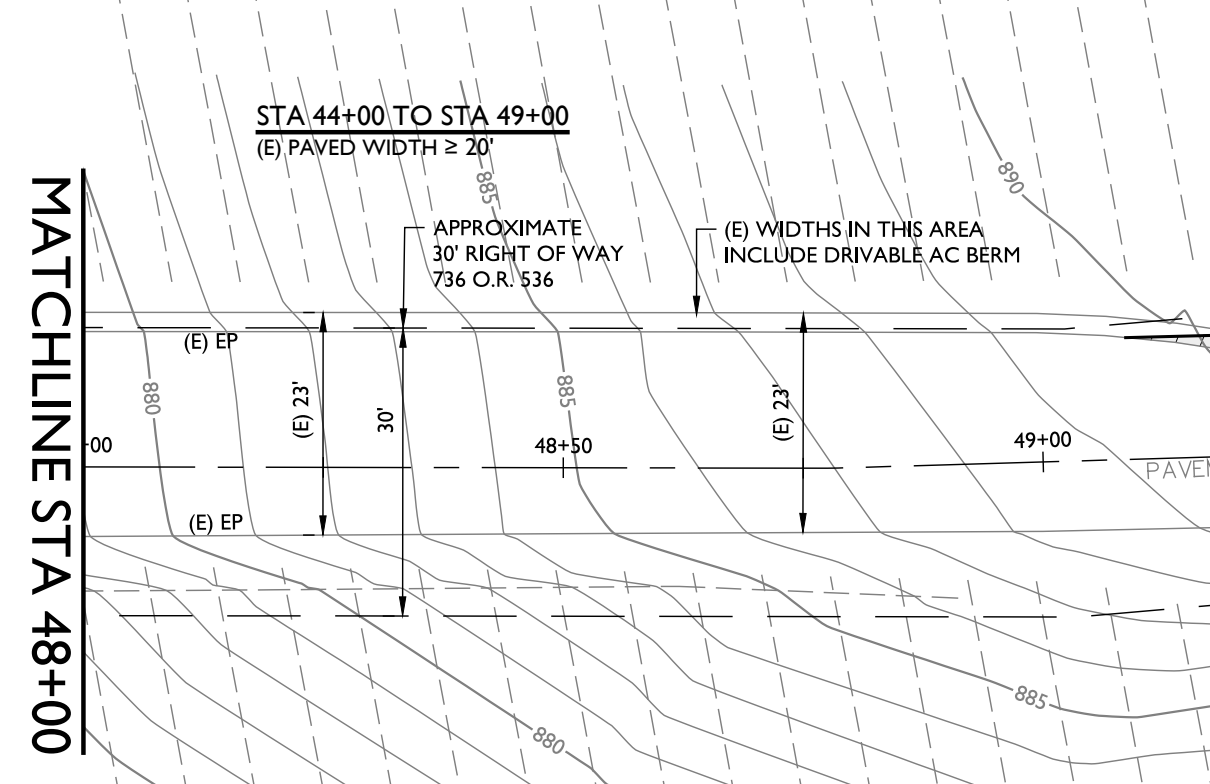
DRAWN BY: BT DRAFTING
CHECKED BY: MRM
DATE: JUNE 28, 2019

| REVISIONS: | BY: |
|------------------------------------|-----|
| 10/23/2018 RESPONSE TO COMMENTS #1 | BT |
| 6/28/2019 RESPONSE TO COMMENTS #2 | BT |
| 8/30/2019 RESPONSE TO COMMENTS #3 | BT |

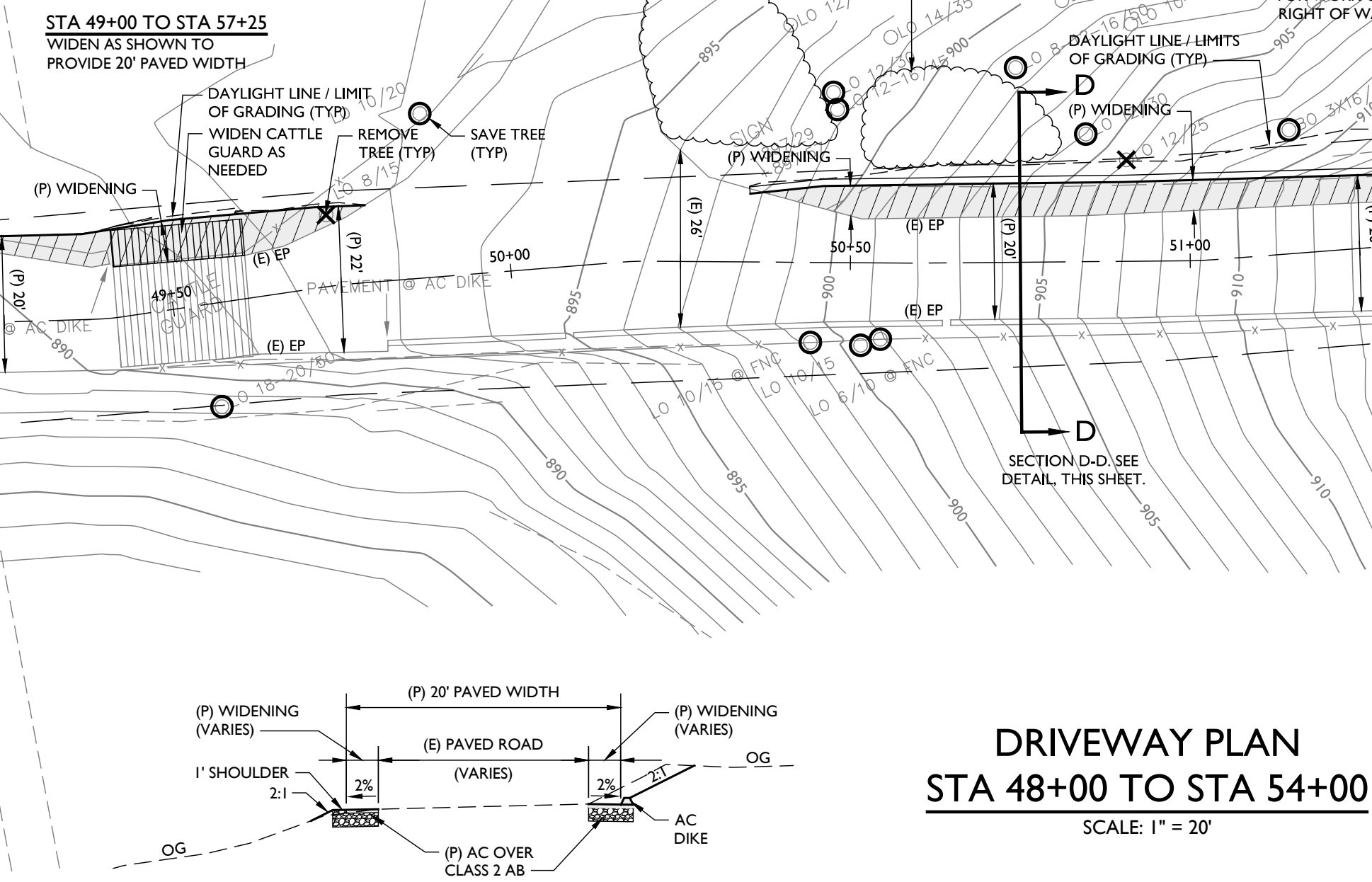
JOB NUMBER: 10-139
FILE: 10-139EXH_P&P.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



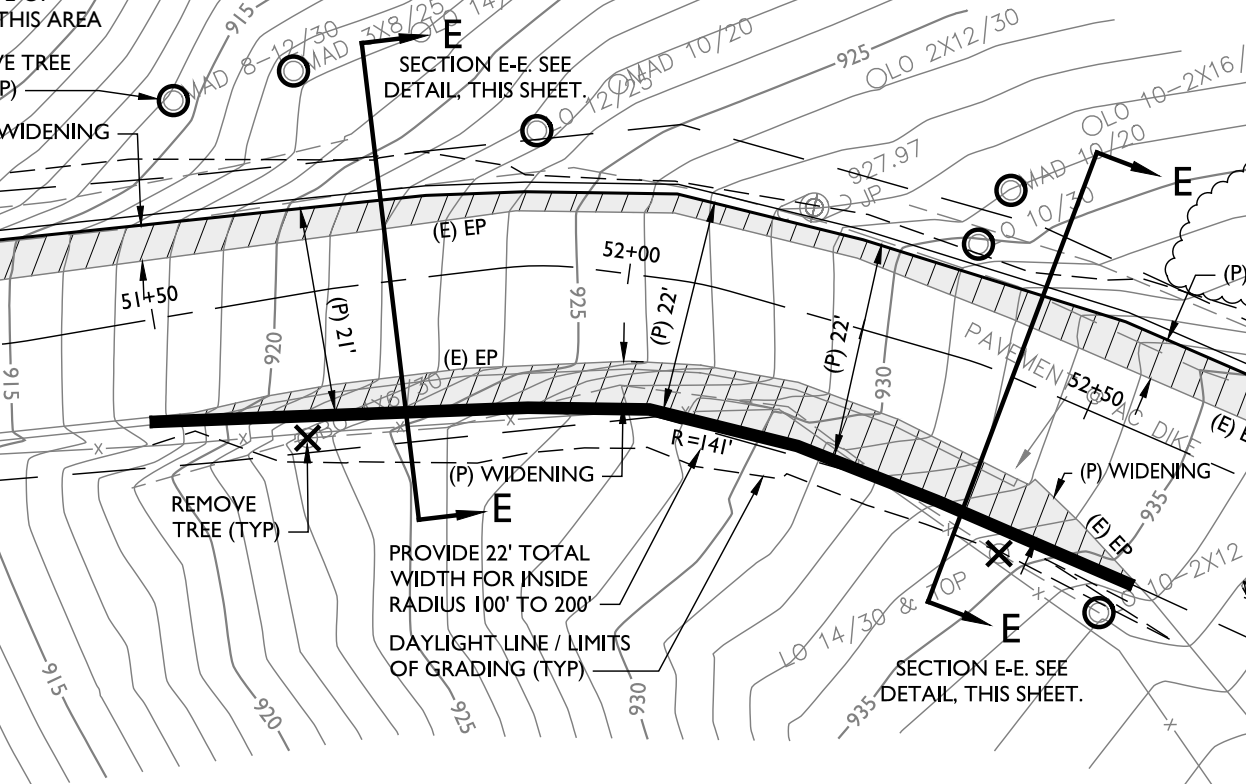
TYPICAL DRIVEWAY SECTION D-D
SCALE: 1" = 10'



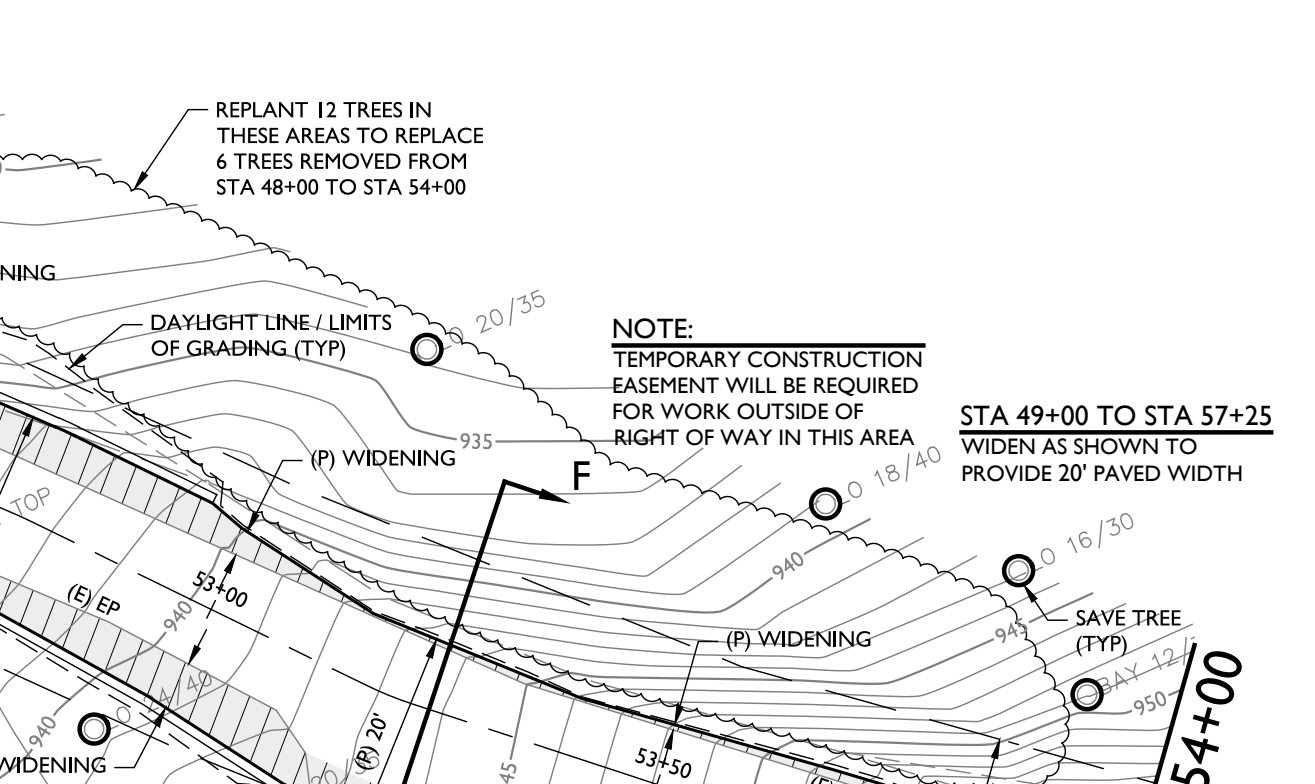
DRIVEWAY PLAN STA 48+00 TO STA 54+00
SCALE: 1" = 20'



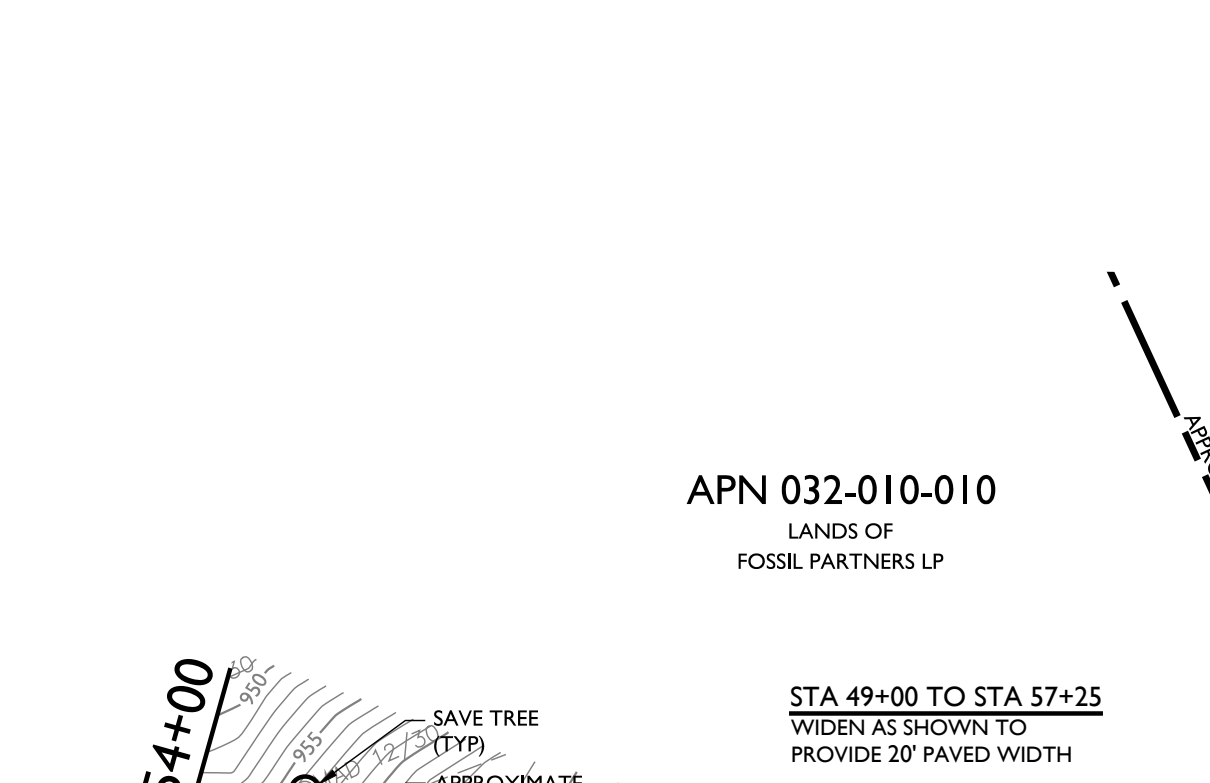
TYPICAL DRIVEWAY SECTION E-E
SCALE: 1" = 10'



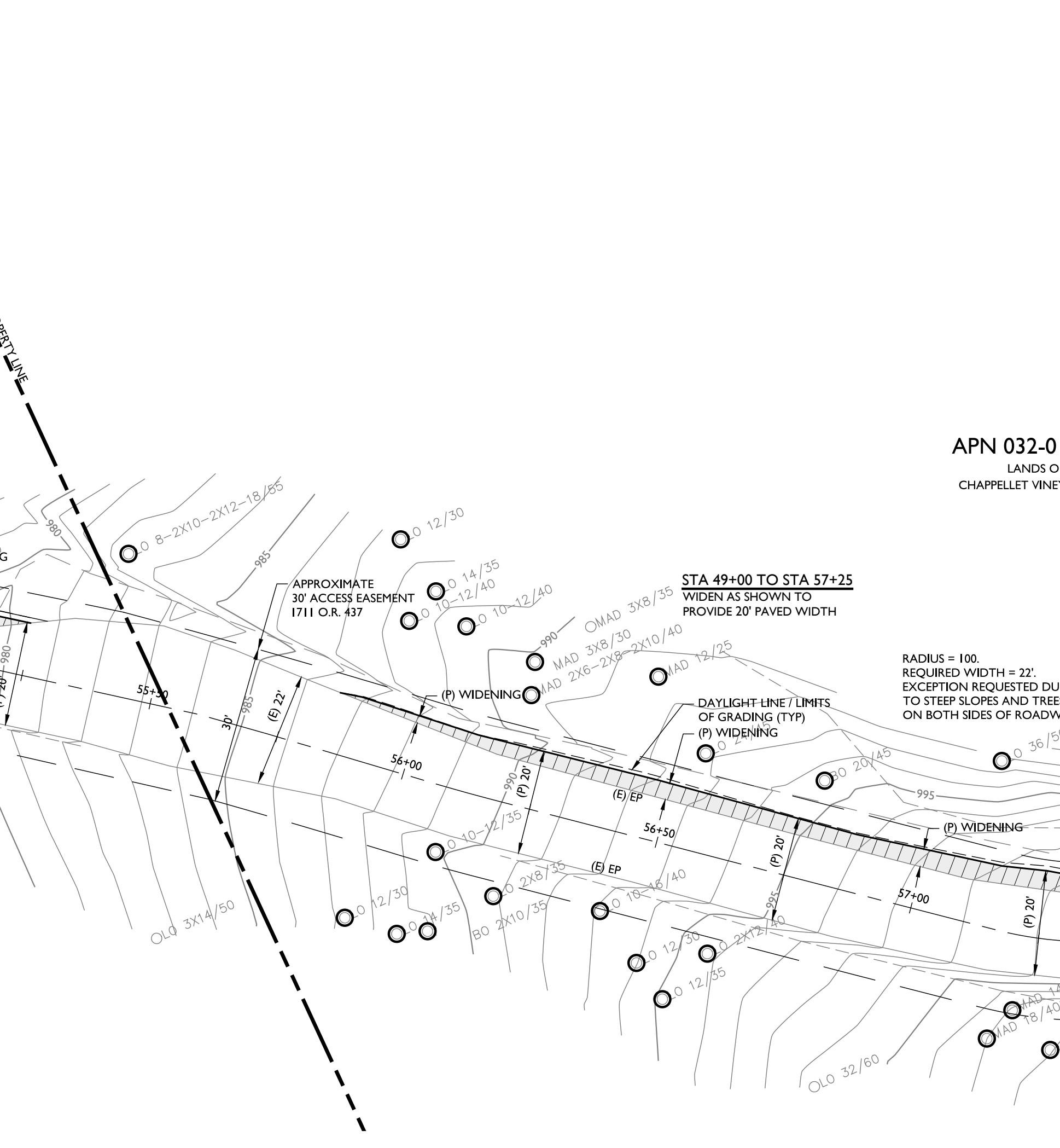
TYPICAL DRIVEWAY SECTION F-F
SCALE: 1" = 10'



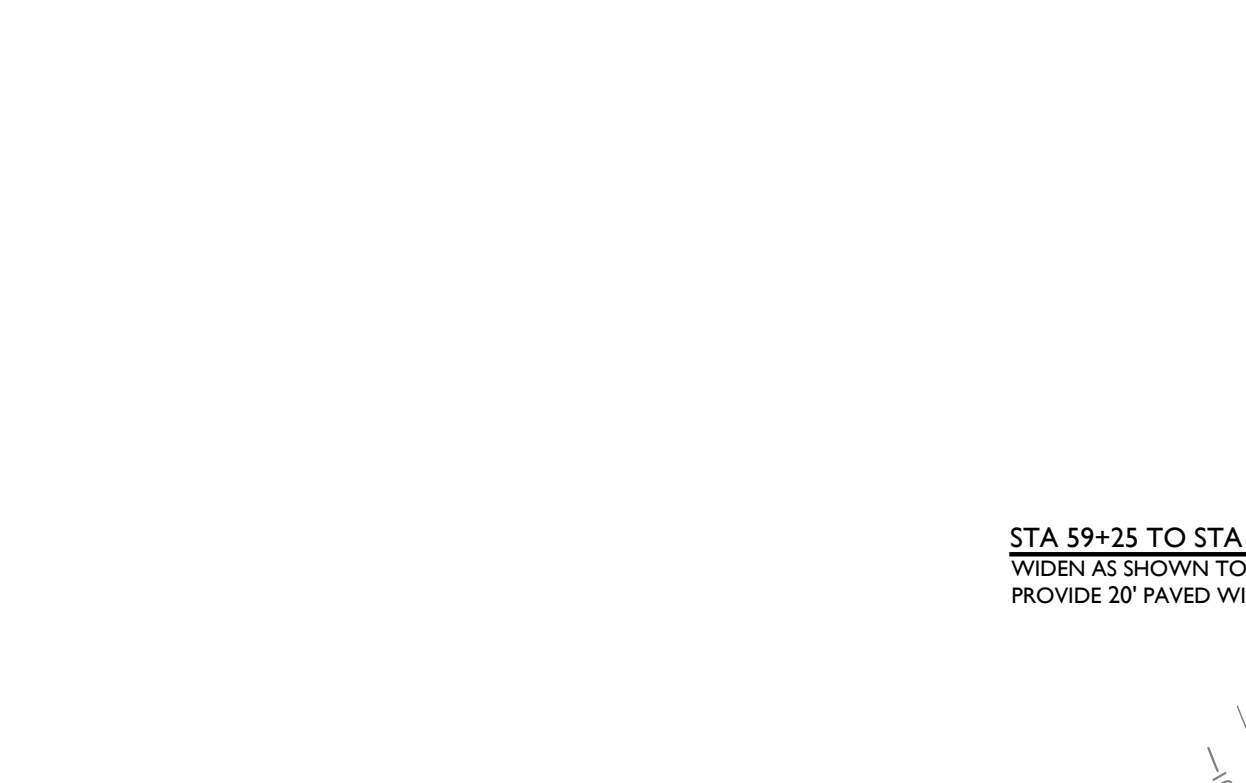
TYPICAL DRIVEWAY SECTION D-D
SCALE: 1" = 10'



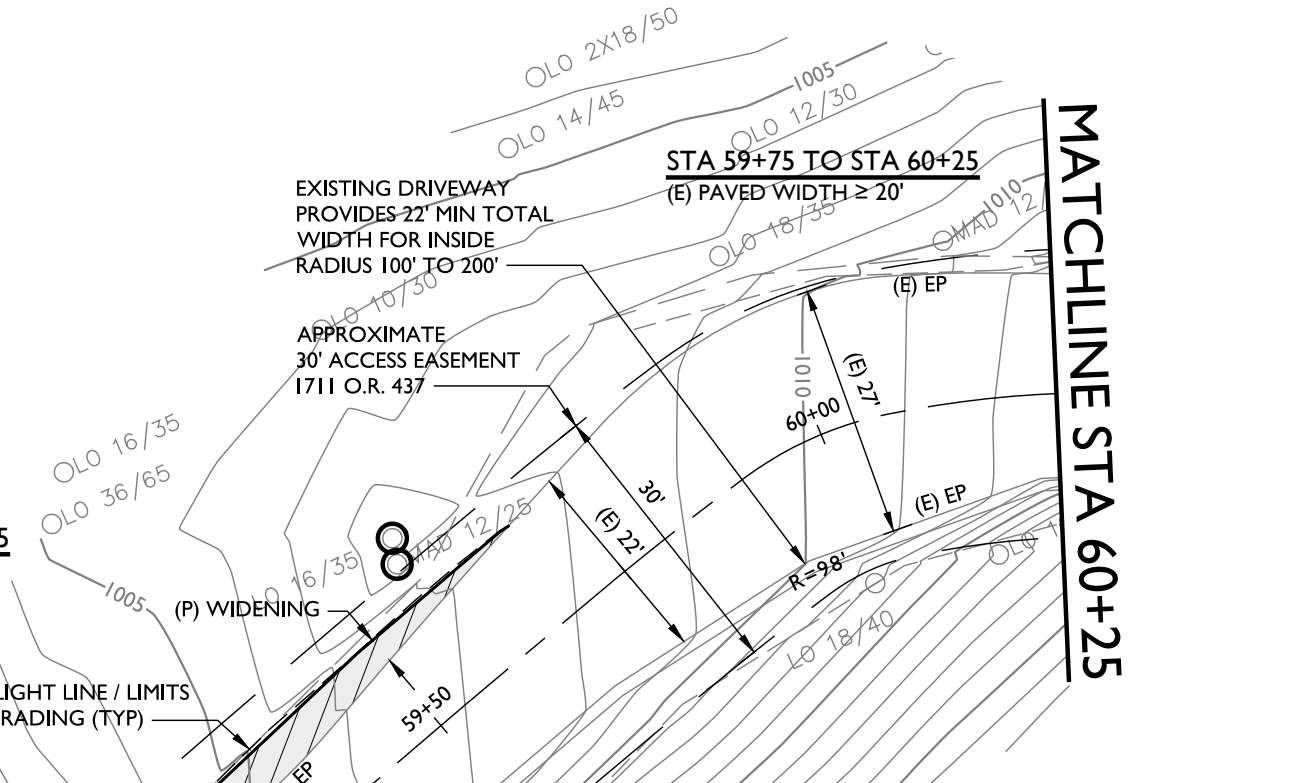
DRIVEWAY PLAN STA 54+00 TO STA 60+25
SCALE: 1" = 20'



TYPICAL DRIVEWAY SECTION E-E
SCALE: 1" = 10'

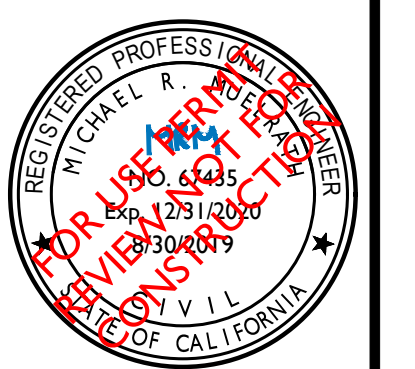


TYPICAL DRIVEWAY SECTION F-F
SCALE: 1" = 10'



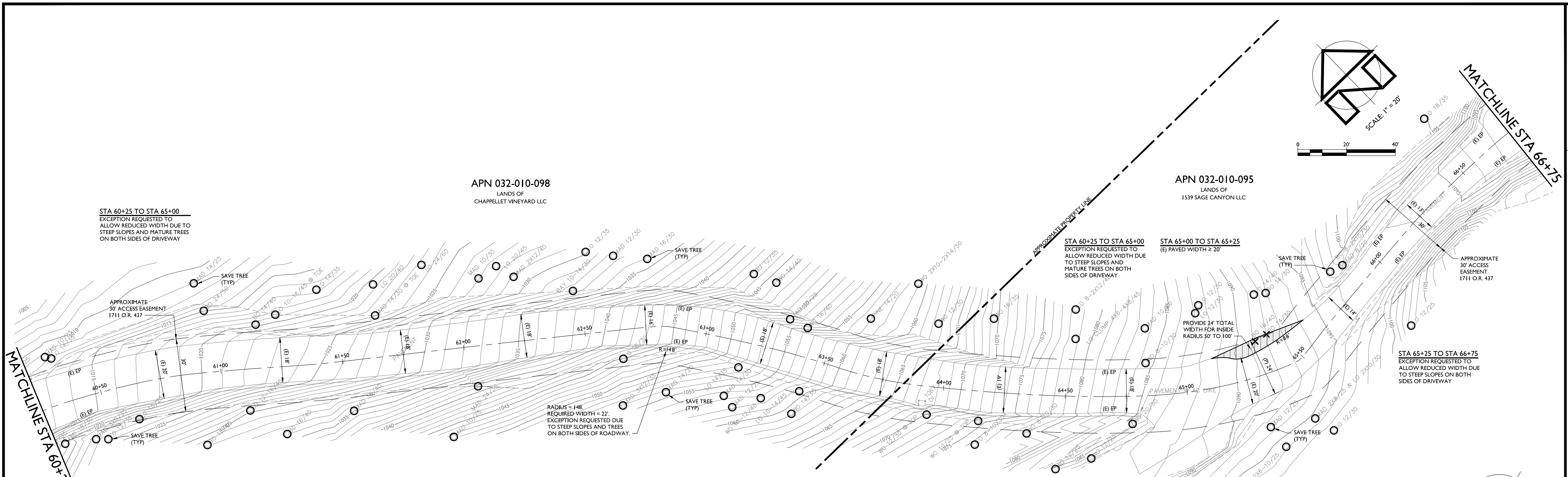
CHAPPELLET WINERY
 USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 48+00 TO STA 60+25

PREPARED UNDER THE DIRECTION OF:

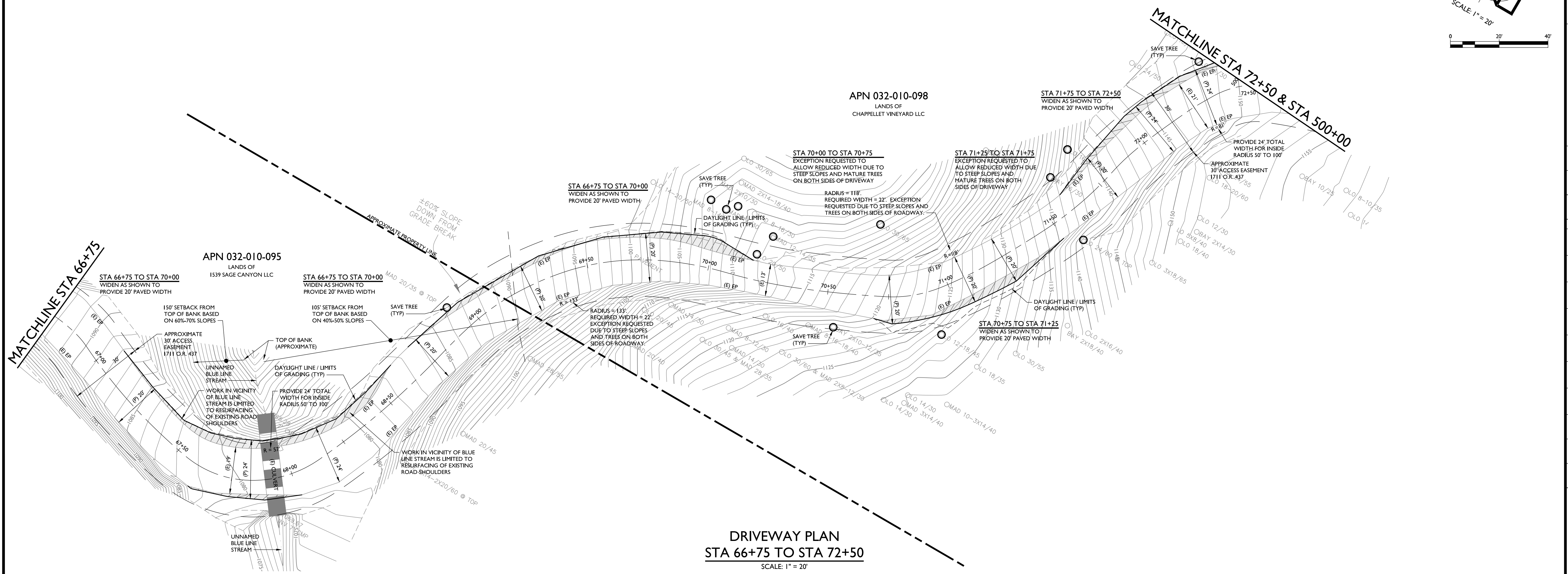


| | |
|-------------|-------------------------|
| DRAWN BY: | BT DRAFTING |
| CHECKED BY: | MRM |
| DATE: | JUNE 28, 2019 |
| REVISIONS: | BY: |
| 1 | 10/23/2018 BT |
| 2 | RESPONSE TO COMMENTS #1 |
| 3 | 6/28/2019 BT |
| 4 | RESPONSE TO COMMENTS #2 |
| 5 | 8/30/2019 BT |
| 6 | RESPONSE TO COMMENTS #3 |

| | |
|----------------|-------------------|
| JOB NUMBER: | 10-139 |
| FILE: | 10-139CON_P&P.DWG |
| ORIGINAL SIZE: | 24" X 36" |
| SHEET NUMBER: | |



DRIVEWAY PLAN
STA 60+25 TO STA 66+75
 SCALE: 1" = 20'

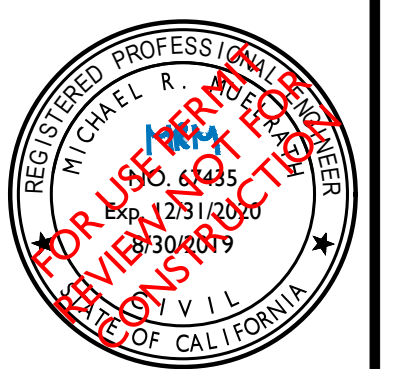


DRIVEWAY PLAN
STA 66+75 TO STA 72+50
 SCALE: 1" = 20'

CHAPPELLET WINERY

USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
 DRIVEWAY PLAN STA 60+25 TO STA 72+50

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
JUNE 28, 2019

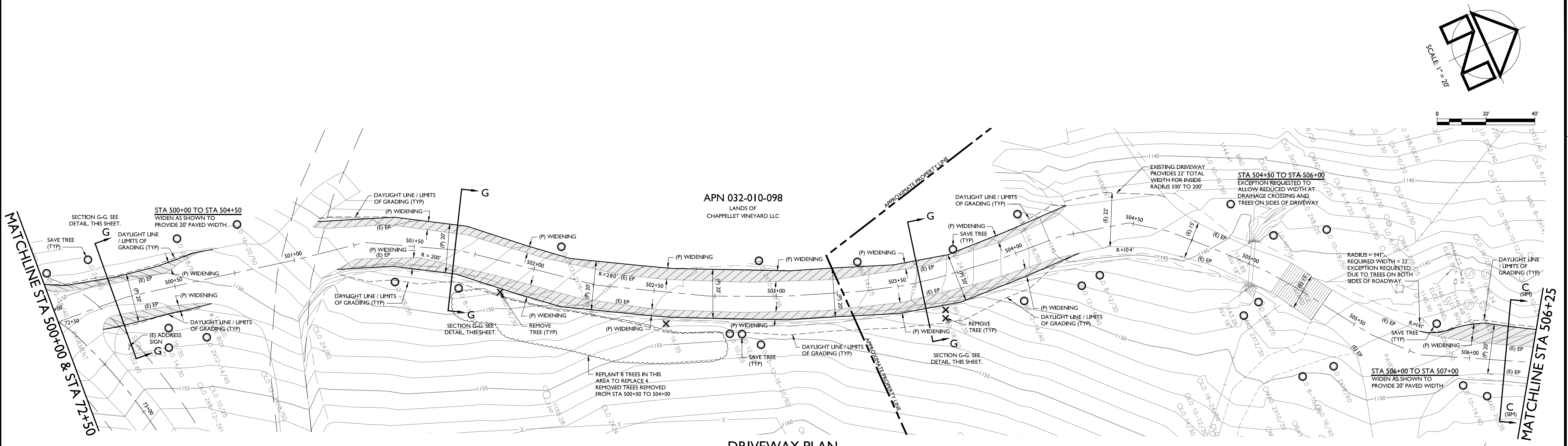
| REVISIONS: | BY: |
|-------------------------|-----|
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

JOB NUMBER:
10-139

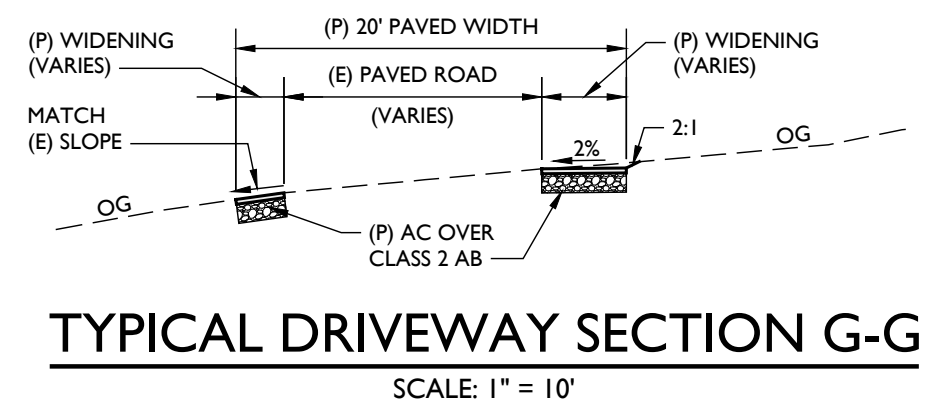
FILE:
10-139CON_P&P.DWG

ORIGINAL SIZE:
24" X 36"

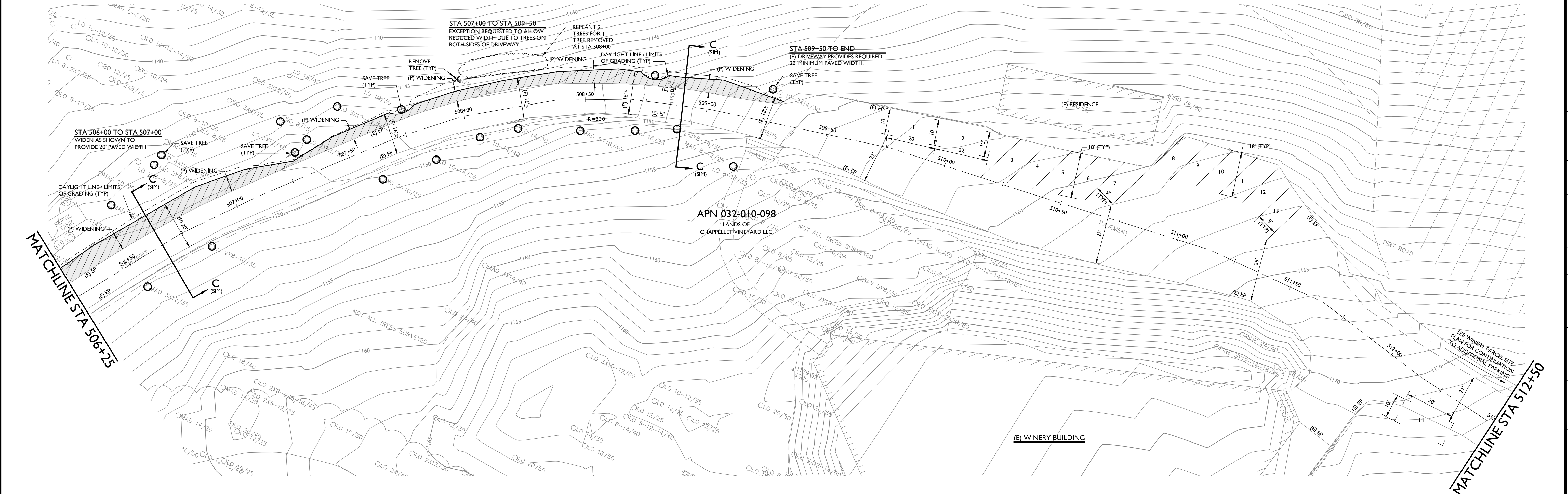
SHEET NUMBER:



DRIVEWAY PLAN
STA 500+00 TO STA 506+25
SCALE: 1" = 20'

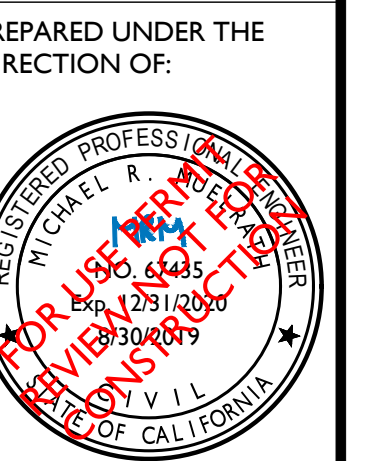


TYPICAL DRIVEWAY SECTION G-G
SCALE: 1" = 10'



DRIVEWAY PLAN
STA 506+25 TO STA 512+50
SCALE: 1" = 20'

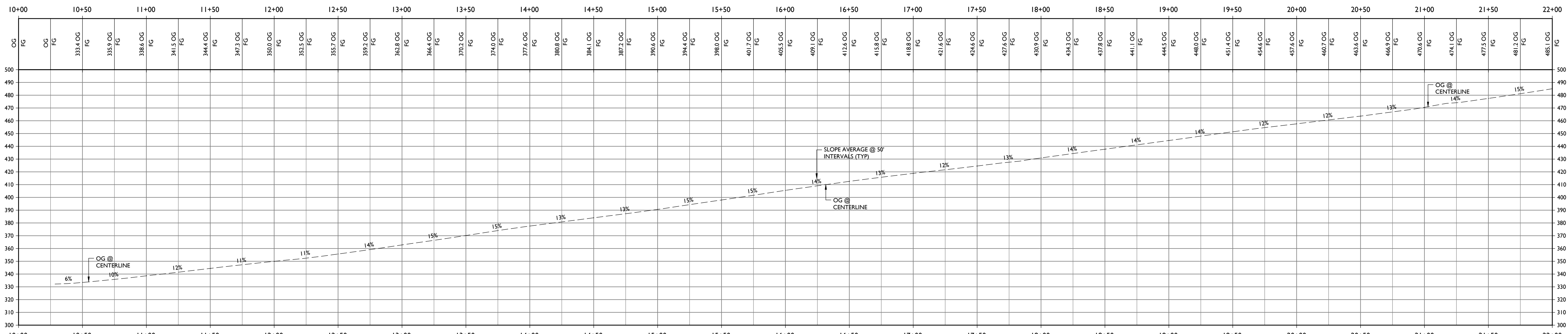
CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PLAN STA 500+00 TO STA 512+50



PREPARED UNDER THE DIRECTION OF:

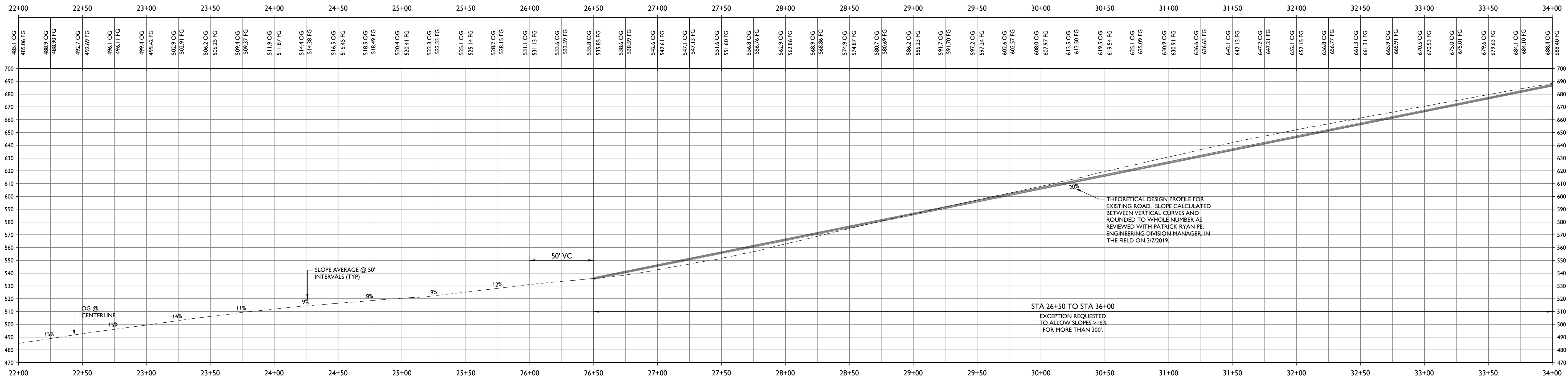
| | |
|-------------------------|---------------|
| DRAWN BY: | BT DRAFTING |
| CHECKED BY: | MRM |
| DATE: | JUNE 28, 2019 |
| REVISIONS: | BY: |
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

| | |
|----------------|-------------------|
| JOB NUMBER: | 10-139 |
| FILE: | 10-139CON_P&P.DWG |
| ORIGINAL SIZE: | 24" X 36" |
| SHEET NUMBER: | |



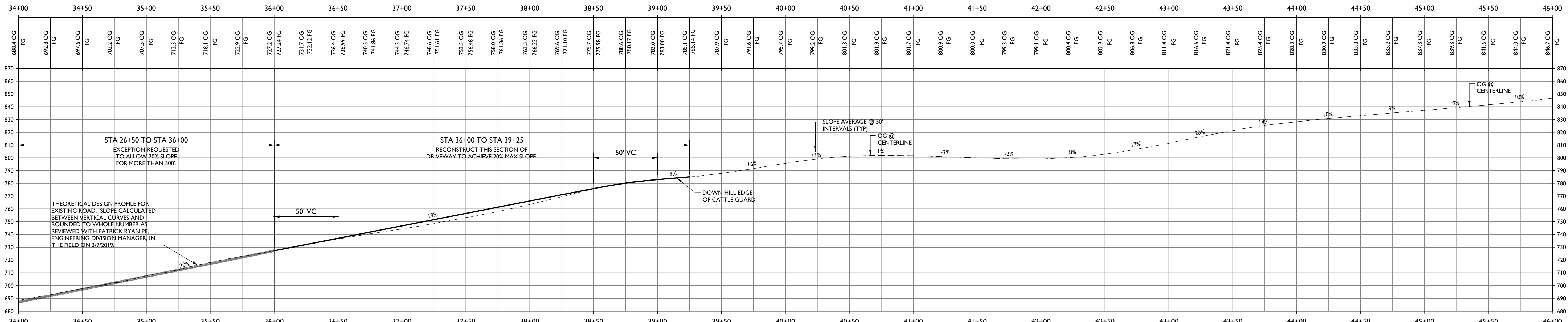
DRIVEWAY PROFILE STA 10+00 TO STA 22+00

SCALE: 1" = 40'



DRIVEWAY PROFILE STA 22+00 TO STA 34+00

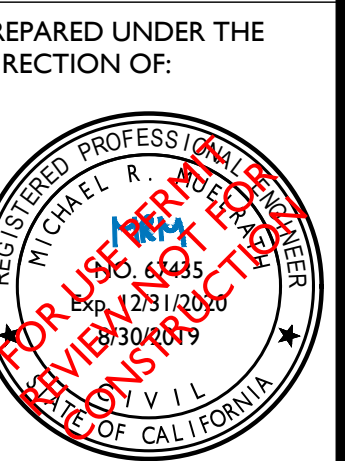
SCALE: 1" = 40'



DRIVEWAY PROFILE STA 34+00 TO STA 46+00

SCALE: 1" = 40'

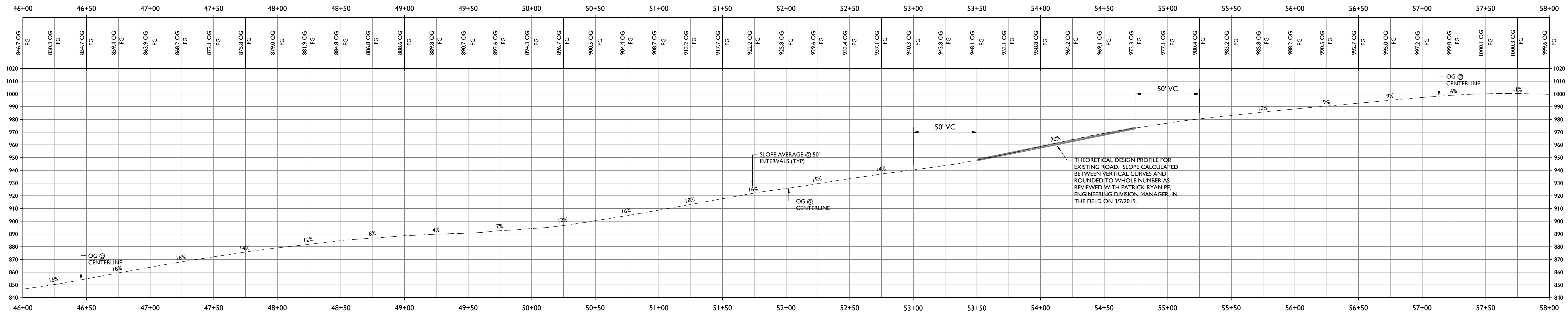
CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PROFILE STA 10+00 TO STA 46+00



PREPARED UNDER THE DIRECTION OF:

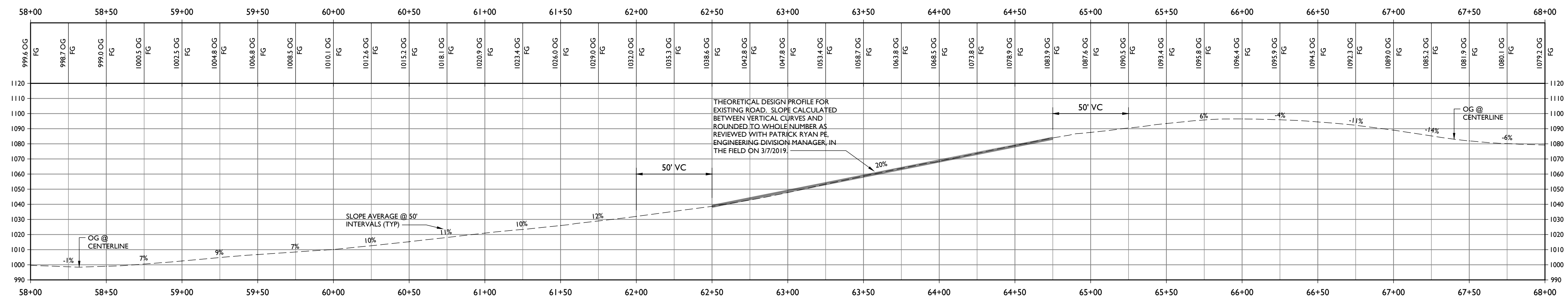
| | |
|-------------------------|---------------|
| DRAWN BY: | BT DRAFTING |
| CHECKED BY: | MRM |
| DATE: | JUNE 28, 2019 |
| REVISIONS: | BY: |
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

JOB NUMBER:
10-139
FILE:
10-139CON_P&P.DWG
ORIGINAL SIZE:
24" X 36"
SHEET NUMBER:



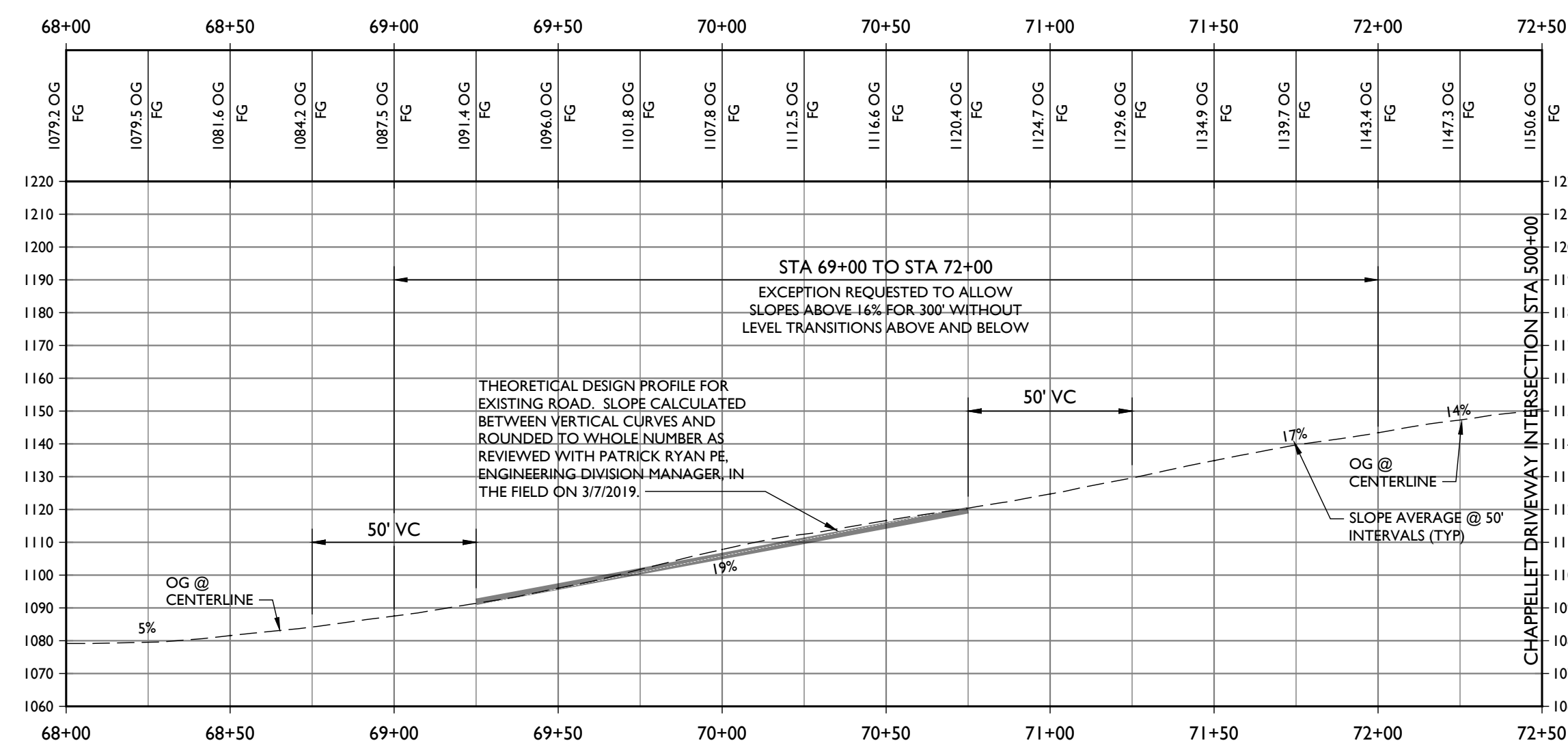
DRIVEWAY PROFILE STA 46+00 TO STA 58+00

SCALE: 1" = 40'



DRIVEWAY PROFILE STA 58+00 TO STA 68+00

SCALE: 1" = 40'



DRIVEWAY PROFILE STA 68+00 TO STA 72+50

SCALE: 1" = 40'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING

CHECKED BY: MRM

DATE: JUNE 28, 2019

| REVISIONS: | BY: |
|-------------------------|-----|
| 10/23/2018 | BT |
| RESPONSE TO COMMENTS #1 | |
| 6/28/2019 | BT |
| RESPONSE TO COMMENTS #2 | |
| 8/30/2019 | BT |
| RESPONSE TO COMMENTS #3 | |

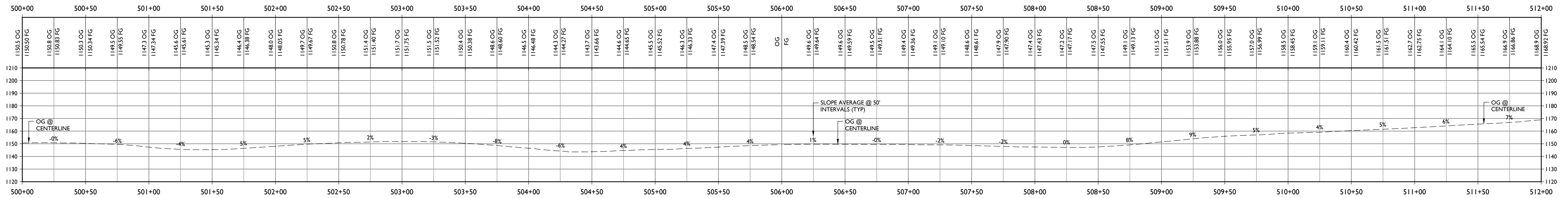
JOB NUMBER: 10-139

FILE: 10-139CON_P&P.DWG

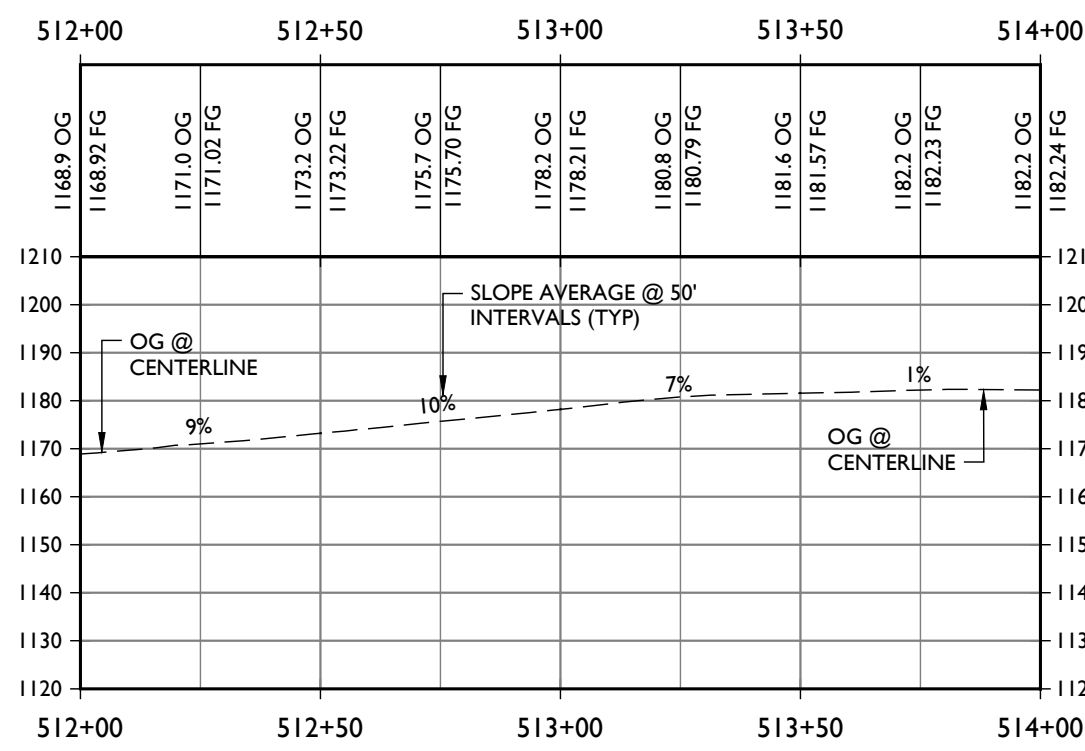
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

CHAPPELLET WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
DRIVEWAY PROFILE STA 500+00 TO STA 514+00

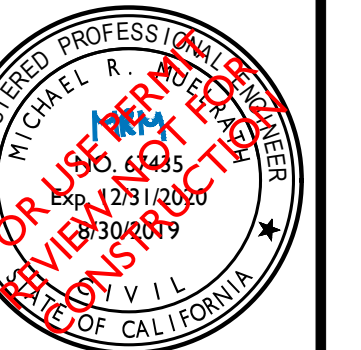


DRIVEWAY PROFILE STA 500+00 TO STA 512+00
SCALE: 1" = 40'



DRIVEWAY PROFILE STA 512+00 TO STA 514+00
SCALE: 1" = 40'

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
BT DRAFTING

CHECKED BY:
MRM

DATE:
JUNE 28, 2019

| REVISIONS: | BY: |
|---------------------------------------|-----|
| 10/23/2018 RESPONSE TO COMMENTS #1 | BT |
| 6/28/2019 RESPONSE TO COMMENTS #2 | BT |
| 8/30/2019 RESPONSE TO COMMENTS #3 | BT |

JOB NUMBER:
10-139

FILE:
10-139CON_P&P.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER: