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# Road and Street Standards Exception Request

David Morrison, Director  
Napa County Planning, Building &  
Environmental Services Department  
Engineering & Conservation Division  
1195 Third Street, Second Floor  
Napa, CA 94559

Re: P19-00130, Wheeler Farms Winery Major Use Permit Modification and Road  
Exception Request, 588 Zinfandel Lane, Napa County, CA, APN 030-260-016

Dear Mr. Morrison:

In response to Daniel Basore's Memorandum dated May 18, 2019 for the above mentioned Wheeler Farms Winery Major Use Permit Modification, the Applicant, hereby requests an exception from the Napa County Road and Street Standards for the existing gates and portion of the existing hospitality driveway that currently serves the existing facility. Section 13 of the Napa County Road and Street Standards requires wineries to be served by a common driveway having a minimum width of 20 feet with a 2 foot shoulder and a gate that opens 2 feet wider than the road.

### **Project Description**

Wheeler Farms Winery has requested to increase the number of full-time employees from 14 to 15, retain the eight (8) harvest employees and increase the existing wine production capacity from 50,000 gallons to 70,000 gallons. There is no proposed increase in the number of daily visitors or events; however, there is a proposed reduction in the number of guests at Large Events from 125 to 120 guests.

Refer to Project Statement for Wheeler Farms Winery for a complete description of the proposed changes.

### **Exception Request and Justification**

This letter requests an exception from Section 13, per Section 5, of the 2019 Napa County Road and Street Standards. The exception is being requested to allow the gated entrances of the existing driveways to be used to serve the existing winery building and Administrative/Hospitality Building even though the clear width of the gates do not meet the standard width and a portion of the hospitality driveway does not meet the minimum requirement outlined in Section 13 of the Napa County Road and Street Standards.

The existing driveways currently provide adequate access to the existing facility and were designed, approved, and constructed in 2015/2016 to Napa County Standards. The existing driveways for this road exception request are currently paved with hot mix asphalt with sections of permeable pavement and vary in width from approximately 18 feet for the hospitality driveway with a 20.75 foot clearance at the existing gate to a minimum of twenty (20) feet with a two (2) foot shoulder for the production driveway with a 20.75 foot clearance at the existing gate. The existing driveways, though at two (2) locations are substandard in width, are well maintained paved all-weather surfaces that provides safe, reliable access for emergency vehicles as well as for large winery trucks and employee vehicles. The Property Owner routinely maintains the access road and adjacent vegetation to reduce available fuel load and to insure adequate horizontal and vertical clearance for emergency vehicles and other large vehicles that must access the site.

The existing gravel vineyard avenue/fire access road is proposed to have a minimum width of twenty (20) feet with a two (2) foot shoulder and will conform to the 2019 Napa County Road and Street Standards.

Section 5 "Local Responsibility Area (LRA) Exception" of the Napa County Road and Street Standards allow for such exceptions when the following summarized criteria is met:

(1) The exception allows a situation that provides the same overall practical effect as the "State Responsibility Area (SRA) Fire Safe Regulations" does in providing defensible space and does not adversely effect the life, safety and welfare of the public or the persons coming to the property, nor is the parcel located in a Very High Fire Hazard Severity Zone (VHFHSZ).

*The existing driveways provide safe access for emergency apparatus, safe civilian evacuation, and provides the same overall practical effect as the SRA Fire Safe Regulations. The site will continue to comply with Napa County, CalFire requirements, and SRA Fire Safe Regulations for defensible space, fire department access and public safety. Furthermore, fire protection water storage is provided onsite per CalFire requirements.*

The existing driveways currently provide the same overall effect as required in the Road and Street Standards. All Napa County standards for centerline slopes less than 16% and structural section for the existing driveways are met.

The exception request herein is consistent with the Napa County Road & Street Standard, in that it achieves the same effect as the specifications outlined in the Standards.

It is our opinion that emergency access and acceptable circulation can be provided without widening the access gates to 22+ feet wide. Furthermore, at the time this winery facility was permitted and constructed in 2015/2016, the Napa County Road & Street Standard required commercial driveways to provide a minimum 18 feet wide driveway from the publicly maintained road to the structure.

Monitoring of Safe Access Conditions

The Property Owner agrees to continue its maintenance program for assuring adequate and clear horizontal and vertical access for larger vehicles such as trucks and emergency vehicles, as well as for automobiles.

Summary

Given the use of the existing driveways, we believe that access for emergency vehicles and overall traffic safety for the users of the driveways will not be materially affected by the operations at Wheeler Farms Winery.

Thank you for your consideration of our request for this exception. You may contact us directly at (707) 258-1301 with any questions or to schedule a site visit if necessary.

Sincerely,



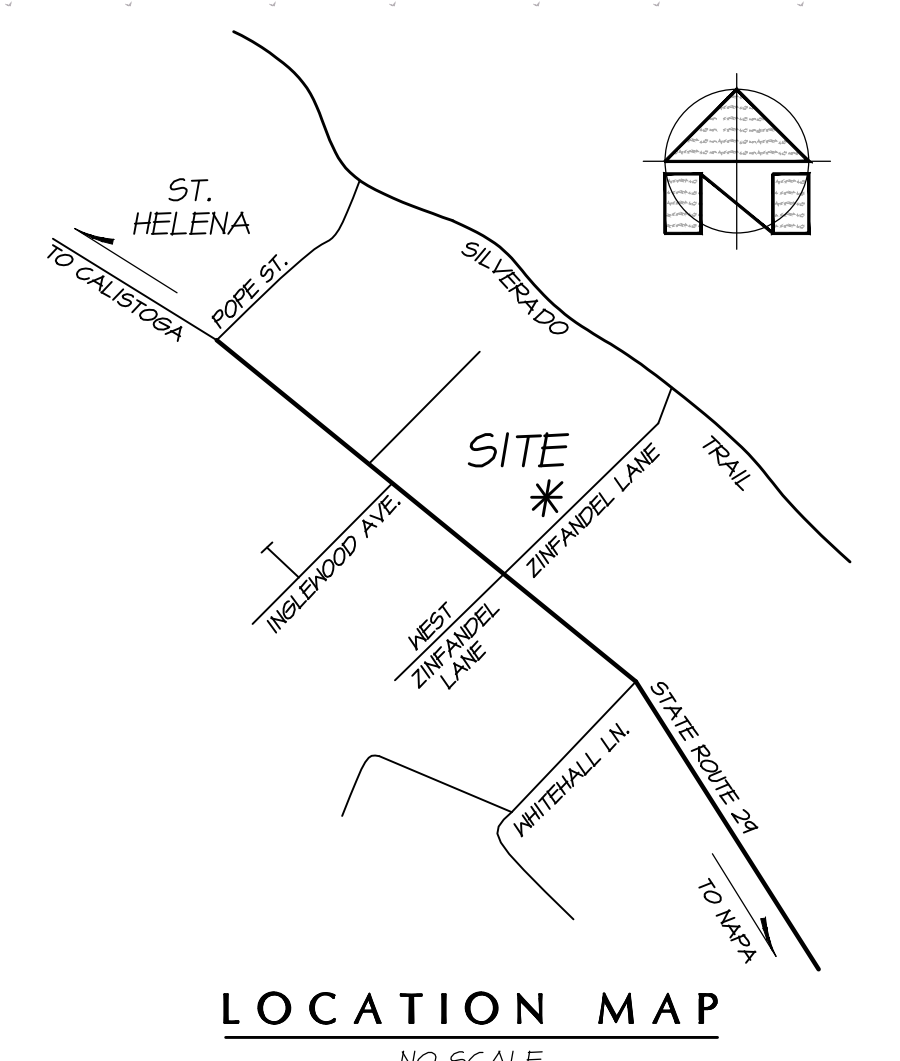
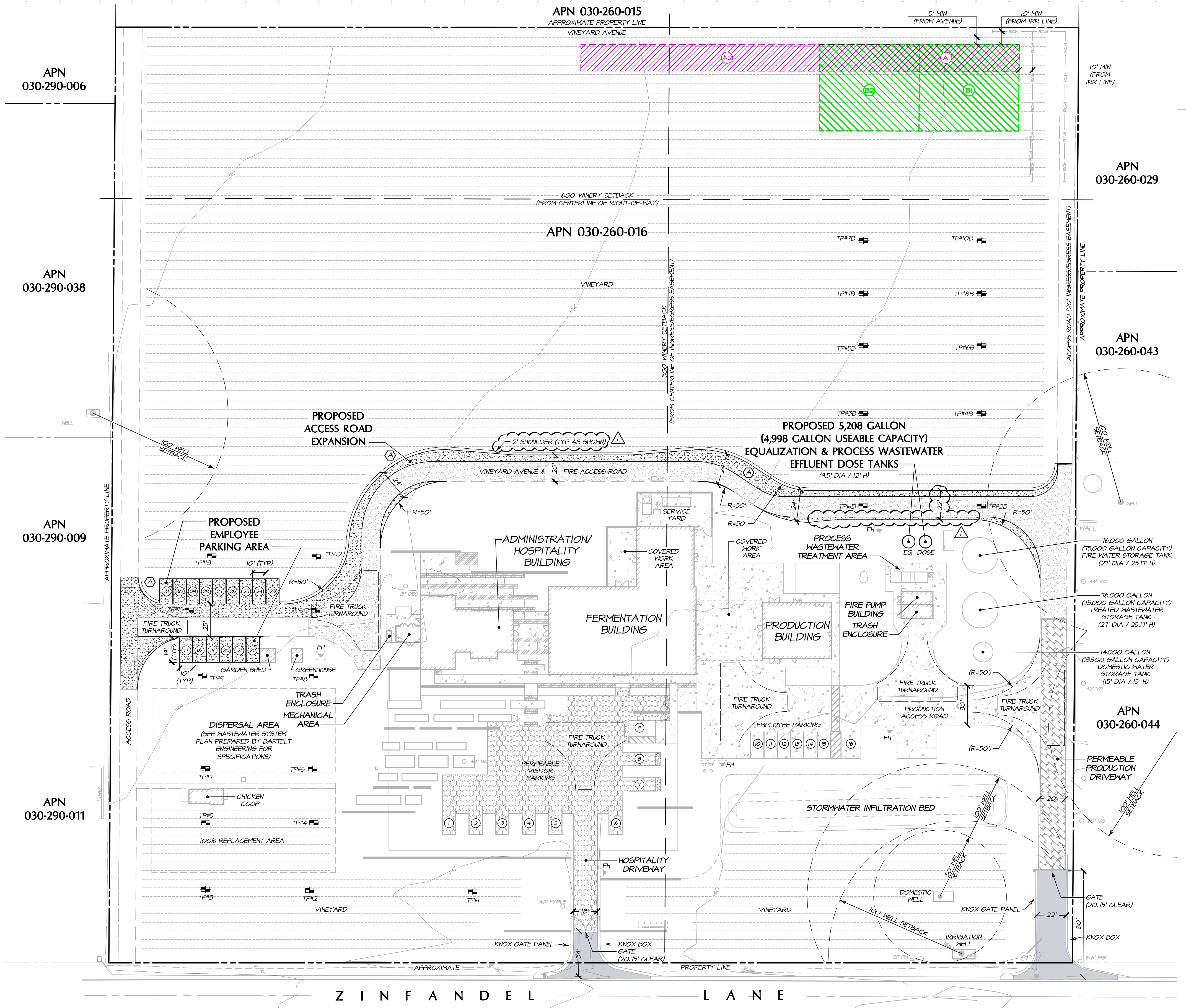
Paul N. Bartelt, P.E.  
Principal Engineer

PNB:sd

cc: Bart Araujo, Wheeler Farms Winery  
Donna B. Oldford, Plans4Wines

# WHEELER FARMS WINERY

## USE PERMIT MODIFICATION



**SYMBOL LEGEND:**

(A) TOTAL VINEYARD AREA REMOVED = 4,330.1 SQ FT (0.11 ACRES)

**PROPOSED WASTEWATER DISPERSAL OPTIONS:**

**PREFERRED OPTION A:**

- (A) PRIMARY PROCESS WASTEWATER SUBSURFACE DRIP DISPERSAL FIELD (20' X 110' = 2,200 SQ FT / 10 LINES, 2 FOOT SPACING, 110 FEET LONG)
- (B) 200% REPLACEMENT AREA - PROCESS WASTEWATER SUBSURFACE DRIP (20' X 220' = 4,400 SQ FT)

**ALTERNATIVE OPTION B:**

- (B1) PRIMARY PROCESS WASTEWATER PRESSURE DISTRIBUTION LEACHFIELD (65' X 75' = 4,875 SQ FT / 10 LINES, 6.5' O.C. APART, 75 LF LONG)
- (B2) 100% REPLACEMENT AREA - PROCESS WASTEWATER PRESSURE DISTRIBUTION (65' X 75')

**PARKING SUMMARY:**

TYPE OF PARKING	NUMBER OF STALLS
REGULAR (EXISTING)	12
REGULAR (PROPOSED)	15
UNIVERSAL ACCESS - VAN (UA-V) (EXISTING)	3
CLEAN AIR/VAN/POOL/ELECTRIC VEHICLE (EV) (EXISTING)	2
<b>TOTAL</b>	<b>31</b>

**PROJECT INFORMATION:**

**PROPERTY OWNER & APPLICANT:**  
BART & DAPHNE ARAUJO  
WHEELER FARMS PARTNERS, LLC  
1751 SKELLENGER LANE  
NAPA, CA 94558

**PROJECT ADDRESS:**  
588 ZINFANDEL LANE  
SAINT HELENA, CA

**ASSESSOR'S PARCEL NUMBER:**  
030-260-016

**PARCEL SIZE:**  
11.7± ACRES

**PARCEL ZONING:**  
AP

**SHEET INDEX:**

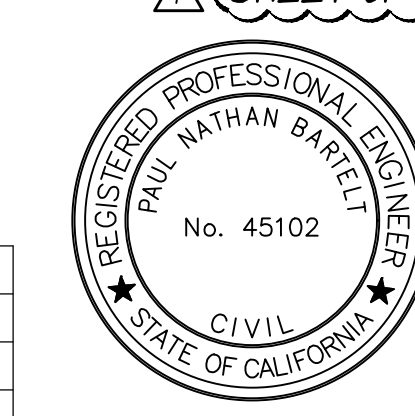
SHEET	DESCRIPTION
SHEET UP1	OVERALL SITE PLAN - PROPOSED CONDITIONS
SHEET UP2	PHOTOGRAPHIC DOCUMENTATION
SHEET UP3	WINERY COVERAGE AREAS
SHEET UP4	WINERY DEVELOPMENT AREAS
SHEET UP5	WINERY ACCESSORY TO PRODUCTION RATIOS
SHEET UP6	IMPERVIOUS AREAS
SHEET UP7	STORMWATER CONTROL PLAN

**TEST PIT EXPLORATION NOTES:**

- TEST PITS #1 THROUGH #13 WERE EXCAVATED BY BRUCE SAKAI GENERAL ENGINEERING ON NOVEMBER 14, 2008 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- TEST PITS #1B THROUGH #10B WERE EXCAVATED BY BRUCE SAKAI GENERAL ENGINEERING ON APRIL 3, 2009 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

**OVERALL SITE PLAN**  
SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	SHEETS	BY
08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019		C1, C3-C1	KP



PREPARED UNDER THE DIRECTION OF  
PAUL N. BARTELT R.C.E. 45102

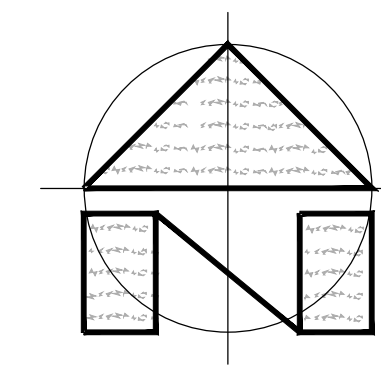
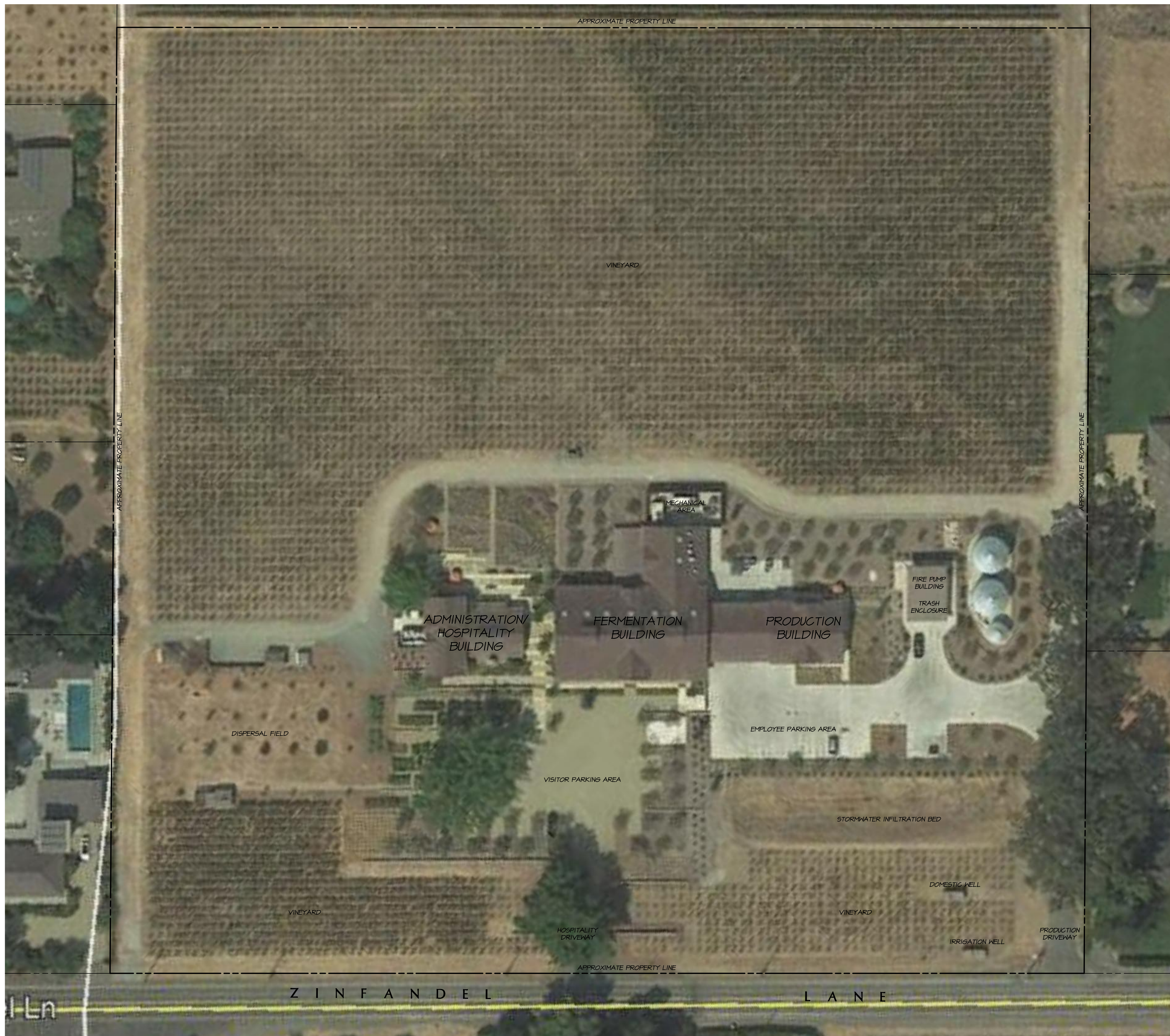
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1303 Jefferson Street, 200 B, Napa, CA 94559  
www.barteltengineering.com  
Telephone: 707-258-1301

**WHEELER FARMS WINERY OVERALL SITE PLAN USE PERMIT MODIFICATION**

**NAPA COUNTY**

DATE: MARCH 2019  
JOB NO: 08-16  
SHEET NO: **UP1**  
OF 7

04/12/2019 - 11:07 AM: WP1: LAND PROJECTS\2019\007-2021\06\49\49\00149 UP MOD\06-UPNDMS\_WP1\_PHOTO\_ARCH FULL BLEED D (9600 X 2400 INCHES).P1 - 1: FLOTTED & BARTELT ENGINEERING, 707-258-1301



SCALE: 1" = 40'

### PHOTOGRAPHIC DOCUMENTATION

SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	BY
1	08-08-19	NO CHANGE TO THIS SHEET	KP



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**NOTE:**  
THE AERIAL PHOTOGRAPH USED AS A BASE FOR THIS EXHIBIT WAS TAKEN FROM GOOGLE EARTH IN FEBRUARY, 2019. ALL PROPERTY LINES SHOWN WERE PROVIDED BY TERRA FIRMA SURVEYS, INC. ARE APPROXIMATE AND SHALL BE VERIFIED.

**WHEELER FARMS WINERY**  
**PHOTOGRAPHIC DOCUMENTATION**  
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

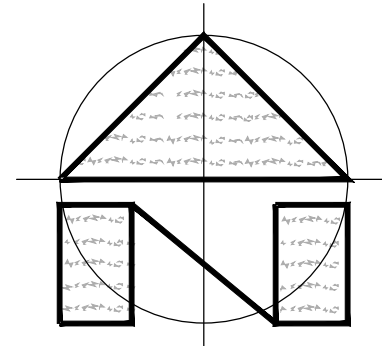
DESIGNER	RP
DRAWN	KP
CHECKED	FMB

DATE: MARCH 2019  
JOB NO: 08-16  
SHEET NO:  
**UP2**  
OF 7

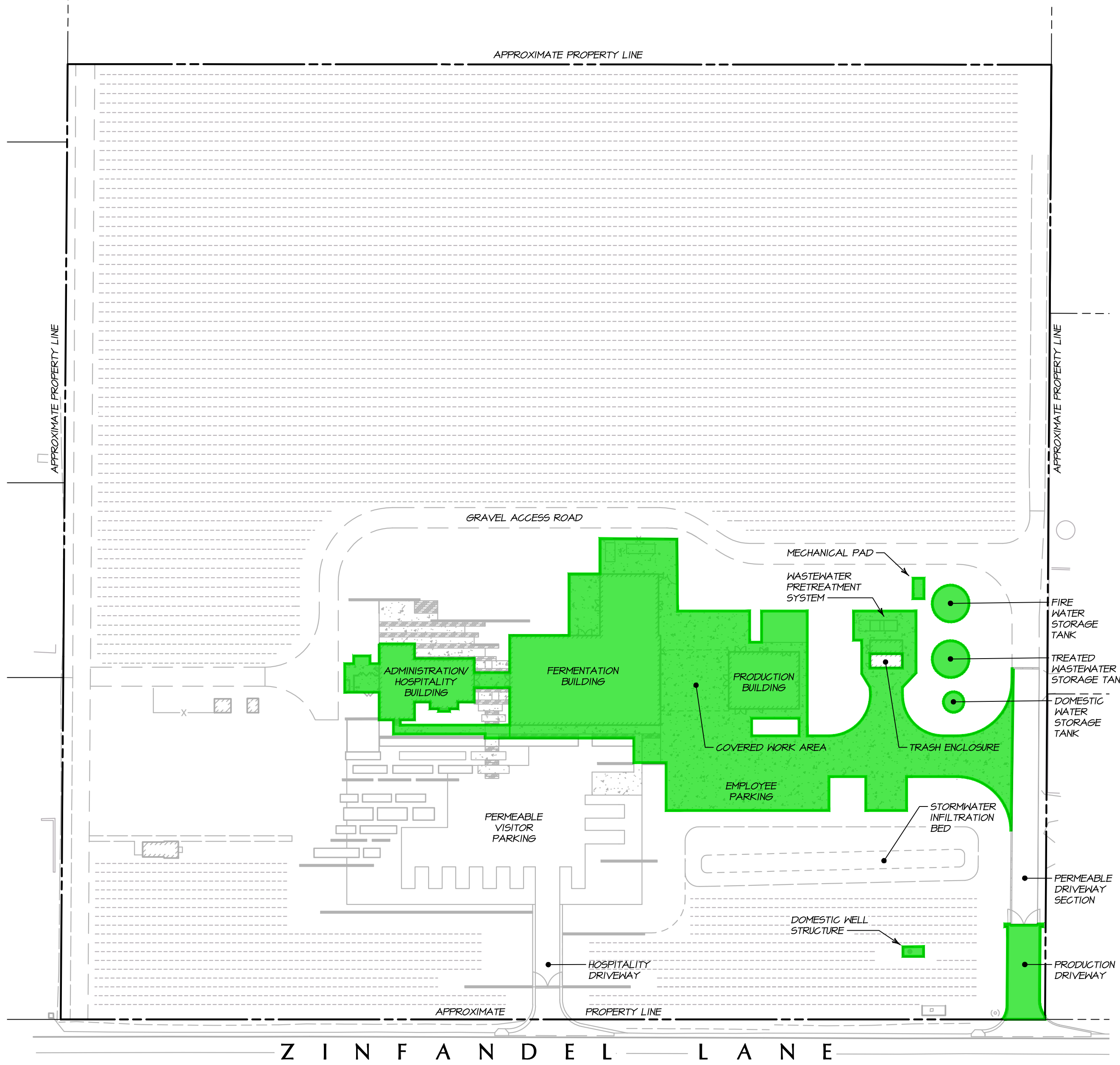
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SCALE: 1" = 60'

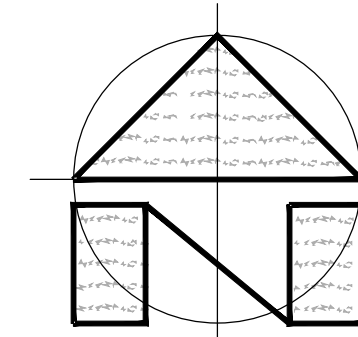


### WINERY DEVELOPMENT AREA EXHIBIT EXISTING CONDITIONS

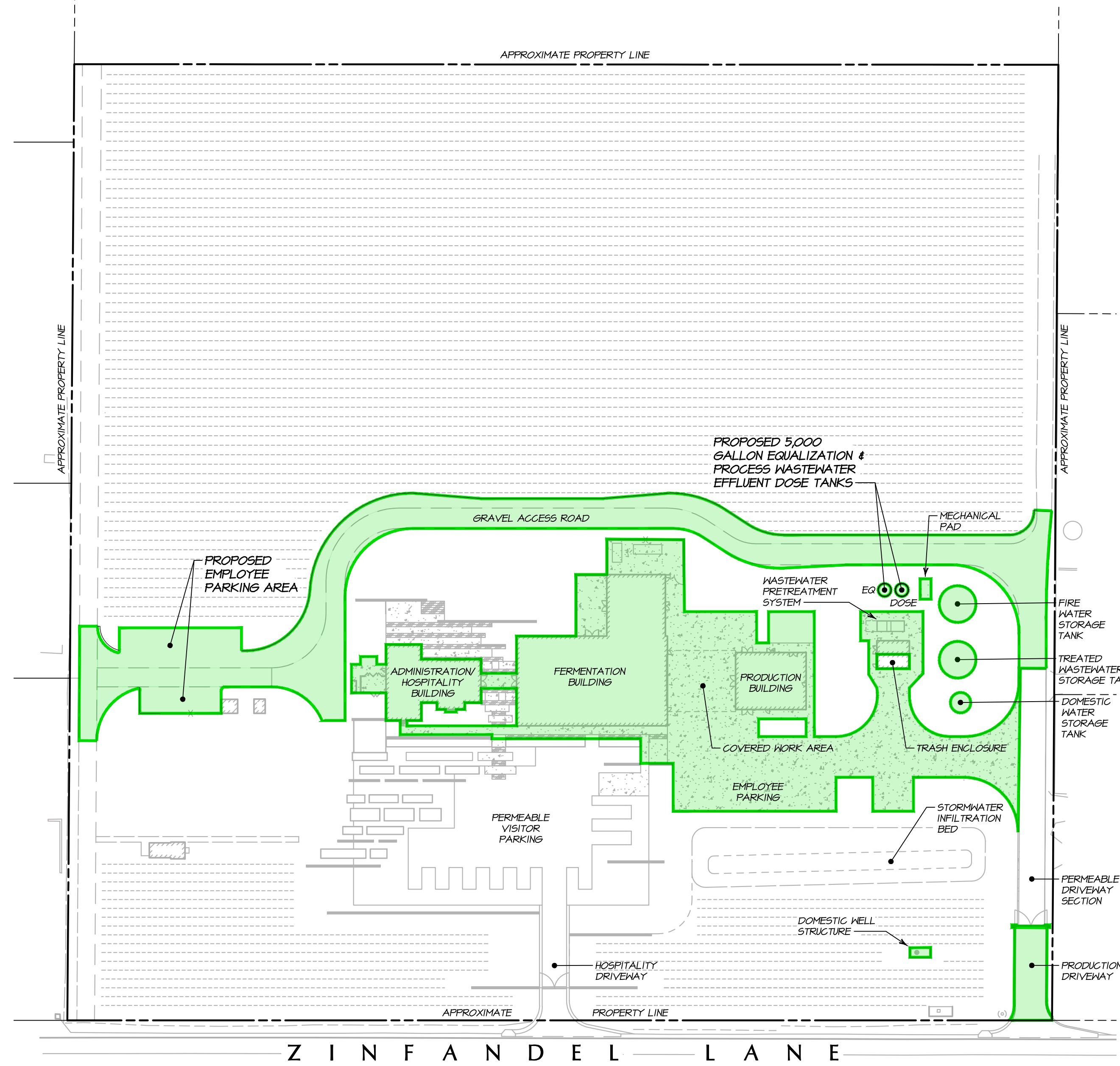
SCALE: 1" = 60'

**WINERY DEVELOPMENT AREA:**  
WINERY DEVELOPMENT AREA (46,101 SQUARE FEET = 1.06+ ACRES)  
PARCEL SIZE: 11.7+ ACRES

WINERY DEVELOPMENT AREA - ALL AGGRAGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 510.04.210



SCALE: 1" = 60'



### WINERY DEVELOPMENT AREA EXHIBIT PROPOSED CONDITIONS

SCALE: 1" = 60'

**WINERY DEVELOPMENT AREA:**  
WINERY DEVELOPMENT AREA (73,901+ SQUARE FEET = 1.70+ ACRES)  
PARCEL SIZE: 11.7+ ACRES

WINERY DEVELOPMENT AREA - ALL AGGRAGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 510.04.210

NO.	DATE	DESCRIPTION	BY
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP



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R.C.E. 45102

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DESIGNER: RP  
DRAWN: KP  
CHECKED: CHC  
DATE: 03/01/2019  
PROJECT: 19080001  
TITLE: WHEELER FARMS WINERY DEVELOPMENT AREA EXHIBIT  
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www.barteltengineering.com  
Telephone: 707-258-1301

WHEELER FARMS WINERY  
WINERY DEVELOPMENT AREA EXHIBITS  
NAPA COUNTY USE PERMIT MODIFICATION  
CALIFORNIA

DATE: MARCH 2019

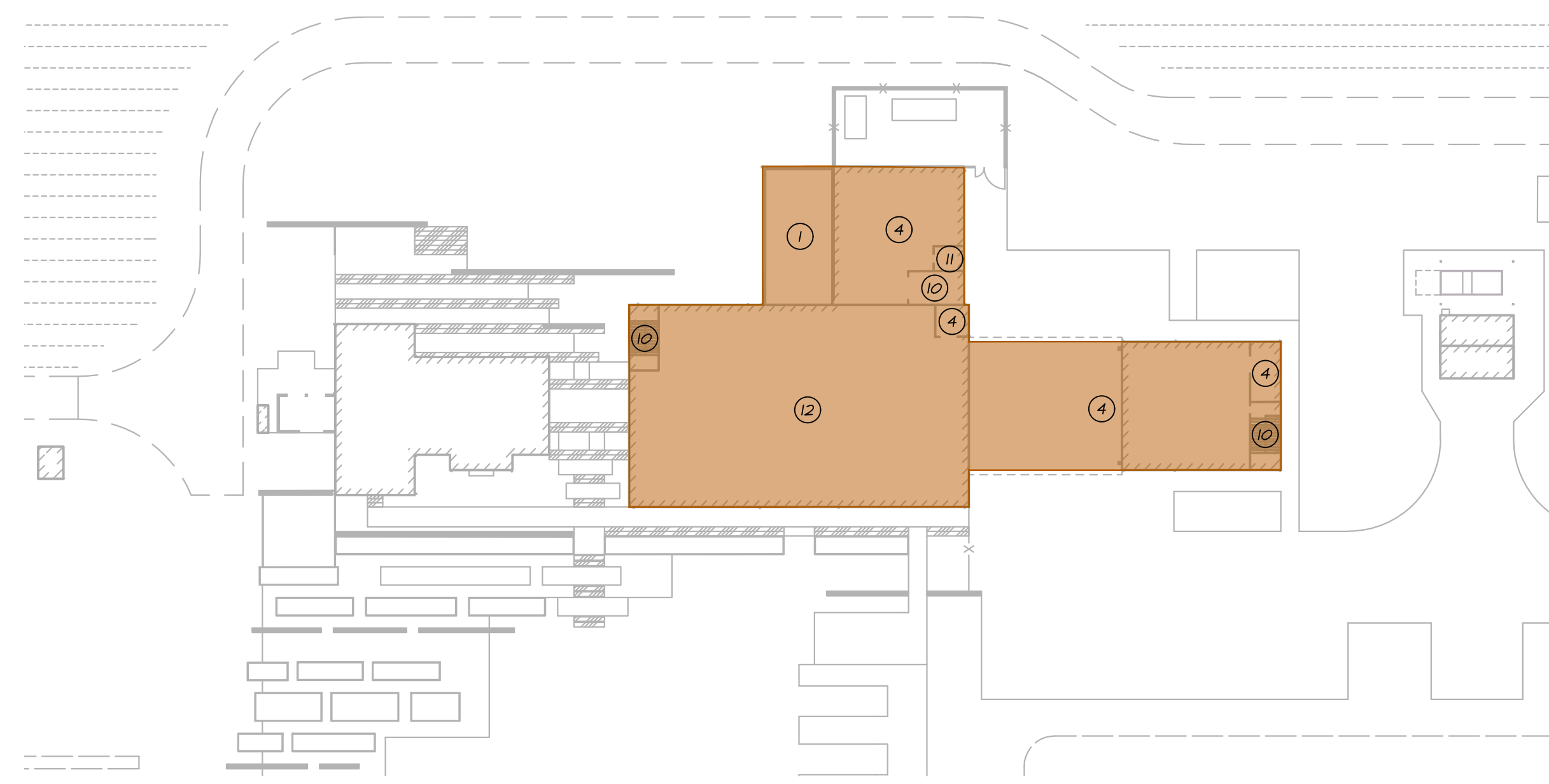
JOB NO.: 08-16

SHEET NO.:

UP4  
OF 7

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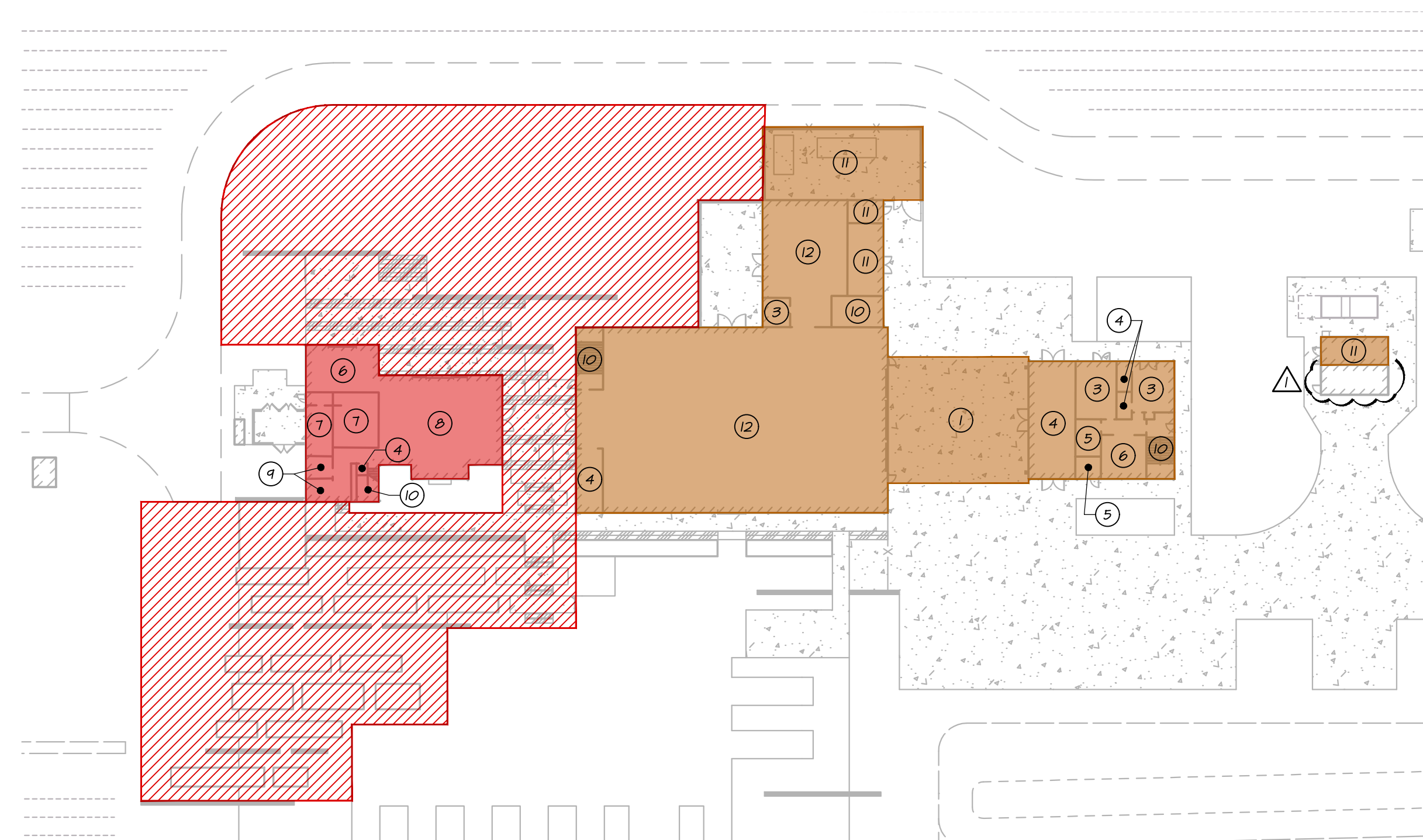


WINERY ACCESSORY USE TO PRODUCTION RATIOS - BASEMENT LEVEL

SCALE: 1" = 40'

NOTES:

- ① COVERED WORK AREA
- ④ STORAGE
- ⑩ STAIRWELL/ELEVATOR
- ⑪ MAINTENANCE FACILITY/MECHANICAL ROOM
- ⑫ FERMENTATION/BARREL ROOM

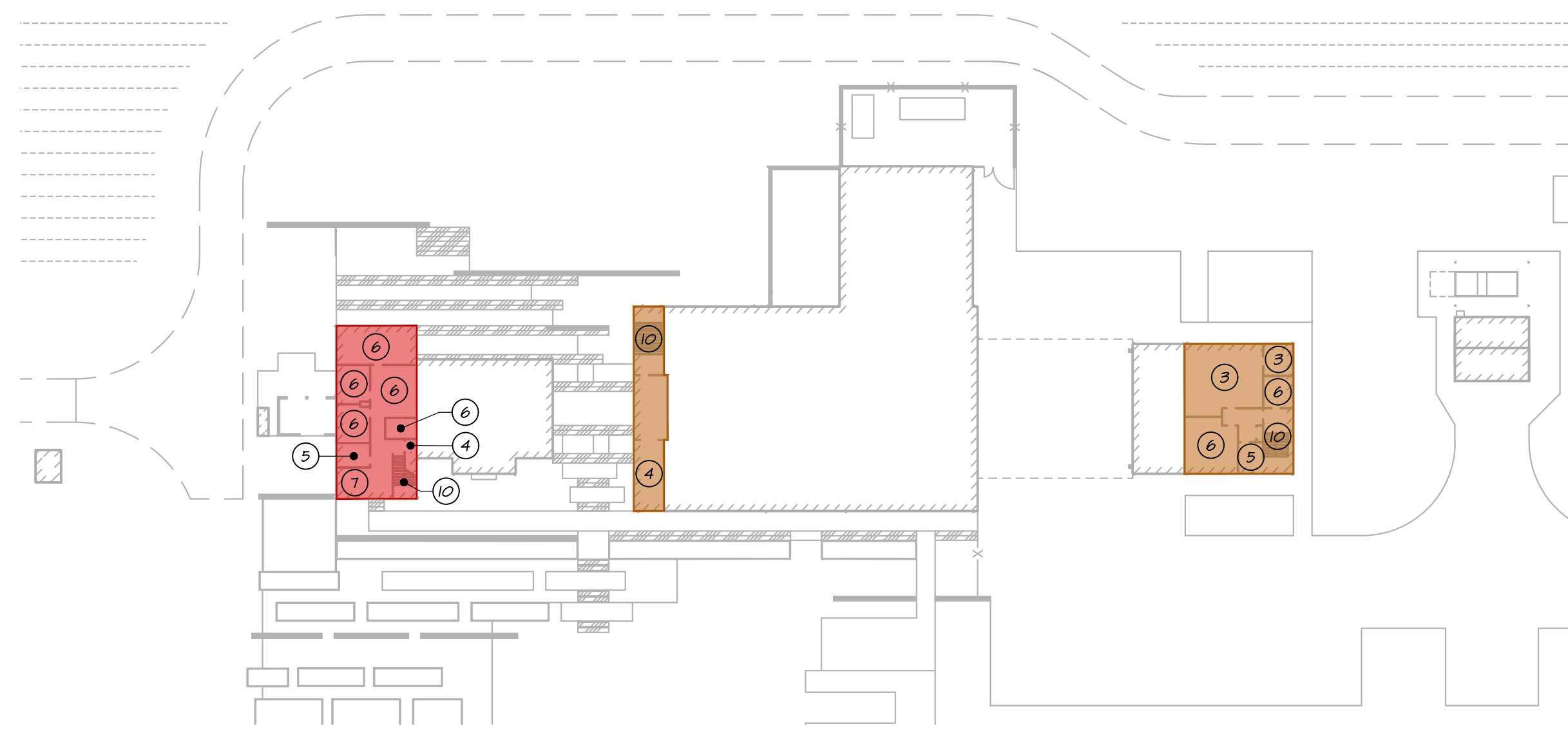


WINERY ACCESSORY USE TO PRODUCTION RATIOS - LEVEL 1

SCALE: 1" = 40'

NOTES:

- ① COVERED WORK AREA
- ③ LABORATORY/TECHNICAL
- ④ STORAGE
- ⑤ EMPLOYEE RESTROOMS
- ⑥ OFFICES/CONFERENCE MEETING ROOMS
- ⑦ KITCHEN/BREAK ROOM
- ⑧ TASTING ROOM
- ⑨ NON-EMPLOYEE RESTROOMS
- ⑩ STAIRWELL/ELEVATOR
- ⑪ MAINTENANCE FACILITY/MECHANICAL ROOM
- ⑫ FERMENTATION/BARREL ROOM



WINERY ACCESSORY USE TO PRODUCTION RATIOS - LEVEL 2

SCALE: 1" = 40'

NOTES:

- ③ LABORATORY/TECHNICAL
- ④ STORAGE
- ⑤ EMPLOYEE RESTROOMS
- ⑥ OFFICES/CONFERENCE MEETING ROOMS
- ⑦ KITCHEN/BREAK ROOM
- ⑩ STAIRWELL/ELEVATOR

NOTE:  
FLOOR PLANS PROVIDED BY TAYLOR LOMBARDO ARCHITECTS.

ACCESSORY/PRODUCTION CALCULATIONS:



PRODUCTION FACILITY - FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE THE TOTAL SQUARE FOOTAGE OF ALL WINERY GROWING FERMENTING BOTTLING BLEND AND BOTTLE STORAGE SHIPPING RECEIVING LABORATORY EQUIPMENT STORAGE AND MAINTENANCE FACILITIES AND EMPLOYEE DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE SUB/D/4-200.

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES LOBBIES/TASTING ROOMS CONFERENCE/MEETING ROOMS NON-PRODUCTION ACCESS HALLWAYS KITCHENS TASTING ROOMS (PRIVATE AND PUBLIC AREAS) RETAIL SPACE AREAS LIBRARIES NON-EMPLOYEE DESIGNATED RESTROOMS ANY DISPLAY AREAS OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE SUB/D/4-200.



PREPARED UNDER THE DIRECTION OF  
PAUL N. BARTELT R.C.E. 45102

NO.	DATE	DESCRIPTION	BY
①	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP
②			
③			

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DES: RP  
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 CHECK: FMB

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WHEELER FARMS WINERY  
 ACCESSORY USE TO PRODUCTION RATIOS  
 NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019  
 JOB NO: 08-16  
 SHEET NO:  
**UP5**  
 OF 7

04/12/2019 - 11:00 AM Winery 5: LAND PROJECTS/D/007-2003/D/06-WFUD/045 LP MOD/D/06-WFUD/045 UPS-AC/L PROJ ARCH FULL BLEED D: (8,6,0) X 24,00 (INCHES) 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



