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**Recommended Conditions of Approval  
and Final Agency Approval Memos**

**ZONING ADMINISTRATOR HEARING – JUNE 30, 2021  
CONDITIONS OF APPROVAL**

**Kallweit Viewshed Permit & Exception to RSS  
Application No. P20-00100  
Oakville Ridge Road, Napa, 94559  
APN 027-340-024-000**

This Permit encompasses and shall be limited to the project commonly known as the Kallweit Residence located on Oakville Ridge Road, off of Oakville Grade, approximately 2.6 miles southwest of the intersection of Oakville Grade and Highway 29. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

**PART I**

**1.0 PROJECT SCOPE**

This Permit encompasses and shall be limited to:

- 1.1 An exception to the Napa County Road and Street Standards to accommodate alternative turnout dimensions and spacing, and to allow for a reduction in the driveway width at various locations.
- 1.2 Construction of an approximately 3,000 square foot single-family residence, an approximately 1,132 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), a garden shed, infinity pool, hot tub, two water tanks and construction of an access driveway and approximately two (2) miles of improvements to Oak Ridge Road, beginning at the Oak Ridge Road access onto Oak Ridge Grade and ending at the driveway of the Kallweit residence.

The Viewshed Permit shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative locations for fire suppression or other types of water tanks shall be

approved in accordance with the County Code and may be subject to the permit modification process.

**2.0 STATUTORY AND CODE SECTION REFERENCES**

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

**3.0 MONITORING COSTS**

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

**PART II**

**4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT [RESERVED]**

**PART III**

**5.0 PREREQUISITE FOR ISSUANCE OF PERMITS**

**5.1 PAYMENT OF FEES**

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

**6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES**

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements that may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division RSS Exception memorandum dated February 11, 2021.
- b. Engineering Services Division conditions memorandum dated June 23, 2021.
- c. Fire Department memorandum dated June 16, 2021.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES **[RESERVED]**

6.7 MECHANICAL EQUIPMENT **[RESERVED]**

6.8 TRASH ENCLOSURES **[RESERVED]**

6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.10 HISTORIC RESOURCES **[RESERVED]**

6.11 DEMOLITION ACTIVITIES **[RESERVED]**

6.12 VIEWSHED – EXECUTION OF USE RESTRICTION

The property owner shall execute and record in the county recorder's office a use restriction, in a form approved by County Counsel, requiring all vegetation screening, including existing vegetation and the additional two 15-gallon oak trees, to be maintained by the owner or the owner's successor so as to maintain conformance with the County Code.

6.13 PERMIT PREREQUISITE MITIGATION MEASURES

A. Biological

MM BIO-2: To avoid impacts to special status bat species, to the extent feasible, noise-producing activities shall be initiated between September 1 and April 15 to avoid maternity roosting bats if present.

Alternatively, if development activities are performed during the maternity season, a pre-construction bat roost survey prepared by a qualified biologist shall be performed, during the maternity season, for rock outcrops within 100-feet of the proposed project development. If maternity roosts are discovered, a minimum 100-foot no-disturbance buffer shall be placed around the roost until September 1.

Method of Monitoring: If tree removal and/or noise producing activities occur during the maternity season between the dates of April 16 to August 31, a pre-construction bat survey shall be conducted and submitted to Planning Division staff prior to issuance of the grading permit.

Responsible Agency: Planning

MM BIO-3: To avoid impacts to purple martin and migratory birds and raptors, to the extent feasible, tree removal and/or noise-producing activities shall be initiated during the non-nesting season from September 1 to January 31.

If work cannot be initiated during this period, or if there is a break in activity lasting more than 14 days after the date of February 1, nesting bird surveys shall be performed by a qualified biologist within the project study area. If nests are found, a no-disturbance buffer should be placed around the nest until the young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer shall be determined by the biologist based on the species, status of the nest and proximity to proposed activities.

Method of Monitoring: If tree removal and/or noise producing activities occur during the nesting season, between the dates of February 1 to August 31, the pre-construction nesting bird survey shall be submitted to Planning Division staff prior to issuance of the grading permit.

Responsible Agency: Planning

MM BIO-4: Construction activities have the potential to impact special status raptors during the breeding season if noise disturbances exceed thresholds set by the United States Fish and Wildlife Service (USFWS) for federally listed raptor species. Using the guidance prepared by USFWS (2020) for northern spotted owl, a minimum of one week prior to commencement of noise emanating or ground disturbing activities occurring on the project site, a qualified biologist shall utilize the following criteria to determine if noise disturbances would be considered significant to any nesting raptors if present:

- Project-generated sound exceeds ambient nesting conditions by 20-25 decibels (dB)
- Project-generated sound, when added to existing ambient conditions, exceeds 90 dB

Additionally, USFWS guidance indicates that any human activities occurring within a visual line-of-sight distance of 40 meters (130 feet) or less from a nest may also result in take. Therefore, to avoid significant impacts to nesting raptors, the following measures shall apply if project development activities are likely to exceed the above thresholds:

- Construction activities over the dB limits noted above shall be initiated during non-nesting season, from September 1 to January 31.
- If work at or above the listed dB level tolerances cannot be initiated during this period, protocol level surveys shall be performed within one-half mile of development activities for golden eagle and NSO the season prior to the start of those activities. The survey radius may be modified based on the distance that noise disturbances exceeding tolerances could occur over. It shall be assumed that prior documented NSO nests are still active and noise disturbing activities within one-half mile, or visual disturbances within 40 meters shall be avoided between the dates of March 15 to August 31 to avoid impacts to NSO. Surveys shall be performed by a qualified biologist.
- If nests are discovered, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. Typically buffers for golden eagle are one-quarter mile and buffers for NSO are up to one-half mile. These buffers may be modified based on the above tolerances or in consultation with the appropriate listing agency.

Method of Monitoring: If tree removal and/or noise producing activities occur during the breeding/nesting season, from February 1 to August 31, a qualified biologist shall use the guidance prepared by the United States

Fish and Wildlife Service (2006) for estimating the effects of auditory and visual disturbance to special status raptors (including North Spotted Owl and golden eagle) to determine if noise or visual disturbances resulting from project development would be considered significant to any nesting raptors if present. The biologist shall conduct protocol level surveys and shall submit these surveys to the Planning Division prior to issuance of grading permit or commencement of any construction activities on the project site, including improvements to Oakville Ridge Road. If nests are discovered, the applicant shall place the no-disturbance buffer at the satisfaction of the biologist and the buffer shall be inspected by the Planning Division prior to initiation of construction. Any modification to the size of the buffer must be based on consultation from the listing agency (i.e. USFWS or CDFW). If a modified buffer is approved, the applicant shall provide documentation from the listing agency indicating as much.

Responsible Agency: Planning

6.14 **PARCEL CHANGE REQUIREMENTS [RESERVED]**

The permittee shall comply with the following requirements:

6.15 **FINAL MAPS [RESERVED]**

6.16 **OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS [RESERVED]**

**7.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

7.1 **SITE IMPROVEMENT**

Please contact Engineering Services with any questions regarding the following:

a. **GRADING & SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:



1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perpfaq\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

**7.3 CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 AM to 5:00 PM.

**7.4 CONSTRUCTION MITIGATION MEASURES**

The permittee shall comply with the following construction mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

**a. Biological Resources**

MM BIO-1: To avoid impacts to special status bat species, to allow any solitary bats to relocate, felled trees shall remain overnight, prior to chipping or hauling off site (year-round).

Method of Monitoring: Prior to chipping or hauling off site (year round), all felled trees shall be inspected for special status bat species by a qualified biologist.

Responsible Agency: Planning

**7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]**

**8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]**

**9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES**

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

**9.1 FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS **[RESERVED]**

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscape plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

The permittee shall construct road improvements to Oakville Ridge Road from the beginning of Oakville Ridge Road where it intersects with Oakville Grade and ending at the entrance to the project site. The design of the improvements shall be submitted to the Public Works Department for review and approval. The road improvements shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**David Morrison**  
Director

## MEMORANDUM

To: Melanie Jackson-Couch Planning Division	From: Raulton Haye Engineering Service
Date: February 11, 2021	Re: Permit No. P20-00100 Kallweit Residence-Driveway Improvement <b>Road Exception Evaluation</b> APN: 027-340-024

### ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request for an exception to the Napa County Road and Street Standards (NCRSS) for the driveway serving the proposed Kallweit residence to be constructed on Oakville Ridge Road, Napa CA.

The existing driveway, Oakville Ridge Road, is approximately 2 miles long. It begins at its connection to Oakville Grade Road and serves 6 existing residences. From the intersection with Oakville Grade Road to station 43+00, the driveway is paved, approximately 10-15 feet wide and in good repair with existing turnouts. Beyond this point the driveway continues as gravel, in good condition, approximately 10-15 feet wide and meanders through relatively steep terrain and dense forest until arriving at the subject parcel located at station 108+50. The Kallweit Residence project is seeking exception to the NCRSS to accommodate alternative turnout dimensions and spacing, and to allow for a reduction in the driveway width at various locations. The Engineering and Fire Divisions have visited the site on multiple occasions to evaluate the exception requests.

### TURNOUT SPACING EXCEPTION

The existing driveway serves 6 residential units. Table 15.1 of the NCRSS requires turnouts to be spaced at 200 ft for a shared driveway that serves six or more residential units. The applicant requests alteration to the turnout spacing requirement at the locations listed below to accommodate existing physical limitations imposed by steep adjacent slopes greater than 30% and the presence of heritage live oak trees ranging from 8 inches to 30 inches dbh. The proposed design will provide the same overall practical effect as the standards by clearing and maintaining existing vegetation at selected locations along the access driveway to improve sight distances; installing, improving and/or maintaining turnouts along the access driveway for refuge for evacuating vehicles when first responders are ingressing and installing

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signage along the driveway to alert motorists of turnout locations and changing road conditions to avoid delays in emergency vehicle response.

*List 1: Proposed Turnout Spacing Request*

STA 0+00 to 7+33 (733 feet)  
STA 7+33 to 9+53 (220 feet)  
STA 9+53 to 11+83 (230 feet)  
STA 11+83 to 15+73 (390 feet)  
STA 15+73 to 20+63 (490 feet)  
STA 20+63 to 24+23 (360 feet)  
STA 24+23 to 25+03 (80 feet)  
STA 25+03 to 29+03 (400 feet)  
STA 29+03 to 31+13 (210 feet)  
STA 31+13 to 35+63 (450 feet)  
STA 35+63 to 40+23 (460 feet)  
STA 40+23 to 48+53 (830 feet)  
STA 48+53 to 54+13 (560 feet)  
STA 54+13 to 56+93 (280 feet)  
STA 56+93 to 63+83 (690 feet)  
STA 63+83 to 68+53 (470 feet)  
STA 68+53 to 71+53 (300 feet)  
STA 71+53 to 73+53 (200 feet)  
STA 73+53 to 75+53 (200 feet)  
STA 75+53 to 79+03 (350 feet)  
STA 79+03 to 81+23 (220 feet)  
STA 81+23 to 87+13 (590 feet)  
STA 87+13 to 89+03 (190 feet)  
STA 89+03 to 90+53 (150 feet)  
STA 90+53 to 92+83 (230 feet)  
STA 92+83 to 98+83 (600 feet)  
STA 98+83 to 100+33 (150 feet)  
STA 100+33 to 104+73 (440 feet)  
STA 104+73 to 106+13 (140 feet)  
STA 106+13 to 108+43 (230 feet)

[All roadway stationing is based off the attached Road Exception Request Letter and Kallweit Residence Conceptual Site Plans prepared by Sheerwood Design Engineers.]

**TURNOUT DIMENSIONS EXCEPTION**

The standard turnout has a minimum dimension of 22 feet wide and 30 feet long with a minimum 25 foot taper on each end. Alteration to the standard turnout dimensions is requested at the following locations:

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53+00, 54+50, 56+00, 62+00, 104+75 - The existing turnouts do not meet the standard dimension requirement. Widening of the turnouts is restricted by physical site limitation due to steep slopes greater than 30% adjacent to the existing road at these locations. The proposed design provides the same overall practical effect by the clearing and maintaining of existing vegetation and constructing new turnouts. The applicant will also install appropriate signage along the driveway to notify motorist of turnout locations and avoid delays in emergency vehicle response.

71+61, 100+36, 108+43-The proposed turnouts will not meet the standard dimension requirements due to existing physical limitations imposed by steep adjacent hillside slopes greater than 30% and the presence of heritage live oaks ranging from 8 inches to 18 inches dbh. The proposed design provides the same overall practical effect by the clearing and maintaining of existing vegetation. The applicant will also install appropriate signage along the driveway to notify motorist of turnout locations and avoid delays in emergency vehicle response.

[All roadway stationing is based off the attached Road Exception Request Letter and Kallweit Residence Conceptual Site Plans prepared by Sheerwood Design Engineers.]

**ENGINEERING DIVISION EVALUATION AND RECOMMENDATION:**

Engineering Division staff has reviewed the Request noted above with the applicant's authorized agents, Engineering staff and the Fire Marshal's office. With respect to Section (3) of the NCRSS as adopted by Resolution No. 2019-053 by the Board of Supervisors on April 23, 2019, this division has determined that the applicant has met the provisions for an exception to the NCRSS. The proposed improvement achieves the same overall practical effect by implementing the measures outlined below:

1. Horizontal and vertical vegetation management as described in the accompanying Road Exception Request (attached) shall be implemented along the entire length of the private lane and driveway connection to Oakville Grade Road.
2. Proposed improvement to bring selected segments of the road into compliance with the NCRSS as illustrated on the Kallweit Residence Road Improvement Conceptual Site Plans prepared by Sherwood Design Engineers (attached).
3. The access roadway and all design features associated with the road exception request shall be maintained in perpetuity of the use on the subject parcel.
4. Substandard turnout dimensions are mitigated by signing that allows safe civilian egress and avoid delays in emergency vehicle response.
5. Substandard turnout spacing are mitigated by installing signage along the driveway that gives the distance to proceeding turnouts. Sign messaging will be consistent with the following language:
  - Single Lane Ahead – Turnout in XXX Feet.
  - One Lane Road Ahead – Next Turnout XXX Feet.
  - One Lane Road with Turnouts for Passing next XXX Feet.

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Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at [raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org).

## Memorandum

November 10, 2020

**To:** David Morrison  
**Napa County Planning, Building & Environmental Services**  
1195 Third Street  
Napa, CA 94559  
**David.Morrison@countyofnapa.org**  
**(707) 253-4805**

**From:** **Cody Anderson, Sherwood Design Engineers**  
canderson@sherwoodengineers.com  
(415) 677-7300 x 218

**Project:** **19-074 – Oakville Ridge Driveway Improvements**  
**Subject:** **Oakville Ridge Road Exception Request**

Dear Mr. Morrison,

This letter is being provided as part of the Road Exception application for the existing driveway (Oakville Ridge Road) serving parcel 027-340-024. The property owner, Keith Kallweit, is planning to develop the subject parcel with a single-family dwelling unit, secondary unit, and residential accessory structure as allowed per Napa County code. Per the 2020 Napa County Road and Street Standards (Standards), structure improvements that are served by an existing residential driveway that does not meet the current Standards must be improved with turnouts only. Due to the unique topographic conditions of the existing roadway, described in detail below, it is not feasible to bring it into full compliance with the roadway width, inside radii, and turnout requirements per the Standards and a Road Exception will be required. In order to confirm that driveway improvements required under the future Road Exception will fit within his overall project budget, Mr. Kallweit is requesting a Conditional Letter of Support for the Road Exception Application.

Oakville Ridge Road is an existing driveway accessed from Oakville Grade Road that serves 6 existing residences. The driveway is paved, approximately 10' to 15' wide, and in good repair with existing turnouts from the apron at the intersection with Oakville Grade up until station 43+00 (+/-). Beyond this point the driveway is gravel, in good repair, approximately 10-15' wide, and winds through steep terrain and relatively dense forest until arriving at the subject parcel located at station 108+50 (approximately). Due to the limitations of the existing terrain, there are few opportunities for road widening and turnout improvements.

Per the improvement plans included in this application, and consistent with previous discussions with Patrick Ryan and Joe Petersen of Napa County, the owner proposes to improve the road to improve access for residents and emergency vehicles. The proposed improvements are summarized in the following table:



*Table 1: Summary of Proposed Improvements*

<b>Proposed Improvement</b>	<b>Station</b>	<b>Description</b>
Vegetation Removal	0+00 to 92+00	Clearing of vegetation within existing turnouts; Clearing vegetation along driveway to provide 14' of unobstructed horizontal clearance and 15' of unobstructed vertical clearance
Gate Repair	0+75, 42+25	Upgrade existing gate to comply with 2020 Napa County Road & Street Standards
Turnout	51+00, 70+30, 73+76, 77+60, 79+81, 85+90, 87+34, 88+89, 91+36, 98+19,	Construction of new turnout with full dimensions per 2020 Napa County Road & Street Standards
Turnout (reduced dimensions)	71+61, 100+36, 108+43	Construction of new turnout with reduced dimensions to preserve significant existing trees and accommodate adjacent grades
Road surfacing (road grade > 5%)	47+44 to 53+71, 54+26 to 57+91, 58+69 to 61+18, 63+57 to 63+93, 66+50 to 67+19, 70+73 to 71+12, 71+94 to 76+22, 76+65 to 77+06, 77+77 to 78+72, 79+80 to 80+89, 82+00 to 89+78	Improvement of road surface to be 5" CL. 2 AB with double seal coat per 2020 Napa County Road & Street Standards Detail C-10
Road surfacing (road grade > 16%)	78+72 to 79+80, 97+78 to 98+28	Improvement of road surface to be 2" HMA / 5" CL. 2 AB per 2020 Napa County Road & Street Standards Detail C-10
Road surfacing (road grade > 18%)	53+71 to 54+26, 80+89 to 82+00 98+28 to 104+33	Improvement of road surface to be 3" HMA / 5" CL. 2 AB per 2020 Napa County Road & Street Standards Detail C-10

The above improvements will significantly improve access on Oakville Ridge Road. However, the proposed improvements will not bring the road fully into compliance with the Standards. A Road Exception is being requested, as detailed in the following tables:

Table 2a: Summary of Proposed Road Exception Items – Turnout Spacing

2020 Napa County Road & Street Standard	Turnout Leg	Approximate Distance Between Turnouts (Center to Center)	Existing Topographic Limitations and Trees Present
<p>Per Table 15.1 of the 2020 Napa County Road &amp; Street Standards, the planned improvement of parcel 027-340-024 with a Primary Residence with a 2<sup>nd</sup> Dwelling Unit requires turnout spacing of 200 feet on Oakville Ridge Road as the road serves 6 residential units.</p>	0+00 TO E1	600 ft	Adjacent hillside slopes greater than 30%, Live Oak 12" DBH present
	E1 TO E2	210 ft	Adjacent hillside slopes greater than 30%, Live Oak 8-14" DBH present
	E2 TO E3	230 ft	Adjacent hillside slopes greater than 30%, Live Oak 10-18" DBH present
	E3 TO E4	390 ft	Adjacent hillside slopes greater than 30%, Live Oak 16-24" DBH present
	E4 TO E5	510 ft	Adjacent hillside slopes greater than 30%, Live Oak 12-18" DBH present
	E5 TO E6	360 ft	Adjacent hillside slopes greater than 30%, Live Oak 12-16" DBH present
	E7 TO E8	370 ft	Adjacent hillside slopes greater than 30%, Live Oak 10-28" DBH present
	E8 TO E9	230 ft	Adjacent hillside slopes greater than 30%, Live Oak 16-20" DBH present
	E9 TO E10	450 ft	Adjacent hillside slopes greater than 30%, Live Oak 10-24" DBH present
	E10 TO E11	460 ft	Adjacent hillside slopes greater than 30%, Live Oak 14" DBH present
	E11 TO E12	840 ft	Adjacent hillside slopes greater than 30%, Live Oak 6-30" DBH present
	E12 TO TURNOUT 1	580 ft	Adjacent hillside slopes greater than 30%, Live Oak 10-18" DBH present
	TURNOUT 1 TO TURNOUT 2	300 ft	Adjacent hillside slopes greater than 30%, Live Oak 10-16" DBH present
	TURNOUT 2 TO TURNOUT 3	660 ft	Adjacent hillside slopes greater than 30%, Live Oak 28" DBH present
	TURNOUT 3 TO TURNOUT 4	440 ft	Adjacent hillside slopes greater than 30%, Live Oak 12-20" DBH present
	TURNOUT 4 TO TURNOUT 5	340 ft	Adjacent hillside slopes greater than 30%, Live Oak 10-20" DBH present
	TURNOUT 6 TO TURNOUT 7	210 ft	Adjacent hillside slopes greater than 30%
	TURNOUT 7 TO TURNOUT 8	390 ft	Adjacent hillside slopes greater than 30%, Live Oak 14-22" DBH present
TURNOUT 8 TO TURNOUT 9	220 ft	Adjacent hillside slopes greater than 30%, Live Oak 14" DBH present	
TURNOUT 9 TO TURNOUT 10	610 ft	Adjacent hillside slopes greater than 30%, Live Oak 16" DBH present	
TURNOUT 12 TO TURNOUT 13	250 ft	Adjacent hillside slopes greater than 30%, White Oak 8" DBH present	
TURNOUT 13 TO TURNOUT 14	680 ft	Adjacent hillside slopes greater than 30%, White Oak 8" and Live Oak 12" DBH present	
TURNOUT 14 TO TURNOUT 15	220 ft	Adjacent hillside slopes greater than 30%	
TURNOUT 15 TO TURNOUT 16 (E14)	440 ft	Adjacent hillside slopes greater than 30%, Black Oak 8-16" DBH present	
TURNOUT 17 (E15) TO TURNOUT 18	230 ft	Adjacent hillside slopes greater than 30%	

*Table 3b: Summary of Proposed Road Exception Items – Turnout Dimensions*

2020 Napa County Road & Street Standard	Turnout Location	Exception Taken	Existing Topographic Limitations and Trees Present
Turnout dimensions must be per Detail C-11 of the 2020 Napa County Road & Street Standards	53+00	Existing turnout not widened to dimensions in Detail C-11	Adjacent hillside slopes greater than 30%
	54+50	Existing turnout not widened to dimensions in Detail C-11	Adjacent hillside slopes greater than 30%, Live Oak 10-12" DBH present
	56+00	Existing turnout not widened to dimensions in Detail C-11	Adjacent hillside slopes greater than 30%, Live Oak 12-28" DBH present
	62+00	Existing turnout not widened to dimensions in Detail C-11	Adjacent hillside slopes greater than 30%
	71+61	Proposed turnout has reduced shoulder dimensions	Adjacent hillside slopes greater than 30%, Live Oak 8-18" DBH present
	100+36	Proposed turnout has reduced dimensions	Adjacent hillside slopes greater than 30%
	104+75	Existing turnout not widened to dimensions in Detail C-11	Adjacent hillside slopes greater than 30%, Black Oak 10-16" DBH present
	108+43	Proposed turnout has reduced dimensions	Adjacent hillside slopes greater than 30%

*Table 4c: Summary of Proposed Road Exception Items – Roadway Width*

2020 Napa County Road & Street Standard	Location	Exception Taken	Existing Topographic Limitations and Tree Removal
Per Section 15 of the 2020 Napa County Road and Street Standards, all streets, drives, and roads shall provide a minimum of two 10-foot traffic lanes, of homogenous surface, and a minimum of one foot of shoulder on either side.	Typical	Existing Roadway shoulder not widened to dimensions stated by the 2020 Napa County Road and Street Standards	Adjacent hillside slopes greater than 30%, Black Oak 10-20", White Oak 8", and Live Oak 8-30" DBH present

Table 5d: Summary of Proposed Road Exception Items – Inside Curve Radius

2020 Napa County Road & Street Standard	Location	Inside Curve Radius	Existing Topographic Limitations and Tree Removal
Per Section 15 of the 2020 Road and Street Standards, no roadway or roadway structure shall have a horizontal inside radius of curvature of less than 50 feet	47+08	44 ft	Adjacent hillside slopes greater than 30%
	106+15	49 ft	Adjacent hillside slopes greater than 30%, Black Oak 8-12" DBH present

In conclusion, the project is proposing maintenance of existing turnouts, construction of new turnouts, clearing of existing trees and brush, and road surfacing improvements. Our assessment is that road improvements beyond those proposed are infeasible due to the significant impact a fully compliant road would have on existing conditions, damaging adjacent habitat and drainage patterns. While not in full compliance with the Standards, the proposed improvements will significantly improve access for all users to the parcels along the driveway and provide the same overall practical effect as the Standards by providing a stable, all-weather emergency access road with turnouts placed as frequently as the existing terrain allows. As such, the applicant is requesting approval of the Road Exception Application to the 2020 Napa County Road & Street Standards.

Sincerely,

Cody Anderson, PE

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**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**David Morrison**  
Director

## MEMORANDUM

To: Melanie Jackson-Couch, Planning	From: Raulton Haye, Engineering
Date: June 23, 2021	Re: P20-00100 <b>Kallweit Residence-Driveway Improvement</b> APN: 027-340-024

The Engineering Division has reviewed the use permit application P20-00100 for the driveway leading to assessor’s parcel number 027-340-024. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

### PREREQUISITES FOR ISSUANCE OF PERMITS

1. Access to the structure shall comply with the minimum design criteria pursuant to the effective State and Local Regulations for ingress and egress at the time of building permit application acceptance.
2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Common Drive development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in

accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

6. **Prior to issuance of a building permit** the owner shall prepare a Single-Family Home/Small Development Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

#### **PREREQUISITES DURING PROJECT CONSTRUCTION**

8. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction.**

#### **PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY**

9. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit. **\*\* If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

#### **PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

10. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items, please contact Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at [Choose your number] or by email at [Rauton.Haye@countyofnapa.org](mailto:Rauton.Haye@countyofnapa.org)



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Napa County Fire Department  
Fire Marshal's Office  
Hall of Justice, 2nd Floor  
1125 3rd Street  
Napa, CA 94559

Office: (707) 299-1466

Adam Mone  
Fire Plans Examiner

## MEMORANDUM

TO: Planning	DATE: 6/16/2021
FROM: Adam Mone, Plans Examiner	
SUBJECT: <b>Kallweit Residence Viewshed</b>	<b>027-340-024-000</b>

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.
3. Separate permit submittals required for Automatic Fire Sprinklers at building permit phase.
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards.
5. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards and CA Fire Safe Regulations for projects within SRA.
6. Provide 100 feet of defensible space around all structures.
7. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ [www.countyofnapa.org/firemarshal](http://www.countyofnapa.org/firemarshal). Should you have any questions of me, contact me at (707)299-1466 or email at [adam.mone@countyofnapa.org](mailto:adam.mone@countyofnapa.org)