



October 22, 2013

Job No. 12-142

Mr. Nate Galambos, PE
Engineering Manager
Engineering Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 201
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the
Castellucci Family Winery Use Permit Application (P13-00140)
3 Zinfandel Lane, St. Helena, CA 94574
Napa County APN 025-160-006

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for the Castellucci Family 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 as revised by Board of Supervisor's Resolution No. 06-198. Section 3 of the Standards allows exceptions to the Standards provided that 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.

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

Project Description

Antonio Castellucci is applying for a Use Permit to construct and operate a new winery at his property located at 3 Zinfandel Lane in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 025-160-006, is located at the northwest corner of the intersection of Zinfandel Lane and Silverado Trail.

The use permit application under consideration proposes the construction and operation of a new winery with the following characteristics:

- Wine Production:
 - 30,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 2 part time employees
 - 2 full time employees
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 50 visitors per day maximum
 - Private Promotional Tastings with Meals:
 - 12 per year
 - 25 guests maximum
 - Medium Private Marketing Events
 - 3 per year
 - 60 guests maximum
 - Larger Private Marketing Events
 - 2 per year
 - 125 guests maximum
 - Harvest Party Events
 - 2 per year
 - 50 guests maximum

Access Road Conditions

Access to the Castellucci Family Winery will be via the existing residential driveway off of the northwest side of Zinfandel Lane. The existing driveway will be improved to fully comply with the Napa County Road and Street Standards for winery access (18 feet paved plus 2 feet of shoulder, for a total of 20 feet drivable width).

According to the Traffic Impact Report prepared by Crane Transportation Group the proposed project conditions will exceed Napa County warrant criteria for a left turn lane on Zinfandel Lane. The Applicant has agreed to incorporate a new left turn lane into the project proposal however due to existing conditions including the project driveway's location relative to Silverado Trail to the east and the Napa River to the west it is not feasible to meet the County requirements for a standard left turn lane configuration.

Request for Exception to Napa County Road and Street Standards

The Napa County Road and Street Standards require lane transitions extending approximately 500 to 600 feet to each side of the driveway's intersection with the County road. This standardized design is based on a design speed of 55 miles per hour (mph).

In order to improve Zinfandel Lane to provide this standard left turn lane the project driveway would have to be relocated to be immediately adjacent to the Napa River, the existing historic stone bridge over the Napa River would have to be widened, a significant amount of fill would need to be placed in the Napa River's riparian corridor and floodway and mature oak trees and other riparian vegetation would need to be removed.

Section 3.D. of the Napa County Road and Street Standards, as revised by Board of Supervisors Resolution No. 06-198, 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 conditions provide the same overall practical effect as the Road and Street Standards towards providing defensible space, and consideration towards life, safety and public welfare.

It is our opinion that by allowing a modified left turn lane layout on Zinfandel Lane at the existing driveway location the project can achieve the same overall practical effect as the Standards and eliminate undue environmental impacts. The layout of this proposed modified left turn lane has been developed and reviewed in consultation with Paul Wilkinson of the Napa County Public Works Department and is illustrated on the attached Castellucci Family Winery Left Turn Lane Exhibit. This design will provide the same overall practical effect as the Road and Street Standards by providing the required left turn pocket for eastbound traffic turning into the winery driveway. Furthermore, this modified left turn lane layout will also eliminate the need to widen the existing historic stone bridge, place fill near the Napa River and remove mature oak trees. This can be accomplished by reconfiguring the standard left turn lane striping to the east of the proposed winery driveway to make a natural transition to the Zinfandel Lane / Silverado Trail intersection and also reducing the lane transition taper length to the west to avoid work in the Napa River corridor. A reduced taper length is appropriate for this scenario because the design speed for vehicles on this segment of road is much less than the 55 mph design speed used for the County standard left turn lane layout.

Conclusions & Findings In Support of Exception Request

It is our opinion that the proposed request to allow a modified left turn lane configuration to serve the proposed winery, meets the criteria established in Section 3 of the Road and Street Standards. More specifically, the proposed left turn lane configuration preserves unique features of the natural environment and will provide the same overall practical effect as the Road and Street Standards towards providing defensible space and safe access conditions for the general public and emergency vehicles.

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



Enclosures:

Castellucci Family Winery Left Turn Lane Exhibit

Copy:

Antonio Castellucci (via email)
Jon Webb, Albion Surveys (via email)

CASTELLUCCI FAMILY WINERY

LEFT TURN LANE EXHIBIT

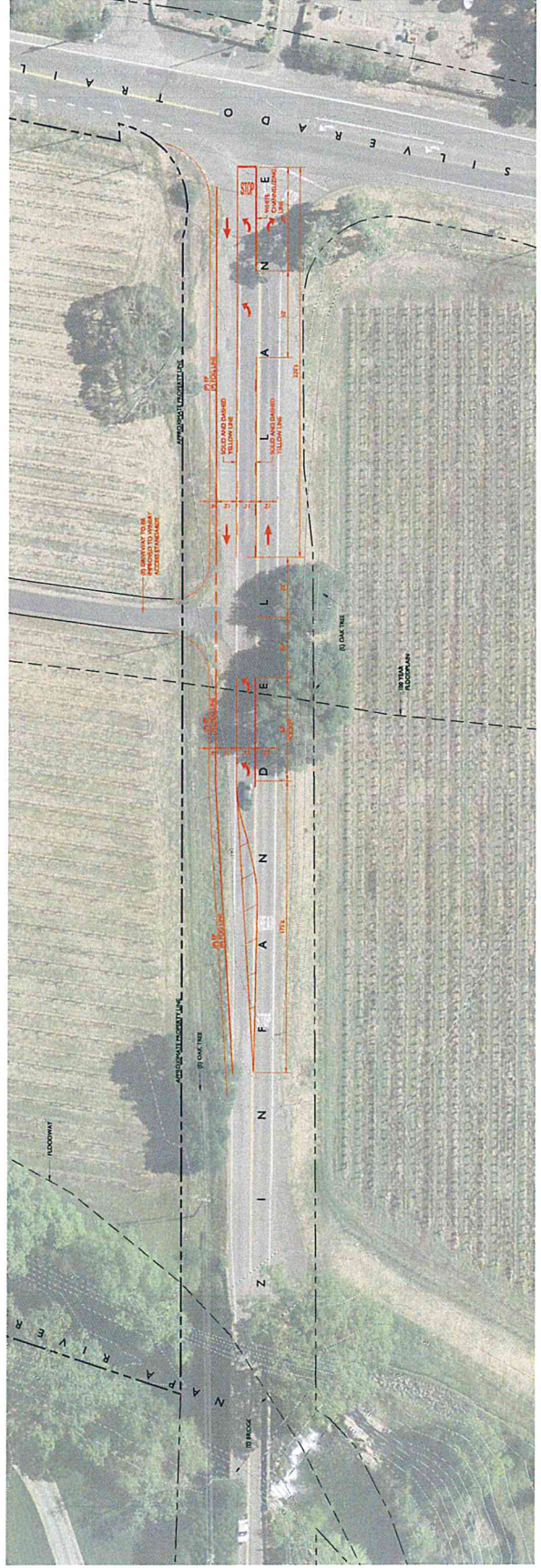
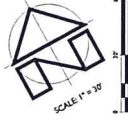


LOCATION MAP
SCALE 1" = 200'

PROJECT INFORMATION
PROPERTY OWNER & APPLICANT:
ANTONIO CASTELLUCCI
14 PELICAN POINT
BELVEDERE, CA 94920
SITE ADDRESS:
3 ZINFANDEL LANE
ST. HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
035-160-006
PARCEL SIZE:
19.32 ACRES

NOTES:

1. FACED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE 2001 NAPA COUNTY GIS DATA. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. CONTOUR LINES ARE TWO (2) FEET HIGHLIGHTED EVERY TEN (10) FEET.
3. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
4. BACKGROUND PHOTOGRAPH WAS OBTAINED FROM THE NAPA COUNTY GIS DATA. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
5. THE PROPERTY LINES SHOWN ON THESE PLANS ARE BASED ON NAPA COUNTY GIS DATA AND ARE APPROXIMATE. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
6. FLOODPLAIN / FLOODWAY INFORMATION IS APPROXIMATE. SEE FEMA 1814 COMMUNITY PANEL MAPS FOR MORE INFORMATION.



LEFT TURN LANE EXHIBIT
SCALE 1" = 30'



DESIGNED BY: PHH
DRAWN BY: BT
CHECKED BY: PHH

CASTELLUCCI FAMILY WINERY
LEFT TURN LANE EXHIBIT

ANTONIO CASTELLUCCI
3 ZINFANDEL LANE
ST. HELENA, CA 94574
NAPA COUNTY APN 025-160-006

DATE: OCTOBER 2013
JOB NUMBER: 13142
FILE: 13142.DWG
ORIGINAL SIZE: 36" x 36"
SCALE: AS NOTED
SHEET NUMBER: C1

1 OF 1