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April 4, 2022

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

Subject: Barnett Vineyard, 4070 Spring Mountain Road Napa, CA APN: 020-300-047
Use Permit Modification

Director Morrison,

This letter has been prepared to request specific exceptions for an existing driveway from Spring Mountain Road (Public) to an existing winery located at 4070 Spring Mountain Road, also known as Napa County's Assessor's parcel 020-300-047. The driveway serving the winery site is an existing common driveway that serves multiple parcels, and the winery is approximately 4,600 feet from the intersection with Spring Mountain Road (nearest public road).

Because a Use Permit major modification is being requested, the owner is required to improve the existing common driveway per Napa County Road and Street Standards (NCRSS). For much of its length, the existing private driveway complies with current Road & Street Standards with 20 feet of pavement width + 2 feet of shoulder width, and maximum grades of 20% or less. However, there are small portions of the driveway where, due to existing site constraints, the road width does not comply with NCRSS, and this letter will document the required findings for a road exception.

In order to request exceptions to the NCRSS, findings are required to be made pursuant to section 3.D of the NCRSS which are as follows:

1) The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, 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 vegetation and natural land features
3) The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In reviewing the existing driveway via aerial images based on Google Earth pro, site photographs, and site visits, and review of a driveway survey prepared by Albion Surveys, Inc. in February 2019, the existing driveway conditions include the following findings: unique features of the natural environment, including natural water courses, steep slopes, and large existing native trees.

To provide appropriate detail regarding the road exception request, we have prepared a set of private driveway plans that incorporate the proposed improvements. The exhibits are titled *Use Permit Plans: Barnett Vineyards*.

Introduction & Background

From Station 0+00 (intersection with Spring Mountain Rd) to Station 37+00 (project site) the common driveway been improved under permit ENG18-00023 to have a width of 20 feet of pavement, with 1' of shoulder on each side of the road. Beginning at Station 37+00, the driveway becomes a private driveway serving only the project parcel, and from there until approximately Station 41+20, a road exception will be requested. From Station 41+20 to the end of the road/winery site at Station 45+83, the driveway will be improved to meet current NCRSS.

Road Exception Request Descriptions

Location #01, Station 37+00 to 41+20 Road Exception Request for existing driveway width (see Sheet C2.2).

The existing driveway in this area serves only the subject parcel, and currently consists of 9' to 10' of pavement width with a dirt shoulder. As part of this project, the shoulder will be widened with gravel for a total driveable width of 14 feet and two turnouts will be constructed. Current NCRSS require the road to be 20' paved width, with 1' shoulders on each side; however, widening the road as required in this area would require complete driveway reconstruction, either with a large cut embankment or a large fill retaining wall. The existing slopes on either side of the road are steeper than 50%, in the form of a steep dropoff on the downhill side and a steep existing cut on the uphill side.

An exception is requested for the existing driveway width at this location for the existence of physical site limitations including existing steep slopes, natural water courses, and large native trees. This portion of the driveway is nearly straight with good sight distance and two turnouts will be constructed. Signage will be added at each end of each section of driveway stating "Single-Lane Road Next 400 Feet". Additionally, a new 12,000-gallon water tank will be constructed and connected to a new hydrant at the winery site. Finally, the area around the winery buildings will be cleared of vegetation in accordance with the Napa County Defensible Space Guidelines, resulting in a driveway that provides the following characteristics:

1. Access for emergency wildland fire equipment;
2. Safe civilian evacuation;
3. Signing that avoids delays in emergency equipment response;
4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
5. Fuel modification sufficient for civilian and fire fighter safety.

With the inclusion of these mitigations, the roadway will meet the same overall practical effect as the standards. Please see the photos below showing existing condition of the driveway.

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Sta 38+00, Looking East

Sta 40+50, Looking East

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Summary

The exception requested in this letter allows for the owner to meet the same practical effect as the NCRSS without the major environmental impacts associated with construction on very steep slopes, including removal of large native trees.

The proposed roadway design provides for safe access for emergency wildland equipment and safe civilian evacuation in the event of a fire or other emergency. The owner intends to follow all Napa County/Cal Fire recommendations along the driveway and at winery and residential buildings to create fire defensible space zones.

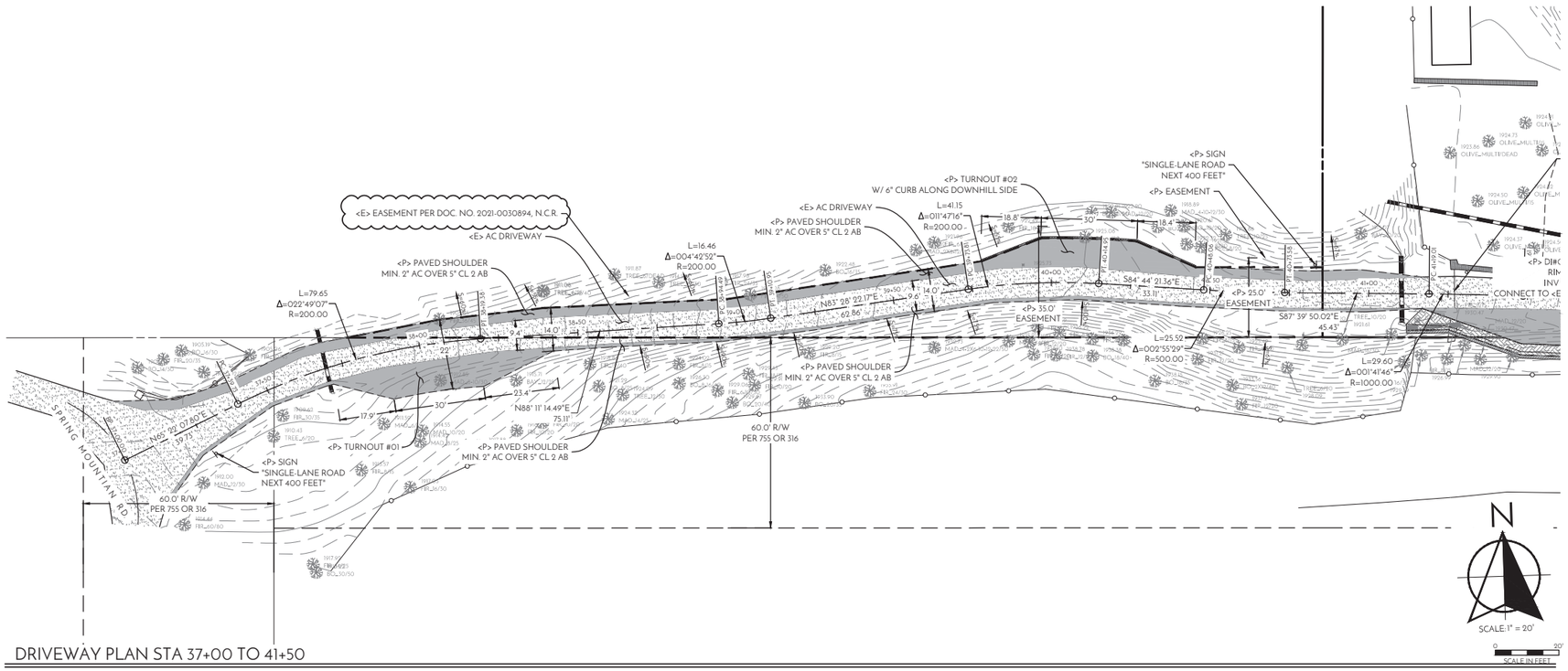
It is our request that this modification to the Road and Street Standards be approved.

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

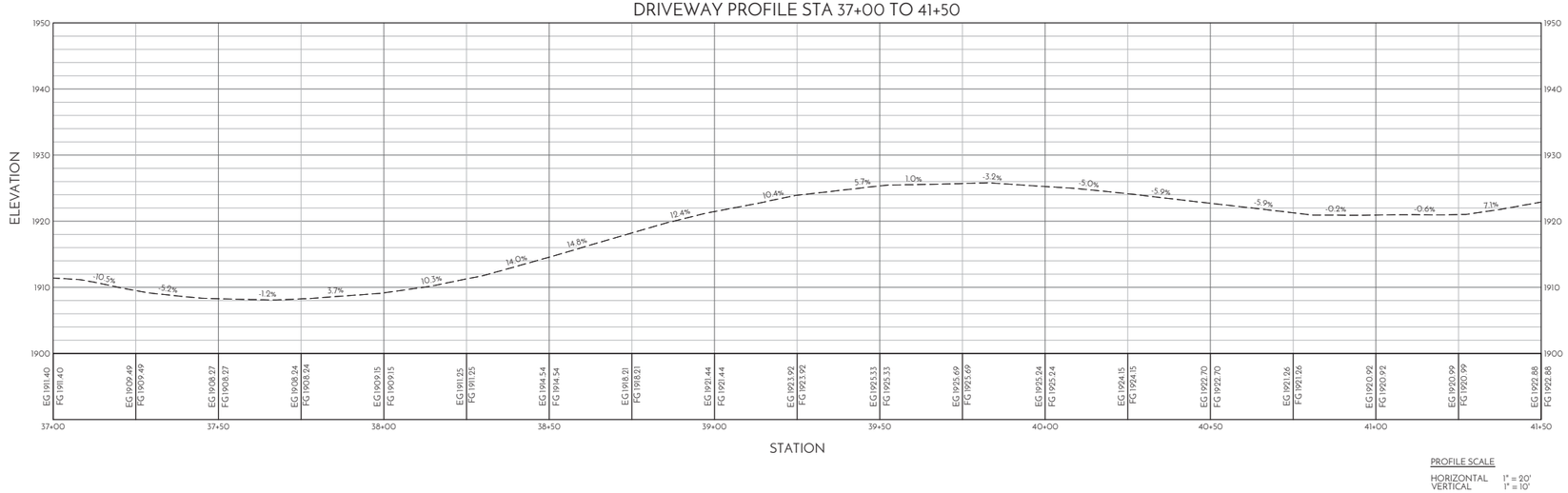
Sincerely,

Joel Dickerson,
President

Attachments
A – Civil Improvement Plans



DRIVEWAY PLAN STA 37+00 TO 41+50



PROFILE SCALE

HORIZONTAL 1" = 20'
VERTICAL 1" = 10'

DRIVEWAY PROFILE - STA 37+00 TO 41+50

REVISIONS

△ ADDED EASEMENT DOCUMENT NUMBER

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madrone engineering
1495 Mason Street, Suite 1078
St Helena, CA 94574
Tel: 707-302-6280

USE PERMIT PLANS
DRIVEWAY PLAN

BARNETT VINEYARDS
4070 SPRING MOUNTAIN ROAD
ST. HELENA, CA 94574
APN: 020-300-047
PROJECT: 19.005

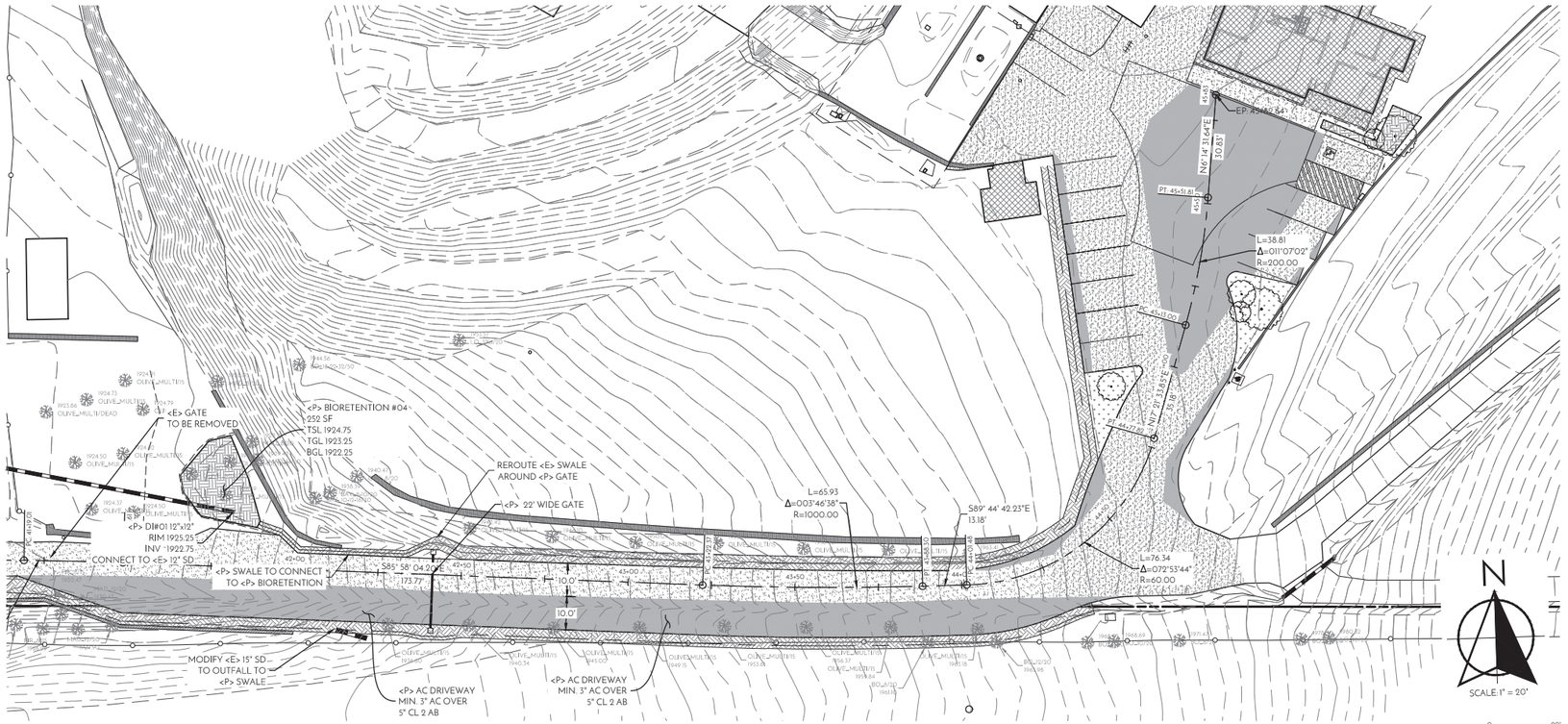
REGISTERED PROFESSIONAL ENGINEER
TODD D. DICKERSON
No. 75989
Exp. 06.30.22
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG
CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

DATE:	ISSUE:
03/27/19	USE PERMIT
09/24/19	△ REVISION 1
02/14/20	△ REVISION 2
04/08/22	△ REVISION 3

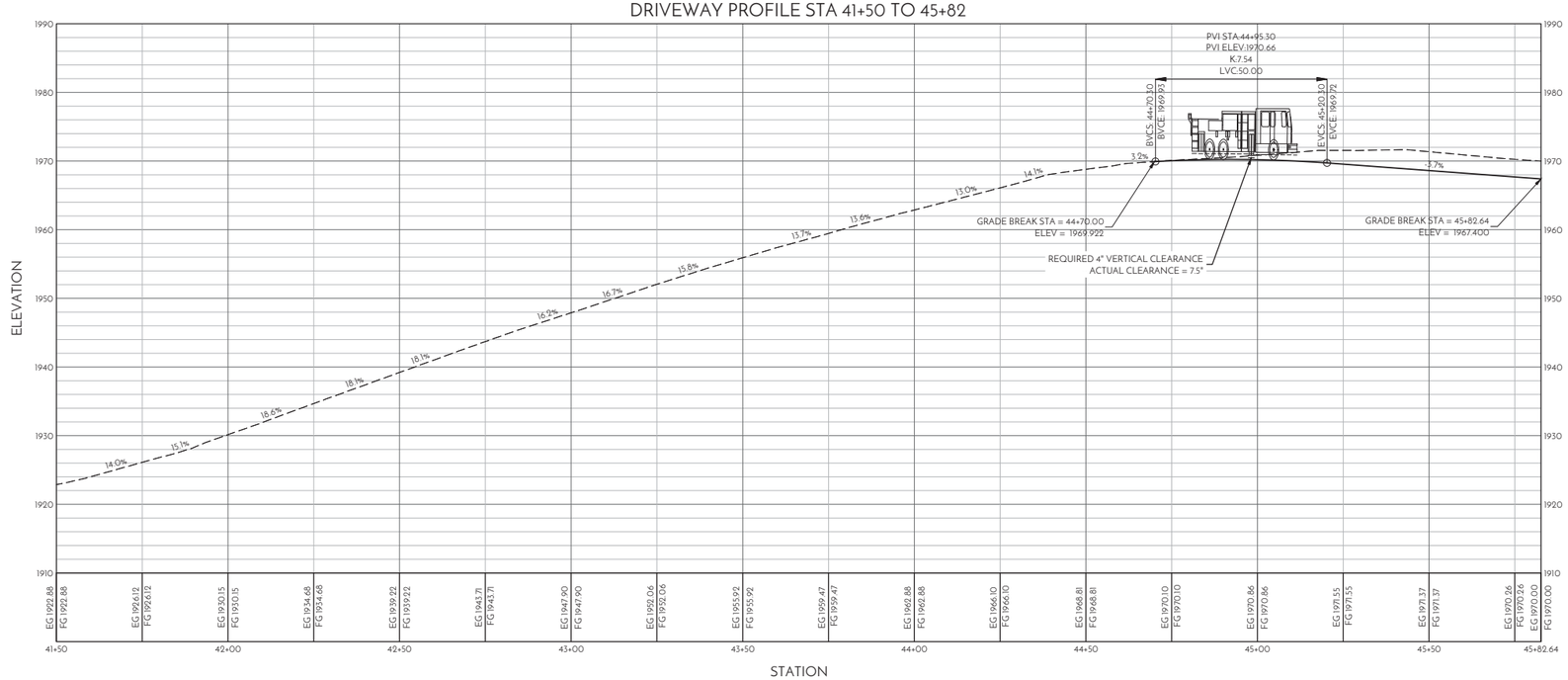
SHEET:

C2.2



DRIVEWAY PLAN - STA 41+50 TO 45+82

DRIVEWAY PROFILE STA 41+50 TO 45+82



PROFILE SCALE
HORIZONTAL 1" = 20'
VERTICAL 1" = 10'

DRIVEWAY PROFILE STA. 41+50 TO 45+82

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REVISIONS

NO CHANGES THIS SHEET

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madrone engineering
1485 Main Street, Suite 302
St Helena, California 94574
Tel. 707-302-6280

USE PERMIT PLANS

DRIVEWAY PLAN

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04/08/22	3 REVISION 3

SHEET:

C2.3