APPLIED
CIVIL ENGINEERING
INCORPORATED

February 3, 2023
August 31, 2023 - Revision #1

Job No. 19-129

Mr. Brian Bordona, 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 Hourglass Use Permit Modification Application (P19-00102)
701 Lommel Road, Calistoga, California APNs 018-060-024 & 021-010-001

Dear Mr. Bordona:

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 Hourglass 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 mature oak trees and native vegetation;

2. Minimize the need for grading within the stream setbacks;

3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare; and

4. Improve emergency vehicle access to the subject property and the area in general compared to what exists today.

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

Hourglass Winery is applying for a Use Permit Modification to modify the entitlements for their existing winery facility located at 701 Lommel Road in St. Helena, California. The Use Permit Modification application under consideration proposes the following characteristics:

- Wine Production:
  - 60,000 gallons of wine per year
  - Crushing, fermenting, aging and bottling

- Employees:
  - 10 full-time employees
  - 2 part-time employees

- Marketing Plan:
  - Daily Tours and Tastings by Appointment
    - 20 visitors per day maximum
    - Food prepared offsite by catering company

  - Private Marketing Events – Type 1
    - 30 guests maximum
    - 54 events per year
    - Food prepared onsite or offsite by catering company,

  - Private Marketing Events – Type 2
    - 100 guests maximum
    - 1 event per year

        - Food prepared offsite by catering company
        - Portable toilets used for all events with more than 30 guests

    - Private Marketing Events – Type 3
        - 250 guests maximum
        - 3 events per year
        - Food prepared offsite by catering company
        - Portable toilets used for all events with more than 30 guests

    - Private Marketing Events – Type 4
        - 500 guests maximum
        - 1 event per year
        - Food prepared offsite by catering company
        - Portable toilets used for all events with more than 30 guests

Existing improvements on the property include the winery and agricultural buildings, vineyards, caves and the related access and utility infrastructure. A new hospitality building and cave expansion is proposed as part of the Use Permit Modification. Please see the Hourglass Winery Site Plan Exhibit by Albion Surveys for approximate locations of existing and proposed facilities.

Existing Access Road Conditions

Access to the Hourglass Winery is via a private driveway that begins at the southwest corner of the subject property. The driveway provides access to the subject Hourglass Winery property as well as the adjacent property under common ownership.

From STA 0+00 (County Right of Way) to STA 13+00 +/- the driveway is paved with gravel and chipseal to an average width of 14 feet. This area was previously granted an exception to the Standards for width due to proximity to Biter Creek (blueline stream). Longitudinal slopes vary and generally average less than 5%.

At STA 13+00 +/- the driveway turns away from the stream and the paved width increases to approximately 20 feet from STA 13+00 to the winery site (STA 19+00 +/-). Longitudinal slopes vary and generally average approximately 10%.

Napa County Road and Street Standards Requirements

The Napa County Road and Street Standards require private access driveways serving wineries provide two (2) 10-foot-wide travel lanes (20 feet total), 22 feet of total horizontal clearance (including the travel lanes), 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 private driveway to the full 20 foot width is possible throughout most of the driveway length and the Applicant is proposing to make such improvements where feasible to fully comply with the standards. There is one short stretch of approximately 100 LF from STA 2+50 to 3+50 where there are existing mature oak trees and a stream setback that preclude the ability to widen in this area. In this one distinct location we are requesting an exception to the standards to allow a reduced with of 14 feet.

Location #1: STA 2+50

Feature Exception is Requested for: Roadway Width

The existing driveway is 12 feet wide in this area with 14 feet of horizontal clearance and no widening is proposed.

Basis for Exception: Environmental Constraints
Biter Creek is located to the right side of the road. An estimated 3,000 square feet of grading and native vegetation removal and placement of 1,000 sf of new impervious area within the stream setbacks and removal of approximately three native trees within stream setback would be required to widen the road to comply with the Standards. By allowing the requested exception this environmental impact can be avoided.

Same Practical Effect Discussion:
The proposed configuration meets the same practical effect criteria as outlined below:

a) Access for emergency wildland fire equipment: The existing driveway and shoulder area will allow for wildland fire equipment to maneuver through this stretch of driveway. The reduced width area is completely intervisible from end to end and therefore approaching vehicles to wait for oncoming vehicles to pass before entering the reduced width area.
b) Safe civilian evacuation: Similar to as described above the existing driveway configuration will allow safe civil evacuation, even with fire trucks navigating the roadway since the short segment of driveway with reduced width is completely intervisible from end to end.
c) Signing that avoids delays in emergency equipment response: Although not required by the Standards, the Applicant will install a sign at the start of the private driveway to inform motorists that the road has a single traffic lane and motorists must use turnouts to allow emergency vehicles to pass (as is standard practice when a motorist is approached from behind or ahead by an emergency vehicle).
d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire: There is existing water storage for fire protection for the existing winery facility as required by the associated development permits. When the structures are modified or new structures are built, as contemplated under this application, the plans for the permits for these projects will include fire protection water storage in the volumes required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure there is adequate water available and accessible for the purpose of attacking a wildfire or protecting a structure from a fire.

e) Fuel modification sufficient for civilian and fire fighter safety: When the structures contemplated under this application are submitted for building permit review the plans will include provisions for fuel modification (vegetation management) as required by the codes in effect at the time of submittal. Complying with the applicable codes will ensure that fuel modification is completed as needed for civilian and firefighter safety.

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 one short segment 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 and native vegetation within and near the stream setback zone;

2. Minimize the need for grading within and near the stream setback zone;

3. Provide the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare.

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

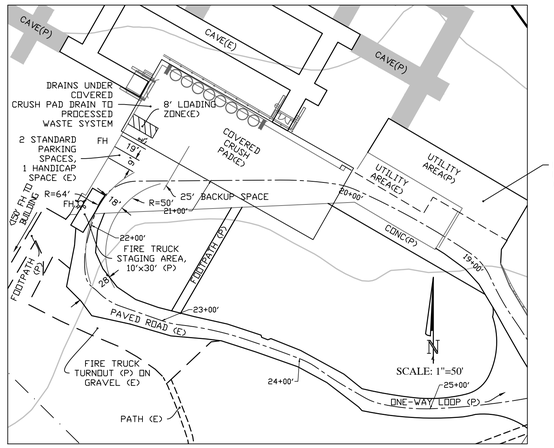
Copy:

Jeff Smith, Hourglass Winery (via email)
Jon Webb, Albion Surveys (via email)

Enclosures:

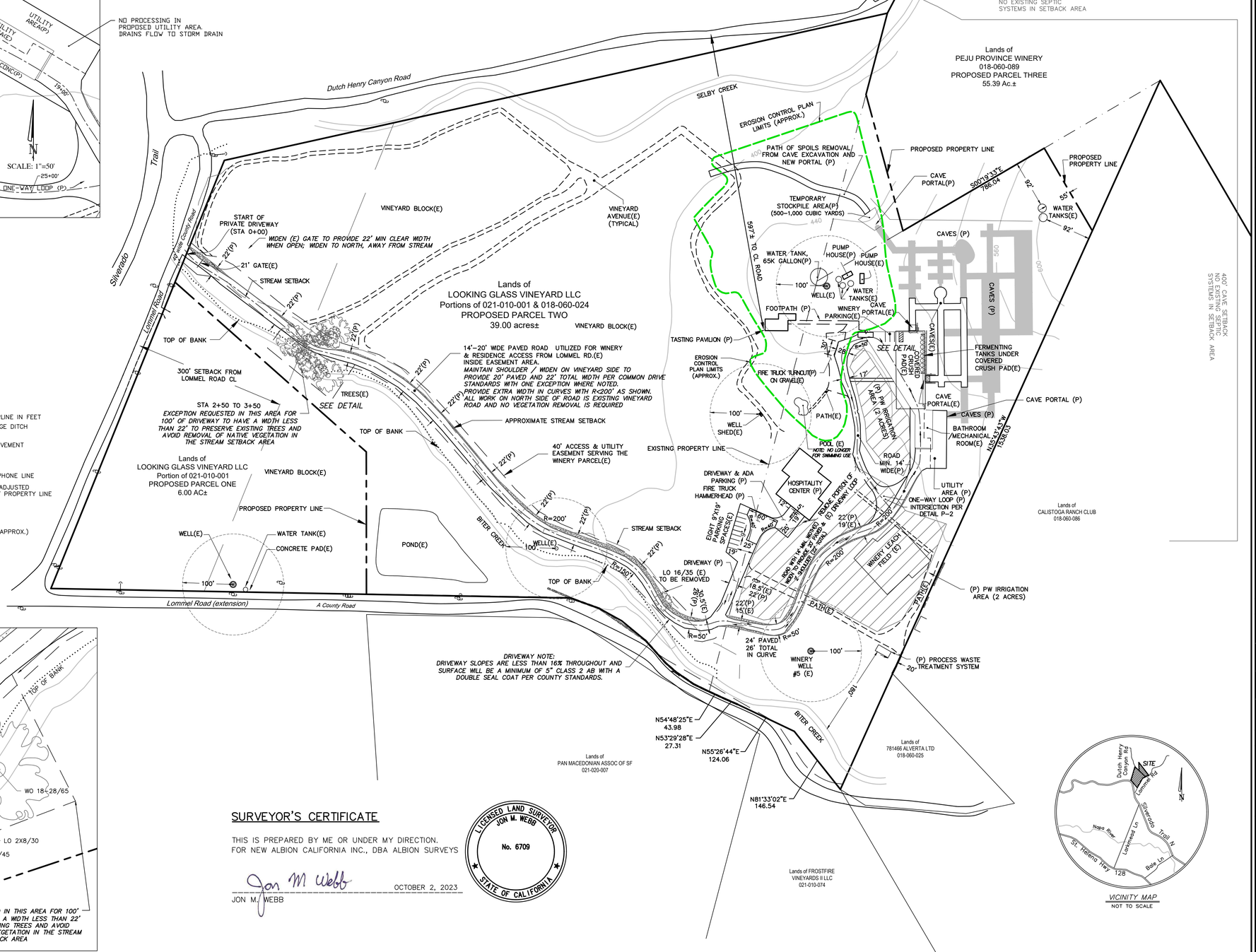
Hourglass Winery Site Plan Exhibit

FIRE TRUCK ACCESS DETAIL

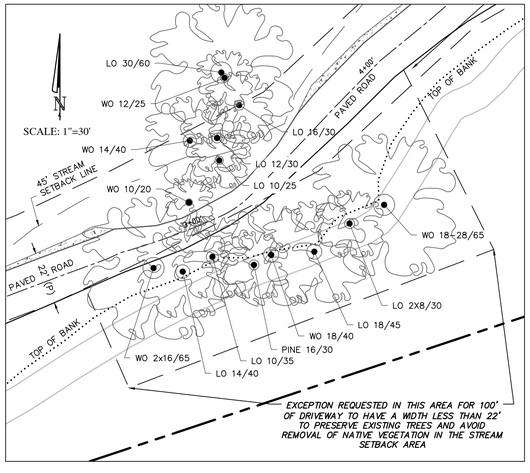


LEGEND:

⚠	CONTROL POINT
AC	ASPHALTIC CONCRETE
CL	CENTERLINE
DI	DRAIN INLET
(E)	EXISTING
EOB	ELECTRICAL OUTLET BOX
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GP	GUY POLE
JP	JOINT POLE
LO	LIVE OAK
(P)	PROPOSED
SSCO	SANITARY CLEANER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UG	UNDERGROUND
WV	WATER VALVE
WO	WHITE OAK
⚲	UTILITY POLE
12/25	TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
	FLOW LINE OF CREEK OR DRAINAGE DITCH
	EDGE OF DIRT/GRAVEL ROAD
	EDGE OF CURB
	EDGE OF ASPHALT/CONCRETE PAVEMENT
	CHAIN LINK FENCE
	WOOD FENCE
	1' CONTOUR
	5' CONTOUR
DHL DHL DHL DHL	OVERHEAD POWER AND/OR TELEPHONE LINE
	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	PROPOSED LOT LINE ADJUSTMENT PROPERTY LINE
	BUILDING LINE
	CENTER LINE
	EASEMENT LINE
	GRADE BREAK–TOP/TOE
	VINEROW
	EROSION CONTROL PLAN LIMITS (APPROX.)
	PROPOSED CAVE AREA
	PROPOSED ROAD WIDENING AREA



TREE DETAIL



SURVEYOR'S CERTIFICATE

THIS IS PREPARED BY ME OR UNDER MY DIRECTION.
FOR NEW ALBION CALIFORNIA INC., DBA ALBION SURVEYS

Jon M. Webb — OCTOBER 2, 2023

JON M. WEBB

LICENSED LAND SURVEYOR JON M. WEBB No. 6709 STATE OF CALIFORNIA

VICINITY MAP
NOT TO SCALE

SCALE: 1"=100'

CONTOUR INTERVAL=40'
VERTICAL DATUM PER NAPA COUNTY GIS.
DIRECTION OF NORTH BASED ON A COMPASS SIGHTING.

ALBION

ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963–1217
FAX (707) 963–1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION OR ACREAGE. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CONSTRUCTION OR CONVEYANCE. OTHER EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY ADDITIONAL INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018–060–024 & 021–010–001
STREET: 701 LOMMEL ROAD
CITY: CALISTOGA
SITE CONTACT: JEFF SMITH
PHONE: 968–9332, CELL 484–9333

ARCHITECT

COMPANY: LUNDBERG DESIGN
CONTACT: MICHELLE KRIEBEL
EMAIL: MICHELLE@LUNDBERGDESIGN.COM

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: MIKE MUELRATH
EMAIL: MIKE@APPLIEDCIVIL.COM

WINERY USE PERMIT MAP

FOR THE LANDS OF

HOURGLASS WINERY & 9 BUTTONS VINEYARD LLC

COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: AUGUST 10, 2006
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: J. CANNON
DATE: SEPTEMBER 25, 2019
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: R. MATTERI
DATE: DECEMBER 6, 2022
FIELD BOOK NO: NA
PAGE(S): NA
DRAWN BY: M. GARRETT
DATE: FEBRUARY 15, 2023
DRAWN BY: M. BELL
DATE: OCTOBER 2, 2023
DRAWN BY: M. BELL

ALBION REFERENCES

PROJECT NO: 2166
ASSOCIATED DWG(S):
PROJECT MANAGER: JON WEBB
ORIGINAL FIELD BOOK NO:
DATE: 10/2/2023