

“M”

Public Comments

William Cole Winery Use Permit Major Modification P19-00101-MOD
and Variance P19-00441-VAR
Planning Commission Hearing Date (May 1, 2024)



April 16, 2024 County of Napa
Planning Commission

WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

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Heather.Phillips@countyofnapa.org
AndrewMazotti@gmail.com

RE: Planning Commission Agenda April 17, 2024
A. WILLIAM COLE WINERY (WILLIAM BALLENTINE JR. AND JANE SORENSON TR) /
USE PERMIT MAJOR MODIFICATION NO. P19-00101 - MOD & VARIANCE P19-
00441-VAR

Water Audit California comments on the above captioned application as follows:

1. There is no checklist as part of the application packet. See PBES *Revised Use Permit-Major Modification Application (Winery Uses) Checklist of Required Application Materials*. Note also a Checklist of Technical Studies is "required unless waived at or following pre-App Review Mtg." No waiver is included.

County Response to Comment #1: The Application packet includes a checklist which is designed to provide guidance to the application preparer in assembling the necessary reports, studies and documents that are required for the County to commence review of a proposed project. The determination of which technical studies are needed is determined by Staff (i.e. completeness determination letter) and dependent upon the specifics of each project. As identified in the staff report Staff determine the application to be complete on February 8, 2024.

2. Current Projects folder contains 13 files; the folder submitted to CEQA for agency review contains four files. *Prima facie* full comment was not sought from the regulatory agencies for the project which is under review. Specifically, and without limitation, the project has not been presented for review to the State Water Resources Control Board, Regional Water Quality Control Board, Departments of Fire or Forestry, and most importantly, the City of St. Helena. (CalFire comment cited later appears to have been surreptitious and random. Reference is made in the subject Application to future stormwater improvements, indicating the need for review, but review was not sought. Note: Napa County ordinance 16.28.100 (C)(3)(a) and (d): Reduction of pollutants in stormwater. "...undertake the measures set forth below to reduce the risk of illicit discharge and/or pollutant discharge. C. Development and Construction Projects. 3. Stormwater Control Plans and Other Requirements (a)...applicant shall implement conditions of approval that reduce stormwater pollutant discharges... (d). Implementation of an approved SCP and submittal of an approved Stormwater Facilities Operation and Maintenance Plan by the applicant shall be a condition precedent to the issuance of a building permit, use permit or construction permit for a project subject to this section.

County Response to Comment #2: The 13 available documents on the Current Projects Planning Website correspond to the documents attached to or referenced in the Staff Report prepared for Planning Commission hearing, on April 17, 2024. One document is the draft Staff Report with the accompanying Attachments, including the CEQA Initial Study/Negative Declaration (IS/ND). CalFire and the newly staffed Fire Marshall's office review all discretionary development projects like wineries, and provide comments typically in the form of a memorandum conditions of approval. The application was sent directly to CalFire for review at the same time the application was sent for review to all other internal County Divisions. CalFire issued memorandum of conditions, dated October 10, 2020, with their recommended conditions of approval which is attached as Attachment B to the Staff Report.

The County did not circulate the IS/ND to the City of St. Helena as there are no proposed changes to the existing domestic residential water services that are provided by the City. The proposed winery project and the existing vineyard rely on two existing wells of which the City has no permitting or regulatory authority.

Furthermore, comments were received from both Caltrans and the State Water Resources Control Board (Waterboard) providing guidance to the applicant to ensure any permitting or notification requirements are met. The comment letters were provided to the applicant's team and to the Planning Commission for the hearing on April 17, 2024 (see Attachment M to the Staff Report).

The ISND was submitted to the State Clearinghouse SCH No. 2024030466 for review by the following agencies:

California Air Resources Board (ARB), California Department of Fish and Wildlife, Northern and Eureka Region 1 (CDFW), California Department of Forestry and Fire Protection (CalFire), California

Department of Parks and Recreation, California Department of Transportation, District 4 (DOT), California Department of Water Resources (DWR), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Regional Water Quality Control Board, San Francisco Bay Region 2 (RWQCB), California State Lands Commission (SLC), Department of Toxic Substances Control, Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Quality

3. Water for the project is represented to be supplied by a “will serve” letter from the City of St. Helena. (See: County of Napa PC 20240417 Agenda Packet 7A. William Cole Winery att B. COA PDF Page 61 Enviro Health Memo "4. alternatively, a will serve letter from CSH may be submitted showing project served by permitted water system." No such letter is attached; in fact, only a *request* for a will serve letter is part of the packet. The existing water supply agreement with CSH states that it is for fire suppression only.

The county is aware of this omission. See 2019 P19-00101 Application Status Letter that found the application was INCOMPLETE in part because of the Environmental Health Services comment: “Because the total number of users (combined employees, visitors and residents and/or the total number of employees and residents) proposed exceeds 25 on a peak day, the water supply and related components serving this facility will have to comply with the California Safe Drinking Water Act and related Laws. If the existing water sources will not meet the construction requirements for a regulated water system, a new well (source) may have to be developed. Please review the enclosed information and prepare the required water system feasibility report as outlined in the enclosed handout.”

County Response to Comment #3: Water for the project is from existing groundwater well(s) as identified in the project description, the staff report, the Initial Study/Negative Declaration (IS/ND), and supporting Water Availability Analysis prepared by Richard C. Slade & Associates. Water from the City of St. Helena serves the existing residence, pool, and is used for irrigation, none of which are part of the proposed project. In response to the 2019 Application Completeness Letter, application and supplemental documents were submitted and reviewed by Environmental Health and determined to be complete to approve with conditions of approval outlined in the memorandum, dated November 27, 2023. The Environmental Health memo includes Condition #4 which was included to ensure compliance with the California Safe Drinking Water Act and Related Laws, including the notification deadlines for submittal of a technical report to the State Resources Control Board, which was reiterated in a comment letter provided by the Waterboard on April 5, 2024. The EH memo also states that Division has no objections to approval of the application subject to the conditions recommended in the memo.

4. The project area is claimed to be 5.72 acres, but the permit application states the area to be 5.12 acres, with the water availability analysis keyed to the larger number.

County Response to Comment #4: The 5.72 acres identified in the application packet (on Page 1 of Attachment E) was verified using GIS data provided by the Assessor's office. The parcel size of 5.72 acres was consistently used in the staff report, the IS/ND, and the Water Availability Analysis.

5. There is no traffic study. There is an existing center lane on Highway 29 that is approximately 1,082 feet (0.20 miles), extending 855 feet from the driveway north and 221 feet to the south before becoming a left turn lane from Highway 29 onto Deer Park Road. The center lanes currently serve the shared driveway to the subject project and Morlet, as well as Markham Vineyard, Ballentine Vineyards and Faust functioning as both left turn lane and deceleration lane.

The center lanes currently serve the shared driveway to the subject project and Morlet, as well as Markham Vineyard, Ballentine Vineyards and Faust functioning as both left turn lane and deceleration lane. Caltrans has commented "Please provide floodplain analysis report including potential impacts on existing adjacent properties;" ... "The driveway and road approach will require a Caltrans-issued encroachment permit;" and ... "... submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans; ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans..."

There has been no consideration of the cumulative impact. We note **the 2002 staff report comment** by Mr. Lederer "The improvement of the project driveway and potential installation of a left-hand turn lane at some later date will improve ingress and egress for existing traffic at this site." Respectfully, the later date should be *now*.

County Response to Comment #5: The Department of Public Works Traffic Engineer reviewed and approved the project without conditions as commented in the County's Accela Database, that "*Dual left turn lanes are provided on St. Helena Highway/SR 128. Net trips increase are not more than 40 daily trips. No COA establish on this Use Permit Application.*" Since Public Works did not have any recommended conditions of approval for the project and because the project is below the threshold for preparation of a traffic study, no traffic study was required nor was a memorandum from Public Works found to be necessary.

6. The well pumping data from an eight-hour test is inadequate.

County Response to Comment #6: The Water Availability Analysis (WAA) – Guidance Document adopted May 12, 2015, by the Board of Supervisors states on Page 9 that potential interference between wells can be determined based on information including, if available, constant rate aquifer test data for tests conducted for a minimum of 8 hours. The well pump test complied with the testing criteria.

7. Note CalFire comment re the proposed change in occupancy to create a second floor tasting room, and the absence of reference to this “proposed change” in the Agenda Packet, reflecting the difference between the CEQA reviewed documents and the documents submitted at the time of hearing.

County Response to Comment #7: The application does not propose changes to the existing winery or relocating the tasting room to the 2nd floor which has been a residence since at least some point in the 1930 and will remain residential use only.

8. The present pending decision to approve a variance for the barn built within the highway setback is wholly inconsistent with the decade made over two decades ago to *deny* the variance. Staff Report claims the winery setback from road variance was included with the original use permit approved in 2002, but in fact a variance was not sought for in the 2002 use permit. *A 2000 Permit (not the 2002 permit) that did seek a use permit a variance to build within the winery road setback, but the variance was denied.* Staff findings in 2002 were “13.(2). ...However, in this case sufficient buildable area exists for construction of facilities that conform to the setback requirements... 13. (3) the property contains a building that has been used as a residence... Approval of setback variance is not necessary to preserve these uses”

In short, the applicant is seeking to ratify its express violation of a prior decision by simply ignoring the decision when applying for a building permit, and then omitting the earlier decision from the record submitted herein. This is a subterfuge which should not be tolerated. See the 2019 Application Status Letter at page 2 “To discourage property owners from constructing residences and barns with the express intent of converting them to wineries, the County does not generally support use permit proposals seeking to convert existing buildings to winery use if the buildings have been constructed or substantially modified within the last 5 years (i.e. from 2019)”

County Response to Comment #8: In 1999, the County Code was amended to include a new Section 18.104.235 to allow historical wineries or structures containing accessory uses to be located within a minimum of 300 feet from a state highway, Silverado Trail, or any arterial county roads if the structures meet four required findings (Ordinance No. 1153). The existing winery/residence structure met all findings under Section 18.104.235 and therefore a variance was not required at the time the property owner reapplied for a winery Use Permit in 2002.

9. A cultural/architectural resources survey is listed in the packet being reviewed but is not attached. See 2002 Project Revision Statement at PDF 74 “All site work, including rehabilitation, restoration, and re-use of the exterior of the historic structure shall comply with The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings. An independent, certified Historic Architect

shall review and certify the plans prior to issue of building permits.” See also EDR 2019 Application Status Letter At page 1 “9. Cultural Resources Study: ...under Assembly Bill 52, preparation of a Cultural Resources Study is required”

County Response to Comment #9: The current winery request was submitted in 2019, including a Cultural Resource Study. The study was reviewed and referenced as part of the CEQA review, included as Attachment D and available at the State Clearinghouse under No. SCH 2024030466. It should be noted that all Cultural Resources Studies including any assessments on architectural resources are treated as confidential in order to protect their location and identified artifacts or significant architectural building features from potential public disruption or destruction. Generally, staff will include a description of the resource in the environmental documentation and staff report and only available for review to specific state agencies if requested.

10. There is no: (1) adjoining property owners list (2) associated Assessor’s parcel book pages; (3) USGS I Survey Quadrangle per Checklist Requirement; (4) grape source statement; (5) storm drainage plan. Without explanation, the Graphics provided are facially distinct from those provided in 2002.

County Response to Comment #10:

Items #1 through #3): information regarding property owners within 1,000 feet of the proposed project, Assessor parcel book pages, and the USGS Survey Quadrangle were included in the project file and available for public review but it is not included as part of the Planning Commission packet of materials for a project.

Item #4) The Initial Statement of Grape Source was included in the application packet as well as the Staff Report on page 12. Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of a building permit.

Item #5) The plans illustrate the existing Storm Drainage Plan, with no additional improvements requested. Additionally, pursuant to County Code Section 16.28.100, which outlines requirements for a stormwater control plan and references the Bay Area Stormwater Management Agency Association (BASMAA). Based on the guidelines, a stormwater control plan would be required if a project were to create 2,500 to 5,000 square feet of new or additional impervious surface area. The subject project proposes to create less than 800 additional square feet of impervious surface area (as shown on the plans); therefore, no stormwater control plan was required as part of the application submittal.

Item #6) The Graphics were prepared by Albion Survey in 2002 and updated in 2019 to document the minimal change to the site conditions in the last 17 years.

For the foregoing reasons, Water Audit California submits that the subject Major Use Modification

Permit be rejected.

Respectfully,

A handwritten signature in blue ink, appearing to be 'WM', with a long horizontal stroke extending to the right.

William McKinnon
General Counsel
Water Audit California

From: [Jon Webb](#)
To: [Cahill, Kelli](#)
Subject: FW: use permit request
Date: Tuesday, April 16, 2024 12:03:07 PM

[External Email - Use Caution]

Another support letter

From: nvhigh@aol.com
To: jwebb@albionsurveyors.com
Sent: 4/16/2024 11:54:50 AM Pacific Daylight Time
Subject: Fwd: use permit letter *action required*

From: nvhigh@aol.com
To: william@williamcolevineyards.com
Sent: 4/16/2024 11:43:38 AM Pacific Daylight Time
Subject: Re: use permit letter *action required*

April 16, 2024

To: Napa County Planning Commission
1195 Third Avenue, Suite 210

Re: William Cole Winery Use Permit requests, P19-00102 and P19-00441

Dear Napa County Planning Commissioners:

I'm writing in support of the Use Permit Modification of the William Cole Winery. I have know Bill and Jane Ballentine for many years and know them to be good stewards of the land and producers of the finest quality of Napa Valley Wines. Their family has been involved in making wine in the Valley since 1992. They are one of the few remaining owner/operators in Napa County. This is truly a family run facility where the owners live on the property, are the winemakers, marketers, as well as run the production and manage the vineyards. Their children work at the winery and are being groomed to take over the facility in the future. I encourage you to approve their Use Permit

request and their Variance request.

Thank you,

Stuart Smith
Smith-Madrone Winery
PO Box 451
4022 Spring Mountain Road
St. Helena, CA 94574

In a message dated 4/16/2024 10:58:58 AM Pacific Daylight Time,
william@williamcolevineyards.com writes:

From: Mathews, Marley@DOT <Marley.Mathews@dot.ca.gov>
Sent: Thursday, April 11, 2024 11:50 AM
To: Cahill, Kelli <Kelli.Cahill@countyofnapa.org>
Cc: Luo, Yunsheng@DOT <Yunsheng.Luo@dot.ca.gov>
Subject: RE: William Cole Winery Caltrans Comment

[External Email - Use Caution]

Hello Kelli,

Thank you again for the opportunity to review the MND for the William Cole Winery. We have received additional comments from reviewers. Our apologies for the late additions.

Design

1. Attention is also directed to Caltrans Design Information Bulletin (DIB)-82 "Pedestrian Accessibility Guidelines for Highway Projects" and DIB-94 "Complete Streets: Contextual Design Guidance"
2. Particular attention should be paid to providing adequate sight distance to vehicles exiting the proposed driveways.

Thank you,
Marley Mathews

Transportation Planner (she/her)
D4 Caltrans 510-960-0841

From: Schmitz, Lori@Waterboards
To: [Cahill, Kelli](#)
Subject: William Cole Winery Use Permit Modification No. P19-00101 and Variance P19-00441-VAR, SCH 2024030466Kell
Date: Friday, April 5, 2024 10:34:07 AM

[External Email - Use Caution]

Kelli,

I help out the Division of Drinking Water with their CEQA for water supply permits. I noticed in the William Cole Winery Use Permit Modification No. P19-00101 and Variance P19-00441-VAR Negative Declaration it was mentioned a preliminary technical report would be submitted for the water system that will be developed.

The preliminary technical report that is required for the Project under California Health and Safety Code, Section 116527 must be submitted six months before initiating construction of any water related improvements.

I was wondering if you could pass on the applicants contact information so I could pass this on to the District, who can then talk with them about their Project and work with them on this process.

Thanks for any help with this!

Lori Schmitz

Lori Schmitz
State Water Resources Control Board
Division of Financial Assistance
Special Project Review Unit
Lori.Schmitz@waterboards.ca.gov

From: [Mathews, Marley@DOT](mailto:Mathews_Marley@DOT)
To: [Cahill, Kelli](mailto:Cahill_Kelli)
Cc: [Luo, Yunsheng@DOT](mailto:Luo_Yunsheng@DOT)
Subject: William Cole Winery Caltrans Comment
Date: Friday, March 29, 2024 3:23:44 PM
Attachments: [Caltrans Std-Plan A87A 2023.pdf](#)
[Appendix-J-web-a11v.pdf](#)

[External Email - Use Caution]

Hello Kelli,

Thank you for the opportunity to review the MND for the William Cole Winery. Below you'll find our comments for this project. Please feel free to reach out if you have any questions.

Highway Operations & Traffic Safety

Widening of the driveway along Route 29 should be well defined including but not limited to the following:

- Please provide construction plans for Caltrans' review and concurrence. In plans please include existing driveway location (postmiles) and width, proposed driveway location (postmiles) and width, and show State R/W line for the whole plan limits.
- The driveway segment along SR 29 is under the State's jurisdiction therefore Caltrans may regulate driveway and roads access points. Any change to the existing winery access driveway off State Highway 29, the driveway design shall conform to Caltrans Design Guidelines (Encroachment Permit Manual / Appendix-J) for Typical Rural Driveways in State Right-of-Way. (See attachments) Please note that any improvement work in State R/W shall be per latest Caltrans standard Plans & Specs 2023 edition as it is under state jurisdiction and not City of Napa or County standards.
- If a traffic study is prepared, include turning movement counts to and from the project along Route 121.
- Coordination with Caltrans is necessary.
- During construction any nearby road & property driveway should remain open all the time.

Hydrology

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated. Please provide floodplain analysis report including potential impacts on existing adjacent properties.

Encroachment Permit

The driveway and road approach will require a Caltrans-issued encroachment permit. Any work in the right of way to bring utilities to the site will require an encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where

applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 ([link](#)) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Your application package may be emailed to D4Permits@dot.ca.gov.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Construction-Related Impacts

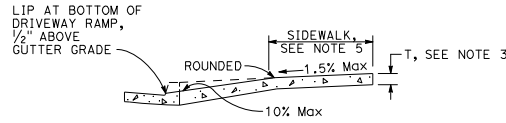
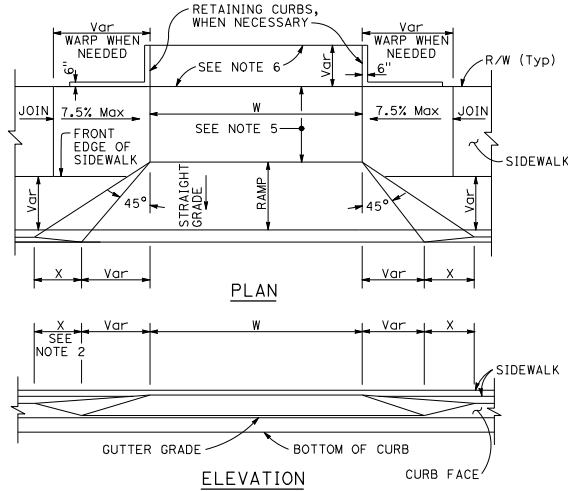
Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

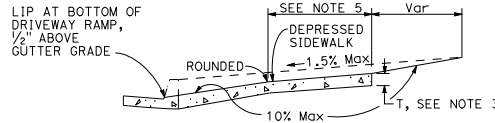
Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this information, please contact Marley Mathews, Transportation Planner.

Thank you,
Marley Mathews

Transportation Planner (she/her)
D4 Caltrans 510-960-0841



CASE A
Typical driveway, sidewalk not depressed



CASE B
Driveway with depressed sidewalk

SECTIONS

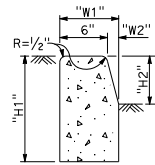
TABLE A

CURB TYPE	DIMENSIONS			
	"H1"	"H2"	"W1"	"W2"
A1-6	1'-2"	6"	7 1/2"	1 1/2"
A1-8	1'-4"	8"	8"	2"
A2-6	1'-0"	6"	2'-7 1/2"	1 1/2"
A2-8	1'-2"	8"	2'-8"	2"
A3-6	6"	5"	7 1/4"	1 1/4"
A3-8	8"	7"	7 3/4"	1 3/4"
B1-4	1'-0"	4"	7 1/2"	2 1/2"
B1-6	1'-2"	6"	9"	4"
B2-4	10"	4"	2'-7 1/2"	2 1/2"
B2-6	1'-0"	6"	2'-9"	4"
B3-4	4"	3"	7"	2"
B3-6	6"	5"	8 1/2"	3 1/2"
D-4	10"	4"	1'-6"	1'-1"
D-6	1'-0"	6"	2'-2"	1'-9"

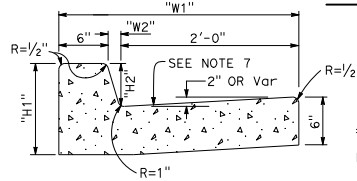
CURB QUANTITIES

TYPE	CUBIC YARDS PER LINEAR FOOT
A1-6	0.02585
A1-8	0.03084
A2-6	0.05903
A2-8	0.06379
A3-6	0.01036
A3-8	0.01435
B1-4	0.02185
B1-6	0.02930
B2-4	0.05515
B2-6	0.06171
B3-4	0.00641
B3-6	0.01074
B4	0.05709
D-4	0.04083
D-6	0.06804
E	0.06661

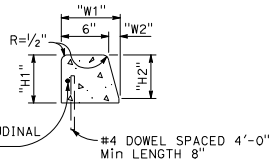
DRIVEWAYS



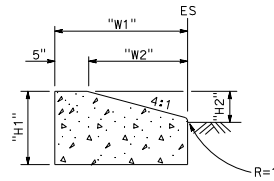
TYPE A1 CURBS
See Table A



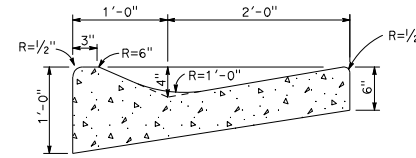
TYPE A2 CURBS
See Table A



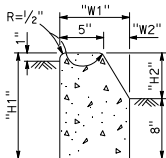
TYPE A3 CURBS
Superimposed on existing pavement
See Table A



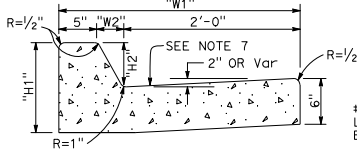
TYPE D CURBS
See Table A



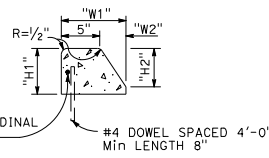
TYPE E CURB



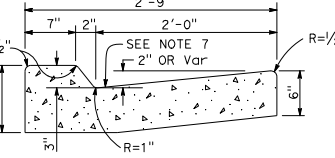
TYPE B1 CURBS
See Table A



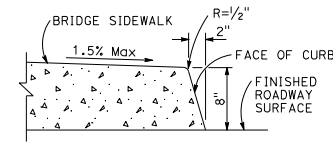
TYPE B2 CURBS
See Table A



TYPE B3 CURBS
Superimposed on existing pavement
See Table A



TYPE B4 CURBS



TYPE H CURB
On Bridges

NOTES:

- Case A driveway section typically applies.
- X=3'-0" except for curb heights over 10" where 4:1 slopes shall be used on curb slope.
- Sidewalk and ramp thickness "T" at driveway shall be 4" for residential and 6" for commercial.
- Difference in slope of the driveway ramp and the slope of a line between the gutter and a point on the roadway 5'-0" from gutter line shall not exceed 15%. Reduce driveway ramp slope, not gutter slope, where required.
- Minimum width of clear passageway for sidewalk shall be 4'-2".
- Retaining curbs and acquisition of construction easement may be necessary for narrow sidewalks or curb heights in excess of 6".
- Across the pedestrian route at curb ramp locations, the gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

CURBS AND DRIVEWAYS

NO SCALE

A87A

D16+	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET TOTAL NO. SHEETS

H. David Carlson
REGISTERED CIVIL ENGINEER

May 1, 2023
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

REGISTERED PROFESSIONAL ENGINEER
Nector David Cordova
No. C41957
Exp. 3-31-24
CIVIL
STATE OF CALIFORNIA

Appendix J – Road Connections and Driveways

Table of Contents

Design Guidelines for Typical Rural Driveways in State Right-of-WayJ-1

Design Guidelines for Typical Rural Driveways in State Right of Way.

REFERENCES:

Please always refer to the latest Highway Design Manual (HDM) for most up to date guidelines. The HDM indexes referenced in the guidelines below can be accessed online from the following link:

<http://www.dot.ca.gov/design/manuals/hdm.html>

Initial Driveway Design Considerations:

1. **Location of the driveway shall be designed to maximize corner sight distance.** For corner sight distance, see HDM Index 405.1 (2) (c). Driveway proposals that do not meet sight distance requirements will not be permitted. The minimum corner sight distance shall be equal to the stopping sight distance as given in HDM Table 201.1. HDM Table 101.2 shows appropriate ranges of design speeds that shall be used for the various types of facilities, place types, and conditions listed. (See HDM Table 101.2 Vehicular Design Speed; Table 201.1 Sight Distance Standards; Index 205.4 Driveways on Frontage roads and in Rural Areas; Index 405.1 (2) Corner Sight Distance)
2. **Driveways connecting to State highways shall be paved a minimum of 20 feet from the edge of shoulder** or to the edge of State right of way, whichever is less to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge. Where larger design vehicles are using the driveway (e.g., dump trucks, flatbed trucks, moving vans, etc.), extend paving so the drive wheels will be on a paved surface when accelerating onto the roadway (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

Driveway Design Details: Once considerations 1 and 2 above are met, driveway shall be designed per the following requirements:

3. Where County or City Regulations differ from the State's, it may be desirable to follow their regulations (See HDM Index 205.4 Driveways on Frontage roads and in Rural Areas).

OR

4. Design details are shown on HDM Figure 205.1. This detail, without the recess, may be used on conventional highways (See HDM Figure 205.1 Access Openings on Expressways, Note 2).
5. Approach and departure tapers should be 50 feet longitudinal and 8 feet from edge of traveled way at the end of the taper. Approach and departure tapers are not required where the existing paved shoulder is at least 8 feet wide (See HDM Figure 205.1 Access Openings on Expressways).

Structural Section Design Details: Driveways structural section has to meet the following requirements:

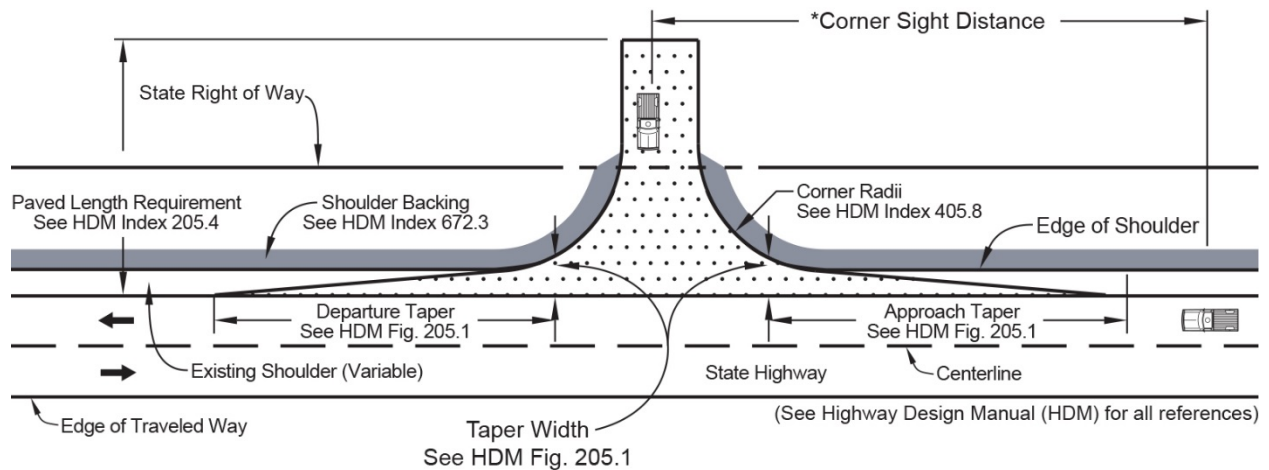
6. Approach and departure tapers should have structural sections matching the existing State highway shoulders. An alternate shoulder design is allowed. See HDM Figure 613.5B for details. For asphalt driveway the structural section should be equal to or greater than edge of shoulder or approach and departure tapers. Minimum thickness of surface course is 0.35 foot. Aggregate base depth should match State highway shoulders. Details (cross section, etc.) for concrete driveways are shown on Standard Plan A87A. Minimum thickness at driveway shall be 4 inches for residential and 6 inches for

commercial. (See HDM 613.5 (2) Shoulders; Standard Plan A87A Curb and Driveways; Standard Plans are available at: www.dot.ca.gov/des/oe/construction-contract-standards.html)

7. Place shoulder backing from the edge of pavement (EP) to the hinge point (HP). Shoulder backing should be placed on a width of at least 2 feet from EP. For placement of shoulder backing thickness greater than 0.5 foot for slope repair; shoulder backing behind dikes; and where longitudinal drainage are present; see HDM for details. (see HDM Index 672 Shoulder Backing and HDM Figures 672.3 A through E)

The Figure below is provided to assist driveway design for rural areas and to clarify terminologies used in the above guidance. This figure is provided for general illustration purposes and is not be used for design details. It should not to be used as a drawing in the encroachment permit application for the driveway.

Driveway Design Requirements for Rural Areas with Unimproved Frontage on Conventional State Highways



*Corner Sight Distance shall be calculated from all directions of approach. See HDM Index 405.1(2) & Figure 405.7 for set back and sight distance calculations.

Purpose: The above excerpts from the Department's HDM are shown for reference. The design standards used for any project should equal or exceed the minimum given in the manual to the maximum extent feasible. They do not replace engineering knowledge, experience, and judgment in the design of driveways.

Special situations may call for variation from policies and procedures, subject to the appropriate approval. This is not intended to, nor does it establish a legal standard or any other standard of conduct or duty toward the public.

Received

JAN 02 2024



Napa County Planning, Building &
Environmental Services

January 1, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559


Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

We are writing this letter in support of the Use Permit Modification of William Cole Winery. We have known the William and Jane Ballentine for many years and consider them to be good stewards of the land and producers of the highest quality Napa Valley Wines. Their family has been involved in making wine in Napa Valley since 1992. They are one of the few remaining owner/operated wineries in Napa Valley. This is truly a family run facility where the owners, who live on the property, are the winemakers, marketers, as well as run the production and vineyards.. Both of their children work at the winery and are being groomed to take over the facility in the future. We wish to encourage you to approve their request to expand their Winery Use Permit and their Variance request to utilize their existing barn to accommodate their growth and success.

Thank You,

Name
Address



Julie Gully & David Gully
1419 Banks Ave
Napa, CA 94559
707-738-9613

Received

JAN 16 2024

Napa County Planning, Building &
Environmental Services



January 1, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

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Thank You,



Name
Address

CAREN DRUM
2845 St Helena Hwy N

January 1, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

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Thank You,



Name
Address

Dave Minson

2969 ST. HELENA Hwy

ST. Helena, CA. 94573

January , 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441


Dear Napa County Planning Commissioners:

We are writing this letter in support of the Use Permit Modification of William Cole Winery. We have known Jane and William Ballentine for many years and consider them to be good stewards of the land and producers of the highest quality Napa Valley Wines. Their family has been involved in making wine in Napa Valley since 1997. They are one of the few remaining owner/operated wineries in Napa Valley. This is truly a family run facility where the owners, who live on the property, are the winemakers, marketers, etc. Both of their children work at the winery and are being groomed to take over the facility in the future. We wish to encourage you to approve their request to expand their Winery Use Permit and their Variance request to utilize their existing barn to accommodate their growth and success.

Thank You,

Koerner Rombauer 

Name
Address

Koerner Rombauer 
P.O. Box 1196
St. Helena, CA 94574

January 1, 2024


Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

We are writing this letter in support of the Use Permit Modification of William Cole Winery. We have known the William and Jane Ballentine for many years and consider them to be good stewards of the land and producers of the highest quality Napa Valley Wines. Their family has been involved in making wine in Napa Valley since 1992. They are one of the few remaining owner/operated wineries in Napa Valley. This is truly a family run facility where the owners, who live on the property, are the winemakers, marketers, as well as run the production and vineyards.. Both of their children work at the winery and are being groomed to take over the facility in the future. We wish to encourage you to approve their request to expand their Winery Use Permit and their Variance request to utilize their existing barn to accommodate their growth and success.

Thank You,



Name
Address

Joseph C. Nichelini
2349 Lower Chiles Valley Rd.
St. Helena, CA. 94574

January 1, 2024

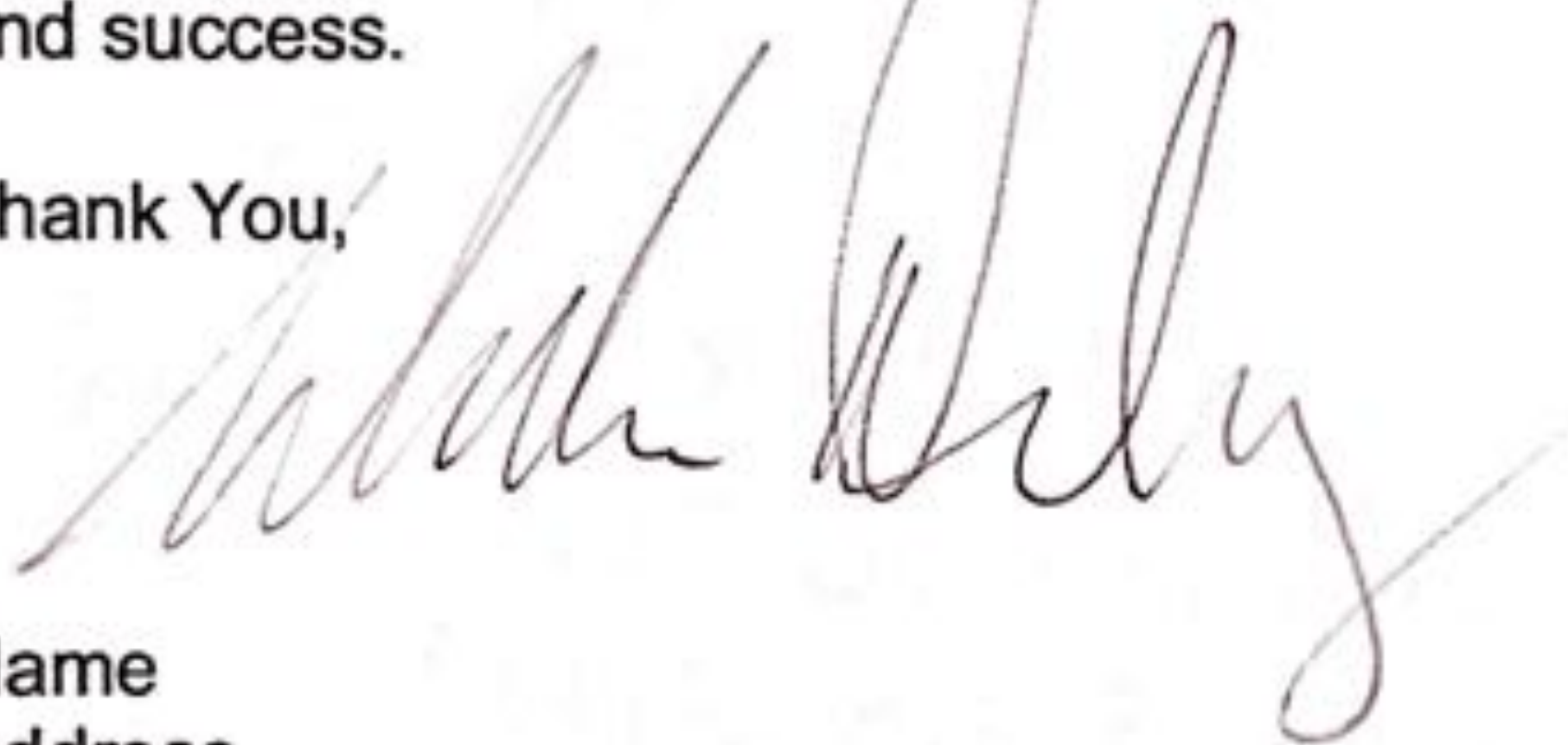
Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

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Thank You,



Name
Address

WILLIAM DENSBERGER

1111 Main St.

St. Helena, CA 94574

January , 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

We are writing this letter in support of the Use Permit Modification of William Cole Winery. We have known the Ballentine's for many years and consider them to be good stewards of the land and producers of the highest quality Napa Valley Wines. Their family has been involved in making wine in Napa Valley since . They are one of the few remaining owner/operated wineries in Napa Valley. This is truly a family run facility where the owners, who live on the property, are the winemakers, marketers, "cellar rats", etc. Both of their children work at the winery and are being groomed to take over the facility in the future. We wish to encourage you to approve their request to expand their Winery Use Permit and their Variance request to utilize their existing barn to accommodate their growth and success.

Thank You,



Name
Address

EMILY STEEN
4402 DUMAS ST.
NAPA CA 94558

January 1, 2024

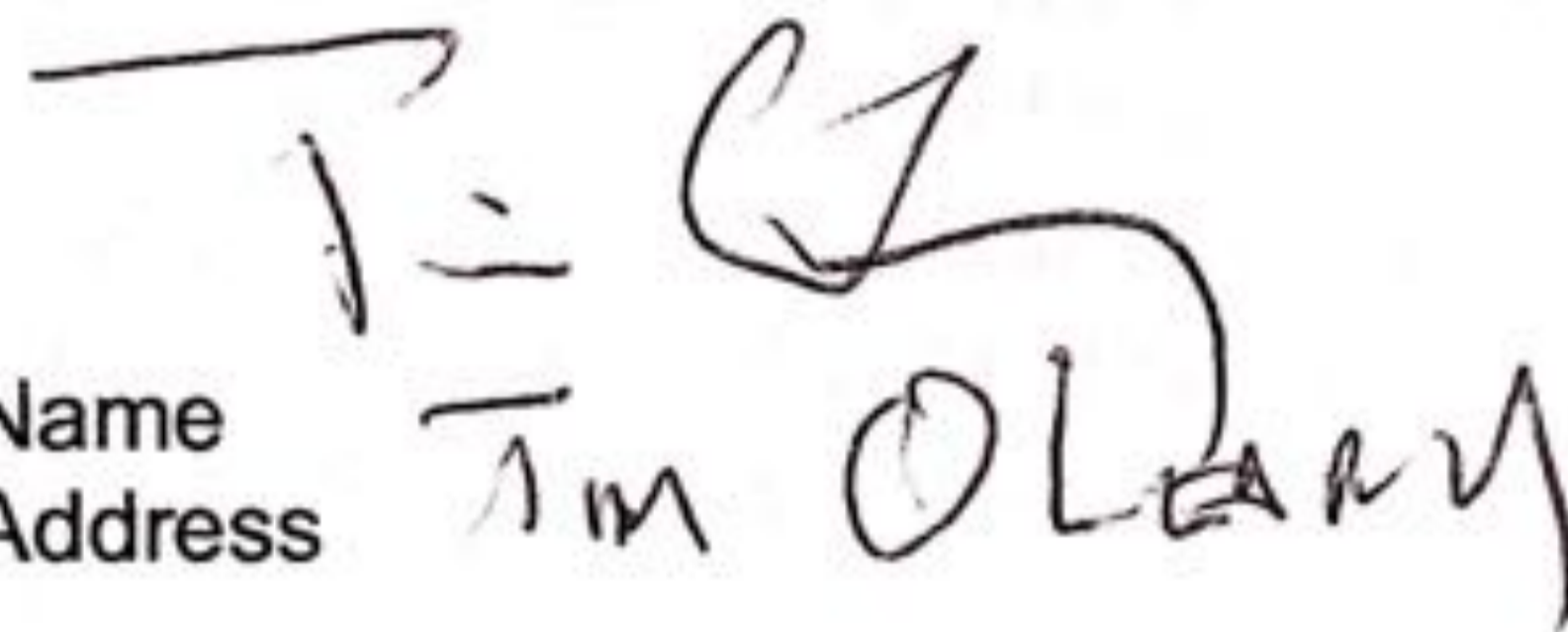
Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

We are writing this letter in support of the Use Permit Modification of William Cole Winery. We have known the William and Jane Ballentine for many years and consider them to be good stewards of the land and producers of the highest quality Napa Valley Wines. Their family has been involved in making wine in Napa Valley since 1992 (as well as ancestors back to 1906). They are one of the few remaining owner/operated wineries in Napa Valley. This is truly a family run facility where the owners, who live on the property and above the winery. They are the winemakers, marketers, cellar work, etc. Both of their children work at the winery and are being groomed to take over the facility in the future. We wish to encourage you to approve their request to expand their Winery Use Permit and their Variance request to utilize their existing barn to accommodate their growth and success.

Thank You,


Name Tim O'Leary
Address 1310 Mitchell Dr.
St. Helena CA 94574

January 11, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

We are writing this letter in support of the Use Permit Modification of William Cole Winery. We have known Bill and Jane Ballentine for many years and consider them to be honest business people, good stewards of the land, and producers of the highest quality Napa Valley Wines.

Their family has been directly involved in making wine in Napa Valley since 1992 (decades longer if you include their ancestors) and are one of the few remaining owner-operated wineries in the Valley. This is truly a family-run facility where the owners live on the property and are the winemakers and marketers. Additionally, they run the production and vineyards. Both of their children work at the winery and are being groomed to take over the facility in the future. We wish to encourage you to approve their request to expand their Winery Use Permit and their Variance request to utilize their existing barn to accommodate their future growth and success.

Thank You,

A handwritten signature in black ink, appearing to read "D Abdalla". The signature is fluid and cursive, with a large initial "D" and a long, sweeping tail.

Douglas Abdalla
1621 Kearney Street
St. Helena, CA 94574

January 11, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

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Thank You,



Toni Abdalla
1621 Kearney Street
St. Helena, CA 94574

January 1, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

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Thank You,



Name Andrew Abdalla
Address 3410 Scenic Dr.
Napa, CA 94558

January 1, 2024

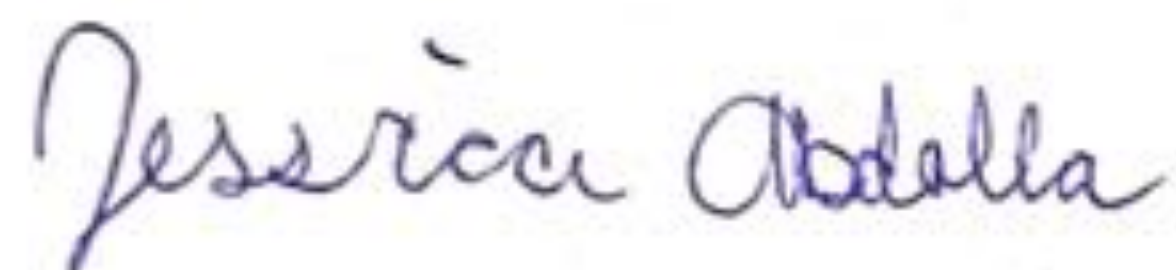
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Thank You,



Name Jessica Abdalla
Address 3410 Scenic Dr.
Napa, CA 94558

Received

JAN 16 2024

Napa County Planning, Building &
Environmental Services



January 1, 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

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Thank You,



Name
Address

CAREN DRUM
2845 St Helena Hwy N

January , 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

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Thank You,

Name Andrew O'Shaghnessy
Address

1623 Adams St.
St. Helena CA, 94574



January , 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

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Thank You,

Name
Address

Giana Chiarello
1623 Adams Street
St. Helena, CA 94574



January , 2024

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: William Cole Winery, St Helena, P19-00101 and P19-00441

Dear Napa County Planning Commissioners:

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Thank You,

Name
Address

Marty Rea

411 Bark Drive

Redwood City, CA

94065