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Planning, Building & Environmental Services

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

Brian D. Bordona
Director

To: Planning Commission	From: Wendy Atkins, Planner II
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Date: August 6, 2024	Re: Supplemental Memorandum Hillwalker Vineyards Winery Exception to the Conservation Regulations No. P23-00239-UP, Exception to the Napa County RSS & Use Permit No. P23-00101- UP
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Staff has provided this memo to address inconsistencies in the staff report and to provide public comments received after the staff report was published.

An outdated version of Attachment F - Road Exception Request was included as an attachment in the staff report packet. The current version is dated January 8, 2024, and has been attached for your review and consideration. The January 8, 2024, version includes references to a Use Permit for a 7,000 gallon per year winery in which the applicant had modified his application from a Micro Winery to a full Winery.

Furthermore, contrary to information provided in the staff report on page 15, there are six (6) turnouts located in the creek setback (Turnouts 1-6). Turnouts 1, 4, and 5 do not disturb ground closer to the stream than where the road is currently located.

After publication of the staff report, two letters supporting the project were received from Mindy Schultheis and Jeff Strauss and Karen and Greg Crouse. The letters are attached for your consideration.

Brian Bordona
Director
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

January 8, 2024

Re: Request for Exception to the Napa County Road and Street Standards to allow use of existing shared driveway access road that does not meet the 22 ft minimum width requirement in multiple segments as required by the Napa County Road and Street Standards Section 13 and Detail C-7.

Mr. Bordona,

The proposed project is located at 1871 Mt. Veeder Road in Napa County. The assessor's parcel number is 034-110-047-000.

This project is proposing a 7,000 gallon winery on this 20.46-acre parcel. The winery proposes to produce up to 7,000 gallons of wine in an existing onsite, 1,500 sf, cave. The winery proposes a maximum of 35 visitors and 5 employees per day. This property is accessed down a long shared private driveway that is approximately 4,400 feet long. There is an existing residence and accessory buildings on the property, including an approximately 1,500 square foot cave in the hill adjacent to the house. There is an existing 4.5-acre vineyard on the property. This property has a Home Occupancy permit from Napa County that was obtained in 2019.

The existing shared driveway is shown on Sheet UP 3.0 of the Preliminary Improvement Plan for the use permit application. The existing shared driveway is a well-maintained gravel driveway with a minimum width of 14 feet. This existing driveway is currently being used to access two residential properties and many acres of vineyards. One residence is located on parcel 034-100-043 with an address of 1881 Mt Veeder Road. The second residence is the subject property on parcel 034-110-047 with an address of 1871 Mt Veeder Road. Domain Chandon owns parcels 034-110-040, 034-110-049 & 034-110-059. No houses exist on these three parcels, however, Domain Chandon maintains approximately 315 acres of vineyards on these three parcels. Domain Chandon currently maintains the existing shared driveway as they are the predominate user of this shared gravel driveway.

The proposed winery project is proposing a very small commercial use that will not significantly increase use of this existing shared driveway. The existing shared driveway is located through a mountainous area and travels next to a blue line creek. Widening of this existing shared driveway as required in Section 13 of the Napa County Road and Street Standards is not feasible due to steep slopes, unique environmental features, and proximity to a blue line stream. This project is requesting a Road Exception per Section 3(d)i., of the Napa County Road and Street Standards which states...

i. 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 least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like

The project proposes to improve the existing shared driveway as possible without damaging the natural environment, grading on steep slopes, or impacting the blue line stream. As shown on plan Sheet UP 3.0, the project proposes to install nine (9) turnouts and widen the driveway to 22 ft wide for a length of 1,300 feet. The overall length of the existing driveway from Mt. Veeder Road to the project site is approximately

4,400 feet. A separate Use Permit Exception to the Conservation Regulations is also being submitted as part of this project since some of the turnouts are proposed withing the conservation setback to the blue line stream.


The proposed improvements to the existing shared driveway will provide the same overall practical effect as the Napa County Road and Street Standards and the SRA Fire Safe Regulations towards providing defensible space, and consideration towards life, safety and public welfare. The mitigating factors are as follows.

1. Turnouts that meet the Napa County Road and Street Standards Detail C-11 will be provided in strategic locations to allow vehicles to pull over and pass safely. Turnouts will be placed to provide as much sight distance as possible to be able to see if vehicles are coming in the opposite direction.
2. The driveway will be widened in suitable locations for a total distance of approximately 1,300 feet.
3. Undergrowth vegetation removal and maintenance will be performed to maintain sight distance to be able to see if vehicles are coming in the opposite direction.

Other mitigating items may include signage at the beginning of the driveway at Mt. Veeder Road to indicate private road, addresses, distances, fire water connection locations and fire water volume.

Please accept this letter along with the attached Preliminary Road Improvement Plan, Sheet UP 3.0 completed by Stillwater Civil Design for a complete road exception application. These documents provide findings for the road exception request, and provide mitigating factors to show that the proposed driveway improvements will provide the same overall practical affect of the Napa County Road and Street Standards and the SRA Fire Safe Regulations. Please feel free to contact Stillwater Civil Design if any further information is required.





J. Rangel Gonzales, P.E.
Stillwater Civil Design

From: [Mindy Schultheis](#)
To: [Atkins, Wendy](#)
Subject: Kevin Morrison project
Date: Friday, August 2, 2024 3:46:03 PM

[External Email - Use Caution]

Hi. This is Mindy Schultheis and Jeff Strauss. We live at 1881 Mt Veeder Road. Kevin and Ann Morrison are our direct neighbors. And not only are they wonderful people but they have proven to be amazing neighbors. Always, happy to pop by and troubleshoot or help out with whatever we need.

They have filled us in on their small winery project and we are completely on board and excited about this. We have full confidence that they will continue to be conscientious neighbors, continue to employ farming and wine making practices that conserve resources, and will operate the winery in a way that minimizes its impact.

If you have any questions for us please feel free to reach out.

Mindy Schultheis
Jeff Strauss.
Sent from my iPhone

Karen & Greg Crouse
1801 Mount Veeder Rd
Napa CA 94558

August 4, 2024

Napa County Planning Commission
Attn: Ms. Wendy Atkins

Dear Ms. Atkins,

We are writing in support of the proposed Hill Walker Winery located at 1871 Mount Veeder Road in Napa (*P23-00101*). We own the parcel below The Morrisons'. In fact, access to subject property is through our road.

Based on Hill Walker Winery's proposed plan, and considering their limited production and responsible farming methods, there will be minimal public traffic on our shared road. Further, we believe that this project will have little to no impact or disruption to the neighborhood.

The Morrisons have been responsible neighbors who act as stewards of the land. They produce wines that are worthy of the Napa Valley and Mount Veeder appellations and sub-appellations respectively.

In closing, as neighbors, we have the greatest potential to be affected by this project and feel there is no concern. We are in full support for approval of this winery permit.

Thank you.

Sincerely,
Karen and Greg Crouse