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Exception to the Napa County Road and Street Standards



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EXCEPTION REQUEST LETTER

To: Attn: Patrick Ryan
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94558
Date: 10/17/2016

From: CMP Civil Engineering & Land Surveying
Cameron Pridmore PE, PLS
1607 Capell Valley Road
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Subject: Driveway Exception Request Letter for The Caves at Soda Canyon Winery Driveway located at 2275 Soda Canyon Road, Napa, CA

Remarks: Thank you for taking the time to review the submitted civil plans. With this letter I am officially requesting an exception to the Napa County Road and Street Standards. The specific exceptions and the associated reasons are listed below.


1. An exception to the 20' driveway width requirement for all the areas of the driveway that are currently under 20' wide as shown on the included plan and listed as follows: STA 0+85 to STA 3+75, STA 4+75 to STA 7+00, STA 9+30 to 12+25, STA 12+55 to 16+05, STA 16+35 to 19+88, 20+18 to 23+35. Pullouts and wide spots are provided at the beginning and end of each narrow section listed. The site lines between these pullouts are excellent and the use of these pullouts provide the same overall practical level of safety as the full 20' width would.
2. An exception to the 16% slope limit for all the areas of the driveway that are currently over 16% as shown on the included plan and listed as follows: STA 0+85 to STA 4+40. Said areas are currently paved with HMA which provides excellent traction and the same overall practical level of safety.
3. An exception to the 50' minimum radius for inside horizontal curves for all the horizontal curves on the driveway that are currently under the 50' minimum radius as shown on the included plan and listed as follows: STA 3+60 to STA 4+77. The width of the driveway in this area is 32' wide. This extra width allows vehicle to navigate this curve easily and provides the same overall practical level of safety.

We ask that the above exceptions be granted based on the same reasoning they were granted in 2013 when associated with permit P13-00048. The reasoning then (and currently) being that the driveway is environmentally constrained due to the steep rocky terrain that it traverses. Meeting the full 20' width would require blasting and very large cut slopes that would potentially lead to slope instability and excessive erosion issues. In

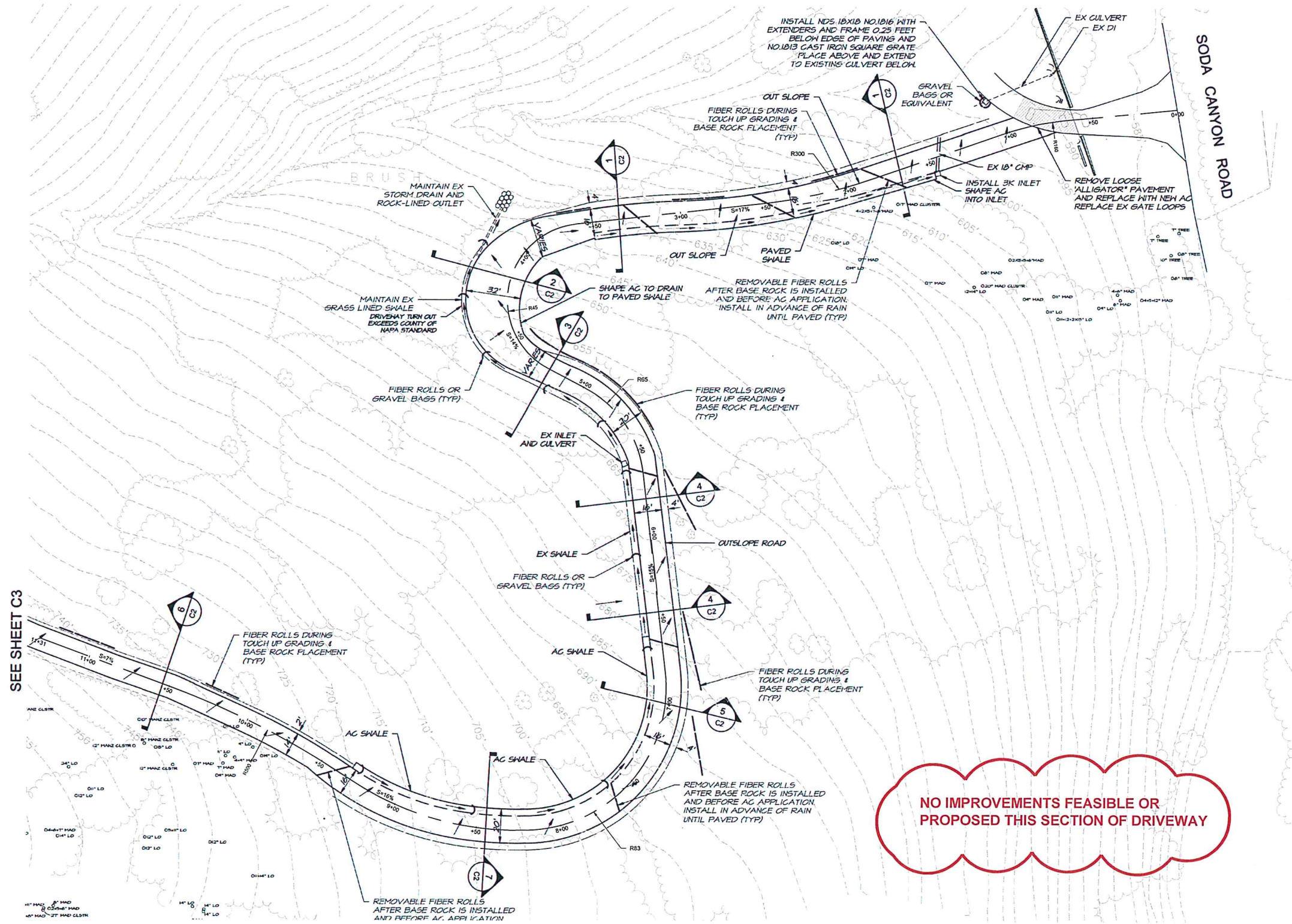
lieu of widening the existing driveway we propose widening the two upper turnouts located at STA 16+25 and STA 20+00 from 20' to 22' in order to meet the most recent turnout width requirements listed in the current Napa County Road and Street Standards.

Thank you again for taking the time to review this request. Please let me know if you have any further questions or comments.

Regards,

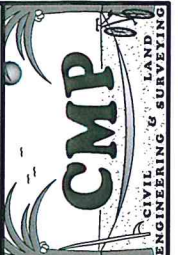


Cameron Pridmore PE, PLS



NO IMPROVEMENTS FEASIBLE OR PROPOSED THIS SECTION OF DRIVEWAY

IMPORTANT NOTE
 THE UNDERLYING DESIGN SHOWN ON THESE PLANS WAS PREPARED BY JAMES L. CASSAYRE, ENGINEER, AND APPROVED BY NAPA COUNTY IN 2013. THEY ARE INCLUDED AS A REFERENCE ONLY. ALL IMPROVEMENTS PROPOSED BY THIS PLAN ARE HIGHLIGHTED IN RED AND CLOUDED.



PREPARED BY:
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 PROJECT # 00102 DATE: 10/17/2016

REV. #	DATE	DESCRIPTION

PROJECT INFO:
 THE CAVES AT
 SODA CANYON WINERY
 2275 SODA CANYON ROAD
 NAPA CA 94558
 APN: 039-640-011

SHEET NAME:
**DRIVEWAY
 IMPROVEMENT
 PLAN 1**

SHEET:
C2

