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Roads & Street Standards Exception Request

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#4118019.0
 August 25, 2020

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

RE: Shadybrook Estate Winery (P18-00450)
 Exception to Commercial Driveway Requirements

Dear David:

As part of the Use Permit Modification application for Shadybrook Estate Winery RSA+ is requesting an exception to the commercial driveway requirements in the Road and Street Standards for the existing entrance gate. The shared driveway, known as Rapp Lane, is a continuation of Second Avenue and provides access for Shadybrook Estate Winery, Rapp Equestrian Center and Italics Winery. The existing gate is located at the beginning of Rapp Lane and is 20.59' wide.

The Shadybrook Estate Winery is in a Local Responsibility Area and non-Very High Fire Hazard Severity Zone (VHFHSZ) as shown on attached Exhibit A – Fire Hazard Zones. The exception is sought pursuant to Section Five of the Napa County Road and Street Standards. This section provides that:

The exception request must provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property.

We believe the exception sought here, which preserves the existing approximately 20.59' wide gate, meets the requirements for an exception under Section Five as a site in the local responsibility area and non-VHFHSZ. The existing gate provides safe access for emergency vehicles and civilians.

The roadways on either side of the gate meet the Napa County Road and Street Standards and provide the required width for safe passage of all vehicles. The existing gate only provides a slight narrowing to the otherwise compliant road section. The width of a standard Type 1 Engine is 8' per Pierce Manufacturing Inc. for the Napa County Fire Department as attached in Exhibit B – Fire Truck Dimensions, so the 20.59' wide gate will allow safe access for the Type 1 Engine.

Additionally, there is an unobstructed line of site from the existing gate to the first curve of Rapp Lane for 625' as shown in Photo 1 on the attached Exhibit C – Site Photographs. Even through a typical sedan car and a fire truck could fit through the gate at the same time, vehicles will be able to see any incoming emergency vehicles well before arriving at the gate and pull to the side of the road allowing for open emergency vehicle access through the gate.

Second Avenue also provides sufficient width to allow for the passage of emergency vehicles. There is unobstructed line of sight from the existing gate down Second Avenue for at least 400' as shown in Photo 2 on the attached document. There are several widened areas for vehicles to pull over on Second Avenue and allow emergency vehicles to pass including immediately south of the gate.

The gate is located on a straight section of roadway which extends from Second Avenue into Rapp Lane. The nearest turn on Rapp Lane starts 625' from the gate as shown on Sheet C1.0 and no turning is required while passing through the gate.

In summary, the existing gate allows for safe travel to and from Shadybrook Estate Winery and Rapp Equestrian Center for visitors, employees, and emergency vehicles. The existing roads on either side of the gate meet the requirements set forth in the Napa County Road and Street Standards and provides visibility for all passing vehicles.

Please do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

DocuSigned by:
Bruce Fenton
C91AA92030A3404...
Bruce Fenton, P.E.
Project Manager



JK/ms

Encl: Exhibit A – Fire Hazard Zones
Exhibit B – Fire Truck Dimensions
Exhibit C – Site Photographs

cc: Charlene Gallina
Jeannette Doss
Alice Alkossler
David Gilbreth

Exhibit C - Site Photographs

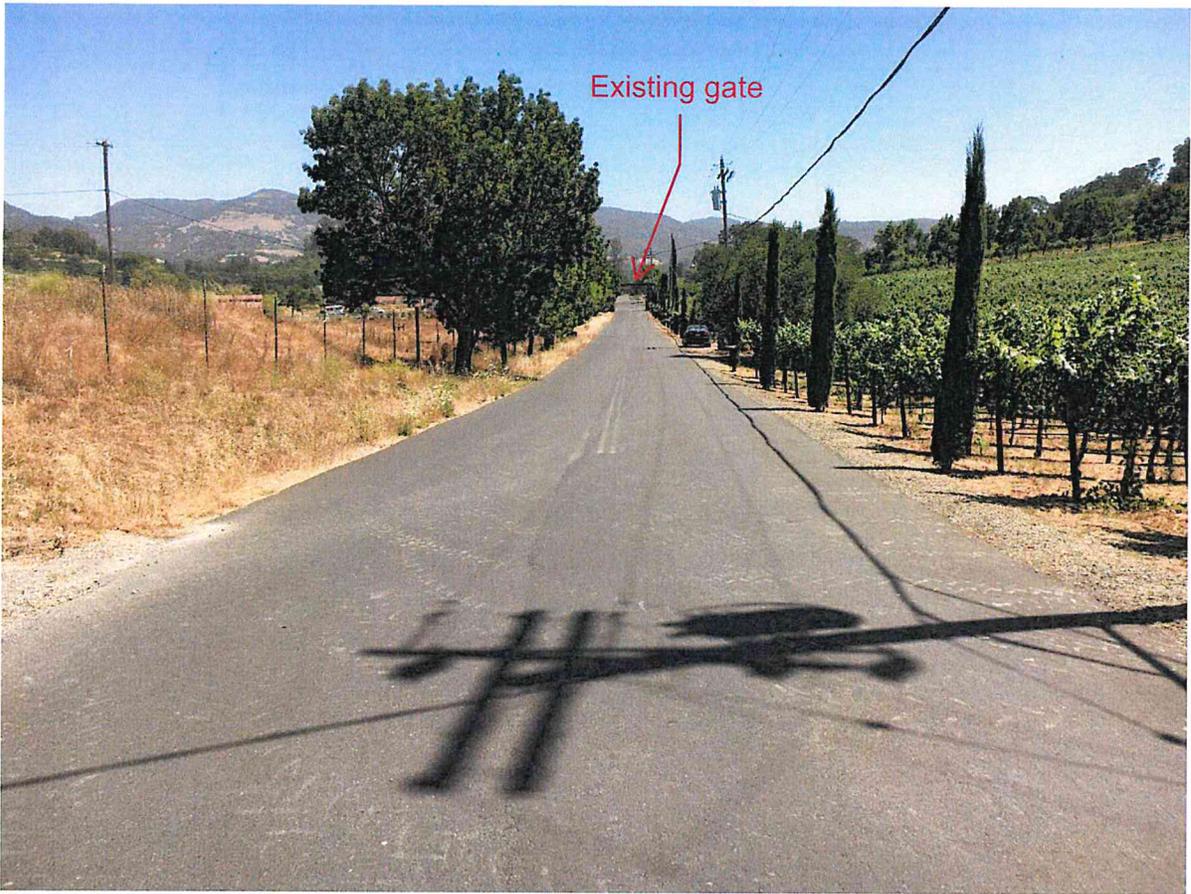


Photo 1 taken from curve in Rapp Lane looking south towards the existing gate.

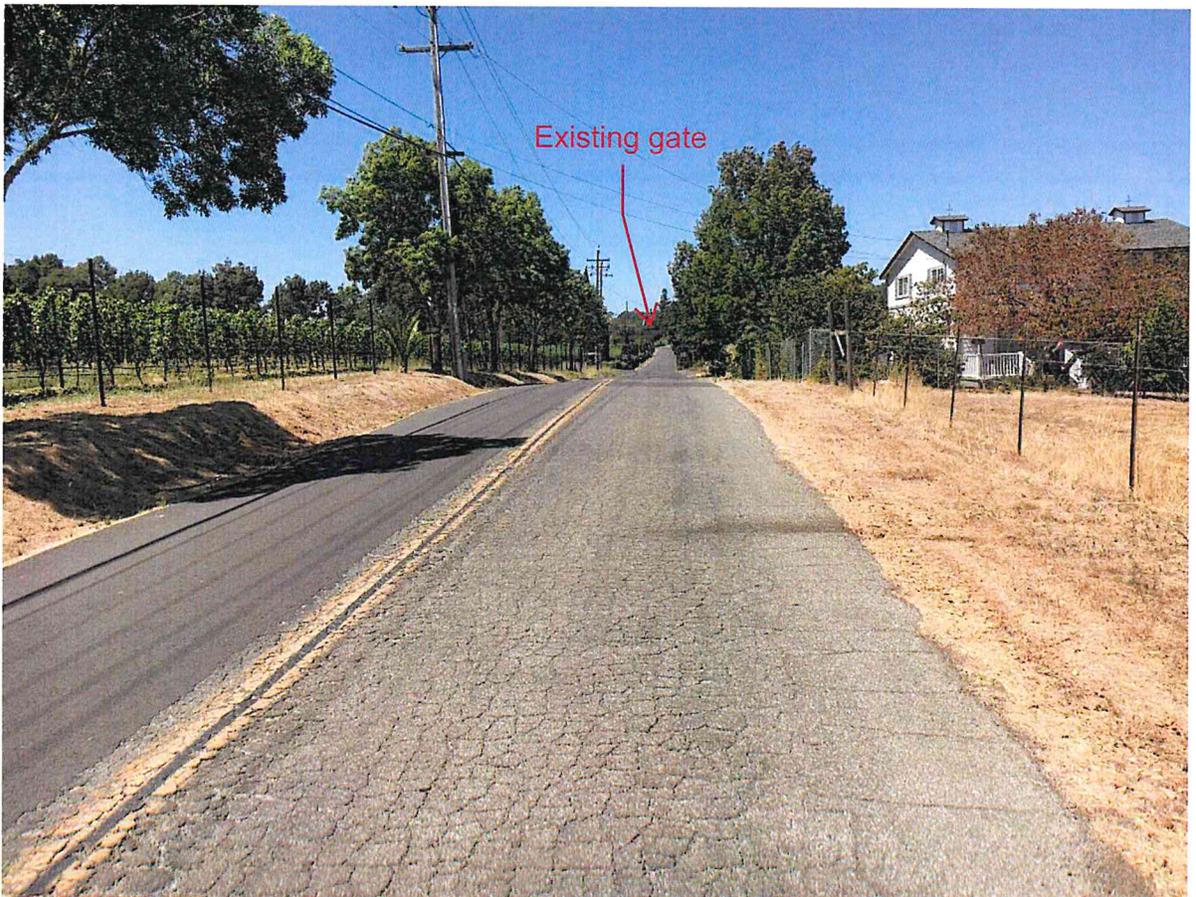


Photo 2 taken from approximately 400 feet away from the existing gate on Second Avenue looking north towards the existing gate.