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# Road and Street Standards Exception Request

Dakota Shy Winery, Use Permit Major Modification  
Application No. P19-00131-MOD  
Planning Commission Hearing, February 17, 2021

David Morrison, Director  
Napa County Planning, Building &  
Environmental Services Department  
1195 Third Street, Second Floor  
Napa, CA 94559

Re: P19-00131, Dakota Shy Winery Major Use Permit Modification and Road Exception  
Request, 771 Sage Canyon Road, Napa County, CA, APN 030-120-024

Dear Mr. Morrison:

In response to Daniel Basore's Memorandum dated April 19, 2019 regarding the above mentioned Use Permit Modification and a site visit with Patrick Ryan on June 24, 2020, the Applicant, hereby requests an exception from the Napa County Road and Street Standards for the width of the existing primary gate and portions of the existing one-way (exit only) gravel road that currently serves the existing winery facility. Section 13 of the Napa County Road and Street Standards requires wineries to be served by a common driveway having a minimum width of 20 feet with a 2 foot shoulder and a gate that opens 2 feet wider than the road.

### **Project Description**

Dakota Shy Winery has requested an increase in the number of full-time employees from 6 to 7, an increase in the number of harvest employees from 2 to 3, an increase of the existing wine production capacity from 14,000 gallons to 20,000 gallons, and an increase in the number of daily visitors from 20 to 48.

Refer to the Project Statement for Dakota Shy Winery for a complete description of the proposed Use Permit Modifications.

### **Exception Request and Justification**

This letter requests an exception from Section 13 pursuant to Section 5 of the 2020 Napa County Road and Street Standards. The exception is being requested to allow the primary gated entrance of the existing access road to be used to serve the existing winery building even though the clear width of the gate does not meet the standard width and to allow portions of the one-way (exit only) gravel road that have two (2) horizontal inside radiuses and a pair of vertical curves that do not meet the minimum requirement outlined in Section 15 of the Napa County Road and Street Standards.

The existing access road has provided adequate access to the existing facility for several years. The existing access road for this road exception request is currently paved with hot mix asphalt (HMA) and varies in width from approximately 18 feet-8 inches clear at the existing primary gate to a minimum of twenty (20) feet wide from the gate to the winery. The existing access road is a well maintained paved all-weather surface that provides safe, reliable access for emergency vehicles as well as for large winery trucks and employee vehicles. The gated portion of the roadway for which this exception request applies is confined between a steep slope and the neighboring property line on one side and a 36 inch City of Napa watermain on the other side. The Property Owner routinely maintains the access road and adjacent vegetation to reduce available fuel load and to insure adequate horizontal and vertical clearance for emergency vehicles and other large vehicles that must access the site. Widening the gate to 22+ feet would result in placing one of the gate support columns on top of the City of Napa watermain and/or within the waterline easement.

The existing one-way (exit only) gravel road for this road exception request has a minimum width of twelve (12) feet. The existing one-way gravel road does provide adequate access for standard passenger and emergency vehicles even though at Location A and Location B (see Sheet UP7) it has substandard inside radii. The existing one-way gravel road is not intended for large truck traffic but is intended to provide a route for standard passenger and emergency vehicles. A pair of vertical curves at Location C (see Sheet UP7) occurs at the intersection and transition between the one-way gravel road and the paved access road to the winery. The two 50± foot vertical curves have a centerline slope that varies from 5% to 9% in the middle to 7% and 5% at the lower conform. The vertical curves are preceded by 71± feet of paved road with an average centerline slope of 1% or less and followed by 56± feet of gravel road with an average centerline slope of 2% or less. The Fire Access Exhibit (shown on Sheet UP7), prepared by Bartelt Engineering illustrates that a Napa County Type 1 fire truck can navigate through the one-way gravel road and over the vertical curves with a minimum ground clearance of 1.2± feet under the vehicle. With the 36 inch City of Napa watermain located near the top of the vertical curves with approximately (3) three feet of cover, any road construction required to construct 100 foot vertical curves could result in damage to the watermain. As an additional safety improvement for vehicles exiting via the one-way gravel road, the Property Owner has widened and relocated the existing gate at the end of the one-way gravel road to a minimum of 20 feet clear and 30 feet back from the public right-of-way. The Property Owner also routinely maintains the adjacent vegetation to reduce available fuel load and to insure adequate horizontal and vertical clearance.

This project is located entirely within the "Local Responsibility Area" (LRA) and not within a Very High Fire Hazard Severity Zone (VHFHSZ); therefore, pursuant to Section 5 of the Napa County Road and Street Standards the County has additional flexibility in granting exceptions. Exceptions for properties located completely within the LRA, like the current project, may be permitted when they do not provide the same overall practical effect as the SRA Fire Safe Regulations.

Pursuant to Section 5, 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 as determined by the County Engineer and Fire Marshal on a case-by-case basis, and as set forth above, we believe that it does.

In summary, the existing paved access road and one-way gravel road provides safe access for emergency apparatus, safe civilian evacuation, and avoids any delays in emergency response. The site will continue to comply with Napa County, CalFire requirements, and Fire Safe Regulations for defensible space, fire department access, and public safety. Furthermore, adequate fire protection water storage is provided onsite per CalFire requirements.

### Monitoring of Safe Access Conditions

The Property Owner agrees to continue its maintenance program for assuring adequate and clear horizontal and vertical access for larger vehicles such as trucks and emergency vehicles, as well as for automobiles.

### Summary

Given the use of the existing access roads, we believe that access for emergency vehicles and overall traffic safety for the users of the access roads will not be materially affected by the operations at Dakota Shy Winery.

Thank you for your consideration of our request for this exception. You may contact us directly at (707) 258-1301 with any questions or to schedule a site visit if necessary.

Sincerely,



Paul N. Bartelt, P.E.  
Principal Engineer

PNB:sd

cc: Tom Garrett, Dakota Shy Winery  
Donna B. Oldford, Plans4Wines