

Attachment L

Road Exception Evaluation Memo



A Tradition of Stewardship
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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
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David Morrison
Director

MEMORANDUM

To: Don Barrella Planning Division	From: Patrick C. Ryan Engineering Services
Date: June 14, 2018	Re: P14-00320 – Anthem Winery Road Exception Evaluation APN: 035-470-046

ROAD EXCEPTION REQUEST:

The Engineering Services Division received a revised request, dated January 12, 2018, for an exception to the Napa County Road and Street Standards (NCRSS) for the proposed Anthem Winery located at 3454 Redwood Road, Napa, California 94558 (APN: 034-470-046). The Anthem Winery project is pursuing a Major Modification of an existing Use Permit to build a larger winery facility including a tasting room, fermentation buildings, offices, and wine caves. The proposed winery facilities will be located on the southern parcel APN 035-470-046 or two adjacent parcels, with the winery traffic conveying through the norther parcel APN 035-460-038. Both parcels are owned and maintained by the applicants, Mr. and Mrs. Arbuckle. The existing driveway on the northern parcel currently serves a single-family dwelling and guest cottage. The proposed winery development proposes to improve the northern parcel driveway to serve the winery. The existing winery is currently served by an access road off Redwood Road. The access road off Redwood Road is constrained by surrounding steep terrain, dense forest, and narrow access easement corridors restricting improvements.

As part of the Major Modification, the applicant is requesting an exception to the commercial driveway standards. The exception request provides existing environmental, physical and legal constraints as the findings restricting the existing access drive from being improved to meet the current NCRSS. The applicant provides improvement plans for two (2) proposed driveway options that delineate the extent of the requested exception. In addition, a separate Emergency Ingress/Egress Plan was provided, outlining permanent and operational control measures intended to support access for emergency responders.

The proposed driveway options provided by the applicant's engineering consultants, RSA+, the Engineering Division focuses its evaluation on Option 2, as illustrated on RSA+'s Anthem Winery Driveway Entry Option 2, dated January 12, 2018, due to the infeasibility of Option 1 based on easement constraints on Assessor's Parcel 035-460-024. The proposed access for Option 2 travels along an existing driveway on the 20-foot wide flagpole section of the northern parcel connecting to Dry Creek Road. The existing access is proposed to be improved to the maximum extent feasible. Option 2 driveway entrance and drainage crossing do not utilize the existing residential easement, granted by the owner of adjacent parcel (APN 035-460-024). The existing

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easements will not be used for winery traffic without the servient estate owner's permission, and unless permission is granted, will provide access and/or a turnout for residential use only.

The proposed commercial drive design proposes the following exceptions to the Napa County Road and Street Standards:

Station 61+16 to 61+35	A vertical curve length exception from 100 linear feet to approximately 20 linear feet for vertical curve length. The vertical curve length exception is requested to accommodate the physical site limitation of grade differential between Dry Creek Road and the existing grade of the adjacent properties of the flagpole section of the lot. The proposed design will provide the same overall practical effect by providing an extended entrance pavement width outside the required 20 feet horizontal radius at the connection to Dry Creek Road, allowing northbound vehicles on Dry Creek Road to make a wider turn into the proposed winery access.
Station 61+16 to 62+25	A width exception from 20 feet wide travel way to 17.7 feet travel way. A width exception is request to accommodate the legal constraint of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design will provide the same overall practical effect by providing 22 feet wide turnout for residential and emergency vehicles, extending into the adjacent driveway easement. The ensuing segment will be improved to the maximum extent practicable, providing 16 feet travel way and 18 feet horizontal clearance within the 20-foot right-of-way.
Station 61+35 to 63+00	A slope exception for road grades exceeding 18% without the required transitions zones of 10% or less for 100 feet on the proceeding segments. A slope exception is requested to accommodate the physical site limitation of grade differential between Dry Creek Road and the existing grade of adjacent properties on the flagpole section of the lot. The proposed design will provide the same overall practical effect by providing a surface equal to or greater than 3" of HMA over 5" of Class 2 AB, and a roadway grade not exceeding 10% for 100 feet immediately. A 100-foot vertical curve will be provided at the end of the segment exceeding 18%.
Station 61+46	An exception to the required gate width of 22 feet to 17 feet. The gate width exception is request to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design states that it provided the same overall practical effect by conforming finish grade to the existing AC pavement within the easement and allowing for a turnout area on each side of the gate.
Station 62+30 to 63+25	A width exception from 20 foot wide travel way to 16 foot travel way. A width exception is requested to accommodate the legal constraint of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design will provide the same overall practical effect by providing 17 feet of horizontal clearance within the segment,

*All road stations referenced throughout this document are based on the associated Use Permit Plan Set entitled "Anthem Winery Driveway Option 2" dated January 12, 2018 prepared by PSA+ Consulting Civil Engineers

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	<p>a 22-foot wide intervisible turnout in the preceding segment, and a 20-foot wide drivable width, intervisibility, and signage at the ensuing segment.</p>
Station 3+25 to 5+00	<p>A width exception from 20 feet of travel way to 18 feet of travel way. A width exception is requested to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practical effect by widening the existing roadway to the maximum extent practicable and providing a 20 foot drivable width in the 20 foot wide right-of-way by utilizing a 16 inch AC dike on each shoulder.</p>
Station 5+00 to 7+50	<p>A width exception from 20 feet of travel way to 16 feet of travel way. A width exception is requested to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practicable effect by providing 17 feet clear drivable width within the segment, and a 20-foot drivable width, intervisibility, and signage at eh preceding and ensuing segments.</p>
Station 7+50 to 9+00	<p>A width exception from 20 feet of travel way to 18 feet of travel way. A width exception is requested to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practical effect by widening the existing roadway to the maximum extent practicable and providing a 20 foot drivable width in the 20 foot wide right-of-way by utilizing a 16 inch AC dike on each shoulder.</p>
Station 9+00 to 10+00	<p>A width exception from 20 feet of travel way to 14 feet of travel way. A width exception is necessary to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practical effect by providing a 20-foot clear drivable width, intervisibility and signage at the preceding and ensuing segments.</p>
Station 10+00 to 11+00	<p>A width exception from 20 feet of travel way to 16 feet of travel way. A width exception is necessary to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practical effect by providing a 17-foot clear drivable width within the segment by utilizing a drivable AC dike on one shoulder, and a 20-foot clear drivable width and signage at the ensuing segment and at the intervisible preceding segment.</p>
Station 11+00 to 12+00	<p>A width exception from 20 feet of travel way to 18 feet of travel way. A width exception is requested to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practical effect by widening the existing roadway to the maximum extent</p>

	practicable and providing a 20 foot drivable width in the 20 foot wide right-of-way by utilizing a 16 inch AC dike on each shoulder.
Station 12+00 to 15+50	a width exception from 20 feet of travel way to 16 feet of travel way. A width exception is requested to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practicable effect by providing 17 feet clear drivable width within the segment, and a 20 foot drivable width, intervisibility, signage at the preceding and ensuing segments, and a convex mirror at the high point of the road to improve intervisibility.
Station 76+00 to 78+50	A width exception from 20 feet of travel way to 14 feet of travel way consisting of a proposed bridge and approaches with retaining walls on each side. A width exception is requested to accommodate the legal constraints of the 20-foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties. The proposed design provides the same overall practical effect by providing signage at the bridge and a compliant road segment ensuing the drainage crossing. The road is proposed to conform on both sides of the existing driveway. The adjacent 40-foot easement (No. 1996-014263, NCR, and 1996-026341) would be used for all residential traffic and would provide emergency pullout area to allow passage of emergency vehicles. Additional signage and traffic controls are included in the Emergency Ingress/Egress Plan.
Station 79+25 to 23+90	A slope exception for roadway grades of 18% for a length of 555 feet is requested to accommodate the physical site limitation of grade differential between the drainage crossing and the building site and to preserve unique features of the natural environment. The proposed design will provide the same overall practical effect by providing a surface equal to or greater than 3 inches of HMA over 5 inches of Class 2 AB.

ENGINEERING DIVISION EVALUATION AND RECOMMENDATION:

Engineering Division staff has reviewed the Request for Option 2 noted above with the applicant's authorized agents, Engineering staff and the Fire Marshal's office. With respect to Section (3) of the NCRSS as adopted by Resolution No. 2017-156 by the Board of Supervisors on September 26, 2017, this Division has determined the applicant has met the findings for and exception to the NCRSS. Provided the following conditions are met, the proposed roadway design meets the same overall practical effect as the State Responsibility Area (SRA) Fire Safe Regulations.

The request for exception to the Napa County Road and Street Standards (NCRSS) for a reduction in vertical curve length from Station 61+16 to 61+35 to accommodate the physical site limitation is supported provided that a fully loaded fire apparatus can navigate the sag with a minimum clearance of 4 inches.

The request for exception to the NCRSS for a reduction in the commercial drive width of 20 feet at Station 61+16 to 62+25; 62+30 to 63+25; 3+25 to 5+00; 5+00 to 7+50; 7+50 to 9+00; 9+00 to 10+00; 10+00 to 12+00; 12+00 to

*All road stations referenced throughout this document are based on the associated Use Permit Plan Set entitled "Anthem Winery Driveway Option 2" dated January 12, 2018 prepared by PSA+ Consulting Civil Engineers

15+50 and 76+00 to 78+50 to accommodate the legal constraint of the 20 foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties is supported by this Division provided the driveway is widened to the maximum extent practical, signage is provided as proposed and the proposed intervisible vehicular turnouts proposed can accommodate the passage of a fire apparatus and the largest vehicle required for the operations of the uses for the properties served by the access drive.


The request from exception to the NCRSS for a roadway grades exceeding 18% without the inclusion of transition zones of roadway grades of less than 10% and for exceeding the maximum length of 300 feet for roadway grades exceeding 18% at Station 61+35 to 63+00 and Station 79+25 to 23+90, respectively. The exception is to accommodate the physical site limitation of grade differential between Dry Creek Road and the existing grade of adjacent properties on the flagpole section of the lot and the physical site limitation of grade differential between the drainage crossing and the building site, including preserve unique features of the natural environment. The slope exception is supported provided the roadway surfacing provides unobstructed access to conventional drive vehicles and are capable of supporting apparatus weighing 75,000 pounds, with a minimum section equal or greater than 3 inches of HMA over 5 inches of Class 2 AB.

The request for a reduction in the required gate horizontal clearance at Station 61+46 to accommodate the legal constraints of the 20 foot wide right-of-way and physical site limitations of the existing grade differential of the adjacent properties may be supported by this Division. Provided the proposed gate and its location does not obstruct the proposed 22 foot wide turnout for residential and emergency vehicles, extending into the adjacent driveway easement from Station 61+16 to 62+25, meets the minimum setbacks of the NCRSS, meets the required angle of approach and departure for emergency apparatus, and has the required means of emergency operation.

The road exception request for Option 2 as illustrated and described in RSA+'s plans and road exception request narrative, dated January 12, 2018, has provided the necessary documentation as required by RSS Section 3(D) for the Engineering Division to support the Exception Request for approval by the required approving body. The following conditions are in addition to all conditions previously placed on the project as part of this discretionary application:

1. Horizontal and vertical vegetation management shall be implemented along the entire length of the private lane and around any existing and proposed structures to create defensible space.
2. All portions of commercial driveway not identified herein shall fully complies with the 2017 Napa County Road and Street Standards.
3. The roadway improvements shall be constructed and maintained to the approved condition prior to any new commercial use and/or occupancy. Maintenance of the roadway shall continue throughout the life of the parcel and its proposed use. The County may require future road design changes if changes in use or intensity are proposed in the future.
4. The private drive surface and structures shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions equivalent to the HS20-44 criterion and the design Traffic Index.

Attachments: Exception Request Letter Option 2, dated January 12, 2018, prepared by RSA+.

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January 12, 2018

Donald Barrella
Napa County Planning, Building, and Environmental Division
1195 Third Street, Suite 210
Napa, CA 94559

RE: Anthem Winery
Exception to Road and Street Standards for Existing Driveway – Option 2
APN 035-460-038 and 035-470-046

Dear Donald:

This letter is a revision to our December 13, 2016, Driveway Exception letter. It has been revised to incorporate plan review comments received from Joe Peterson, dated February 22, 2017, and from Patrick Ryan, dated March 28, 2017, and October 19, 2017.

The Anthem Winery project is pursuing a Major Modification (MM) of an existing Use Permit to build a larger winery facility including a tasting room, fermentation buildings, offices, and wine caves. All proposed winery facilities will be located on the southern parcel APN 035-470-046 of two adjacent parcels, with winery and visitor access coming through the northern parcel APN 035-460-038. Both parcels are owned by Justin and Julie Arbuckle. The existing driveway on the northern parcel currently serves a single-family residence and guest house, but will be modified to connect into the expanding winery. The existing winery is currently served by a driveway off of Redwood Road, but improving that route to meet standards is much more difficult due to its steep terrain and having a higher tree density and narrow width (10 feet) of land owned by the proponents on the West side of Redwood Creek.

As part of the Major Modification application, we are requesting an exception to the commercial driveway widths and slopes in the Napa County Road and Street Standards. The exception is based upon existing environmental, physical, and legal constraints, as allowed by Resolution No. 2016-167 Sections 3.D.1, 3.D.2, and 3.D.3. As part of this letter, we are providing Driveway Improvement Plans which delineate the extent of the requested exception. A separate Emergency Ingress/Egress Plan is also included, delineating additional signage and traffic control mitigation measures to be implemented.

The existing driveway on the 20' wide flagpole section of the northern parcel connecting to Dry Creek Road will be improved to the maximum extent feasible, as shown in the attached Driveway Improvement Plans. The Option 2 driveway entrance and drainage crossing, shown on sheets 1A and 3A respectively, do not utilize the existing residential easements, granted by the owner of the adjacent parcel (APN 035-460-024). The existing easements will not be used for winery traffic without the servient estate owner's permission, and unless permission is granted, will provide access and/or a turnout for residential use only.

Not all portions of the existing driveway meet the current Road and Street Standards, and are described in detail below. The following summarizes the proposed improvements and requested exceptions. All

dimensions of slope lengths between vertical curves are measured from PVI to PVI. The Travel Way includes paved Travel Lanes and 1' paved Driveable Shoulders. The Clear Driveable Width includes the Travel Way and mountable AC dikes.

- Station 61+16 to 61+35 This segment of the Option 2 driveway entrance includes a 19' long (GB to GB) slope transition with grade breaks from 5% to 13% and 13% to 20%. This approximates a 20' vertical curve. A vertical curve exception is necessary to accommodate the physical site limitation of grade differential between Dry Creek Road and the existing grade of adjacent properties on the flagpole section of the lot. Without this exception, the proposed driveway within the subject parcel would not conform to the existing AC pavement in the adjacent driveway easement, and additional retaining walls would be required, reducing the width of the driveway in the ensuing segment. The proposed design will provide the same overall practical effect by providing an extended entrance pavement width outside the required 20' horizontal radius at the connection to Dry Creek Road, allowing northbound vehicles on Dry Creek Road to make a wider turn into the driveway.
- Station 61+16 to 62+25 This segment of the Option 2 driveway entrance includes a 109' long (inclusive of transitions) 17.7' wide travelway. A Caltrans Type F AC Dike will be installed adjacent to a retaining wall to control drainage. The travelway surface will conform to the existing AC pavement on an adjacent driveway easement (No. 1995-029201, N.C.R.), which will be striped for residential and emergency vehicle use only. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines. The proposed design will provide the same overall practical effect by providing a 22' wide turnout for residential and emergency vehicles, extending into the adjacent driveway easement. The ensuing segment will be improved to the maximum extent practicable, providing a 16' travel way and 18' clear width within the 20' wide ROW.
- Station 61+35 to 63+00 This segment of the Option 2 driveway entrance includes a 165' long (GB to PVI) road segment with slopes up to 20%. A slope exception is necessary to accommodate the physical site limitation of grade differential between Dry Creek Road and the existing grade of adjacent properties on the flagpole section of the lot. Without this exception, the proposed driveway within the subject parcel would not conform to the existing AC pavement in the adjacent driveway easement, and additional retaining walls would be required, reducing the width of the driveway in the ensuing segment. The proposed design will provide the same overall practical effect by providing a surface equal to or greater than 3" of HMA over 5" of Class 2 AB, and a roadway grade not exceeding 10% for 100 feet immediately ensuing this segment. A 100' vertical curve will be provided at the end of the 20% segment.

Station 61+46	<p>The Option 2 driveway entrance includes a 17' wide entrance gate. A gate width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a gate post would be required to be placed on an adjoining parcel. While a driveway easement exists in this location, Option 2 was prepared under the assumption that use of these easements for winery traffic is revoked. The proposed design will provide the same overall practical effect by conforming finished grade to the existing AC pavement within the easement, allowing for a turnout area on each side of the gate.</p>
Station 62+30 to 63+25	<p>This segment of the Option 2 driveway entrance includes a 95' long (inclusive of transitions) 16' wide travel way with a 17' clear width. A 16" wide Caltrans Type E drivable AC dike will be installed the paved shoulder to control drainage and conform to existing grade at the property lines. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines. The proposed design will provide the same overall practical effect by providing a 17' clear drivable width within this segment, a 22' wide intervisible turnout in the preceding segment, and a 20' clear drivable width, intervisibility, and signage at the ensuing segment.</p>
Station 3+25 to 5+00	<p>This segment includes a 175' long 18' wide travel way and 20' wide clear width. A 16" wide Caltrans Type E drivable AC dike will be installed on each shoulder to control drainage and conform to existing grade at the property lines. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines, and drainage would discharge uncontrolled to the adjacent parcel. The proposed design will provide the same overall practical effect by widening the existing driveway to the maximum extent practicable and providing a 20' clear drivable width within the 20' wide ROW.</p>
Station 5+00 to 7+50	<p>This segment includes a 300' long (inclusive of transitions) 16' wide travel way with a 17' clear width. A 16" wide Caltrans Type E drivable AC dike will be installed the paved shoulder to control drainage and conform to existing grade at the property lines. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines. The proposed design will provide the same overall practical effect by providing a 17' clear drivable width within this segment, and a 20' clear drivable width, intervisibility, and signage at the preceding and ensuing segments.</p>

Station 7+50 to 9+00	This segment includes a 150' long 18' wide travel way with a 20' clear width. A 16" wide Caltrans Type E drivable AC dike will be installed on each shoulder to control drainage and conform to existing grade at the property lines. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines, and drainage would discharge uncontrolled to the adjacent parcel. The proposed design will provide the same overall practical effect by widening the existing driveway to the maximum extent practicable and providing a 20' clear drivable width within the 20' wide ROW.
Station 9+00 to 10+00	This segment includes a 100' long (inclusive of transitions) 14' wide travel way with retaining walls on each side. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a 14% slope segment would precede the ensuing 20% slope segment. The proposed design will provide the same overall practical effect by providing a 20' clear drivable width, intervisibility, and signage at the preceding and ensuing segments.
Station 9+75 to 12+50	This segment includes a 275' long (PVI to PVI) 20% road segment. A slope exception is necessary to accommodate the physical site limitation of existing grade differential of the adjacent properties. Without this exception, additional retaining walls would be required, reducing the width of the driveway in the ensuing segment. The proposed design will provide the same overall practical effect by providing a surface equal to or greater than 3" of HMA over 5" of Class 2 AB, a grade of 10% (PVI to PVI) for 100' immediately preceding this segment, and roadway grade not exceeding 10% for 100 feet immediately ensuing this segment. 100' vertical curves will be provided at both ends of the 20% segment.
Station 10+00 to 11+00	This segment includes a 100' long (inclusive of ensuing transition) 16' wide travel way with a 17' clear width and a retaining wall. A 16" wide Caltrans Type E drivable AC dike will be installed the paved shoulder to control drainage and conform to existing grade at the property lines. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines. The proposed design will provide the same overall practical effect by providing a 17' clear drivable width within this segment, and a 20' clear drivable width and signage at the ensuing segment and at an intervisible preceding segment.
Station 11+00 to 12+00	This segment includes a 100' long 18' wide travel way with a 20' clear width. A 16" wide Caltrans Type E drivable AC dike will be installed on each shoulder to

control drainage and conform to existing grade at the property lines. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines, and drainage would discharge uncontrolled to the adjacent parcel. The proposed design will provide the same overall practical effect by widening the existing driveway to the maximum extent practicable and providing a 20' clear drivable width within the 20' wide ROW.

- Station 12+00 to 15+50 This segment includes a 350' long (inclusive of transitions) 16' wide travel way with a 17' clear width and a retaining wall. A 16" wide Caltrans Type E drivable AC dike will be installed the paved shoulder to control drainage and conform to existing grade at the property line. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, a cross slope greater than 5% would be required to conform to existing grade at the property lines. The proposed design will provide the same overall practical effect by providing a 17' clear drivable width within this segment, a 20' clear drivable width, and signage at the preceding and ensuing segments, and a convex mirror at the high point of the road to improve intervisibility.
- Station 75+25 to 77+10 This segment of the Option 2 Drainage Crossing includes a 185' long (PVI to PVI) road segment with slopes up to 20%. A slope exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, taller retaining walls would be required within the 20' wide ROW. The proposed design will provide the same overall practical effect by providing a roadway grade not exceeding 10% for 100 feet immediately preceding and ensuing this segment. 100' vertical curves will be provided at both ends of the 20% segment.
- Station 76+00 to 78+50 This segment (inclusive of transitions) is the Option 2 crossing over an existing drainage. It includes a 250' long 14' wide travel way consisting of a bridge and approaches with retaining walls on each side. A width exception is necessary to accommodate the legal constraints of the 20' wide ROW and physical site limitations of the existing grade differential of the adjacent properties. Without this exception, slopes greater than 20%, cross slopes greater than 5%, vertical curves less than 100', and grading within the creek setback would be required to construct a culvert crossing that conforms to existing grade at the property lines within the 20' wide ROW. The proposed Option 2 design will provide the same overall practical effect by providing signage at the bridge and a compliant road segment ensuing the drainage crossing. The road would conform on both sides to the existing driveway. The adjacent 40' easement (No. 1996-014263, N.C.R., and 1996-026341) would be used for all residential traffic and would

provide an emergency pull-out area to allow passage of emergency vehicles. Additional signage and traffic controls are included in the Emergency Ingress/Egress Plan.

Station 79+25 to 23+90

This segment includes a 555' long (PVI to PVI) road segment with slopes up to 18%. A slope exception is necessary to preserve unique features of the natural environment and accommodate the physical site limitation of grade differential between the drainage crossing and the building site. Without this exception, cut and fill slopes would be increased and the roadway would deviate from its existing alignment, which would require additional grading on steep slopes and significant tree removal. The proposed design will provide the same overall practical effect by providing a surface equal to or greater than 2" of HMA over 5" of Class 2 AB.

Thank you for your time in reviewing this matter. If you should have any questions or need additional information, please do not hesitate to contact me.

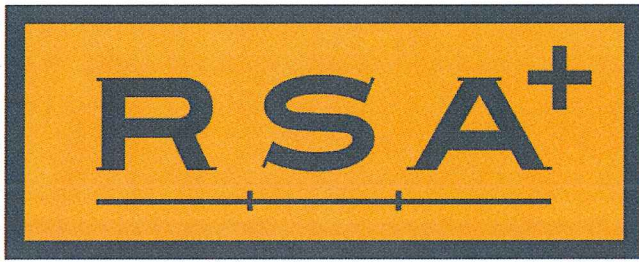
Respectfully,



Bruce Fenton, PE, MBA
Project Manager



BF/pw



EMERGENCY INGRESS/EGRESS PLAN OPTION 2

Prepared for

ANTHEM WINERY
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Prepared for:
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RSA+ Project No. 4111010.0

January 12, 2018



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- 1) SITE SIGNAGE MAP – OPTION 2**



I. Purpose

This report provides an overview of permanent and operational control measures intended to support access for emergency wildland fire equipment, safe civilian evacuation, and avoid delays in emergency equipment response.

II. Site Description

The Anthem Winery project is located at 3454 Redwood Road, Napa, California. The winery site straddles the ridge between the Redwood Creek and Salvador Channel watersheds. The existing winery shares a 10' driveway connection to Redwood Road with a single-family residence on the same parcel. A second single-family residence exists on an adjacent parcel under common ownership. This residence is on a flag lot, with a 10' driveway connection to Dry Creek Road.

Primary access to the expanded winery will be via a shared driveway along a 20' wide flag lot connection to Dry Creek Road that is shared with the applicants' Dry Creek Road residence. It is not feasible to expand some segments of this driveway to meet the current Napa County Road & Street Standards due to steep slopes and environmental and legal constraints. This driveway will be improved to the maximum extent practicable to provide the same overall practical effect as the Road & Street Standards with regard to defensible space.

The existing shared driveway connection to Redwood Road will remain to provide an alternate emergency egress route for the winery.

III. Permanent Traffic Controls

Permanent traffic controls include static signage along the driveway, a convex mirror at the driveway crest, and electronic signage at the winery site.

Electronic signage will be manually operated by a switch at the winery. Employees will be trained in evacuation procedures as described in the Emergency Plan below.

IV. Emergency Plan

In case of fire or medical emergency at the winery, the senior manager on duty will assess the situation and determine if evacuation is necessary.

No Evacuation Necessary

During an isolated emergency, when the building is safe and no evacuation is necessary, the manager will close Dry Creek access to outgoing vehicles. The manager will give verbal notification of driveway closure, via intercom or similar, to all employees, guests, and residents.



Traffic controls will include:

- Electronic signage at winery parking lot:
DRY CREEK ROAD CLOSED
EXIT REDWOOD ROAD
→
- Electronic signage at Dry Creek residence driveway:
DRIVEWAY CLOSED
EXIT REDWOOD ROAD
→
- Electronic signage at Redwood Road residence driveway:
EXIT REDWOOD ROAD
↑

The Dry Creek Road driveway will remain open to incoming and outgoing emergency vehicles.

Evacuation to Redwood Road

When evacuation is necessary and it is safe to do so, the manager will close Dry Creek access to outgoing vehicles and initiate evacuation. The April 2, 2001 Exception Request Letter by Bartelt Engineering identified the irrigated vineyard as a "safe-to-stay" area, which may be used at the manager's discretion. The manager will give verbal notification of driveway closure and evacuation instructions, via intercom or similar, to all employees, guests, and residents. Traffic controls will be the same as in the preceding section.

Evacuation to Dry Creek Road

When evacuation is necessary and Redwood Road is inaccessible, the manager will close Redwood Road access to outgoing vehicles and initiate evacuation.

Traffic controls will include:

- Electronic signage at winery parking lot:
REDWOOD ROAD CLOSED
EXIT DRY CREEK ROAD
←
- Electronic signage at Dry Creek residence driveway:
EXIT DRY CREEK ROAD
↑



- Electronic signage at Redwood Road residence driveway:

DRIVEWAY CLOSED
EXIT DRY CREEK ROAD



V. Conclusions

The Emergency Plan identified above provides mitigation measures for requested exceptions to the Napa County Road & Street Standards by providing access for emergency wildland fire equipment, safe civilian evacuation, and signage that avoids delays in emergency equipment response.



ATTACHMENT 1

Site Signage Map Option 2

ANTHEM WINERY SITE SIGNAGE MAP - OPTION 2

