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#4114022.0
July 1, 2019

Daniel Basore
Napa County Department of Planning, Building & Environmental Services
1195 Third Street
Napa, CA 94559

RE: Kane/Trilling Residence – 4890 Dry Creek Road. APN 034-170-020
Application #B17-01196
Request for Exception to Standards for Private Driveway

Dear Daniel:

Thank you for meeting with the Kane/Trilling’s, and myself on February 15, 2019 to discuss the improvements required to the shared private driveway to satisfy the Napa County Road and Street standards as they apply to the Kane/Trilling Residence and to discuss our request regarding exceptions to these standards. The context for our discussions were the plans filed with your office in August 2017.

From this meeting, it is our understanding the owner is required to apply for a Use Permit and widen the shared private driveway to accommodate a modeled fire truck turning template as part of the proposed residential project. Additional flagging/locator poles is/are required to be installed on the existing bridge that accesses the site from Dry Creek Road.

Following our meeting, we reviewed the August 2017 plans. Upon further examination, we determined areas of widening based on the fire truck turning template path, both entering and exiting the property, with a minimum 3-feet of clearance from the truck front bumper projection, per the Napa County Road and Street Standards (RSS). This letter is a formal request for an exception to current county road standards for existing bridge width and portions of the private driveway radii.

The private driveway is shared and serves as the primary access point to the neighboring residence. The driveway is analyzed for improvements proposed to the proposed Kane/Trilling Residence, approximately 800-feet.

Exception Request #1 - Bridge Width

The shared private driveway bridge does not meet the required 14’ travel way width.

It was determined in a meeting with Daniel Basore of Napa County PBES and James Bales of Cal Fire that guidance poles will be installed on the bridge to provide the fire truck operator additional indicators of the bridge deck limits.

Exception Request #2 - Radii

Sections of the shared private driveway do not meet the Napa County Road and Street Standard Section 15 requirement for minimum inside radius. Curves identified as having inside radius less than 50 feet are located at:

1. Station 1+50 – Radius 25 feet
2. Station 2+75 – Radius 13 feet

Reason for exception; to meet Napa County RSS extensive grading on steep slopes and oak tree removal would be required. The proposed widening is based on the clearances required in the RSS for the modeled fire truck turning template to minimize environmental impacts.

We request an exception to the Road and Street Standards for these sections of the shared private driveway that do not meet minimum inside radius requirements.

Summary

In summary, RSA+ believes that the findings necessary to grant the requested exceptions can be made because, meeting the current road standards would require grading on steep slopes and tree removal.

The driveway would be shared by two residences with an agreement to maintain the driveway. The proposed improvements would significantly improve safety and access for both residents and emergency vehicles. RSA+ considers that the improvements proposed would provide the same practical effect as required by full compliance with the RSS.

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

Respectfully,



Bruce Fenton, PE, MBA
Project Manager

Enclosures:

- Kane/Trilling Residence Use Permit Plans

cc: Bernie Trilling
Jennifer Kane
Lester Hardy