

December 1, 2008

Mr. Robert Peterson, P.E.
Director
Napa County Public Works Department
1195 Third Street, Room 201
Napa, California 94559

Re: Road Exception Request for 4708 Silverado Trail, NCAPN 020-350-038

Dear Mr. Peterson:

I represent Venge Vineyards and we are applying for a use permit to construct a small winery at 4708 Silverado Trail in Calistoga, California. The property is also known as Napa County Assessor Parcel Number (NCAPN) 020-350-038. The parcel is zoned Agricultural Preserve (AP) which is consistent with the request to construct a winery onsite. The 12.6± acre site currently contains a residence and 11 acres of vineyard. Access to the parcel is via an existing driveway connection off Silverado Trail. From the connection with Silverado Trail to the gated entrance to the property, the access road is 10 feet wide paved and encompassed entirely within a 12 foot wide private right of way, with the exception of a 225 foot section where the private right of way widens to 14.5 feet. The proposed access road encumbered by the private right of way totals 750 feet in length. In addition to the subject parcel, the proposed access road serves four other parcels.

The winery program proposes a maximum production capacity of 20,000 gallons of wine per year and a modest marketing plan. The marketing plan proposes 10 events per year with a maximum of 30 people. Daily visitation by appointment and onsite employees will not exceed 24 people.

In performing the due diligence prior to the purchase of the parcel and being aware of the County requirements for a 20 foot wide access road, I contacted neighbors served by the private right of way in the hope of obtaining additional right of way to construct an access drive to the project in conformance with County standards. Specifically, I contacted Jim Frediani (NCAPN 020-350-004), Whitney Fisher (NCAPN 020-350-003) and Mrs. Mahoney via tenant Chris Rogers and son David Mahoney (NCAPN 020-350-005). Mr. Frediani was contacted about the possibility of obtaining an easement with access from Pickett Road. The neighbors were generally agreeable to the winery proposal, but had reservations about granting an easement for both vineyard preservation and legal reasons. Documentation of the conversation with neighbors and the specifics as to why additional right of way was not supported can be provided upon request.

Recognizing this could pose a problem for the proposed development, I invited Gabrielle Avina and Drew Lander to the site on May 8, 2008 to discuss the situation. At the site visit, Gabrielle Avina generally supported the reduction in road width given that the project is a small winery located on the valley floor with low fire severity potential and the fact that the existing right of way does not allow me to widen the road.

Thus, the project respectfully requests a modification to the County Road and Street Standards to allow the existing 10± feet wide paved road with 1± foot of shoulder on each side to serve as access to the proposed development for the first 750 feet from Silverado Trail because it is encumbered by the private right of way. Additionally, the project requests a reduction in width for an additional 75 feet to avoid the relocation of an existing well and power pole. From the existing gate to the project site, approximately 1,300 feet, the access road will be improved to the full County standards. Please refer to the enclosed exhibit prepared by Applied Civil Engineering Incorporated, titled "Venge Winery Conceptual Driveway Plan Road Modification Request". The existing driveways at stations 3+25 and 6+50 in addition to the hammerhead at station 7+75 will serve as turnouts.

To mitigate the reduced road width, Gabrielle Avina and I agreed that I will improve the turning radii of the existing driveway connection with Silverado Trail and maintain a minimum of 10 feet horizontal vegetation management extending out from each side of the road and a vertical clearance not less than 15 feet.

In summary, the road modification is necessary to allow me the right to develop my property, consistent with County zoning regulations, and with what other property owners in the Valley have been afforded. The existing road with an improved driveway connection and vegetation management will provide adequate access to protect the health and safety of the public and will not jeopardize the welfare of the public.

We look forward to hearing from a representative from your department to discuss the project. Please contact our office if you have any questions.

Sincerely,



Kirk Venge
Owner

Enclosures: Venge Winery Conceptual Driveway Plan Road Modification Request Exhibit

Copy: Mike Muelrath
Gabrielle Avina
John McDowell



**First American Title
Company of Napa**

ORDER NO: 00097133-LT

LEGAL DESCRIPTION

The land referred to in this report is situated in the unincorporated area of the County of Napa, State of California, and is described as follows:

PARCEL ONE:

Parcel 1, as shown on the map entitled, "Parcel Map of the Lands of Harold H. Ashton 1595 OR 325, and David Clark et ux, 1464 OR 562, Napa County Records", filed July 29, 1988 in Book 16 of Parcel Maps at pages 25-26 in the office of the County Recorder of said Napa County.

APN 020-350-038

PARCEL TWO:

An Easement and Right of Way, 12 feet in width, extending along the line between Lots 20 and 21 of said Homestead Lots to the County Road as mentioned and described in the Deed to B. N. Bennett of record in Book 68 of Deeds at page 100, Napa County Records.

PARCEL THREE:

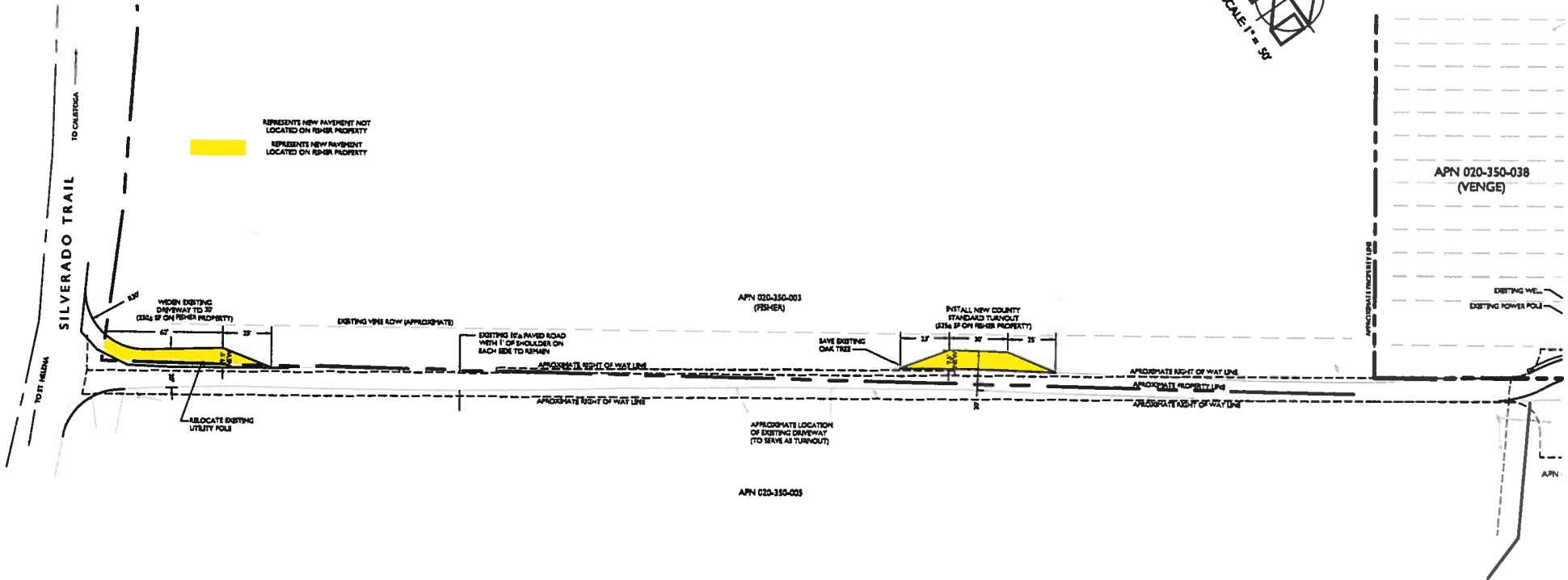
That certain Roadway Easement as shown on the Remaining Lands of the map entitled, "Parcel Map of the Lands of Harold H. Ashton, 1595 OR 325 and David Clark, et ux, 1464 OR 562, Napa County Records", filed July 29, 1988 in Book 16 of Parcel Maps at pages 25-26 in the office of the County Recorder of said Napa County, and as granted by that certain Grant Deed from David Clark, et ux, to Harold H. Ashton recorded August 9, 1988 in Book 1599 at page 587 of Official Records of Napa County.

PARCEL FOUR:

A non-exclusive Easement for ingress, egress and road purposes from Robert Lamb, et ux, to Sidney Berlin and Bobbie Clark as described in that certain Easement Agreement recorded August 31, 1988 in Book 1604 at page 915 of Official Records of Napa County and rerecorded on November 7, 1988 in Book 1619 at page 23 of Official Records of Napa County.

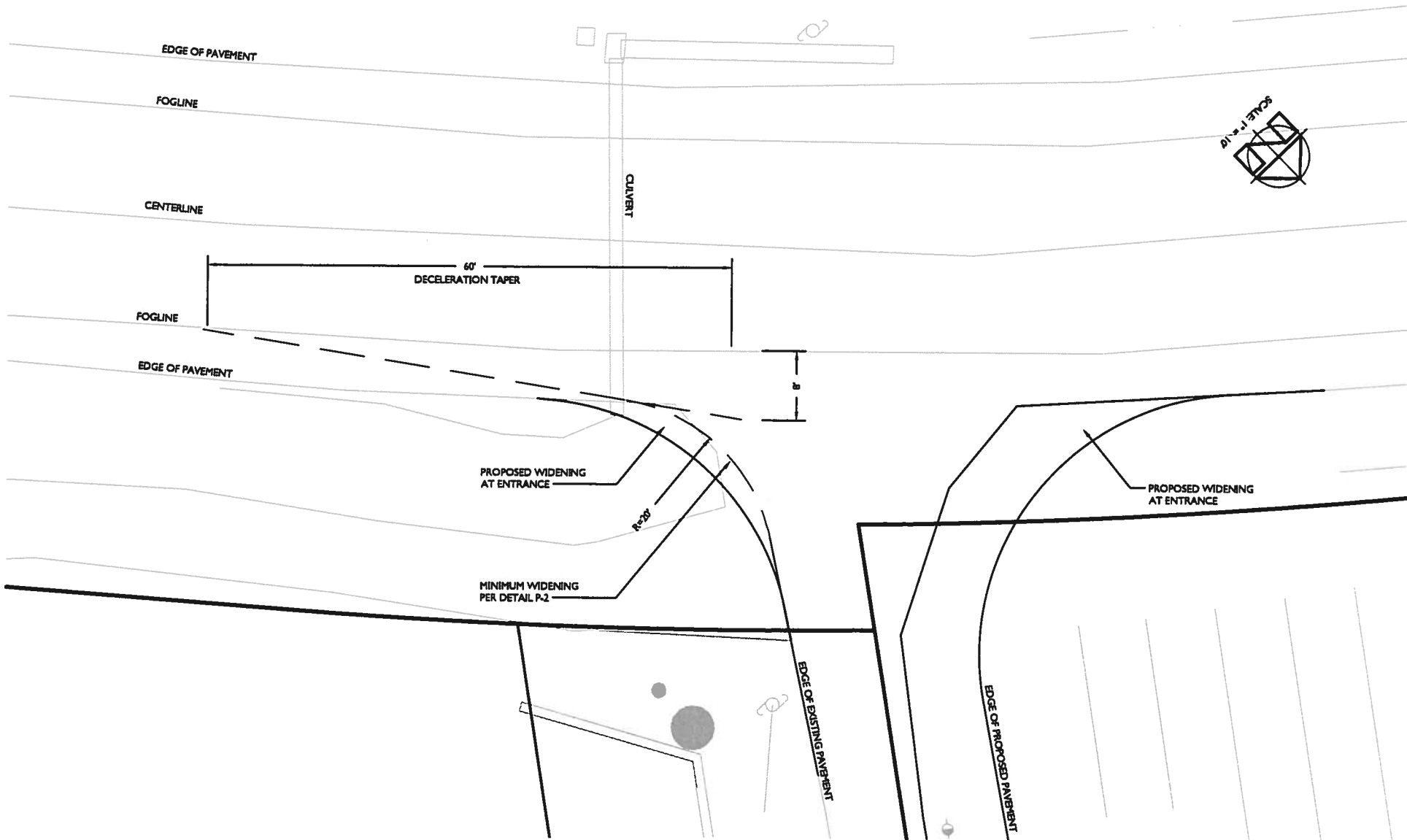
WARNING

The Map attached hereto may or may not be a survey of the land depicted thereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon such map.



DRIVEWAY MODIFICATION EXHIBIT

SCALE: 1" = 50'



DRIVEWAY EXHIBIT

SCALE: 1" = 10'



July 8, 2009

Kirk Venge
Venge Vineyards
4708 Silverado Trail
Calistoga, CA

Dear Kirk,

I am writing this memo in regards to an easement to allow the widening of the existing driveway for the Venge Winery Project at 4708 Silverado Trail, Calistoga. I am willing to grant the Venge Winery Project the ability to widen the access driveway (contingent on a final agreement of compensation from the owners of the Venge property) to meet Napa County Public Works and Fire Department requirements as shown on the Venge Winery Conceptual Driveway Plan prepared by Applied Civil Engineering, dated July 2009.

I would also agree to record this easement with the Napa County Recorder's Office after the details (compensation and development costs) are finalized.

Regards.

Juelle Lamb Fisher

Fisher Vineyards
6200 St. Helena Road
Santa Rosa, CA 95404









