



# COUNTY of NAPA

**ROBERT J. PETERSON, P.E.**  
Director of Public Works  
County Surveyor-County-Engineer  
Road Commissioner

**DONALD G. RIDENHOUR, P.E.**  
Assistant Director of Public Works

Attn: George H. Monteverdi  
DP&F  
809 Coombs Street  
Napa, CA 94559

March 10, 2006

## Road Modification Approval

RE: Poetry Winery, Permit# P05-0401-UP

Dear Mr. George Monteverdi,

County Road and Street Standards, Section 3 "Exceptions to Standards" grants the Director of Public Works the authority to allow exceptions to the standards where the exception provides the same overall practical effect as the standards towards providing defensible space and consideration towards the life, safety and welfare of the public.

After visiting the site, consulting with CDF, reviewing the plans titled "Concept Access Roadway Improvements" prepared by Summit Engineering on March 6, 2006 and evaluating the balance between the accessibility for emergency vehicles, acceptable level of sight distances, expected traffic demands that a 12,000-gal/year winery would place on the access driveway to the facilities and the environmental constraints, this department has determined that the following modifications needed to avoid trees and minimize impacts to the natural slopes are acceptable:

1. Station 21+25 to 22+25: An 18 feet wide road with no shoulder will be allowed to avoid excessive earthwork on the steep natural slope. Localized narrowing at station 21+25 to save the 2 x 12" Live Oak Trees will be granted.

2. 22+25 to 23+30: A constant road width of 16 feet will be allowed to avoid excessive earthwork on the steep natural slope. Localized narrowing at station 22+60 to save the 6 and 8" Live Oak Trees will be granted.
3. 23+30 to 23+75: A 14 to 16 foot wide road to the toe of the existing slope to avoid excessive earthwork on the steep natural slope.
4. 23+75 to 24+85: A constant road width of 16 feet will be allowed to avoid excessive earthwork on the steep natural slope.
5. 24+85 to 25+40: An 18 foot wide road with 2 feet of shoulder to serve as a turnout.
6. 25+40 to 25+83: A road tapering from 20 to 15 feet wide to avoid excessive earthwork on the steep natural slope. Localized narrowing at station 25+40 to save the 20" Live Oak Trees will be granted but the road must widen beyond station 25+40 resulting in a 20 foot wide Gate.
7. All other parts of the road must meet the Napa County Road & Street Standard minimum requirement of an 18' wide road with a 2' shoulder resulting in a 20' wide drivable surface.
8. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway from Silverado Trail to the project site. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuels on existing trees up to 8 feet in height.

Thus, we will grant an exception to the Standards and will revise our recommended conditions of approval to the Conservation, Development and Planning department. This department will make a final determination after submittal of a complete set of roadway improvement plans showing the existing and proposed access improvements listed above. Obtaining any easements needed to facilitate the road is the applicant's responsibility and not considered by Public Works. If you have any questions or comments regarding the documentation contained in this transmittal, please contact Frank Lucido or Larry Bogner of this office.

Very Truly Yours,

Robert J. Peterson, P.E.  
Director of Public Works

By:



Nathan J. Galambos, P.E.  
Principal Engineer

Cc: Gabrielle Avina, Fire Marshall  
Wyntress Balcher, Planning