

Mailed 12/16/05  
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# 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

December 15<sup>th</sup>, 2005

Attn: Tom Carey  
DP&F  
809 Coombs Street  
Napa, CA 94559

Re: Roadway Modification site visit to Smith Winery (Piedra Hill), 1181 Las Posadas Road, (APN 025-060-001)

Dear Tom Carey:

It is this Department's understanding that the property owner at 1181 Las Posadas Road is preparing to operate a commercial winery facility on the property. For the safety and welfare of the public and to provide efficient all weather access for emergency service respondents that may visit the site, County code requires a minimum access roadway width of 18 feet double chip seal surface with 5 inches of aggregate base plus 2 feet of shoulder. The Department of Public Works has the authority to grant modifications to the required standards based on existing environmental and physical constraints to ensure the preservation of the unique features of the natural environment.

Based on the site visit conducted on December 13<sup>th</sup>, 2005 at the site by Drew Lander of this department the following conditions exist:

1. Large established trees
  - a. Localized roadway reductions are warranted for the Pine, Olive, Maple and Oak trees along the roadway.

Due to these environmental constraints this department is likely to grant modifications to the County Road and Street Standards. Please keep in mind that the goal is to achieve the maximum roadway width throughout the entire length to be improved. There are three design considerations that should be incorporated into the final design of the roadway to help achieve the maximum drivable width:

1. Where it is determined by an engineer to do so, crown or out-slope roadway to increase sheet flow runoff and reduce concentrated water flow.
2. Design drivable swales where drainage is required and the full roadway is not achieved.
3. Surface the maximum road width achievable (minimize shoulders) where the 18 ft width is not achieved.

Based on the information provided thus far from site plans Titled "Environmental Constraints Map/of the access road/Smith & Piedra Hill Winery", dated July 2004, prepared by Michael W. Brooks, this Department would recommend roadway modifications for reductions in shoulder width and reductions in road width on a localized basis as needed to retain the large trees. Drainage swales may be considered as part of the roadway width if designed to be drivable.

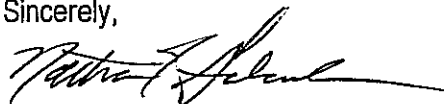
After careful evaluation of existing driveway conditions and proposed plans, and discussion with the County Fire Marshal, the following road modification shall be granted:

1. Station 0+00 to 6+60 – Minimum 18 foot surfaced roadway with localized reductions not to be less than 14 feet surfaced roadway at 3+25 to 3+60 to avoid existing established trees. 2 foot shoulder requirement may be reduced to avoid existing trees.
2. Station 6+60 to 10+00 may remain as a 12 foot surfaced roadway with 2 feet of shoulder due to large established trees that line both sides of the road pending the improvement of a vehicle turnout located between stations 8+00 and 9+00.
3. Station 10+00 to 11+80 may remain as a 12 foot surfaced roadway with 2 feet of shoulder due to established olive trees with intrinsic historic value.
4. Station 11+80 to 12+60 shall be improved to County standard 18 foot surfaced roadway with 2 feet of shoulder.
5. Station 12+60 to 16+50 may remain a 12 foot surfaced roadway with 2 feet of shoulder due to established trees. A vehicle turnout located in the vicinity of station 14+00 will be created and will be designed using current County road and street standards detail C-10 pg 26. Remove trees as needed to achieve full length.
  - a. An alternate design of two, 10 foot wide, one-way lanes on either side of the trees may be proposed.
6. Additional sketches including station numbers will be required from station 16+50 to the **County maintained roadway** and must be submitted to this department before further determinations can be made regarding the complete access road.

This department will make a final determination after submittal of a complete set of roadway improvement plans showing existing and proposed access improvements from the winery site to the end of the County maintained roadway.

If you have any questions or comments regarding the documentation contained in this transmittal, please feel free to contact Larry Bogner or Drew Lander of this office.

Sincerely,



Nathan J. Galambos  
Principal Engineer

Cc: Bob Nelson, CDPD  
Mike Wilson CDF