



DICKENSON, PEATMAN & FOGARTY
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VIA HAND DELIVERY

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Mr. Nathan J. Galambos, Principal Engineer
Napa County Department of Public Works
1195 Third Street
Napa, California 94559

Re: Lazy Susan Vineyards Revised Road Standard Request

Dear Mr. Galambos:

Please find enclosed a revised application for a modification to the road standard for the Lazy Susan Vineyards Winery use permit application, #04065-U. This revision has been prepared pursuant to the most recent site visit with the Fire Department, Planning Department and Public Works Department.

Plans for the access road should still be in your office with the original exception request. If you need any additional information, please give me a call.

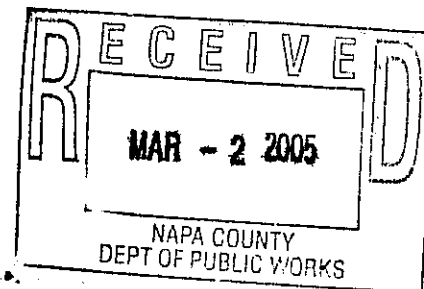
Sincerely,

DICKENSON, PEATMAN & FOGARTY

Mark Phillips,
Land Use Planner

Enclosure

cc: Steve Lederer, CDPD
Kate Dargan CDF



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**REQUEST FOR ROAD STANDARD MODIFICATION
LAZY SUSAN VINEYARDS
263 PETRIFIED FOREST ROAD, CALISTOGA**

Project Description

The applicant is proposing to construct a new winery with a production capacity of 20,000 gallons. Access to winery will be on an existing driveway connected to Petrified Forest Road.

Estimated traffic generation at the winery will be about four weekly trips as there is no visitation or marketing proposed.

Request

This request is to allow a modified road standard pursuant to Section 12 of the Napa County Road and Street Standards. Specifically, this request is to allow the access driveway to remain as it currently exists and have a paved width less than 18 feet wide. While there are numerous physical constraints that make road improvements impracticable, the applicant does not have the necessary right-of-way to widen the road beyond what exists. The easement through the adjoining property to the winery parcel is only 15 feet wide.

The existing access to the property is \pm 2,060 feet long from its intersection with Petrified Forest Road to the property line. There is a 60 foot long widened area at the intersection with the county road that provides room for a vehicle to pull over and not block the entrance to the road in the event of an emergency. The next $\frac{1}{4}$ mile is surfaced with hard packed gravel to a width of 15 feet to the intersection of the driveway leading to the winery on the adjoining parcel. There is a widened area approximately 60 feet along this intersection that affords ample room for a vehicle to pull over to let another vehicle pass without having to turn into the driveway.

The next section of the road is cut into a densely wooded hillside, with mature redwood trees on both sides. However, this \pm 130 foot section of road is straight and allows sufficient visibility to the next physical turnout adjacent to a water tank. Approximately 90 feet past this final turnout the road surface is paved for the remaining 400 feet to the property line. Beyond the property line, the applicant intends to construct the access road to the winery in full compliance with the County standards.

Section 3 of these standards allows such a modification when certain criteria are met, paraphrased as follows:

- The modified standard is necessary to protect and ensure the preservation of the unique features of the natural environment. Strict adherence with the existing road standard would result in removal of existing trees and extensive grading in some locations.
- The modified standard allows a situation that provides the same overall practical effect as the normal standard would in providing defensible space and does not adversely affect the life, safety and welfare of the public or the persons coming to the property. In this

regard, the existing improvements have been adequate for the existing winery on the adjoining parcel, the vineyards on both parcels and the residences on the properties. It is recognized that if in the future traffic levels on the road are increased by expansion of either of the wineries, or if additional right-of-way becomes available then additional road improvements may be required.

- The Fire Department has visited the site and preliminarily determined the existing roadway to be adequate for the winery.

Allowing the proposed winery to use the existing access driveway as constructed meets the objectives of the road and street standards and is consistent with the goal of protecting and preserving the natural environment.

The practical effect of installing an 18-foot wide road with a 2-foot shoulder is to provide a continuous two-lane road appropriate for numerous vehicles associated with large production facilities, multiple employees, visitation, and marketing events that provides for safe two-way travel. Given the low level of daily traffic, as shown on the application form, the existing roadway will provide for safe two-way traffic flow of non-emergency and emergency vehicles.