



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

October, 3, 2005

Mr. Tom Carey
Dickenson, Peatman & Fogarty
809 Coombs Street
Napa, CA 94559-2977

RE: **Modification Request for Access Road Width at Lazy Susan Vineyards**
A.P.N. 020-430-006, 263 Petrified Forest Road, Calistoga
Fulton Use Permit 04065-UP

Dear Mr. Carey:

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, preserving the natural environment and protecting the life, safety and welfare of the public.

Public Works has carefully evaluated the details associated with the proposed winery at the above noted location as they relate to the impacts of not widening the road to the full 20-feet required by the code and to the environmental constraints associated with the access driveway. In our consideration of the request, we have examined the Napa County Road and Street Standards for a Commercial Access road (page 10, paragraph g), the site plan and photos attached to your letter dated September 15, 2005, and have visited the site. Additionally, Public Works has discussed the road modification request with the Napa County Conservation, Development and Planning Department and the County Fire Department.

Given the information provided by your firm and that obtained through site visits, Public Works considers a small portion of the driveway warranting a road modification. The section of roadway beginning at the existing 36" culvert near the pump house and underground water tank extending north approximately 180-feet towards the Graeser Winery entrance contains environmental constraints consistent with the Department's goal to protect and preserve the unique features of the natural environment. The unique features consist of small clusters of mature redwood trees located on either side of the road and the fairly steep terrain that the road has been cut through. The roadway section mentioned above shall be widened to the maximum extent practicable and surfaced to comply with County's road and street standards. The section of road is straight and vehicles will be inter-visible on either end of the modified road section which is a critical factor when determining whether the modified road section will

provide the same overall practical effect as the minimum standard towards providing defensible space and the consideration towards the life, safety and welfare of the public.

In regards to the remaining sections of roadway from Petrified Forest Road to the applicant's winery entrance, Public Works requires it to be improved to comply with commercial, industrial and non-residential driveways as defined in Section 12 of the Napa County Road and Street Standards.

The section of roadway from Petrified Forest Road to the Graeser Winery entrance in general meets the 20-foot travel width requirement; however, a few areas need minor improvements to comply with County code. Additionally, there are no unique environmental features that would prevent the road section from the existing 36" culvert near the pump house and underground water tank to the applicant's property line to be improved to a 20-foot width.

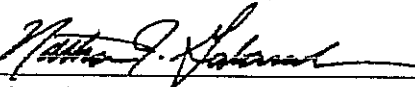
Inasmuch as Public Works understands that the applicant only has rights to an existing 15-foot access easement over the neighboring parcel, that fact does not warrant the granting of a road modification. The applicant is required to obtain the necessary access easements to allow the road to be improved to County standards for the approved use.

Should the winery request changes to its use permit at some time in the future, the roadway shall be re-examined and required to comply with minimum County standards for roadways at that time.

Should you have any questions or comments regarding the documentation contained in this transmittal, please contact Larry Bogner or Nate Galambos of this office.

Sincerely Yours,

ROBERT J. PETERSON
Director of Public Works

By: 

Nathan J. Galambos
Principal Engineer

cc: Kate Dargan, CDF
Heather McCollister, CDPD