

#1103020.0
March 11, 2004

Pamela Miller
Clerk of the Board of Supervisors
Napa County
1195 Third St., Rm. 310
Napa, CA 94559

Re: Wood Lot Line Adjustment Appeal

Dear Pamela,

We are appealing the administrative decision relating to the denial of Lot Line Adjustment for the APN's 030-120-016, 017 and 012. The property we are seeking an exception for the requirement that a roadway not cross a property is APN 030-120-012. This parcel is located east of Conn Creek Road and on the western bank Conn Creek. The parcel is bordered along Conn Creek Road by existing historical old growth Valley Oak trees ranging in diameter from 18" to 4-feet. The current Owner owns three adjacent parcels, APN 030-120-016 and 017 and 030-090-012. The Owner has four children and would ultimately like to have the option of handing down a separate developable parcel to each of his children. However, while the parcel in question is developable, the owner believes it would be preferable to have a safer access onto Conn Creek Road.

After reviewing the existing site conditions, we believe that placing a County approved driveway along Conn Creek Road could create undue risk for east bound traffic and traffic exiting and entering the driveway onto and from Conn Creek Road. This is a result of two design factors that limit sight distance at this parcel. The first is the existing road horizontal and vertical curve alignment, reducing the line of sight distance for traffic entering and exiting the parcel. The second risk factor is the existing old growth Valley Oak trees blocking line of sight distance, as seen in Photo #1 and #3. The existing trees being large oaks cannot be removed. We believe that these risks justify an exception to the standard.

Therefore, it is the Owners desire to pursue a Lot Line Adjustment between parcel APN 030-120-012 and 030-120-017. This would create a parcel with a safer driveway that would be located at the south end of his parcel and would provide a driveway with much better visibility without removal of existing oaks.

To document that the existing parcel is buildable we have provided an exhibit. We feel parcel APN 030-120-012 is buildable at the north end of the property and will meet all site setbacks and constraints.

It is therefore our request that the Owner be allowed to apply for a Lot Line Adjustment for APN 030-120-017 and 030-120-012 to create two buildable properties and eliminate a safety risk of the driveway by locating it at a safer point along Conn Creek Road as seen in Photo #11.

If you have any questions, please give me a call to discuss.

Very truly yours,


Christopher M. Tibbits, P.E.

CT:mac

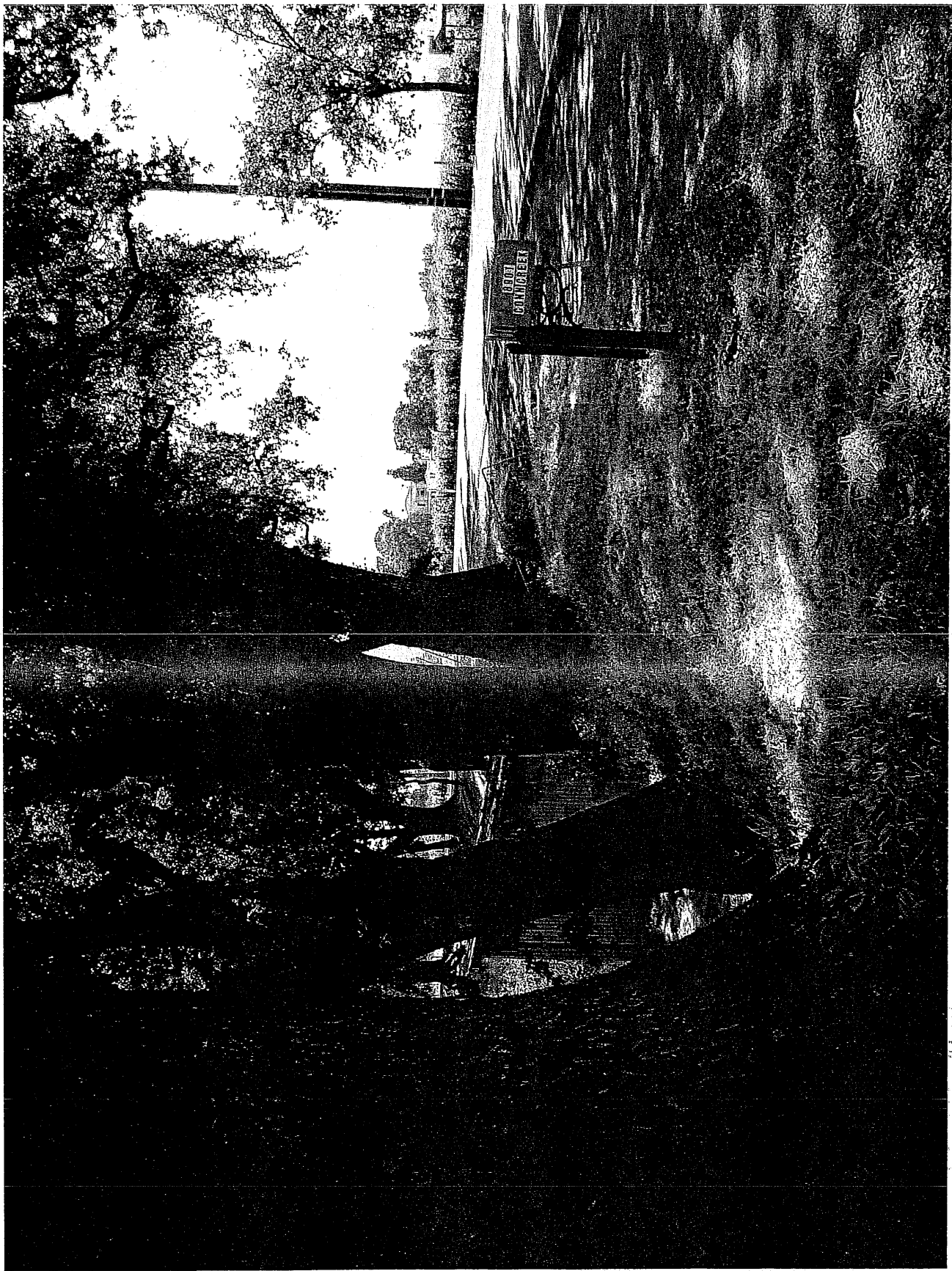


Photo 1

Photo looking from Point B looking at Point C.
190' of sight distance.

Sheet of 10-10-10
UPLOADED

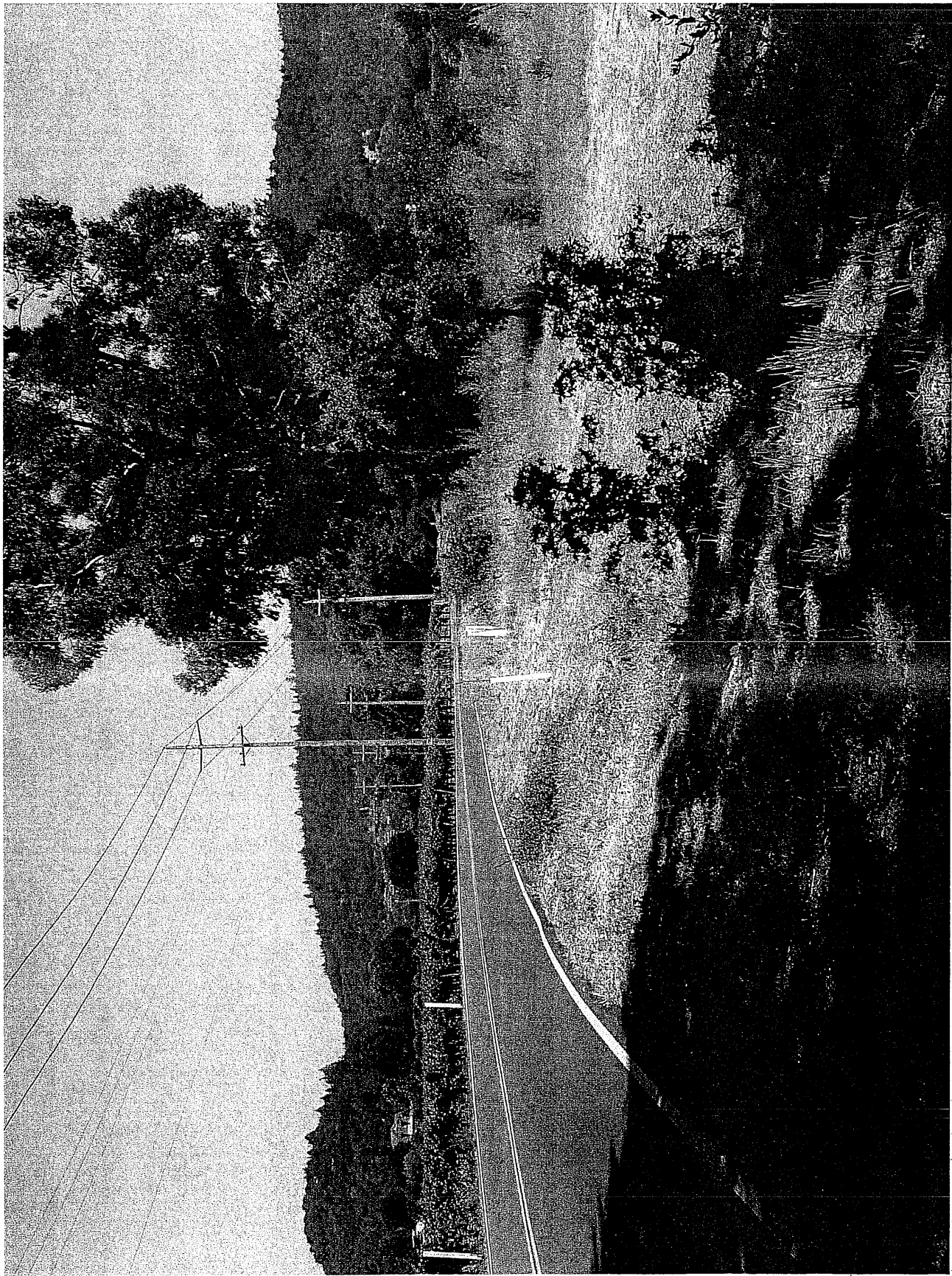


Photo 2

Photo looking from Point B looking at Point E.
520' of sight distance.



Photo 3
Photo looking from Point C looking at Point B.
190' of sight distance.

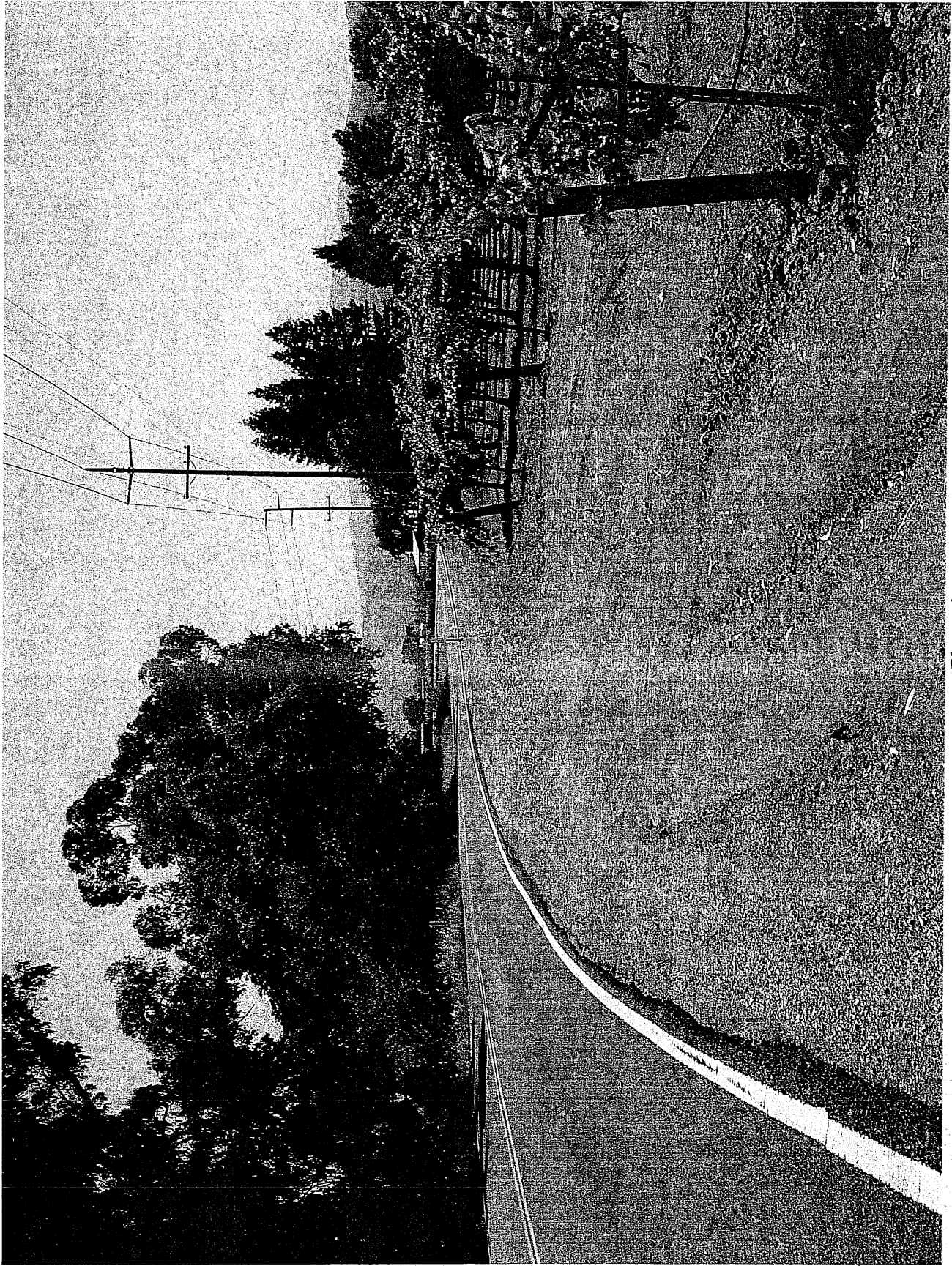


Photo 4

Photo looking from Point E looking at Point A & B.
480' to 520' of sight distance.



Photo 5

Photo looking from Point G looking at Point F.
sight distance varies.

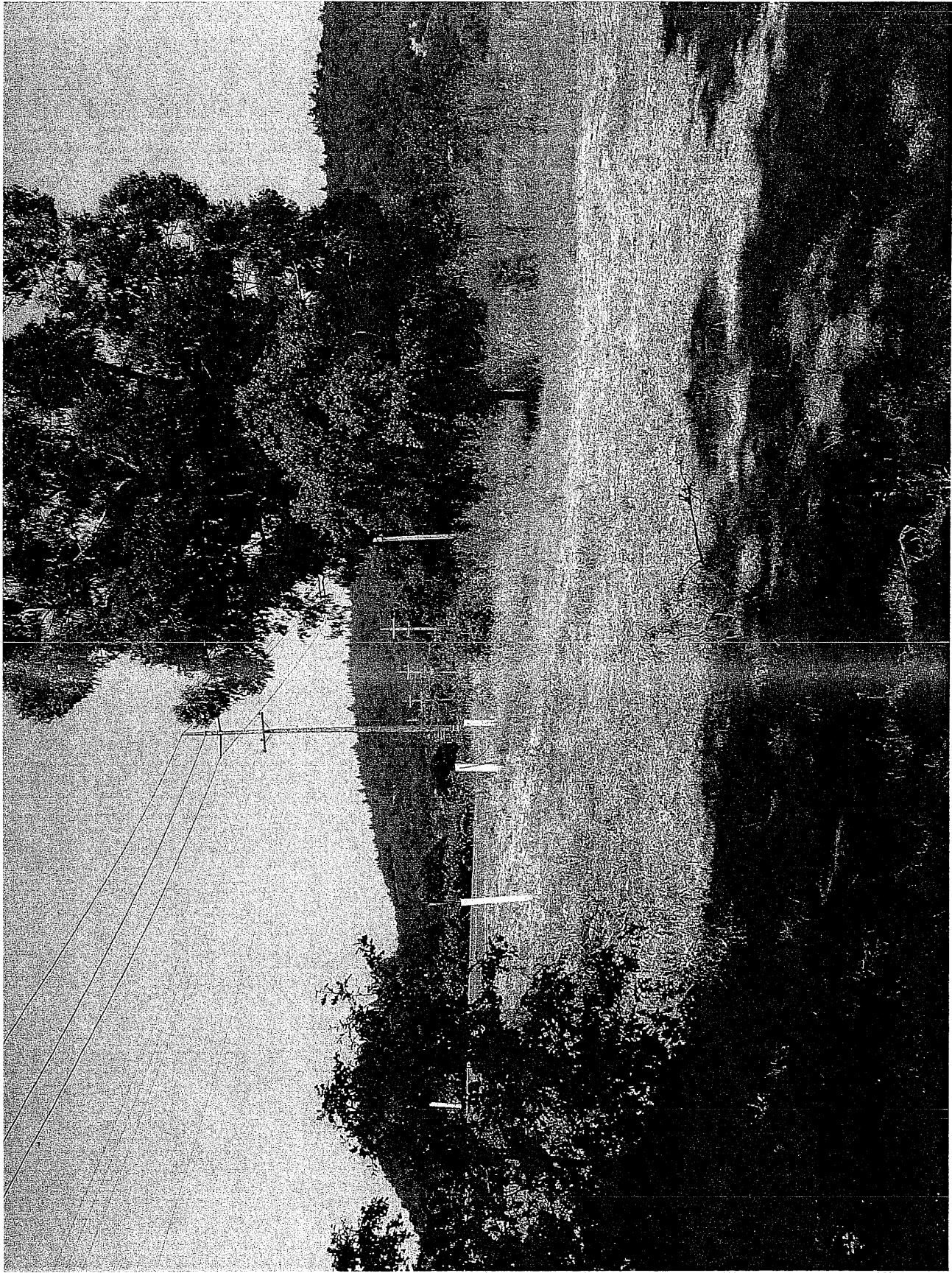


Photo 6
Photo looking from Point G looking at Point E.
200' of sight distance.

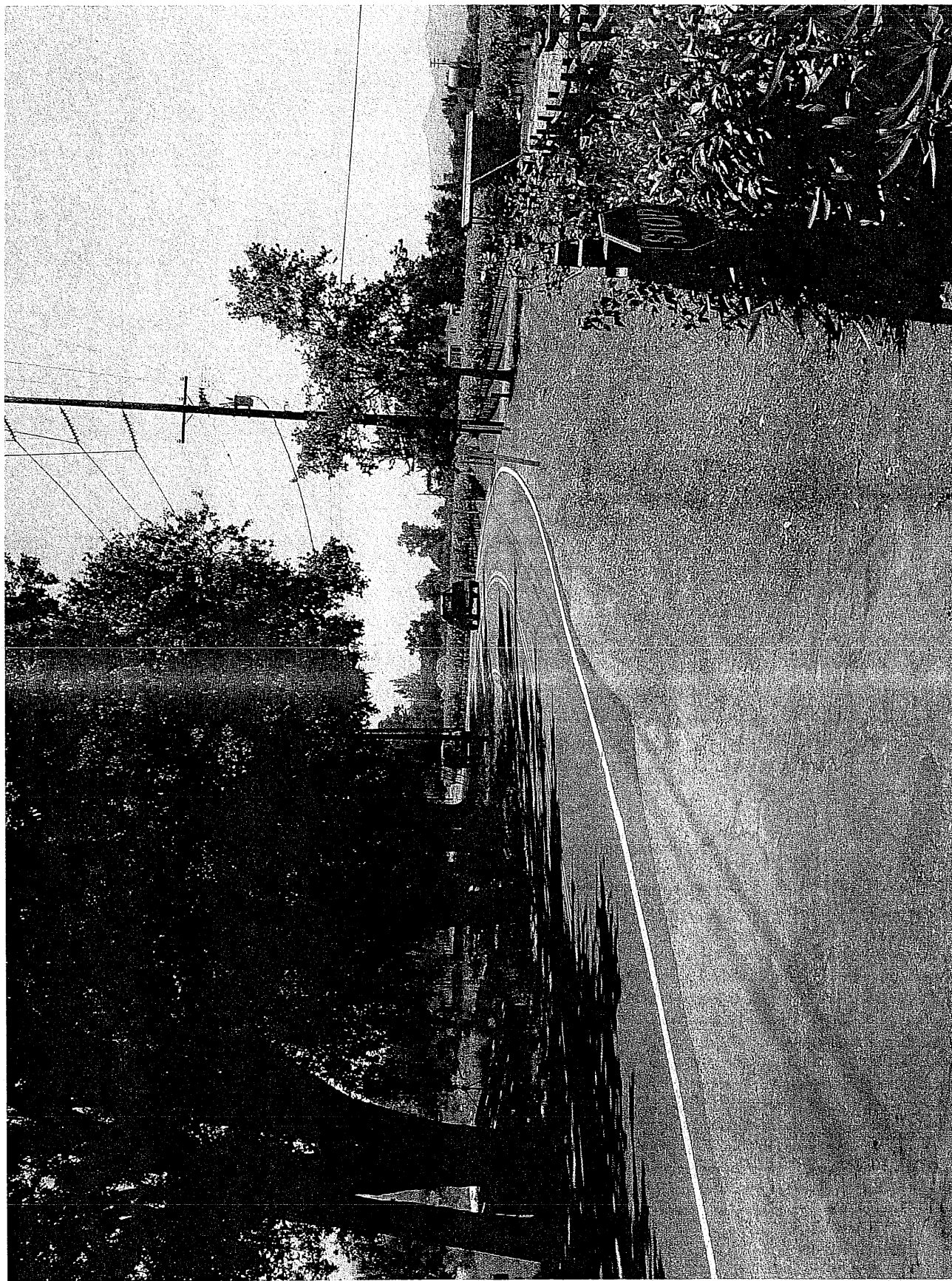


Photo 7
Photo looking from Point A looking at Point D.
360' + of sight distance.

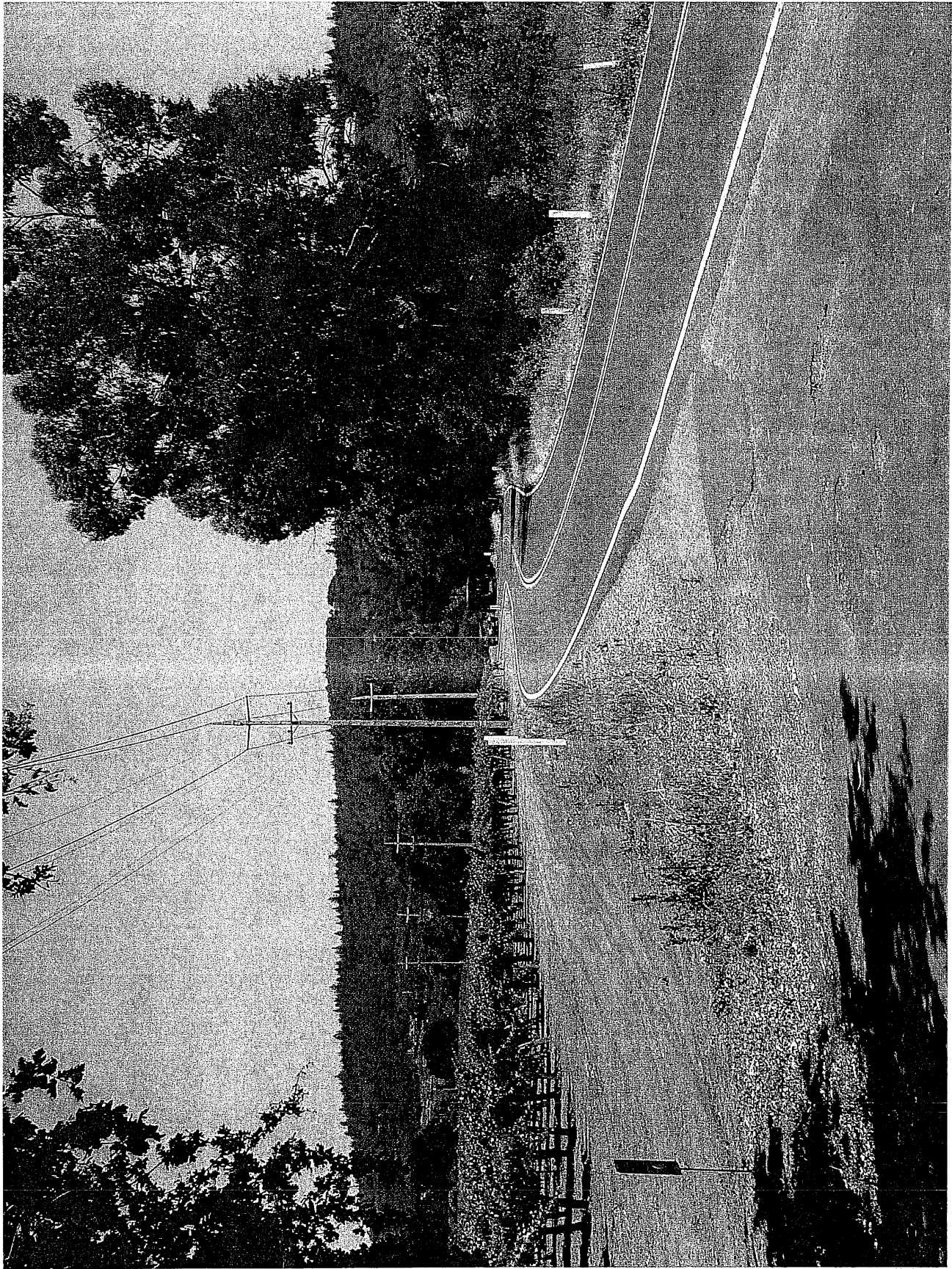


Photo 8
Photo looking from Point A looking at Point E.
480' + of sight distance.

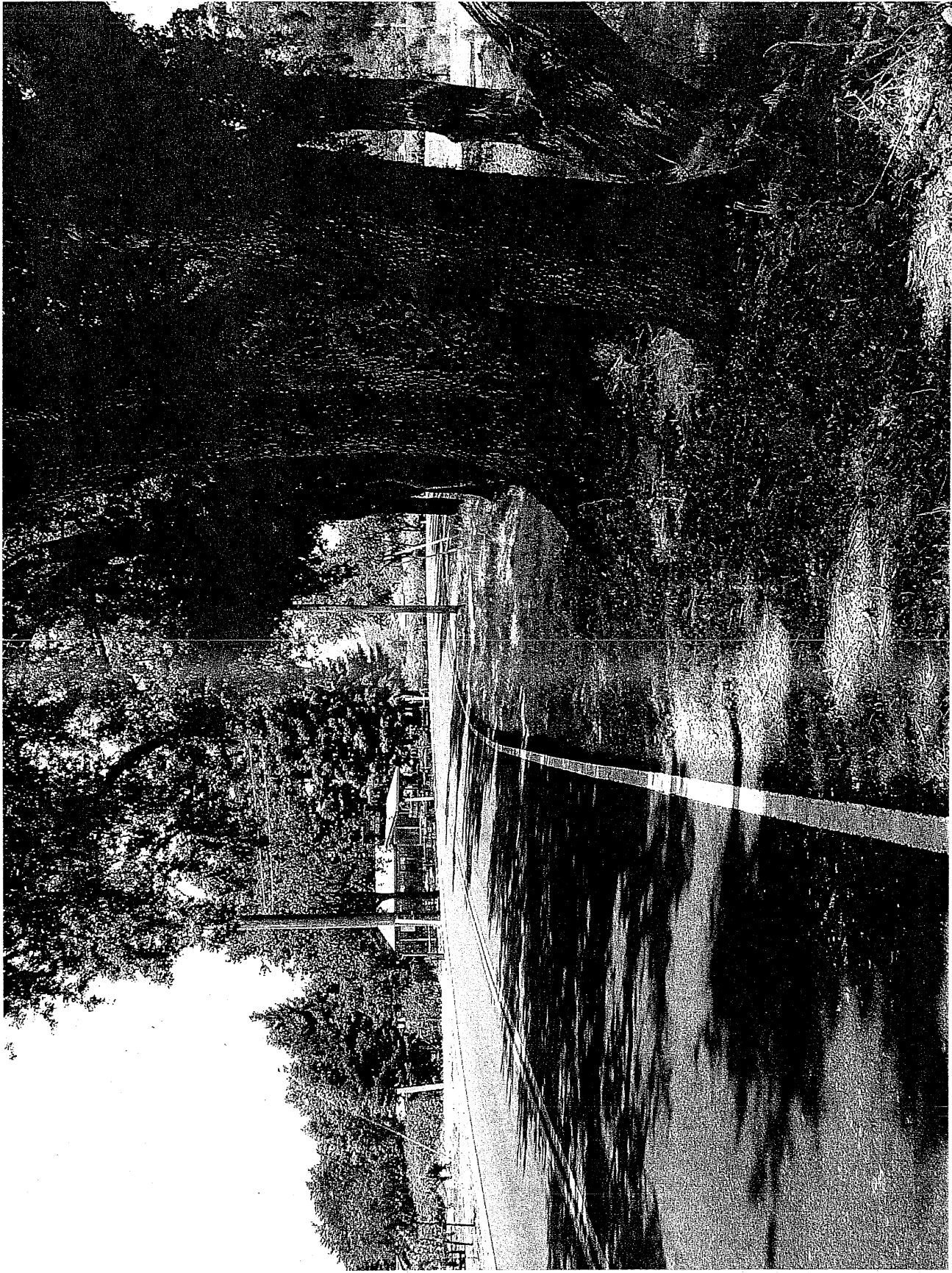


Photo 9

Photo looking from Point D looking at Point A.
360' of sight distance.

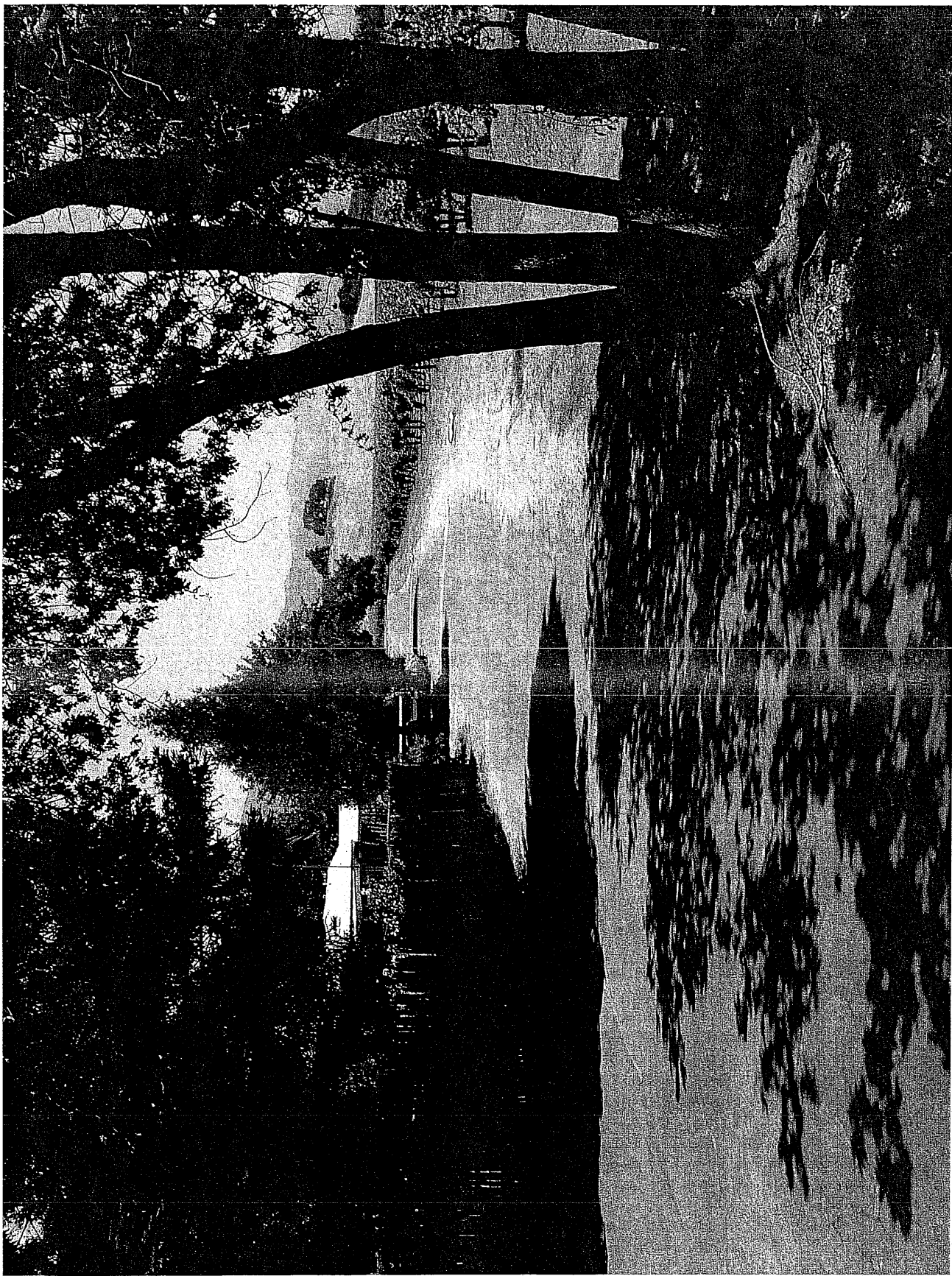


Photo 10

Photo looking from Point A looking at West down existing driveway.

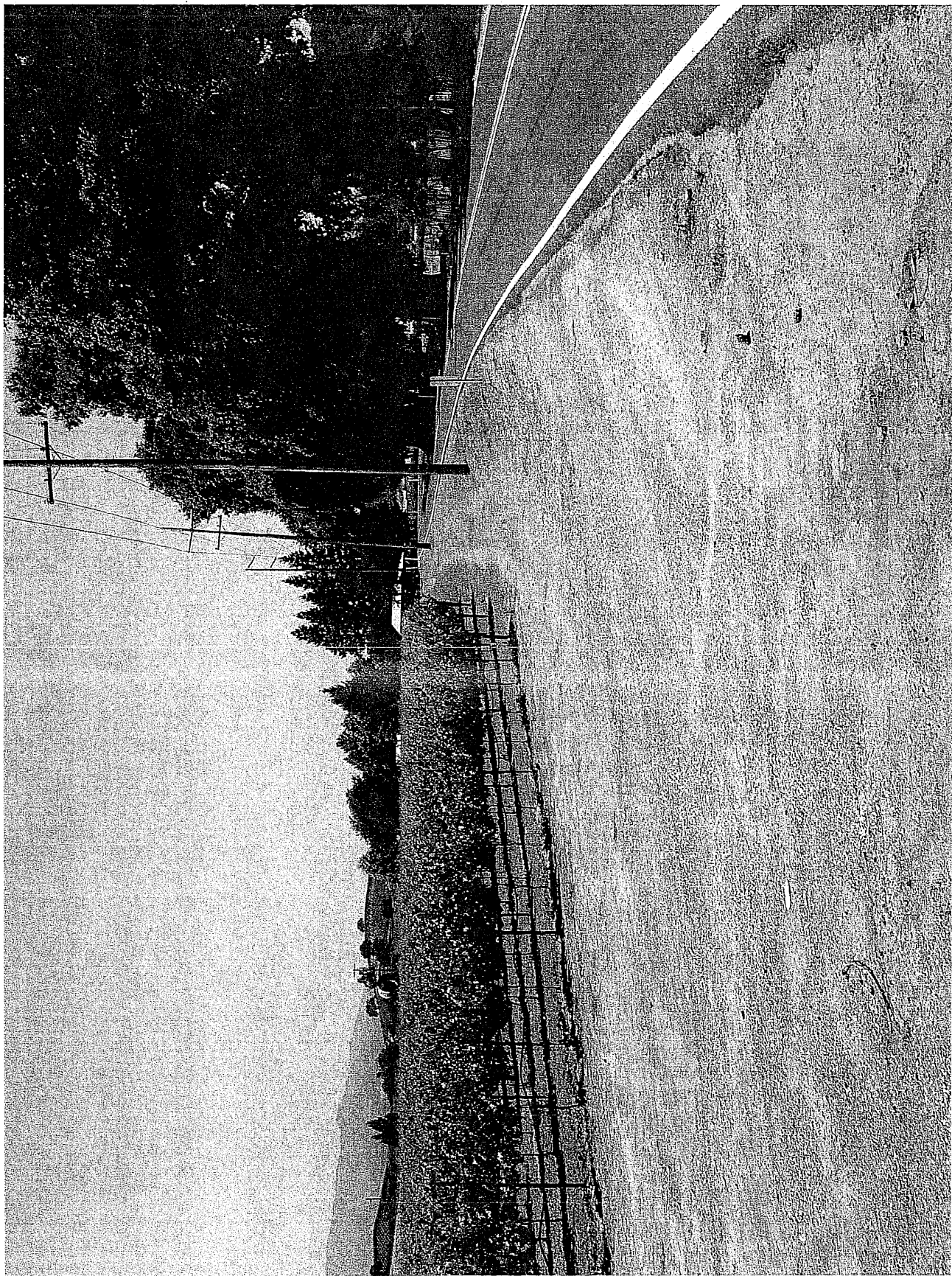


Photo 11

Photo looking from Point F looking at Point A.

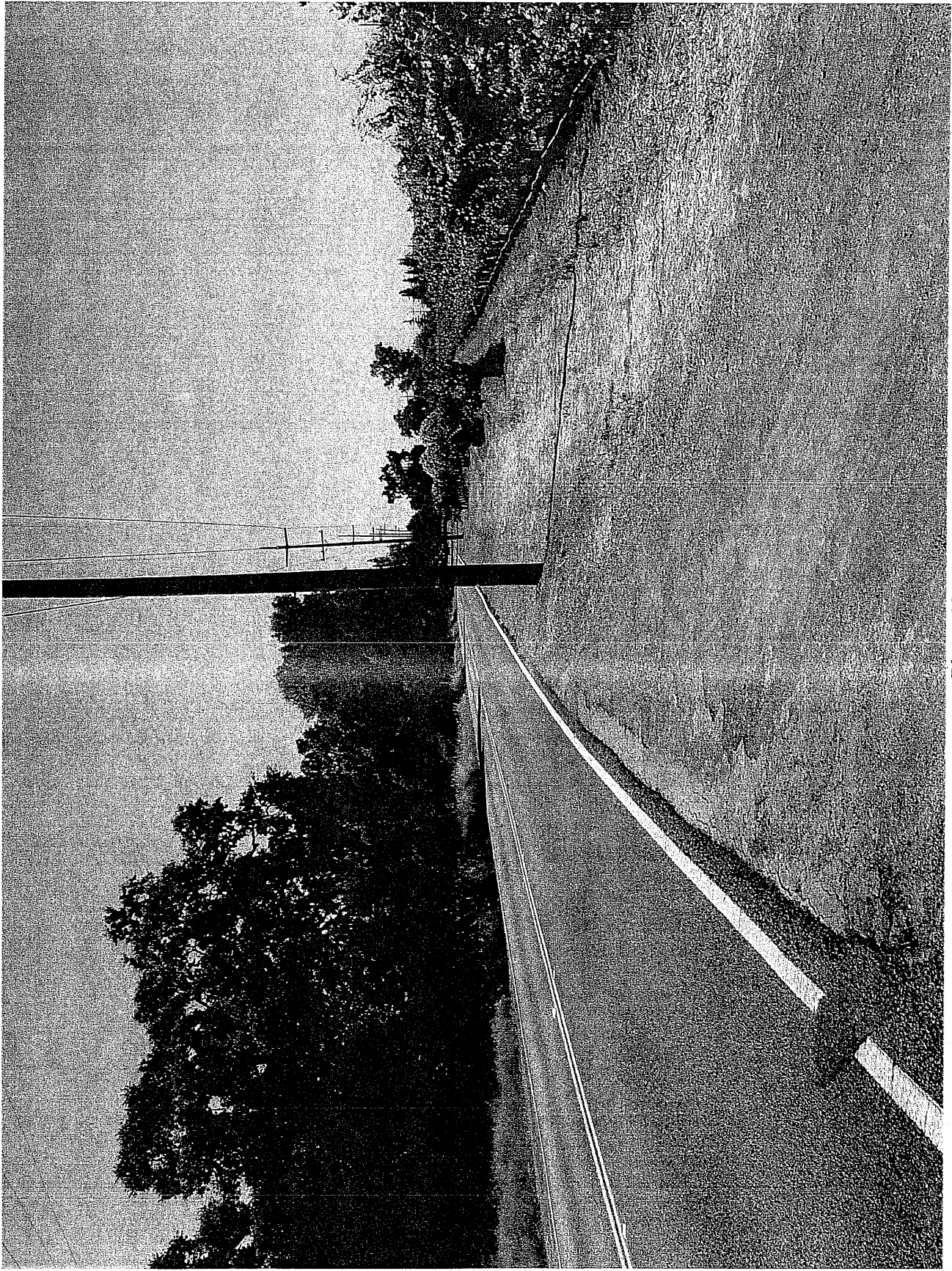


Photo 12

Photo looking from Point F looking Southwesterly.

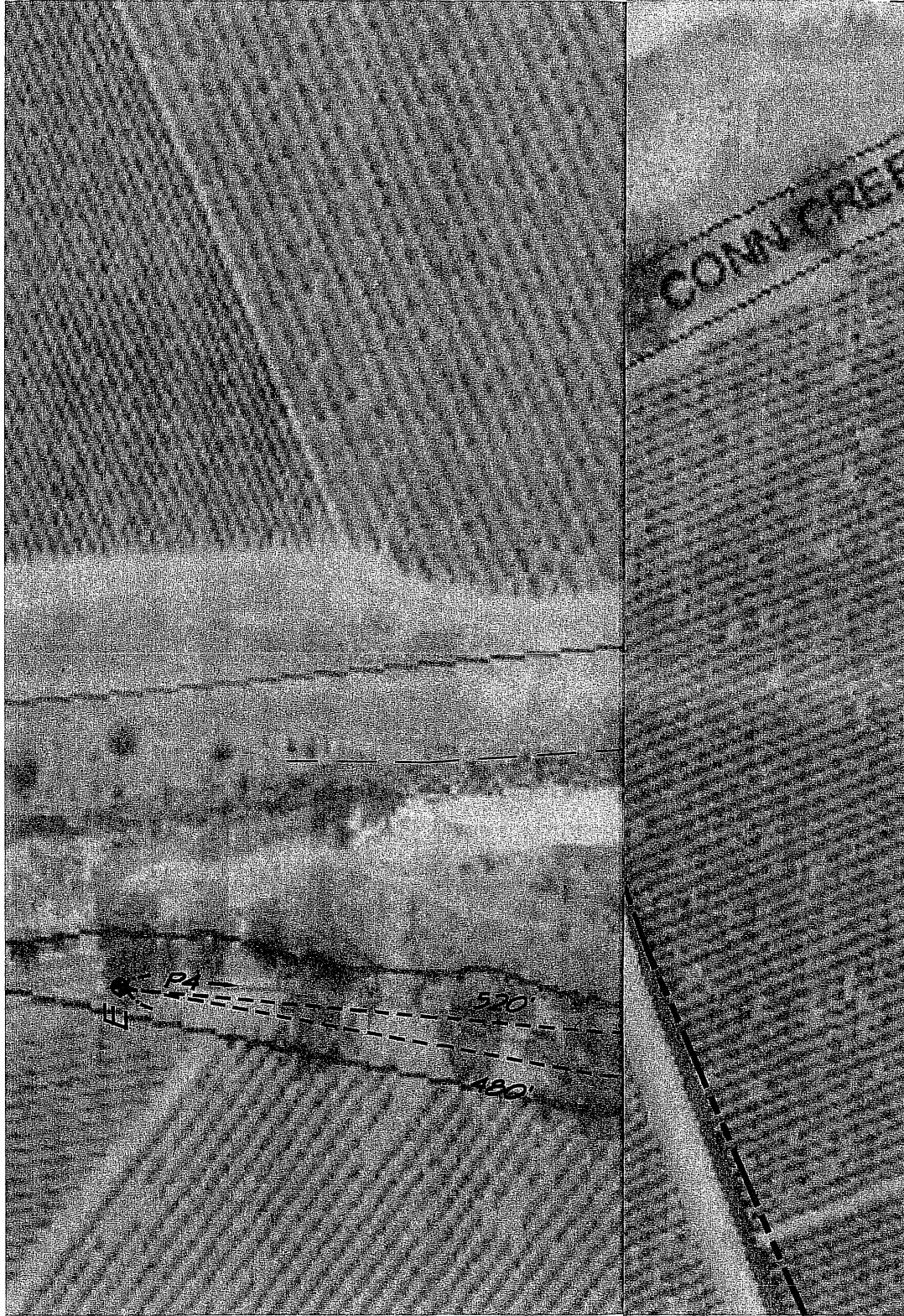
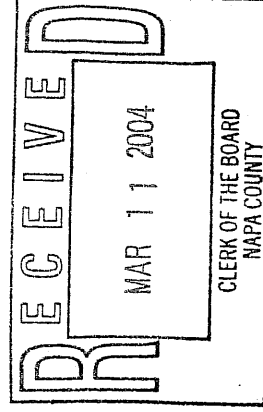


PHOTO FROM NAPA COUNTY GIS SITE

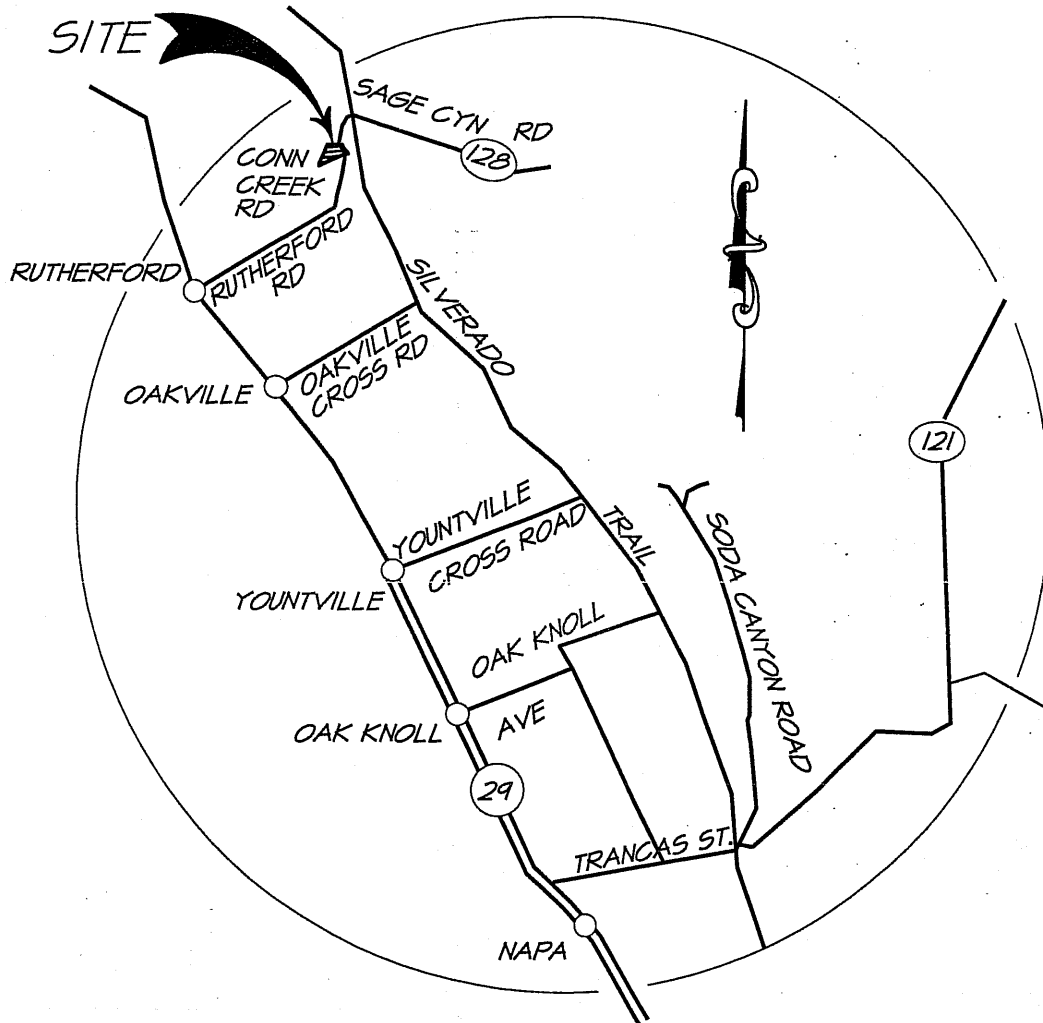
RS & A
RIECHERS SPENCE & ASSOCIATES
INCORPORATED
CONSULTING CIVIL ENGINEERS
1541 THIRD STREET • NAPA, CALIFORNIA 94559 • (707) 252-3301

WOOD PROPERTY
CONN CREEK ROAD
EXHIBIT A

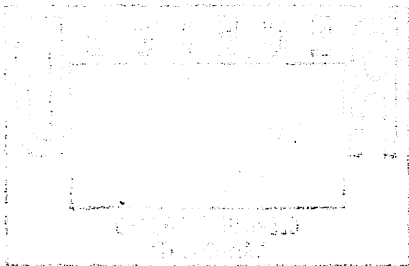
APN 030-120-012
1103020.0 AUG 2003



LOT LINE ADJUSTMENT EXHIBIT FOR FRANK WOOD



VICINITY MAP:
NO SCALE



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RIECHERS SPENCE
ASSOCIATES
INCORPORATED
PLANNERS & SURVEYORS

1541 Third Street
Napa, CA 94559

v 707.252.3301
f 707.252.4966

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SHEET 1 OF 5

JAN 14, 2004

LOT LINE ADJUSTMENT EXISTING PARCEL INFORMATION

ASSESSOR PARCEL NUMBER	APN: 030-120-012	APN: 030-120-017
OWNER	FRANK & ROBERTA WOOD P. O. BOX 43 ST HELENA, CA. 94573	FRANK & ROBERTA WOOD P. O. BOX 43 ST HELENA, CA. 94573
SITE ADDRESS	NO ADDRESS FOR THIS PROPERTY	8901 CONN CREEK ROAD ST HELENA, CA. 94574
PROPERTY SIZE IN ACRES	3 +/- ACRES	30 +/- ACRES
LAND USE		
EXISTING	AGRICULTURE	FARM WORKER HOUSING & VINEYARD
PROPOSED	FARM WORKER HOUSING & AGRI.	VINEYARD
WATER SOURCE		
EXISTING	WELL	WELL
PROPOSED	WELL	WELL
SEWAGE DISPOSAL		
EXISTING	NONE	SEPTIC
PROPOSED	SEPTIC	NONE
ZONING		
EXISTING	AP	AP
PROPOSED	AP	AP
GENERAL PLAN DESIGNATION		
EXISTING	AR	AR
PROPOSED	AR	AR

CONSULTING CIVIL ENGINEERS

RIECHERS SPENCE

A S S O C I A T E S

I N C O R P O R A T E D

PLANNERS & SURVEYORS

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Napa, CA 94559

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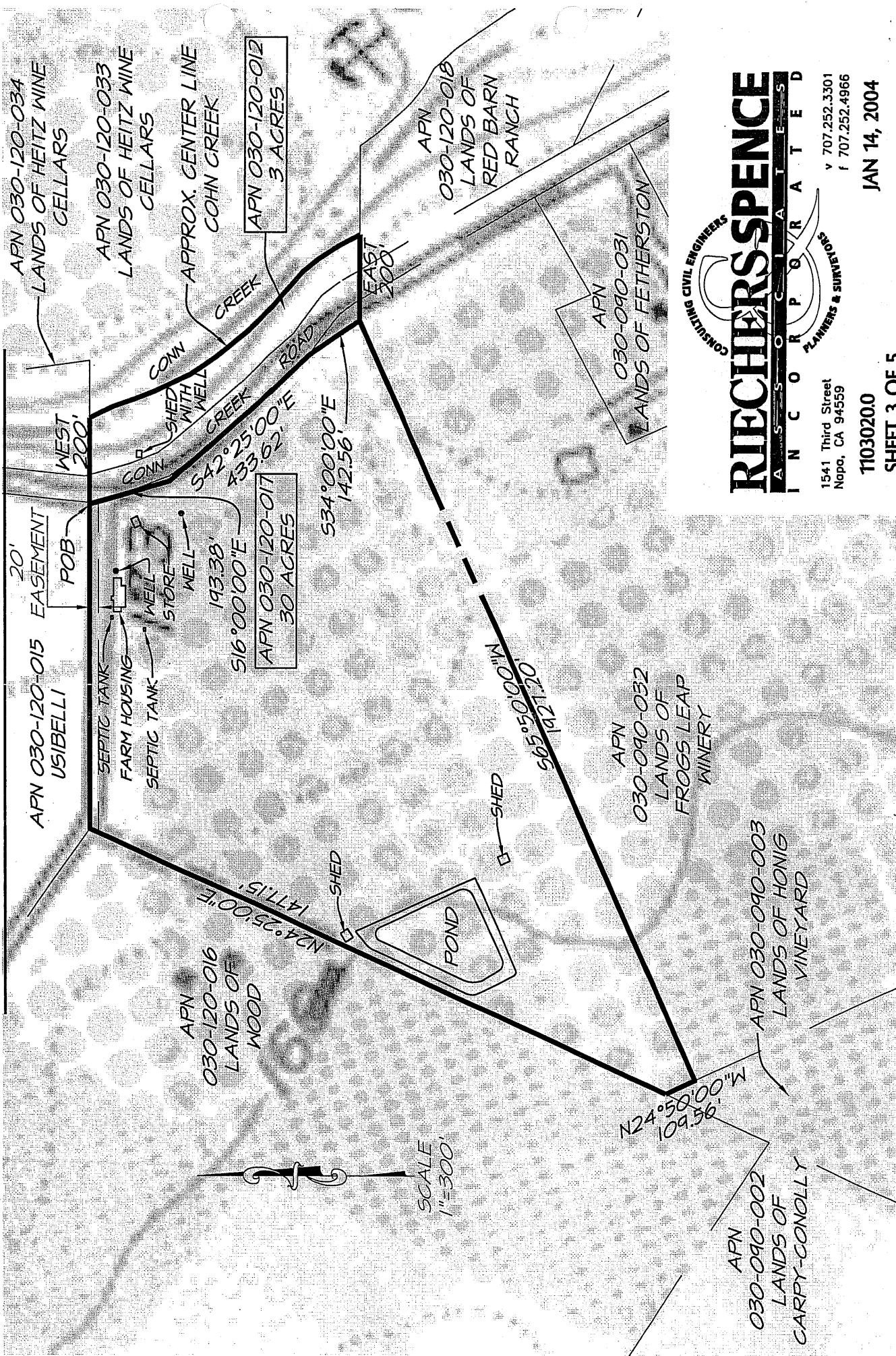
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SHEET 2 OF 5

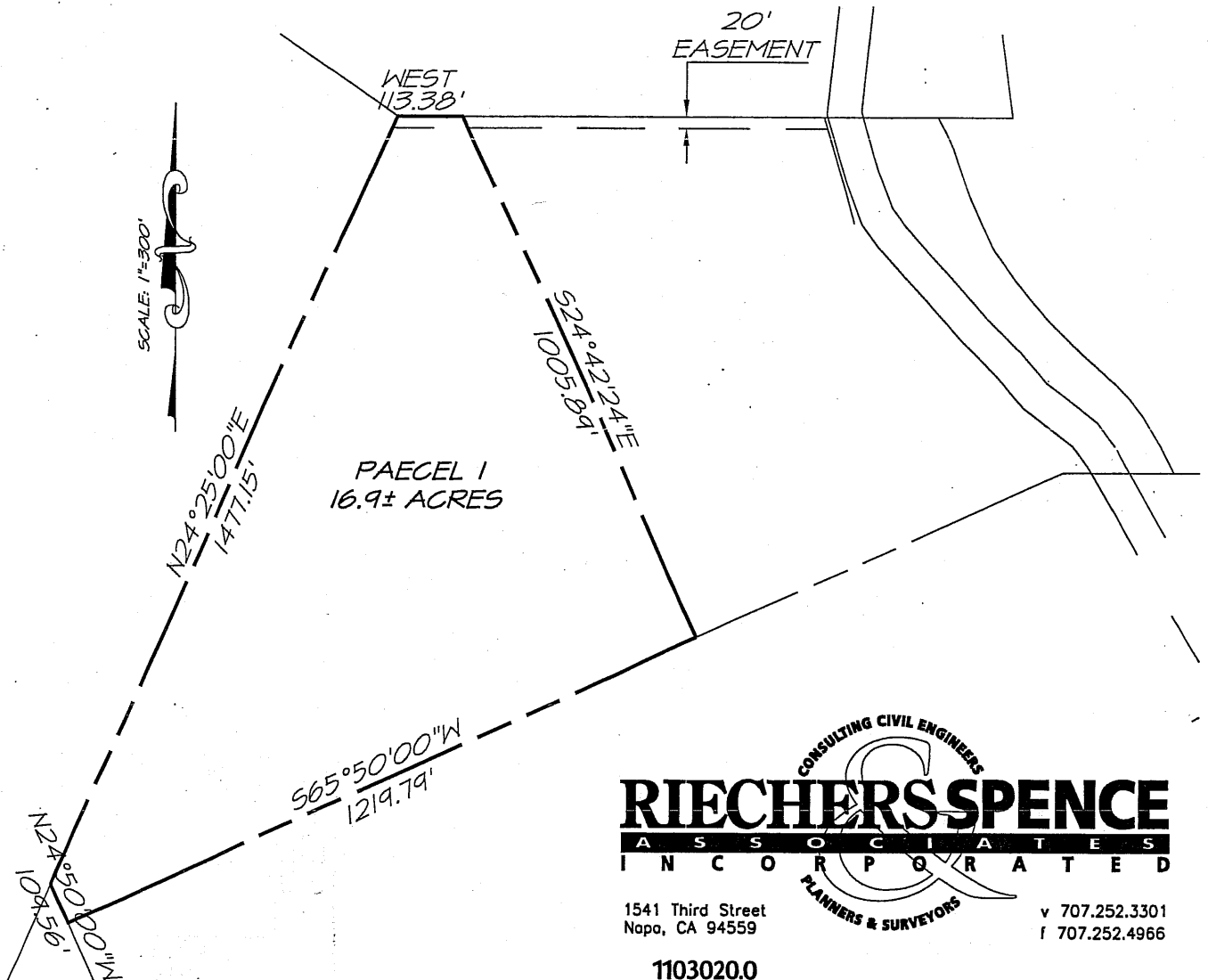
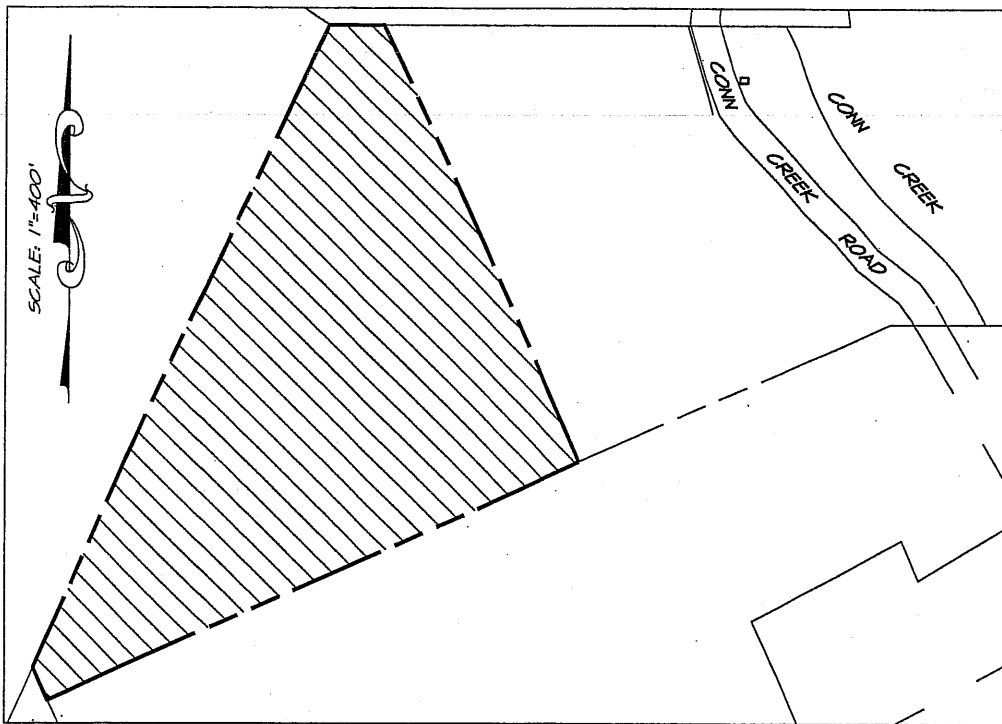
JAN 14, 2004

LOT LINE ADJUSTMENT

EXISTING PROPERTY LINES & TOPOGRAPHY



PROPOSED PARCEL 1



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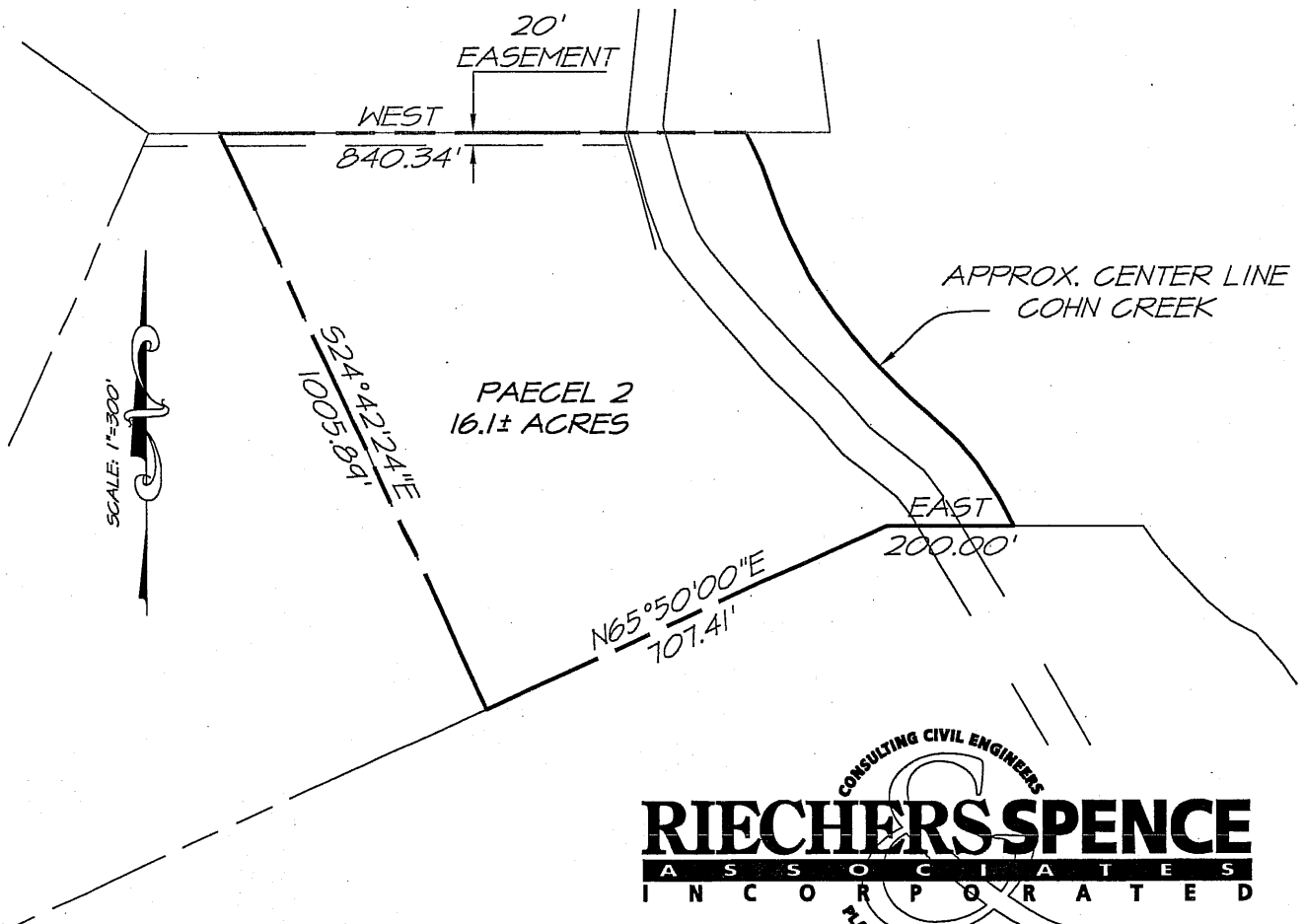
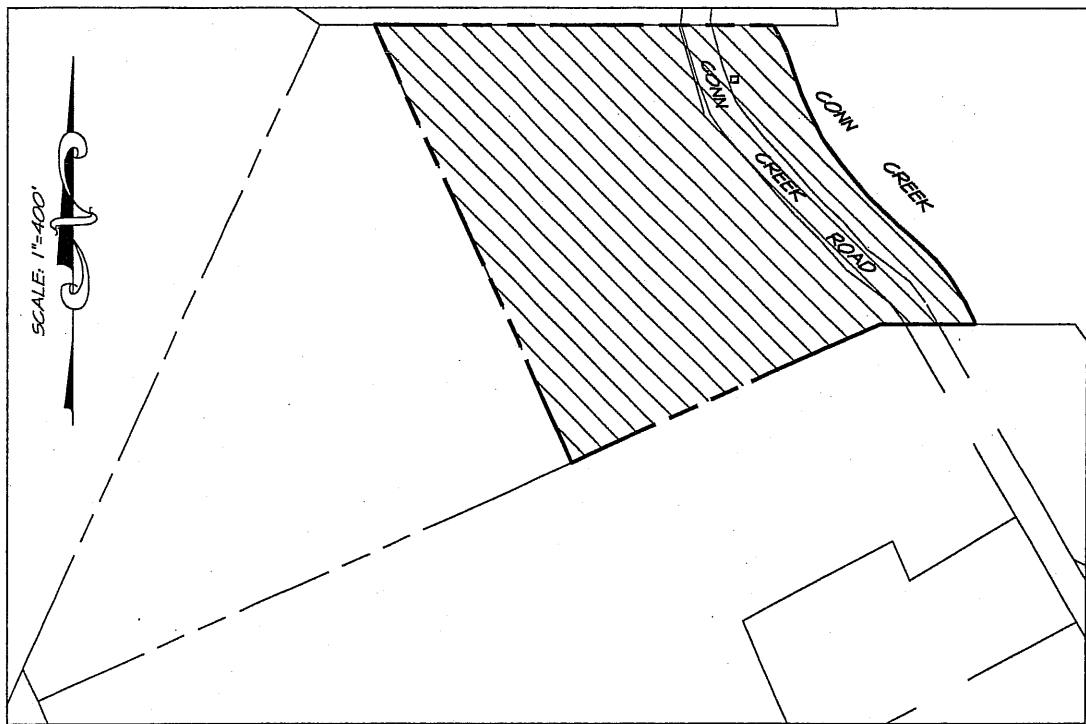
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 SHEET 4 OF 5

JAN 14, 2004

PROPOSED PARCEL 2



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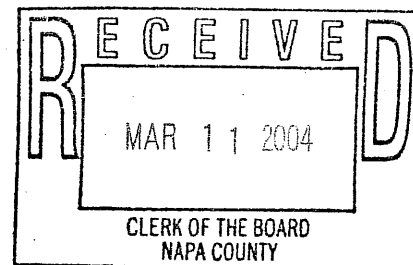
1541 Third Street
Napa, CA 94559

v 707.252.3301
f 707.252.4966

1103020.0

SHEET 5 OF 5

JAN 14, 2004



I, Chris Butler, hereby state that the attached labels contain the names and addresses as they appear on the latest available Napa County secured assessment rolls, including any and all master index updates thereof, all of persons owning real property within:

- ☐ Adjoining Parcels
- ☒ 300 feet of the exterior boundaries of the property described on the attached application.
- ☐ _____ Feet of the exterior boundaries of the property described on the attached application.

I hereby declare, under penalty of perjury, that to the best of my knowledge, the foregoing is true and correct.

Certification pertains to assess parcel number(s): 030-120-012

Executed on October 23, 2003 at Napa, California.

A handwritten signature in cursive script that reads "Chris Butler".

Chris Butler
Escrow Officer

-----: MetroScan / Napa (CA) -----	
Owner :Fetherston James S Tr	Parcel:030 090 031 000
Site :8807 Conn Creek Rd Saint Helena 94574	Xfered:07/27/1993
Mail :PO Box 235 Glenbrook Nv 89413	Price :
Use :37 Agr,Non-vineyard Contract,W/1 Sfr	Phone :
Bedrm:3 Bath:3.50 TotRm:8 YB:1875 Pool:	BldgSF:3,851 Ac:4.11
-----: MetroScan / Napa (CA) -----	
Owner :Red Barn Ranch Llc	Parcel:030 090 032 000
Site :830 Rutherford Rd Napa 94558	Xfered:09/07/2001
Mail :830 Rutherford Rd Napa Ca 94558	Price :Non-disc
Use :38 Agr,Vineyard Contract,W/1 Sfr	Phone :
Bedrm:3 Bath:2.00 TotRm:6 YB:1967 Pool:No	BldgSF:1,460 Ac:99.38
-----: MetroScan / Napa (CA) -----	
Owner :Usibelli Joseph Emil Tr	Parcel:030 120 015 000
Site :8957 Conn Creek Rd Saint Helena 94574	Xfered:00/00/1968
Mail :PO Box 1000 Healy Ak 99743	Price :
Use :395 Agr,Vineyard,W/5+ Sfrs,5+ Acres	Phone :
Bedrm:4 Bath:2.00 TotRm:7 YB:1889 Pool:Yes	BldgSF:3,476 Ac:87.50
-----: MetroScan / Napa (CA) -----	
Owner :Wood Frank Lawrence/Roberta Lou Trustees	Parcel:030 120 017 000
Site :8901 Conn Creek Rd Saint Helena 94574	Xfered:12/20/1991
Mail :1979 Sulphur Springs Ave Saint Helena Ca 94574	Price :
Use :39 Agr,Vineyard,W/1 Sfr,5+ Acres	Phone :
Bedrm: Bath: TotRm: YB: Pool:	BldgSF: Ac:30.00
-----: MetroScan / Napa (CA) -----	
Owner :Red Barn Ranch Llc	Parcel:030 120 018 000
Site :8850 Conn Creek Rd Saint Helena 94574	Xfered:09/07/2001
Mail :8850 Conn Creek Rd Saint Helena Ca 94574	Price :Non-disc
Use :33 Agr,Land Contract,Non-vineyard	Phone :
Bedrm: Bath: TotRm: YB: Pool:	BldgSF: Ac:5.14
-----: MetroScan / Napa (CA) -----	
Owner :Heitz Wine Cellars	Parcel:030 120 033 000
Site :*no Site Address*	Xfered:12/31/1997
Mail :500 Taplin Rd Saint Helena Ca 94574	Price :
Use :4201 Agr,Winery With Vineyard	Phone :707-963-4676
Bedrm: Bath: TotRm: YB: Pool:	BldgSF: Ac:74.03
-----: MetroScan / Napa (CA) -----	
Owner :Heitz Wine Cellars	Parcel:030 120 034 000
Site :*no Site Address*	Xfered:12/31/1997
Mail :500 Taplin Rd Saint Helena Ca 94574	Price :
Use :32 Rur,Residential,> 5 Acres	Phone :707-963-4676
Bedrm: Bath: TotRm: YB: Pool:	BldgSF: Ac:7.00

= M E T R O L I A N P R O P E R T Y P O F I L E =
Napa (CA)

=====

OWNERSHIP INFORMATION

=====

Parcel Number :030 120 012 000
Owner :Wood Frank Lawrence/Roberta Lou Trustees
CoOwner :Circle L Trust
Site Address:*no Site Address*
Mail Address:1979 Sulphur Springs (No Mail) Saint Helena Ca 94574
Phone :Owner: Tenant:

=====

SALES AND LOAN INFORMATION

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Transferred :12/20/1991 Loan Amount :
Document # :35673 Multi-parcel Lender :
Sale Price : Loan Type :
Deed Type:Grant Deed Interest Rate :
% Owned :100 Vesting Type:Trust\trustee

=====

ASSESSMENT AND TAX INFORMATION

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Land :\$10,358 Exempt Type :
Structure:\$790 Exempt Amount :
Other : Tax Rate Area :085001
Total :\$11,148 Taxes :\$126.58
% Imprvd:7

=====

PROPERTY DESCRIPTION

=====

Map Grid :
Census:Tract: Block:
Land Use :3001 Vacant,Rural,Misc Improvements
Legal :
:
:

=====

PROPERTY CHARACTERISTICS

=====

Total Rms: Pool : Lot Acres:3.00 Bldg Matl:
Bedrooms : Spa : Lot SqFt :130,680 Quality :
Bathrooms: Pool Hse : Bldg SF : Year Built :
Fireplace: GuestHse : GargeSF : Eff Year :
Air Cond : Dock : GarageTyp: Williamson :No
Heating :None Tennis Ct: AddFeatur: Extra Bldg :

Information compiled from various sources. Real Estate Solutions makes no representations
or warranties as to the accuracy or completeness of information contained in this report.

030 090 031 000

James Tr Fetherston

PO Box 235

Glenbrook, NV 89413-0235

030 090 032 000

Red Barn Ranch Llc

830 Rutherford Rd

Napa, CA 94558-9456

030 120 015 000

Joseph Emil Tr Usibelli

PO Box 1000

Healy, AK 99743-1000

030 120 017 000

Wood Frank Lawrence & Roberta Lou
Circle

1979 Sulphur Springs Ave

Saint Helena, CA 94574-2405

030 120 018 000

Red Barn Ranch Llc

8850 Conn Creek Rd

Saint Helena, CA 94574-9794

030 120 033 000

Wine Cellars Heitz

500 Taplin Rd

Saint Helena, CA 94574-9601

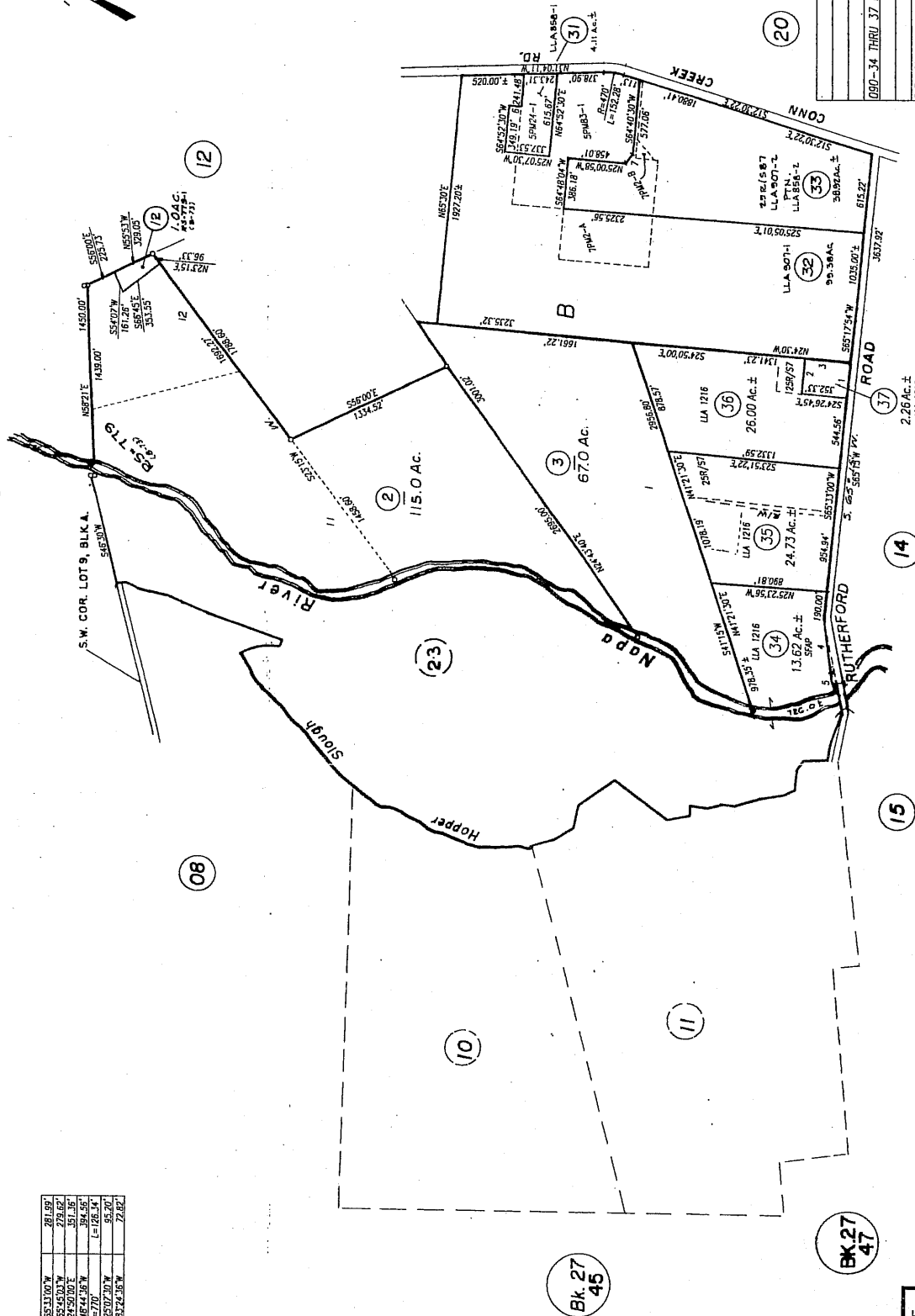
030 120 034 000

Wine Cellars Heitz

500 Taplin Rd

Saint Helena, CA 94574-9601

1.	S85°33'00"W	281.19'
2.	S82°45'00"W	279.62'
3.	S24°50'00"E	391.16'
4.	S84°50'00"W	391.16'
5.	S87°00'00"W	391.16'
6.	N25°07'00"W	55.20'
7.	N83°24'35"W	23.02'

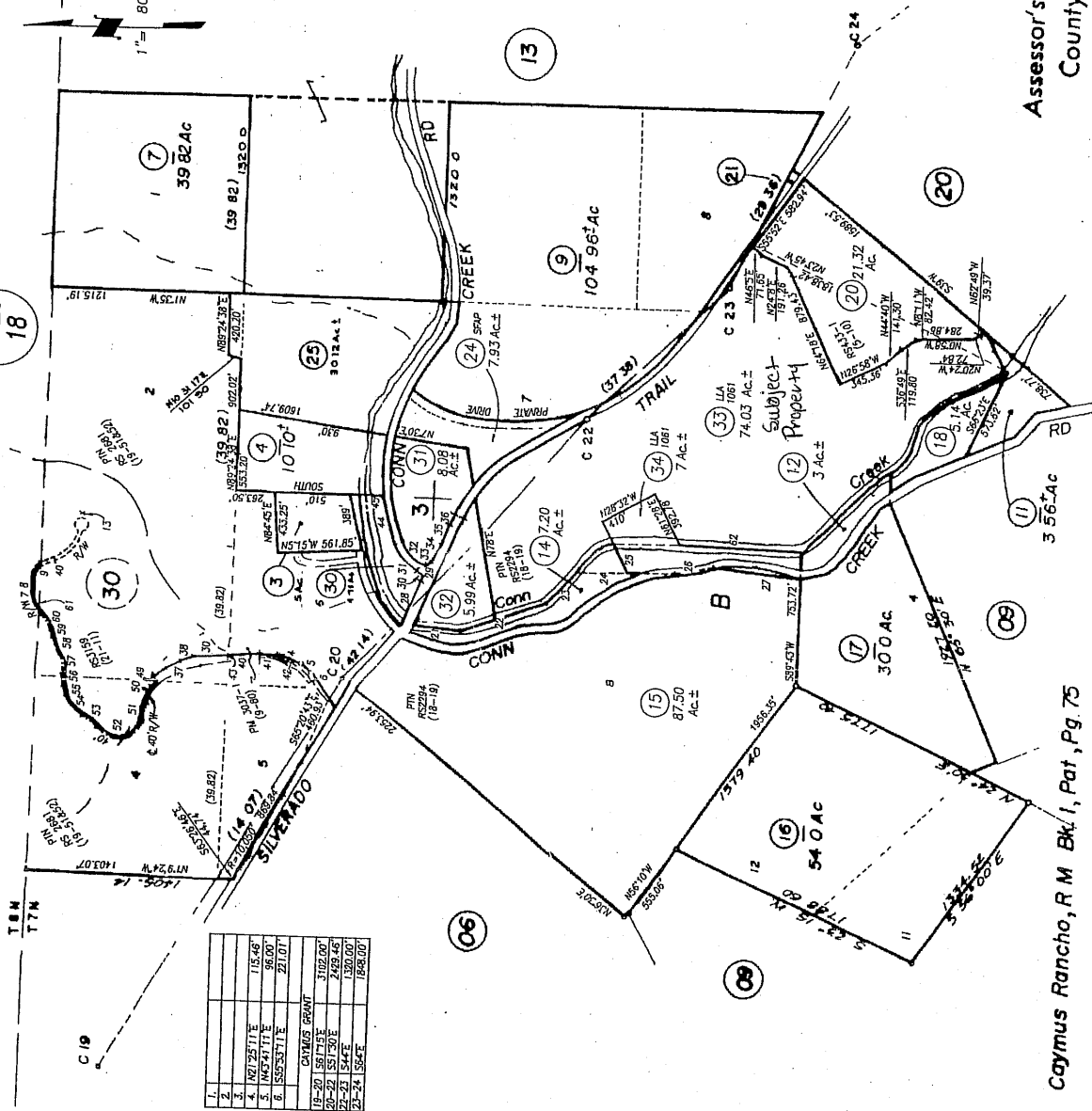


NOTE: This Map Was Prepared For
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Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 30 Pg. 09
County of Napa, Calif.
1956

10-14-93	REVISION	DATE
7-20-94		
6-30-95		
090-34 THRU 37 LLA 4-20-01		



7. R=150.00' L=22.39'	8. R=150.00' L=22.39'
9. R=150.00' L=22.39'	10. R=150.00' L=22.39'
11. R=150.00' L=22.39'	12. R=150.00' L=22.39'
13. R=150.00' L=22.39'	14. R=150.00' L=22.39'
15. R=150.00' L=22.39'	16. R=150.00' L=22.39'
17. R=150.00' L=22.39'	18. R=150.00' L=22.39'
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23. R=150.00' L=22.39'	24. R=150.00' L=22.39'
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81. R=150.00' L=22.39'	82. R=150.00' L=22.39'
83. R=150.00' L=22.39'	84. R=150.00' L=22.39'
85. R=150.00' L=22.39'	86. R=150.00' L=22.39'
87. R=150.00' L=22.39'	88. R=150.00' L=22.39'
89. R=150.00' L=22.39'	90. R=150.00' L=22.39'
91. R=150.00' L=22.39'	92. R=150.00' L=22.39'
93. R=150.00' L=22.39'	94. R=150.00' L=22.39'
95. R=150.00' L=22.39'	96. R=150.00' L=22.39'
97. R=150.00' L=22.39'	98. R=150.00' L=22.39'
99. R=150.00' L=22.39'	100. R=150.00' L=22.39'

8-11-88	DATE
120-26 C.C.	8-11-97
120-33 & 34 L.A.	12-31-97
REVISION	

Assessor's Map Bk. 30 - Pg. 12
County of Napa, Calif.
1956-62

NOTE - Assessor's Block Numbers Shown in Ellipses.

Caymus Rancho, R.M. Bk. 1, Pat. Pg. 75

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