



A Tradition of Stewardship  
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.countyofnapa.org/publicworks](http://www.countyofnapa.org/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

**Steven E. Lederer**  
Interim Director

March 20, 2012

Mr. Joel Galbraith  
City of Calistoga, Planning Department  
1232 Washington Street  
Calistoga, CA 94515

RE: REVISED - Silver Rose Project – U2011-14, ZO2011-03, PD2011-02, DR2011-12, TTM2011-12 & DA2011-03, 400 Silverado Trail, Calistoga (APN 011-050-035, 036, 037, 039 & 040)

Dear Mr. Galbraith:

Per our site meeting today, the County has revised the conditions for the above noted project as follows:

With respect to the proposed Tentative Map, Napa County understands that the developer is proposing 21 residential lots in the project along with the other proposed uses. The residential lots within the project are being accessed from Rosedale Road which is a County maintained road. The Napa County General Plan classifies Rosedale Road as a local road. This road was constructed prior to its classification and does not currently meet County Standards. Therefore, due to the increased traffic volume on this County maintained road the need to improve it to meet Napa County Road and Street Standards for the public safety is tangible and the County is requesting that the City of Calistoga include the following condition in the approval of the proposed tentative map:

- Rosedale Road shall be improved to meet the Napa County Road and Street Standards road section of a General Minor Without Parallel Parking Lanes – Low Density – Type I from Silverado Trail to the east side of the proposed residential access driveway on Rosedale Avenue.

Regarding the proposed Use Permit for the above noted project, Napa County requests that the City of Calistoga include the following conditions on the development:

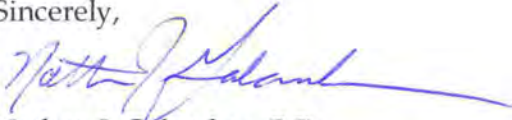
- Construction access to the project shall be restricted to Rosedale Road from Silverado Trail. No construction vehicle access shall be taken from Picket Road.
- Rosedale Road shall receive a 2-inch minimum full width Hot Mix Asphalt overlay the entire length of property frontage and its intersection with Silverado Trail prior to final occupancy of the project (if the full width of Rosedale Road is paved as part of the improvements to meet the

General Minor Without Parallel Parking section then this condition will be deemed satisfied with the exception of paving the intersection of Silverado Trail and Rosedale Road).

- The contractor shall obtain an Encroachment Permit from Napa County Public Works prior to any construction on Rosedale Road, Picket Road or Silverado Trail. Please contact the Napa County Public Works Department at (707) 253-4351 to obtain the application material for the encroachment permit.

Should you have any questions regarding the comments and/or conditions Napa County is requesting, please do not hesitate to contact me at (707) 259-8371 or by e-mail at [nate.galambos@countyofnapa.org](mailto:nate.galambos@countyofnapa.org).

Sincerely,



Nathan J. Galambos, P.E.  
Principal Engineer  
Napa County Public Works