



A Tradition of Stewardship  
A Commitment to Service

Department of Public Works  
Engineering Services  
1195 Third Street

Napa, CA 94559  
www.napa.ca.gov

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

Robert J. Peterson, P.E.  
Director of Public Works  
County Surveyor-County-Engineer  
Road Commissioner

## INTER-OFFICE MEMORANDUM

To: Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works <i>DL</i>
Date: July 23 <sup>rd</sup> , 2008	Re: Road Modification request for Cimarossa Winery, 1185 Friesen Drive, APN 018-060-069

After review of the Roadway Modification dated September 24<sup>th</sup>, 2007 with both accompanying plans titled "Cimarossa Winery /Conceptual Site Improvement Plan" dated June 2008 and "Friesen Drive/ Roadway Improvements for the Cimarossa Winery Project" dated June 2008 and the County Road and Street Standards this department will support the request for reduced driveway widths. This request is granted over the distance of approximately 9000 feet of roadway following the existing alignment of the existing Friesen Drive and existing private driveway due to environmental constraints. This request illustrates installing and paving vehicle turnouts at 400ft intervals as well as drainage and road width improvements through building up shoulder with base rock. Within every 1320ft there is adequate fire truck turn around areas along the roadway (Napa County Road and Street Standards design criteria, pg13).

### EXISTING CONDITIONS:

- 1) Existing private driveway is 10 feet wide and paved.
- 2) Encroaching vegetation has narrowed the roadway at many locations to less than 14 foot of travel way.
- 3) Steep slopes (>30%) on the up-hill and down-hill sides of the roadway.
- 4) Blue-line surveyed creek adjacent to roadway.
- 5) Deviating from the existing alignment may require extensive earth disturbance in the form of cuts and fills, removal of vegetation and large established trees.

### RECOMMENDED CONDITIONS FOR APPROVAL:

- 1) Applicant shall provide the Napa County CDF office with a vegetation management plan that shall be approved by the Napa County Fire Marshall.

- 2) As directed by the Napa County Fire Marshall the applicant shall provide other mitigation measures (i.e. fire sprinklers) at the time of building permit submittal relating to the construction of the buildings.
- 3) All proposed drainage shall be constructed to minimize erosion and concentrated stormwater flows.
- 4) Earthwork shall remain in compliance with County Stormwater ordinance 1240 during all phases of the project. Owner/operator of approved project is required to implement accepted best management practices for stormwater pollution control, including but not limited to, preventative measures, regular inspections and maintenance to maintain designed effectiveness.
- 5) Any future increased use of this roadway beyond the existing winery use and production request may require additional conditions as well as a re-evaluation of the road widths.

If you have any questions regarding the above items please contact Drew Lander at 253-4351.

cc: Gabrielle Avina, Napa County Fire Marshall