

From: [Trippi, Sean](#)
To: [PlanningCommissionClerk](#)
Subject: Ellman Family Winery, item 7B
Date: Tuesday, October 1, 2019 4:53:59 PM
Attachments: [PW COA Memo_EllmanRevised.pdf](#)

Attached is a revised memo from Public Works regarding Ellman Family Winery, item 7B

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Steven Lederer
Director

MEMORANDUM

To: PBES Staff

From: Ahsan Kazmi, P.E.
Senior Traffic Engineer

Date: September 30, 2019 (Revised)

Re: Ellman Family Winery, P18-00249
Conditions of Approval

This memorandum is prepared in response to the final Traffic Impact Study (TIS) report, dated: November 1, 2018, prepared by the Crane Transportation Group, related to the Ellman Family Vineyard project, located at, 3286 Silverado Trail, Napa, California. The Department of Public Works/Traffic Engineering also reviewed the following documents:

- A. Cursory review of the TIS report, dated: June 14, 2017, prepared by the Crane Transportation Group.
- B. Memorandum prepared by the Department of Public Works/Janice Spuller, Interim Traffic Engineer, dated: August 2, 2018 to PBES Staff/Sean Trippi, Project Planner.
- C. Letter by Ms. Donna B. Oldford, of Plans4Wine, dated: October 1, 2018 to PBES Staff/Sean Trippi, Project Planner.
- D. Memorandum prepared by the Department of Public Works/Janice Spuller, Interim Traffic Engineer, dated: October 11, 2018 to PBES Staff/Sean Trippi, Project Planner.

The Department of Public Works (DPW)/Traffic Engineering concurs with the November 2018 Final TIS report. Further, the comments provided in the August 2nd and October 11th memos by the DPW/Janice Spuller are adequately addressed. However, we are offering the following comments to comply with, as conditions of approval before a building occupancy permit can be issued:

1. Left Turn Lane on Silverado Trail at Project Entrance

The applicant shall provide a left-turn lane on the southbound Silverado Trail approach to the project entrance. The lane will extend southerly from the Soda Canyon Road intersection and will also serve as a median refuge area (and acceleration lane) for left turns from Soda Canyon Road. In addition, the applicant Ellman should work with applicant Reynolds (to the south) to extend the left-turn lane farther south to serve the Reynolds entrance.

Improvement plans shall be prepared by a Registered Civil Engineer in accordance with the Napa County Road and Street Standards, for approval by the Department of Public Works, Road Commissioner. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements. Improvement plans and right-of-way dedication, if needed, shall be completed

prior to issuance of any permits. The left-turn lane shall incorporate an acceleration lane for cars turning left from Soda Canyon Road onto Silverado Trail.

2. Project Driveway

All driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards.

3. Landscaping Maintenance

Landscaping at the project driveway shall be maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 4 feet in height removed once the tree is established.

4. Marketing Events

During marketing events, guest's arrival and departure shall not be allowed on Fridays during the peak hour between 4:15-5:15 p.m. and on Saturday during the peak hour between 4:30-5:30 P.M.

Daily Guests

No more than two winery guest vehicles (one inbound and one outbound) shall be allowed for tours and tastings on Fridays during the peak hour between 4:15-5:15 p.m. and on Saturday during the peak hour between 4:30-5:30 P.M.

5. Bicycle Racks

The applicant Ellman shall provide a minimum of two bicycle racks at the site for bicycle riders.

6. Encroachment Permit Requirement

An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of the left-turn lane improvements. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on these is available at our website: <http://www.countyofnapa.org/publicworks/roads/>

Please contact me at Ahsan.Kazmi@countyofnapa.org or call (707) 259-8370 if you have questions or need additional information.