



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Conservation Development and Planning Department	From: Erich Kroll, Supervising Engineer Public Works
Date: June 24, 2009	Re: Fisher Tentative Map, Patrick Road P06-01290 APN 050-010-024/030/031

The application will allow the applicant to merge three parcels totaling 1213 acres and subdividing them into six parcels varying in size from 165 to 233 acres. Property is located on Partrick Road.

EXISTING CONDITIONS:

Partrick Road is a paved County-maintained road. The road varies from 16 feet to 10 feet thru the subject properties.

RECOMMENDED CONDITIONS:

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

1. The private access road thru parcels 1 and 2 to proposed parcel 3 is to be improved to the standard of a Common Drive, Low Density from Partrick Road to the property line of Parcel 3. A common drive includes a minimum 18 feet wide with 2 feet of shoulder. The structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate Base or equivalent. (Napa County Road and Street Standards, Page 44 and 45, Paragraph 24.)
2. Driveways from the private access road noted above to the building sites on Parcels 1, 2 and 3 shall be improved as needed to meet the standard of a Napa County rural driveway. The driveway standard includes a minimum of 10 feet wide road with 4 feet of shoulder and intervisable turnouts at a maximum of 400 foot intervals. (Napa County Road and Street Standards, Page 9, Paragraph 11)
3. Driveways from Partrick Road to the building sites on Parcels 4, 5 and 6 shall be improved as needed to meet the standard of a Napa County rural driveway. The driveway standard includes a minimum of 10 feet wide road with 4 feet of shoulder and intervisable turnouts at a maximum of 400 foot intervals. (Napa County Road and Street Standards, Page 9, Paragraph 11)
4. The timing of the fulfillment of the above construction requirements shall be in accordance with Section 17.34.050 B 1 of the Napa County Code. Whenever any improvements are not completed

prior to the filing of the parcel map, that fact shall be noticed by certificate on the parcel map, in accordance with Section 17.34.050 D of the Code.

SITE IMPROVEMENTS:

5. All earth disturbing activities shall maintain erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance.

OTHER RECOMMENDATIONS:

6. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
7. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.
8. The applicant is to submit a Final/Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The applicant shall verify Partrick Road is contained within the Right of Way depicted on the Final/Parcel Map. The applicant is to pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the map.

Any changes in use may necessitate additional conditions for approval.

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