



Agenda Date: 5/15/2007
Agenda Placement: 6E

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Robert Peterson - Director
Public Works
REPORT BY: Drew Lander, ASSISTANT ENGINEER , 253-4892
SUBJECT: Deferred Improvement Agreement for a Left Turn Lane - Silver Oak Wine Cellars

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign an agreement for Deferred Construction of Improvements related to installation of a left turn lane which is required as a condition of approval of Silver Oak Wine Cellars' Winery Use Permit Modification No. P06-01344.

EXECUTIVE SUMMARY

One of the conditions of the Silver Oak Wine Cellars' (Silver Oak's) Use Permit Modification No. P06-01344 required that the permittee enter into a deferred improvement agreement with the County for installation and construction of a left turn lane and related improvements on Oakville Cross Road at Silver Oak's driveway. Approval of this item will authorize the Chair to execute the deferred improvement agreement and allow construction of the required traffic improvements and compliance with the use permit condition of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: A Negative Declaration was prepared in connection with the winery's use permit modification and adopted by the Conservation, Development and Planning Commission on February 21, 2007.

BACKGROUND AND DISCUSSION

In connection with Silver Oak's Winery Use Permit Modification No. P06-01344, the Planning Commission imposed a condition of approval on the project requiring the permittee to enter into a deferred construction improvement agreement with the County for installation of a left turn lane and related improvements on Oakville Cross Road at the driveway to Silver Oak. The purpose of this agreement is to ensure the completion of the improvements in a timely manner after the completion of the new winery building. It is anticipated that the traffic improvements will be completed no later than December 31, 2010. Failure to comply with this condition will subject Silver Oak Winery to possible revocation of the use permit. Approval of this item will authorize the Chair to execute the Deferred Improvement Agreement allowing for construction of the traffic improvements, and compliance with the use permit condition of approval.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi