



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/18/2009
Agenda Placement: 10C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Deputy Director - 299-1354
SUBJECT: Big Ranch Road / Oak Knoll Avenue Traffic Report

RECOMMENDATION

BIG RANCH ROAD / OAK KNOLL AVENUE TRAFFIC REPORT

Request: Information item reporting on traffic conditions for Big Ranch Road and the intersection of Big Ranch Road and Oak Knoll Avenue responding to previous request from the Commission.

Staff Contact: John McDowell, 299-1354 or jmcdowell@co.napa.ca.us or Mary Doyle, 299-1350 or mduoye@co.napa.ca.us

EXECUTIVE SUMMARY

Proposed Action:

1. No action - this is an information item only.

Discussion:

In December 2008, the Commission conducted a public hearing and approved the Materra Winery project (file no. P08-00428-UP) located on the eastern side of Big Ranch Road across from its intersection with the western leg of Oak Knoll Avenue. Some of the Commission's deliberations focused on the project's new driveway and its relationship to the intersection of Oak Knoll Avenue. Although the Commission found the proposed driveway consistent with County Public Works standards, as based on the recommendations of the County Traffic Engineer, the Commission directed Staff to return within a year with a status on intersection improvements warrants. Attached is a study prepared by the County Traffic Engineer evaluating the entire length of Big Ranch Road under County jurisdiction. The study was prepared at the request of residents along the entire length of Big Ranch Road and it also addresses the intersection status question raised by the Commission last December.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

See attached memo.

SUPPORTING DOCUMENTS

A . Big Ranch Road / Oak Knoll Traffic Report

Napa County Planning Commission: Approve

Reviewed By: John McDowell