



A Tradition of Stewardship
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Department of Public Works

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Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Ahsan Kazmi, P. E. Senior Traffic Engineering
Date: April 15, 2021	Re: Mountain Peak Winery (P13-00320) Comments on Findings to Reconsider

This memorandum is prepared at the request of the Planning, Building, and Environmental Services (PBES) staff to reconsider the “Recommended Conditions of Approval” provided by the county staff and approved with amendments by the Planning Commission on January 4, 2017 related to the proposed Mountain Peak Winery Project, Use Permit Modification Application # P13-00320 (A.P.N. 032-500-033), located at 3265 Soda Canyon Road, Napa, California.

In preparation of this memorandum, we have reviewed the following documents:

- Traffic Impact Study Report prepared by the Crane Transportation Group, dated March 16, 2015.
- Accident History and Suggested Improvements Report prepared by the Crane Transportation Group, dated December 30, 2016.
- Testimony of former Deputy Director of Public Works from the Planning Commission meeting transcript dated January 4, 2017.
- Conditions of approval memorandum by PBES, Engineering Services, dated July 1, 2016.
- Road Exception Evaluation memorandum by PBES, Engineering Services, dated July 1, 2016.
- Comments provided by former Traffic Engineer, Public Works in PMC system, dated April 14, 2014.

After careful evaluation and review of the above mentioned documents; based on the current standards, new evidences provided to the Napa Superior Court and experiences learned during and after the Atlas Fire occurred on October 2017, we offer the following comments:

1. Public Works has no further comments on the project based on the information provided.
2. Public works agrees with the analysis performed by PBES, Engineering Services that the width and capacity of Soda Canyon Roads meets standards in accordance with California Manual of Traffic Control Devices (CA-MUTCD) manual and county guidelines on traffic impact study (TIS) reports and the Napa County Road and Street Standards 2020 version.
3. Public works believes the “Recommended Conditions of Approval” approved by the Planning Commission on January 4, 2017 are adequate and does not need to impose any further conditions.

Public Works also notes that after the Atlas Fire in 2017, we have made the following efforts to further improve the safety conditions on Soda Canyon Road:

- I. Hundreds of trees have been removed from the side of the Soda Canyon Road and surrounding areas.
- II. Roughly three miles (of the six mile public road) have been recently repaved.
- III. About 300 feet long guardrails were installed on Soda Canyon Road in 2020.

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