

Date: August 7, 2009
Attention: Cynthia Demidovich
Submitted by: Tom O'kane

FILE #: UPE09-0027
NAME: Lester Schwartz
ADDRESS: 15001 Meyers Grade Rd., Jenner
APN: 109-160-020, -017, -018, & -023

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY _____ DATE _____

1. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to Meyers Grade Road shall conform to AASHTO standards. More specifically, the Developer shall construct a driveway meeting the following criteria:
 - a. A minimum paved throat width of 18 feet,
 - b. Entrance curves having a minimum pavement radius of 25 feet,
 - c. The driveway shall enter Meyers Grade Road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular.
 - d. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Meyers Grade Road.
 - e. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.
 - g. Entrance improvements shall be constructed prior to occupancy.
2. Prior to issuance of building permits, a stabilized entrance for on-site construction activity shall be constructed to meet the following criteria:
 - a. The entrance shall be of sufficient width to accommodate two-way traffic.
 - b. The entrance surface shall be stabilized to prevent tracking of gravel and mud onto the public road.
 - c. The minimum sight distance for vehicles entering and exiting the construction entrance shall be in accordance with AASHTO requirements for the speed traveled on the public road(s) providing construction access.
3. Prior to issuance of a building permit for any new building or prior to any new use of an existing building, the Developer shall pay Traffic Mitigation fees to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code. Evidence of payment shall be submitted to the Land Development Section of the Permit and Resource Management Department prior to clearance of these conditions.
4. The Developer shall obtain an Encroachment Permit from the Permit and Resource Management Department prior to constructing any improvements within County Road right-of-way.

5. The Applicant shall complete a "Winery Trip Generation" form and submit said form to the Sonoma County Department of Transportation and Public Works for review prior to clearance of these conditions.

Advisory Note to PRMD: The Sonoma County Department of Transportation and Public Works may modify these conditions if the Applicant can demonstrate that the conditions are infeasible due to unforeseen field constraints or lack of property rights, and that the goals of these conditions can be safely achieved in some other manner. However, the threshold for any modification is high, and therefore modification of conditions is not common.