

# **PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO**



May 19<sup>th</sup>, 2008

**TO:** Conservation Development and Planning Department

**FROM:** Drew Lander, Assistant Engineer *DL*

**SUBJECT:** Sage Hill Winery, 1535 Sage Canyon Road  
APN# 032-010-079-000, File #P07-00348UP, P08-00080VAR

This application will allow the applicant to construct a new 8,174 sqft winery building including 4266sqft of new caves and a total production of 20,000 gal/yr with 1 fulltime employee and 2 part time employees. Applicant proposes 2 employee parking spaces with 6 customer parking spaces and one loading area. Parcel is accessed from Sage Canyon Road.

## **EXISTING CONDITIONS:**

1. Existing access road is over 5100 feet in length and varies in width from 16 feet to 10 feet of surfaced travel way with varying shoulder widths to the winery site. The access road is paved and chip-sealed to the location of the proposed winery driveway. The access road is located on steep cross slopes which are heavily wooded.
2. Current parking area at proposed winery site does not exist.
3. Average daily traffic count for Highway 128 just south of Chiles Pope Valley Road is 1800.
4. Drainage is sheet flow across the winery site on naturally vegetated slopes.
5. This winery is located approximately 4300ft away from Lake Hennessy in the Hennessey watershed.

## **RECOMMENDED CONDITIONS:**

### **GROUNDWATER**

1. We have reviewed the phase one, water availability analysis for the proposed project. The 114.72 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 57.36 AF/Year. The estimated water demand of 10.53 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

**DRIVEWAY**

2. This department supports the proposed improvements as illustrated on the provided roadway improvement plans titled "Sage Hill Vineyards LLC/Access Road", dated May 10<sup>th</sup>, 2007 with current Revision 04-15-08, by the office of Riechers Spence & Associates.
3. The average daily traffic count for the highway combined with the estimated daily winery traffic of 26 trips plus the existing roadway use for four single family residences do not warrant a left turn lane on State Route 128 using Napa County standards.

**PARKING**

4. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
5. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

**SITE IMPROVEMENTS**

6. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. A plan check fee will apply.
7. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures. A grading permit or grading exemption must be obtained prior to commencement of excavation for winery structures.
8. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards.
9. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
10. All earth disturbing activities shall include measures to prevent 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. Best Management Practices shall also be implemented to minimize dust at all times.

**OTHER RECOMMENDATIONS**

11. For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete,

etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

12. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items at this time please contact Drew Lander or Nathan Galambos of this office (707) 253-4251. For groundwater questions please contact Anna Maria Martinez.

