

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



March 12, 2002

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Junior Engineer *AM*

SUBJECT: Piedra Hill Winery, Las Posadas Road
APN# 025-060-001, File #02057-UP

*Recd 3/14/02
BK*

This application will allow the applicant to establish a 20,000 gallon a year winery within a cave. One full time and two part time employees is proposed with a four space parking lot. There will be no public marketing events, tours or tastings. Proposed floor area of the project is 6,860 sqft. The parcel is located on Las Posadas Road at least three miles from the intersection with Cold Springs Road.

EXISTING CONDITIONS:

1. Existing access road varies between 10 and 18 feet from the County maintained road to the proposed winery site. The access road varies between a pavement and gravel surface.
2. The access road crosses several culverts from the winery site to the County road.
3. Portions of the existing road are shared with neighboring residences.
4. Parking area is currently undeveloped.
5. The traffic count for Las Posadas Road was 351 just east of Cold Springs Road taken on 9/21/99.

RECOMMENDED CONDITIONS:

1. This Department has reviewed the phase one, water availability analysis for the proposed project. The 40 acre parcel is located in the hillside area, with an allowable water use of 0.5 AF/Acre, resulting in a total allowable groundwater extraction volume of 20 AF/Year. The estimated water demand of 7.53 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.

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12)
3. 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.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
5. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
6. 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.
7. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards.
8. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
9. 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 in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
10. 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 Annamaria Martinez or Larry Bogner of this office.

cc: William H. Smith, 1181 Las Posadas Road, Angwin, CA 94508
Dickenson, Peatman & Fogarty, Tom Carey, 809 Coombs Street, Napa, CA 94559