

**ROAD AND STREET STANDARDS  
REQUEST FOR EXCEPTION  
Piedra Hill Winery  
1181 Los Posadas Road, Angwin  
AP# 025-060-001**

**RECEIVED**

OCT - 9 2002

NAPA COUNTY  
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**Project Description**

The applicant is proposing to construct a 20,000 gallon winery on a (±)41.64-acre parcel on property accessed by a private road off of Los Posadas Road. The proposed winery is located adjacent to existing vineyards on the property. There are currently approximately 7 acres of vineyard onsite. The grapes are currently hauled off-site for processing elsewhere. Therefore, the existing truck traffic generated for the delivery of these grapes off-site will be eliminated upon construction of the winery. Additional truck traffic resulting from fruit delivery will include approximately seventeen 10-ton trucks over the entire harvest season. In-bound deliveries to the winery and out-bound case good shipments will average approximately one truck every 1-2 weeks. Employee and visitor traffic will average 6 daily trips with a peak estimate also of 6 trips per day as the winery will have no more than one full-time and two part time employees and no public visitation, not even by appointment.

**Exception Request**

This request is for an exception from Section 12 of the Napa County Road and Street Standards adopted on August 2, 1999. Specifically, this request is to allow the access road to be generally 16 feet in width with small portions of the road as narrow as 12' in width.

The driveway to the winery site is existing and is approximately 0.7 miles in length from the intersection of Los Posadas Road. The first ± 0.4-mile section is a shared private roadway. Most of the road is hard-packed gravel, with a short stretch of asphalt. The entire road is provided with drainage improvements and erosion control measures. The road averages approximately 14' wide, and has good sight distance. Turnouts exist in several wider locations and adjacent to driveways. Additional turnouts will be constructed as shown on the road improvement plan.

In order to improve this section of the driveway to the standards required for commercial and industrial driveways, it would have to be widened to provide a paved travel width of 18 feet with a 2-foot shoulder. Portions of the existing driveway are located adjacent to mixed oak and fir woodland area or adjacent to areas with steep slopes both above and below the improved surface. Road improvement in these areas would entail either tree removal or substantial cut and fill along the existing road. This could result in the significant removal of natural vegetation and habitat, and potentially increasing erosion impacts.

Strict adherence with the existing road standard would result in removal of native trees and could require grading in areas of geologic hazard. The existing improvements with the additional turnouts will provide safe two-way access and is meets the intent of the road standards.

Section 3 of these standards allow an exception when certain criteria are met, paraphrased as follows:

- The exception is necessary to protect and ensure the preservation of the unique features of the natural environment.

- The exception allows a situation that provides the same overall practical effect as the normal standard would in providing defensible space and does not adversely affect the life, safety and welfare of the public or the persons coming to the property. In this regard, there will be very little traffic, other than winery traffic, inside the gate on the Smith property. Residential traffic, also limited, is confined to the area between the entry gate and the existing residence. The only other traffic on the winery road is for vineyard equipment and vineyard workers, also limited in scope.
- The Fire Department has visited the site and preliminarily determined the existing roadway to be adequate for the winery. The applicant's proposal will only make improvements to the situation.

Section 3 of the standards specifically states that "standards that affect native trees or other geological features are prime examples of those circumstances where exceptions may be reviewed." Allowing the access road to be used as is with the installation of several turnouts as shown on the attached plan meets the objectives of the road and street standards and is consistent with the goal of protecting and preserving the natural environment.

The practical effect of installing an 18-foot wide road with a 2-foot shoulder is to provide a continuous two-lane road that numerous vehicles can use for safe two-way travel and for adequate access for emergency vehicles. The proposed road improvement plan includes turnouts as shown on the attached conceptual driveway plan. This project does not propose any public visitation even by appointment. Average traffic volume for the winery employees and visitors is estimated at 6 trips per day, less than a single-family residence. The only visitation will be marketing events consisting of 4 persons once per month (arriving in one or two vehicles) and one annual event with up to 100 people. Non-harvest truck traffic will average one truck delivery every other week. Given the low level of daily traffic, the proposed turnouts will provide for safe two-way traffic flow of non-emergency vehicles.

