

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



**DATE:** February 3, 2004  
**TO:** Conservation Development and Planning Department  
**FROM:** Jodee DiSalle, Assistant Engineer *JD*  
**SUBJECT:** Lazy Susan Vineyards, 263 Petrified Forest Road  
APN 020-430-006, UP-04065

The application will allow the applicant to establish a winery with a production capacity of 20,000 gal/yr; 1 full time and 2 part time employees; construct a 3 space parking lot; and 3,000 sqft of caves. Parcel is located south of Petrified Forest Road.

**EXISTING CONDITIONS:**

1. Existing access road is 10-12 feet wide throughout the entire approximately 1100 feet long access drive from the connection with Petrified Forest Road. The private road is currently unimproved.
2. Parking surface is currently undeveloped.
3. An existing left-turn lane on Petrified Forest Road accesses the parcel.
4. The traffic count for Petrified Forest Road was 8,520 just west of Franz Valley Road taken on 7/27/1999.

**RECOMMENDED CONDITIONS:**

**GROUNDWATER**

1. We have reviewed the phase one, water availability analysis for the proposed project. The 40.0 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 20.0 AF/Year. The estimated water demand of 3.43 AF/Year is below the established threshold for the property. Therefore, the projected water use for the project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

**NEW DRIVEWAY:**

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from Petrified Forest 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).

**PARKING:**

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. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

**SITE IMPROVEMENTS:**

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 shall pave the driveway approach with asphalt concrete from the edge of pavement on Petrified Forest Road to the County Road right-of-way line.
9. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

**OTHER RECOMMENDATIONS:**

10. 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.
11. 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 please contact Larry Bogner or Jodee DiSalle at 253-4351. For groundwater questions, please contact Anna Maria Martinez

cc: Dirk Fulton, 2044 Columbus Parkway, Benicia, CA 94510