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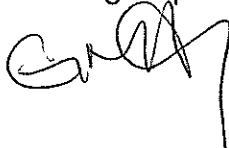
APR 02 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



# INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Gabrielle Avina, Fire Department 

DATE: March 27, 2008

SUBJECT: Sage Hill Winery Use Permit, Road Modification and Variance Comments  
Apn: 032-010-079 P07-00348, P08-00080

**Site Address: 1535 Sage Canyon Rd, St. Helena**

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a winery within a 3,458 square foot above ground structure and 4,266 square feet of winery caves. The application also includes a road modification to the County Road and Street Standards and a variance to build on slopes greater than 30% and within private drive setbacks. Based on the permit application we have determined the winery caves to be Type I caves. We recommend that the following items shall be incorporated as project conditions if the project is approved.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. The winery structure as proposed does not require the installation of an automatic fire sprinkler system because the structure is less than 3,600 square feet. If a voluntary fire sprinkler system is installed it shall be designed and installed according to *National Fire Protection Standard #13 (Installation of Sprinkler System, 2002 edition)*.
3. Based on the use and occupancy of the cave as described in the use-permit application we have classified this cave to be a Type 1 wine cave. A Type 1 wine cave is used for the storage and/or processing of wine and is constructed and furnished solely of non-combustible materials and does not allow public access. Type 1 wine caves are not allowed to contain combustible contents and hosted events are never allowed in the caves.
4. The caves for this project will not require automatic fire sprinkler protection because they are considered Type 1 wine caves.
5. The winery cave shall have a minimum of two exits and all exits must be clearly identified. All exits shall be illuminated when the winery cave is occupied and the

fixtures providing exit illumination shall be supplied from a dedicated circuit or source of power used only for exit illumination. All exit doors shall have single action, common knowledge hardware.

6. The **minimum** required fire flow for the protection of the **proposed** project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. This flow is based on the premise that the structure will be of Type V-N rated construction and the structure and cave will not be protected by an automatic fire sprinkler system.
7. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 2003 edition)*. Fire pumps are required to be either diesel driven or electric. Electric fire pumps will also require a generator as a secondary source of power.
8. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
9. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*. Hydrants shall be provided to within 250 feet of all exterior portions of a structure and to cave portals.
10. If a fire pump or voluntary sprinkler system is installed a fire alarm system will be required. All post indicator valves, control valves, waterflow devices and fire pumps will also require monitoring by an approved remote station or central alarm monitoring company. The fire alarm system shall be designed and installed in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
11. **The applicant has requested a road modification to the road standards with reduced width for portions of the road where environmental constraints exist. We recommend approval of the road modification request as outlined in the letter to Napa County Public Works dated 2/7/2008.**
12. Fire apparatus access roads shall be provided to within 150 feet of all structures and to cave portals.
13. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.

14. Any gates on fire department access serving the facility shall be two feet wider than the road served and shall have fire department key access.
15. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway.
16. A defensible space zone shall be created around all cave portals and structures. This defensible space zone shall be a minimum of 100' from the structures and portals. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site. Due to the variance request for construction on slopes greater than 30% the defensible space required may be increased due to fuel and slope characteristics on site.
17. The request for beneficial occupancy **will not** be considered until all fire and life safety issues have been installed, tested and finalized.
18. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
19. The approved address numbers shall be placed in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height, contrasting in color with their background and shall be illuminated.
20. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
21. The applicant shall properly identify all required fire lanes. Fire lanes shall be

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painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.

22. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.

23. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.

24. A Knox Cabinet shall be installed at approved location by the Napa County Fire Marshal's Office.

25. The Knox Cabinet shall contain the following items:

1. A minimum of 2 master keys to the winery structure and caves for emergency access.
2. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
3. 2 scaled floor plans of all structures showing doors, offices, etc.
4. **A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
5. Napa County Hazardous Materials Business including all MSDS forms, etc.

26. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

27. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

28. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County for independent review of alternate method proposals.