

# INTER-OFFICE MEMO

---

TO: Hillary Gitleman, Director  
Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: January 23, 2008

SUBJECT: Saviez Residential Conversion Use Permit Comments  
Apn: 021-010-003 P07-00436

**Site Address: 4060 Silverado Trail, Calistoga**

The Napa County Fire Marshal staff has reviewed the Use Permit application to convert and existing residence into a winery tasting room. We recommend that the following items be incorporated as project conditions or mitigation measures 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. Fire apparatus access roads shall be provided to within 150' of all exterior portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
3. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (40,000 pounds) 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.
5. The request for beneficial occupancy **will not** be considered until all fire and life

safety issues have been installed, tested and finalized.

6. The approved address numbers shall be placed by the applicant 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 10" in height, contrasting in color with their background and shall be illuminated.
7. 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.
8. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
9. 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.
10. 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 1999 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
11. 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 1999 edition)*.
12. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition, Appendix C Table C105.1*.
13. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained

accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*.

14. A Knox box or a Knox Cabinet shall be installed at an approved location by the Napa County Fire Marshal's Office. Since the winery will require an alarm system the boxes will require "tamper" monitoring.
15. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependent on requirements of this facility:
  1. A minimum of 2 master keys to the cave(s) for emergency access.
  2. Scaled site plan 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. Scaled floor plans of all caves showing doors, offices, etc.
  4. Napa County Hazardous Materials Business including all MSDS forms, etc.
  5. **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.**
16. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
17. 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.
18. 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 (2007 California Fire Code section 111.2.4) for the following circumstances:
  - a. Independent peer review of alternate methods proposals.
19. 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.

**20. A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed in the condition describing the contents of the Knox Box.**

Mike Wilson

Mike Wilson  
Assistant Fire Marshal