



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1195 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Charlene Gallina
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: September 23, 2013

Subject: P13-00062 MOD APN# 039-190-038

SITE ADDRESS: 1094 Hardman Ave, Napa CA 94558
Kitchak Winery (Post PC Hearing)


The Napa County Fire Marshal's Office has reviewed the Use Permit application for the project listed above. The **Fire and Life Safety Requirements** identified to be provided as part of this project development and documented in a memorandum from this office dated March 13, 2013 are still deemed to be appropriate. On September 4, 2013, in a meeting of the Napa County Planning Commission, the project owner requested exceptions to the Napa County Road and Street Standards which specifically outline and address road requirements for residential and commercial development within the County. Those standards and requirements were approved by the Napa County Board of Supervisors. Exception criteria to the established standards are outlined within the Road and Street Standards and if findings are identified, a "same practical effect" shall be negotiated. Napa County Staff including County Counsel were not able to identify any findings as outlined within the exception process which would allow for non-compliance of County Standards or Requirements. Against County Staff recommendations the Napa County Planning Commission is allowing this project to be developed without following the established Road and Street Standards which are an integral component of the Napa County Fire Marshal's Office **Fire and Life Safety Requirements**.

Listed below are the items still deemed appropriate for development of this commercial project.

1. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**

2. All fire department access roads and driveways shall comply with the **Napa County Public Works Road and Street Standards**.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.
5. The required fire flow for this project is 200 GPM for a 60 minute duration with 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.
6. Provide a minimum of 6,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**
7. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
8. All fire hydrants shall be painted chrome/safety yellow.
9. Approved steamer fire hydrants shall be installed a maximum distance of 250 feet from any point on approved fire apparatus access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
10. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of all buildings.
11. All exit doors shall open without the use of a key or any special knowledge or effort.
12. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
13. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
14. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
15. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
16. Provide 100 feet of defensible space around all structures.

17. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
18. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
19. Designated fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
20. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
21. 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.
22. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.



Pete Muñoa
Fire Marshal



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Mary Doyle, Project Planner

From: Kim Withrow, Senior Environmental Health Specialist

Date: July 23, 2013

Re: Kitchak Winery, 1094 Hardman Avenue
AP # 039-190-038
File # P13-00062

The application requesting approval to construct a barrel storage building, increase annual production from 5,000 to 15,000 gallons per year, increase the number of visitors and employees among other items described in application materials has been reviewed. This Division recommends approval of the application with the following conditions of approval:

1. A permit to install an additional hold and haul waste water tank must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
2. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
3. Permits for the annual alternative sewage treatment system monitoring and for the hold and haul system have been issued. The applicant must continue to comply with the required monitoring.
4. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
5. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final

certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

6. Proposed food service will be catered; therefore, all food must be **prepared and served** by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
9. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.
11. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.



A Tradition of Stewardship
A Commitment to Service

Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

Building Inspection Division Planning Use Permit Review Comments

Date: April 18, 2013

Planning Use Permit #: P13-00062

APN: 039-190-038

Owner: Peter & Patricia Kitchak

Description of Use Permit: This Use Permit is a modification to the existing use permit, P09-00148. The request is to increase production from 5,000 gallons to 15,000 a year, construct a new 2,707sf barrel storage building. Increase the size of the tasting and conference room from 272sf to 901sf. Increase marketing plan with catered food and increased hours of tours & tastings.

Comments:

The plans provided for Use Permit application #P13-00062 does not provide enough information in sufficient clarity and detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building construction permits. The following comments are provided to bring the applicant aware of some of the code items that will need to be addressed in plan review when the applicant submits plans and applies for a Building Permit.

1. This facility will be required to comply with the California Code of Regulations, Title 24, and local ordinances that are adopted at the time of building permit application. At the time of this letter the current editions adopted are the **2010** Building, Plumbing, Mechanical, Electrical, Energy, Residential and the Green Building Standards Code

Issues of compliance with the California Building Standards Codes, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any question please do not hesitate to contact me at (707) 253-4417.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Architect (Business and Professions Code, Chapter 3, Division 3 and California Building Code Chapter 1).

Darrell Mayes, CBO
Chief Building Official
County of Napa
Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Phone: (707) 253-4417
Fax: (707) 299-4434

E-mail: darrell.mayes@countyofnapa.org