

INTER-OFFICE MEMO



TO: Chris Cahill, CDPD & Drew Lander, Public Works Department
FROM: Gabrielle Avina, Fire Department
DATE: July 22, 2008
SUBJECT: Road Exception Request
Apn: 039-630-011

Site Address: 2001 Soda Canyon Rd, Napa

The Napa County Fire Marshal staff has reviewed the road exception request for the above referenced property and conducted a site visit. We recommend approval of the road exception request with the following conditions.

1. The applicant improves the road to the specifications set forth in the plans submitted by R.E.B. Engineering submitted to Napa County on March 20, 2008.
2. The applicant provides a minimum of 10' of defensible space on each side of the roadway and the emergency access exit driveway.
3. The recommendation for approval of the road exception request is based on the use of the road for the winery, if the applicant proposes additional use of the road in the future additional improvements to the road will be recommended.

If you have any additional questions about fire protection for the project please contact me at 967-1421.

NOTE: PLEASE SEE U.P. CONDITIONS
@ JAN. 23 '08 APPROVAL MEMO.

INTER-OFFICE MEMO

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

FROM: Mike Wilson, Fire Department

DATE: January 23, 2008

SUBJECT: Vasser V12 Cave/ Winery Use Permit Comments
Apn: 039-630-011 P07-00598

Site Address: 2001 Soda Canyon Rd, Napa

The Napa County Fire Marshal staff has reviewed the Use Permit and road modification request applications to construct a 7,000 square foot type III wine cave to serve as a winery. The applicant also requests a modification to the Napa County road and streets standards. We recommend that the following items be incorporated as project conditions or mitigation measures if the project is approved.

Road modification conditions:

The Fire Department recommends that the applicant be granted a road modification allowing a reduced width for their roadway. We believe the roadway as proposed will meet the same overall practical effect of the required 20' road under the following conditions.

1. The road shall be paved the entire length.
2. The paved portion shall be a minimum of 10 feet with a minimum of 2 feet of shoulder on each side.
3. Turn-outs shall be installed at a minimum of 300 feet apart.
4. A minimum of a 30 foot inside turning radius must be constructed where the secondary emergency access road meets Chimney Rock Road.
5. The applicant shall also be responsible for establishing 10 feet of defensible space along each side of the access road road to the project site and the proposed portion of Chimney Rock Road. 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

PLEASE
SEE REVISED)
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ROAD
EXCEP.
CONDITIONS.

in height, within 10 horizontal feet of each side of the roadway.

Use Permit Conditions:

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.** Any building permit issued after January 2008 will have to comply with the 2007 CFC and CBC.
2. A Type III cave will be treated as a structure and will be subject to the requirements of the 2007 California Building Code (CBC), 2007 California Fire Code (CFC) for exiting requirements. Number of exits, exits through intervening rooms, allowable travel distance to an exit, exit signage, emergency lighting and exit hardware shall be consistent with the code requirements. The travel distance to the nearest exit must not exceed the 300 feet minimum for a sprinklered building (CBC Sec. 1016 Table 1016.1).
3. Fire apparatus access roads shall be provided to within 150' of all structures and to cave portals. 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.
4. 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.
5. 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.
6. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
7. 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.
8. 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.

9. 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.
10. An approved automatic fire sprinkler system will be required for both the above ground structure and the cave. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 1999 edition)*.
11. 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 6,000 gallons. This fire flow is based on the square footage of the caves and has been reduced by one half because all structures on site will require an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in ***addition*** to the water demand for the sprinkler system.
12. 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.
13. 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)*.
14. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition, Appendix III B*.
15. 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)*.
16. 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.

17. 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.**

18. When the Napa County Fire Department deems it necessary for Fire and Life Safety, the owner, agent or lessee shall put in writing the intended use of the cave areas; i.e.: storage, processing of wine at a winery and/or assembly use areas. This information is based off the use permit application. The application states marketing activities will include an event with as many as 200 people. The location of these events with this number of people shall be deemed assembly use occupancy.

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

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

21. 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.

22. 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.

23. 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.

24. 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