



- SmartManager
- Application
- Property
- People
- Fees
- Workflow
- Attachments
- Reports
- Condition

Workflow

Application #: P08-00423

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: 2233 SULPHUR SPRINGS AVENUE, ST HELENA, CA

<ul style="list-style-type: none"> ✓ Application Acceptance ● Environmental Review ● Public Works Review ✓ Fire Review ● EM Review ● County Council Review ● Planning Review ✓ Building Review Planning Approval Closure <p style="text-align: center;"><input type="button" value="Task Activation"/></p>	<p>Task Details - Building Review</p> <p>Assigned Date: 06/19/2008 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 12/14/2008</p> <p>Action By: Eric Banvard Department: Building Department</p> <p>Status Comment:</p> <p>Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
--	--

T
Versi

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department
FROM: Alicia Amaro, Fire Department
DATE: August 19, 2009
SUBJECT: Marciano Winery Re-Submittal Use Permit Comments
Apn: 027-020-061 P08-00423

RECEIVED

AUG 19 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Site Address: 2233 Sulphur Springs Ave. St. Helena

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct an 11,000 square foot winery building to produce 20,000 gallons per year. We recommend the following items 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 time of building permit issuance.**
2. An approved automatic fire sprinkler system will be required for the winery. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Sprinkler System, 2002 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
3. 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. The fire flow has been reduced because the winery will be protected by 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.
4. 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 2002 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.

5. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*. A fire hydrant will be required within 250 feet of all exterior portions of the structure.
7. 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 in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
8. The project is located in State Responsibility Area in a high fire hazard severity zone. All structures will require Class A roofs and shall comply with the ignition resistant construction requirements of Chapter 7A of the California Building Code.
9. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
10. Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of the structures.
11. Vertical clearance of the bridge over the fire department access road shall be a minimum of 15 feet.
12. 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.
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. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. 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.
15. Fire apparatus access roads shall be cleared of flammable vegetation on 10 feet of each side of the roadway. Dry grass shall be cut to less than 4" in height, ladder

fuel from trees shall be removed up to 8', brush shall be cut or removed and all dead fuel shall be removed.

16. A rapid emergency key entry system shall be installed at an approved location by the Napa County Fire Marshal's Office on any proposed gates accessing the property.
17. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets 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.
18. An approved access walkway shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway 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 and 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. 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.
20. 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.
21. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox cabinet will require "tamper monitoring".
22. The Knox cabinet shall have one or all of the following items placed in the Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the structure(s) 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.



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER
Director

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Marciano Winery
Located at 2233 Sulphur Springs Road
Assessor Parcel #027-020-061
File # P08-00423

DATE: July 10, 2008

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Because the proposed facility will have a kitchen that will be used for food preparation for marketing events, this kitchen must be regulated and permitted by this department. As such, complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food preparation/food service area and the employee restrooms, must be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
3. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management
4. Plans for the proposed alternative sewage treatment and disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. These plans shall include wastewater

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

considerations required as a result of the proposed catering kitchen (additional waste water flow and required grease trap). No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be granted until such plans are approved by the Department of Environmental Management.

5. A permit for the installation of the proposed process and sanitary wastewater system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.

6. The use of the 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., over the system.

7. If any uncovered outdoor processing areas are proposed, prior to the issuance of a sewage permit for the process wastewater system the applicant must submit a proposal from their engineer that addresses the proper diversion and direction of storm water and process wastewater. The proposal must include a detail on the diversion valve and must clearly show that the valve and both the stormwater and the process wastewater lines are clearly labeled.

8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

9. 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.

10. Adequate area must be provided for collection of recyclables. The applicant must contact 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.

11. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

cc: Doug Calhoun, Environmental Health Supervisor
Christopher Cahill, CDPD
John Taft, Backen & Gillam Architects, 2352 Marinship Way, Sausalito, CA 94965
Maurice Marciano, 144 S. Beverly Drive, Suite 600, Beverly Hills, CA 90212



A Tradition of Stewardship
A Commitment to Service

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Ladarer
Director

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Napa County Environmental Management Department Christine Secheli, Assistant Director
---	--

Date: August 12, 2009	Re: Use Permit Modification Application for Marciano Winery Located at 2233 Sulphur Springs Road Assessor Parcel # 027-020-061 File #P08-00423
------------------------------	---

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Based on the information submitted with this revised application it seems the wastewater feasibility report from the original submittal is still valid. As such previous recommendations and conditions of approval from July 10, 2008 shall apply and be included with the project.

cc: Christopher Cahill, CDPD
John Taft, Backen & Gillam Architects, 2352 Marinship Way, Sausalito, CA 94965
Maurice Marciano, 144 S. Beverly Dr., Suite 600, Beverly Hills, CA 90212



A Tradition of Stewardship
A Commitment to Service

FILE #: PO8-00423
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

JULY '09 RE-REFERRAL

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: SHERIFF

APPLICATION TITLE: MARKIANO WINERY APN: 027-020-061

DESCRIPTION OF PROJECT: RESUBMITAL ON THE MARCIANO WINERY; INCLUDING ADDITIONAL REQUIRED INFORMATION & A SIGNIFICANT REDESIGN OF THE PROJECT. PRODUCTION (PROPOSED) REMAINS AT 20,000 G.P.Y., BUT WINERY S FOOTAGE HAS BEEN REDUCED TO 11,000 SF.

RESPONSE REQUEST DATE: 7-30-09 RESPONSE RETURN DATE: 8-20-09

PLEASE RESPOND VIA E-MAIL TO: CC@HILL @co.napa.ca.us
OR FAX TO (707) 299-_____

This application (see enclosed project description and maps) is being sent to you for your review and comment .

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached Comments below.

NO COMMENTS AT THIS TIME

RECEIVED

AUG 05 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Name of contact person: JEAN DONALDSON Telephone #: 259-8672

Email: Donalds@co.napa.ca.us

Title: CAPTAIN

Date: 8-3-09



A Tradition of Stewardship
A Commitment to Service

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

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

Hillary Gitelman
Director

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: CDPD ENFORCEMENT

APPLICATION TITLE: MARKIANO WINERY APN: 027-020-06

DESCRIPTION OF PROJECT: RESUBMITTAL ON THE MARCIANO WINERY; INCLUDING ADDITIONAL REQUIRED INFORMATION EX A SIGNIFICANT REDESIGN OF THE PROJECT. PRODUCTION (PROPOSED) REMAINS AT 20,000 G.P.Y., BUT WINERY'S FOOTAGE HAS BEEN REDUCED TO 11,000 SF.

RESPONSE REQUEST DATE: 7.30.09 RESPONSE RETURN DATE: 8.20.09

PLEASE RESPOND VIA E-MAIL TO: CCAHILL@co.napa.ca.us
OR FAX TO (707) 299-_____

This application (see enclosed project description and maps) is being sent to you for your review and comment .

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached Comments below.

NO VIOLATION HISTORY!

Name of contact person: Ed Colby Telephone #: 259-8226

Email: _____
Title: Pl. III / Code Enf.
Date: 8/7/09

DUE TO THE VETERANS' DAY HOLIDAY,
DEPARTMENT OF PUBLIC WORKS CONDITIONS
WERE NOT AVAILABLE AT PRESS TIME.

FINAL D.P.W. CONDITIONS WILL BE
DISTRIBUTED UNDER SEPARATE COVER.