



A Tradition of Stewardship
A Commitment to Service

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INTER-OFFICE MEMO

TO: Hillary Gitelman
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: April 14, 2010

SUBJECT: MJA Vineyards Major Mod Use Permit Comments
Apn: 025-380-021 P10-00123

Site Address: 647 Greenfield Road, St. Helena

The Napa County Fire Marshal staff has reviewed the Major Modification Use Permit application to increase production from 3,300 gallons to 23,775 gallons; establish a marketing plan; increase visitation levels; convert an existing 5,500 square foot cave to winery use; modify interior and exterior of existing winery building; recognize retaining wall, outdoor pad and related winery equipment and existing parking area. 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 II wine cave. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

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

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 II wine cave. A Type II wine cave is used for the storage and/or processing of wine and is constructed and furnished solely of non-combustible materials but does allow for guided tours of the cave. **Type II wine caves are not allowed to contain combustible contents and hosted events are not allowed in the caves.**

2. An approved automatic fire sprinkler system will be required for all structures 3,600 square feet or greater. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 2002 edition)*.

3. **The caves for this project will not require automatic fire sprinkler protection because they are considered Type II wine caves.**
4. The ***minimum*** required fire flow for the protection of the ***proposed*** buildings is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 12,000 gallons. The fire flow is based on the square footage of the cave.
5. 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 (NFPA) #20 (Installation of Stationary Pumps for Fire Protection 2003 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.
6. 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)*.
7. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*. Fire hydrants shall be placed within 250 feet of all exterior portions of the building and shall be provided at all cave portals.
8. 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)*.
9. Fire apparatus access roads shall be provided to within 150 feet of all 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.
10. 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*, except as modified pursuant to the requested Exception to the *Standards*, and shall be reviewed by the *Napa County Public Works Department*.
11. 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.
12. 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.
13. 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.

14. The Type II winery cave shall have a minimum of two exits and all exits must be clearly identified. Exit travel distance shall comply with the *California Building Code*. 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.
15. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
16. 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 for the building, contrasting in color with their background and shall be illuminated.
17. 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.
18. 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 or on signs.
19. 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.
20. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the *California Fire Code, Chapter 23, 2007 edition*.
21. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the *California Fire Code, Chapter 23, 2007 edition*.
22. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
23. All exit doors shall be operable without the use of a key or any special knowledge or effort.

24. Illuminated exit signs and emergency back up lighting shall be installed throughout the buildings per the *California Building Code, section 1004, 2007 edition*.
25. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
26. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
 - a. A minimum of 2 master keys to the structure(s) for emergency access.
 - b. 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.
 - c. 2 scaled floor plans of all structures showing doors, offices, etc.
 - d. Napa County Hazardous Materials Business including all MSDS forms, etc.
 - e. **A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
27. 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.
28. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
29. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
30. 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.
31. 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 peer review of alternate methods and materials proposals.
32. 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.
33. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro

Assistant Fire Marshal



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director of Public Works

MEMORANDUM

To: Napa County Planning Department and Conservation Department Sean Trippi	From: Napa County Public Works Kevin Berryhill, P.E. <i>KAB</i> 707.299.1755
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Date: July 1, 2010	Re: P10-00123, MJA Vineyards APN 025-380-021
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This application is to.

EXISTING CONDITIONS:

1. The existing property entrance is on the Southeast corner of the property (APN 025-380-021).
2. The existing access is shared by MJA Vineyards and the adjacent parcel on the south side of the access. There is an existing culvert going under the access drive that discharges on the slope to the adjacent parcel to the south.
3. A portion of Greenfield Road is currently outside the public access easement.

RECOMMENDED CONDITIONS:

PARKING

1. All parking shall conform to the requirements of the latest edition of the Napa County Road and Street Standards. It does not appear that the proposed handicap stall on the east side of the building is in conformance.

ENCROACHMENT PERMIT

1. An Encroachment Permit shall be required.
2. Roadway Access Easement. The Applicant shall provide the necessary documents for the execution of an Amended Access Easement Deed.

3. Driveway Improvements. Remove the raised curb and provide a larger radius at the north side of the access drive to allow a southbound Greenfield Rd. right-turn movement into the driveway.
4. Foliage Trimming. Traffic analysis recommends foliage to be trimmed on the north side of Conn Valley Rd., east of Greenfield Road, to improve sight distance (see enclosed memo).

SITE IMPROVEMENTS

1. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, parking, and access roads, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. A plan check fee will apply.
2. Drainage Improvements. The existing concrete swale on the north side of the driveway access at Greenfield Road has deteriorated and needs to be removed and replaced. Provide a concrete basin at the inlet to culvert under the driveway to contain the flows. Provide an F.E.S. and riprap at the outlet of the culvert underneath the driveway. Provide an asphalt berm along the south side of the shared driveway and continue it west across the neighbor's driveway to divert any runoff from the driveway to the west side of the access driveway.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

1. The Post-Construction runoff management requirements Appendix A – Applicability Checklist has been submitted along with the preliminary drainage report summarizing the hydrology for the pre and post-construction conditions. The Owner of the property needs to sign the Appendix A.
2. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards if applicable.
3. Any proposed parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
4. The proposed crush pad, loading dock and trash enclosures shall be in conformance with Napa County Post-Construction BMP requirements.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS

1. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
2. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General

Permit for Discharges of Storm Water Associated with Construction issued by the Regional Water Quality Control Board (SRWQCB).

3. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
4. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
5. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

TRAFFIC STUDY

1. Please see the attached memo from Rich Marshall regarding the Traffic Analysis dated April 7, 2010.

WATER AVAILABILITY ANALYSIS

1. Please see the attached memo from Anna Maria Martinez regarding the Water Availability Analysis dated June 25, 2010.

Any changes in use may necessitate additional conditions for approval. If you have any questions regarding the above items please contact Kevin Berryhill at 299-1755.



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Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: June 25, 2010

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: MJA Vineyards, APN# 025-380-021, File # P10-00123-MOD

The application would allow the applicant to increase production to 23,775 gpy, add marketing and visitation, convert 5,500 sqft of caves to winery use, and other related site improvements. The property is located on Greenfield Road in St. Helena.

EXISTING CONDITIONS:

1. Parcel is located in the "Hillside" groundwater region.
2. Existing usage is 4.75 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 18.4 acre parcel is located in the hillside groundwater region with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 9.2 AF/Year. The estimated water demand of 4.79 AF/Year is below the established threshold for the property, and 0.04 AF/Year greater than the existing use.

As the projected use is less than the extraction threshold, and very similar to the existing use, the projected water use for this project should not have a significant impact on static water level of neighboring wells. No further analysis is necessary.



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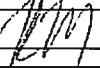
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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Kevin Berryhill	From: Rick Marshall 
Date: April 7, 2010	Re: MJA Vineyards Traffic Analysis

Thank you for the opportunity to review the traffic analysis prepared by George Nickelson for the MJA Vineyards project. I concur with the methods used, the assumptions made, and the conclusions reached by the author. I have only a couple comments:

1. The author recommends that foliage be trimmed, on the north side of Conn Valley Road, east of Greenfield Road, to improve sight distance. This should be carried forward in the conditions of approval for the project. Please make sure that Planning is aware of this foliage trimming as they prepare the environmental determination for the project.
2. The other recommendations all have to do with the operation of the County-maintained road system and are not appropriate as actions to be taken by the project applicant. Public Works staff will review the site and implement these measures as we deem them appropriate.

Please email me at Rick.Marshall@countyofnapa.org or call (707) 259-8381 if you have questions or need additional information.