



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

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Hillary Gitelman
Director

7-26-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00162 Use Permit General

Status of Building Department review of this planning entitlement: Approved

At parcel: 032-090-024
2400 Soda Canyon Road, Napa, CA

Owner: Michael Hirby & Schatzi Throckmorton (Relic Winery)

Description of permit: Entitlement for New Winery: Use permit for a 20,000 gal/yr winery; 5,872 sq ft; plus caves of an unspecified sq footage; 4 full-time employees; 20 visitors per week; marketing plan: 6 trade events maximum 25 visitors; 6 events maximum 25 visitors; 2 Harvest events maximum 50 visitors.

Comments:

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. The Building Department has no issues or concerns with the approval of the Use Permit General; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

There are a few significant California Building Standards Code issues foreseen at this time based on the information presented:

1. The proposed building layout is built into the hillside and has entrances/exits at grade on each of its 2 levels. As such each floor level is considered to be a "ground floor". There is currently not an accessible path of travel shown from an accessible parking space to the entrances/exits on the lower ground level. There also isn't an accessible parking space shown that serves the lower level.
2. Usual patterns of tours and tastings at wineries normally entail touring some of the production areas; in particular winery caves are often toured. An internal or external accessible path of travel from the apparent hospitality areas on the upper level to the commonly toured production areas on the lower level is not evident. It is hard to see how developing an accessible path of travel between the 2 levels wouldn't be required. By definition in the California Building Code (CBC) section 1102B an Accessible Route of Travel (ART) doesn't include stairs, steps or escalators, nor would having to use a car

to drive between levels qualify as an ART. Therefore an elevator or ramp between levels (CBC 1103B.1) seems absolutely required by the present layout and probable public use of the proposed winery areas. Also, even if building code justification can be found to allow omitting a ramp or elevator between the levels the owners would still have liability to a potential ADA-based lawsuit as it would be based more on a Federal civil rights violation of equal access for all under ADA and not whether the project was compliant California code standards. I would suggest consulting with your lawyer(s) as I am not attempting to give legal advice.

3. At the upper level an interior path of travel between apparent hospitality areas goes down 5 risers and then up 5 risers; this is less than ideal. For similar but less dramatic equivalent facilitation reasons as comment 3 above the path within the building should be the same for everyone. While people unable to use the stairs could go out onto the exterior deck and then back into the building this scenario is problematic. It would seem that a simple rearrangement of the floor layout could easily provide the same interior path for everyone between all interior spaces on the same story (CBC 1120B.1).
4. The layout of the van accessible parking space serving the upper level isn't code compliant. The loading zone must be located so that it is on the passenger (right) side of a vehicle pulling forward into the parking space. Also the arrangement of the loading zone must be such that a user of the accessible space doesn't have to travel behind any other than their own vehicle. Essentially parking space #6 shouldn't be between the entrance to the building and accessible parking space #5.
5. There isn't enough information to determine the occupant load for determining the minimum number of restroom plumbing fixtures that will be required for the project. It would appear that the restrooms shown are single accommodation toilet rooms. This may or may not be enough fixtures. If the occupant load is high enough the California Plumbing Code (CPC) requires separate restrooms for males and females. When the submittal is made for building permits the plans must detail the occupant load for fixture and how the number of fixtures provided complies with CPC 412 and Table 4-1 requirements.
6. If the full bath next to the stairway on the upper level is going to have a shower or a tub/shower then this fixture must be an accessible shower per CBC 1115B4.4 requirements or an accessible bathtub per CBC 1115B.4.5 requirements. There is no exception for "private" sanitary facilities. In a new building all bathing and toilet facilities must meet the requirements of CBC 1115B. Plans for building permit submittal shall demonstrate compliance for all applicable requirements.
7. Per Napa County amendments to CBC Chapter 15 all roof coverings must be either a Class A roof covering or part of a Class A roof assembly. Building permit submittals must demonstrate how both the *insulated metal panel roof* and the *corrugated acrylic canopy material* comply with these requirements.
8. The Geotechnical Report from December 7, 2007 for the residential project of the McSorley Residence would not be sufficient to submit for the building permit(s) of the

winery project. A new or updated report must be prepared to address the issues in the original report as well as account for the major differences in the locations and scope of the McSorley project and what is currently proposed. All geotechnical issues relevant to the project and compliance with CBC Chapter 18 must be addressed.

9. All spaces must be provided with a means of egress exit that complies with CBC 1008 and CBC 1133B requirements for exit doors. The large overhead doors in the fermentation rooms would not comply. At least one complying exit from each room must be provided by a so-called "personnel" door. Each portal of the proposed cave would also have to have at least one door compliant with CBC 1008 and CBC 1133B requirements. Complying exits could be within the larger doors or as separate doors.

These and other issues with California Building Standards Code compliance will be dealt with during the future building permit application review and approval processes.

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

Prior to any future construction work, or change in occupancy, 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. Per Building Department policy, please coordinate the drawings so that all items related to accessibility compliance are grouped coherently together on one (or more) sheets

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
Eric.Banvard@countyofnapa.org



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RECEIVED

JUL 26 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Trish Hornisher, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: July 22, 2010	Re: Application for Use Permit for Relic Winery Located at 2400 Soda Canyon Road, Napa Assessor Parcel # 032-090-024 File # P10-00162

The application requesting approval to construct a new 20,000 gallon per year winery and cave has been reviewed. This department recommends approval of the application with the following conditions:

1. A commercial food facility was not included in this project. If an employee break room is included on architectural plans submitted to obtain a building permit, the break room will be approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility, the applicant will be required to redesign the break room so it does not resemble a commercial kitchen or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
2. 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 Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
3. A permit for the proposed alternative sewage treatment system and the hold and haul system must be secured from this Department prior to approval of a phase 1 building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. A sewer line permit must be secured for the cave connection prior to approval of a phase 2 building clearance (or issuance of a building permit) for the cave.
4. Plans for the proposed alternative sewage treatment system and the hold and haul 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. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Department.
5. 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, and etc.
 6. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system and hold and haul system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
 7. 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, and etc.
 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 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. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
 11. 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.
 12. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department 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.



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Department of Public Works

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

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: August 9th, 2010

TO: Trish Hornisher, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*

SUBJECT: Relic Winery, APN 032-090-024, P10-00162UP

The application will allow the applicant to establish a 20,000 gal/yr winery; 8,641 total sq ft; which includes 5,872 of building footprint area plus 2,458 sq ft of caves; 4 full-time employees; 20 visitors per week; marketing plan: 6 trade events maximum 25 visitors; 6 events maximum 25 visitors; 2 Harvest events maximum 50 visitors; and construct a 6 space parking lot. This application also includes a request for a modification to the Napa County Road and Street Standards. The project is located at 2400 Soda Canyon Road in Napa.

EXISTING CONDITIONS:

1. Napa County parcel 032-090-024 is located on Soda Canyon Road just past the Soda Canyon Fire Station.
2. The existing parcel is approximately 10.31 acres.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated June 30, 2010.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load

designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).

3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

4. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
5. Access drives shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12).
6. A road modification request is part of this application. Please see attached memo dated August 4, 2010.
7. Structural section of all drive isles shall be calculated by a licensed Civil or Geotechnical Engineer to hold a minimum H20 loading and shall conform to the procedures contained in Chapter 600 of the State of California Department of Transportation Design Manual or approved equivalent
8. All driveway access to the public right of way must conform to the latest edition of the Napa County Road and Street Standards (Page 54, Detail P-4). Outbound driveway widths shall be a minimum of 25 feet to accommodate turning movements of large trucks.
9. The applicant must obtain an encroachment permit prior to any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

10. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, 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. Plans shall be submitted with the building and/or grading permit documents at the time of building and/or grading permit application. A plan check fee will apply.
11. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.

12. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
13. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County Public Works Department evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.
14. The applicant shall furnish an Adobe Acrobat PDF file with a complete set of all approved improvement plans to the County Engineer.
15. At the completion of construction, and prior to the final approval by the County, the applicant shall submit an Adobe Acrobat PDF file of the improvement plans reflecting all as built conditions and signed by the engineer of record.

OTHER RECOMMENDATIONS:

16. Prior to the issuance of applicable building or grading permits the applicant must obtain all appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.
17. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of the nearest County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

CONSTRUCTION STORMWATER REQUIREMENTS

18. 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.
19. The plans indicate that the construction activity will result in disturbance equal to/or greater than one acre of total land area, therefore, the permittee shall be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation.
20. The SWPPP relating to the project improvement plans shall be submitted with the building permit application. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points,

general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. A plan check fee will apply.

21. 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.
22. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
23. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

24. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
25. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.
26. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
27. 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.
28. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
29. For on-site common retention basins, the side slopes shall not exceed 3:1.

30. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., “No Dumping – Drains to Napa River”). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
31. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
32. Prior to final occupancy the property owner must legally record an *“implementation and maintenance agreement”* approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
33. Each year the entity responsible for maintenance is required to complete an annual report. The report shall be signed by the property owner and include copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss or Kevin Berryhill at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To:	Trish Hornisher, CDPD	From:	Jeannette Doss, Public Works <i>JD</i>
Date:	August 9 th , 2010	Re:	Road Modification request for future Relic Winery Access Road 2400 Soda Canyon Road P10-00162 APN 032-090-024

The Napa County Public Works Department staff has received a request for a roadway modification to a new winery access road located at 2400 Soda Canyon Road, St. Helena, CA also known as APN 032-090-024. This request illustrates the improvement of the roadway to the full Napa County Road and Street Standards when practical and illustrates a fire truck turn around area and staging area at the termination of the roadway. The request is in conjunction with a Use Permit Application to establish a new 20,000 gallon per year winery with visitors and marketing events.

The Department of Public Works has the authority to recommend exceptions to the required standards to the Zoning Administrator or to the Conservation, Development, and Planning Commission based on existing environmental and physical constraints, where those exceptions provide the same overall practical effect as the standards towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

Based on a meeting conducted on Wednesday July 14th at the site by Jeannette Doss of this department, along with Pete Munoa and Alicia Amaro of the Napa County Fire Department, and the owner (Michael Hirby) and their representatives the following conditions currently exist:

- 1) Existing access road varies from approximately 10 to 12 feet wide and extends approximately 1,200 feet from Soda Canyon Road to the proposed winery site.
- 2) Steep slopes (approximately 30%) on the up-hill and down-hill sides on portions of the roadway.
- 3) Encroaching vegetation and large established trees along the roadway at many locations.
- 4) Large rocky outcroppings on the up-hill and down-hill sides of the roadway.

- 5) Deviating from the existing alignment may require extensive earth disturbance in the form of cuts and fills, removal of vegetation and large established trees.

We have carefully evaluated the modification request and the balance between the existing and expected traffic demands, sight distances, road slopes, anticipated speeds, fire department access, emergency site evacuation and the environmental constraints surrounding the driveway. We have examined the attached documentation and plans titled "Winery Use Map of the Lands of Hirby & Throckmorton Relic Winery" dated August 6, 2010, and the Napa County Road and Street Standards. We have also consulted with the Napa County Fire Marshal.

This department has determined that the access road, as proposed in the letter and as shown on the Relic Winery access plans, will be acceptable. We will support the request for reduced driveway widths in localized areas due to environmental constraints. The following conditions of approval shall apply:

1. Applicant shall improve the existing road to the full width of 20 ft for the entire length of the roadway. Localized reductions in width are warranted at the following stations in order to minimize disturbance on steep slopes and/or to preserve large established trees, and rocky outcroppings:
 - a. STA 12+50 to STA 13+50
 - b. STA 18+75 to STA 21 +75
2. Applicant shall improve the existing road to the maximum road width achievable in the areas identified above where the 20 ft cannot be achieved and the road width shall not be less than 14 ft in those areas.
3. Applicant shall design drivable swales where drainage is required and the full roadway is not achieved.
4. Access road shall be paved for the entire length of the road. Pavement must have a minimum structural section to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over five inches of Class II Aggregate or equivalent.
5. The property owner shall be responsible for maintaining clearance at all times of the hammerhead turn around area and the emergency vehicle staging area as illustrated on the plans to accommodate emergency vehicle access to the winery.
6. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the roadway to provide defensive space and improve sight distance. The

vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.

7. As directed by the Napa County Fire Marshall the applicant shall provide other mitigation measures (i.e. fire sprinklers, location of a fire hydrant) at the time of building permit submittal relating to the construction of the building.

Additionally, the applicant has proposed the following mitigation measures for the reduced portions of the roadway that shall be implemented:

8. Tours and tastings will be scheduled so that guests are arriving and departing separately and so that guests are not arriving or departing at the same time as scheduled truck deliveries.
9. Marketing events will also be scheduled so that guests are arriving and departing separately and so that guests are not arriving or departing at the same time as scheduled truck deliveries.
10. Signs will be posted and maintained along the roadway alerting the public to the reduced road widths and instructing traffic leaving the winery to yield to oncoming traffic.

Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted application and site plans dated August 6, 2010 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

If you have any questions or comments regarding the documentation contained in this transmittal, please contact Jeannette Doss or Kevin Berryhill of this office.

Cc: Pete Muñoa, Napa County Fire Marshal
Alicia Amaro, Napa County Assistant Fire Marshal
Mike Muelrath, Applied Civil Engineering, Inc., 2074 West Lincoln Avenue, Napa, CA 94558
Jon Webb, Albion Surveys, Inc., 1113 Hunt Avenue, Saint Helena, CA 94574
Michael Hirby and Schatzi Throckmorton, 200 Nemo Court, Saint Helena, CA 94574



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

GROUNDWATER MEMORANDUM

DATE: June 30, 2010

TO: Conservation Development and Planning Department

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

SUBJECT: Relic Winery, APN# 032-090-024, File # P10-00162

The application would allow the applicant to construct a two-storey 20,000 gallon per year winery with associated tours, tasting, and marketing events. The project parcel is located on Soda Canyon Road in Napa.

EXISTING CONDITIONS:

1. Parcel is located in the "Hillside" groundwater region.
2. The property is currently undeveloped.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 10.29 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 5.10 AF/Year. The estimated water demand of 0.53 AF/Year is below the established threshold for the property.

As the projected usage falls below the established threshold for the property, the projected usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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INTER-OFFICE MEMO

TO: Hillary Gitelman
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: June 10, 2010

SUBJECT: Relic Winery Use Permit Comments – **Revised June 15, 2010**
Apr: 032-090-024 P10-00162

Site Address: 2400 Soda Canyon Road

The Napa County Fire Marshal staff has reviewed the Use Permit application to establish a 20,000 gallon per year winery within an 8,641 square foot 2-story building and 2,458 square feet of caves. 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 I 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 I wine cave. **A Type I wine cave is strictly used for the storage and/or processing of wine and is constructed and furnished solely of non-combustible materials (No case goods storage). Type I wine caves are never accessible to the public.**
- A Type I wine cave does not require an automatic fire sprinkler system. If a voluntary sprinkler system is installed it shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 2002 edition)*.
- An approved automatic fire sprinkler system will be required for all structures 3,600 square feet or greater. The proposed winery building will require an automatic fire sprinkler system.

The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 2002 edition)*.

5. The ***minimum*** required fire flow for the protection of the ***proposed*** buildings is 300 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 9,000 gallons. The fire flow is based on the square footage of the largest structure.
6. 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.
7. 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)*.
8. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*.
9. 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)*.
10. 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.
11. 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.
12. 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.
13. 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.
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. The Type I winery cave shall have a minimum of two exits. The exits shall be located remotely from each other and arranged to minimize any possibility that more than one exit may be blocked by any one fire or emergency condition. The maximum exit travel distance shall not exceed 300 feet. All exits must be clearly identified and 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.
16. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
17. 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.
18. 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.
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 or on signs.
21. 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.
22. 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*.
23. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the *California Fire Code, Chapter 23, 2007 edition*.

24. 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.
25. All exit doors shall be operable without the use of a key or any special knowledge or effort.
26. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the *California Building Code, section 1004, 2007 edition*.
27. 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".
28. 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.**
29. 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.
30. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
31. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
32. 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.
33. 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.
34. 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.
35. "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



A Tradition of Stewardship
A Commitment to Service

RECEIVED

JUN 01 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TRISH
FILE #: P10-00162-01
Conservation Development and Planning
RD. EXCEPTION
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

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

Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Sheriff

APPLICATION TITLE: RELIC WINERY Use PERMIT & EXCEPTION TO N.C. ROAD & STR STANDARDS APN: 032-090-024

DESCRIPTION OF PROJECT: PHASE I: WINERY USE PERMIT 20,000 gal/yr; 2 STORY 8,641 SQ FT FACILITY (Incl. COVERED CRUSH PAD) 6 DAY/WK (7 AT CRUSH) 4 FULL TIME EMPLOYEES; 6 PARKING SPACES (1 ADA); TOURS & TASTING 20 MAX/DY; 50 MAX/WK; MARKETING; 12 EVENTS/Y. W. J.B. DOVSON'S EA. EVT. PHASE II: CONSTRUCT BARREL STORAGE CAVE TOTALING 2,458 SQ FT
* ALSO EXCEPTION TO RD & STREET STANDARDS TO USE EXISTING DRIVEWAY FOR WINERY ACCESS

RESPONSE REQUEST DATE: 5/26/10 RESPONSE RETURN DATE: 6/11/10

PLEASE RESPOND VIA E-MAIL TO: TRISH. HORNISHER @countyofnapa.org
OR FAX TO (707) 299-1349

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.

NONE AT THIS TIME.

Name of contact person: Jean Donaldson Telephone #: 8672

Email: Jean.Donaldson@countyofnapa.org

Title: CAPTAIN

Date: 5-27-10