



A Tradition of Stewardship  
A Commitment to Service

Napa County Fire Department  
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Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Hillary Gitelman - Director  
Conservation, Development and Planning

FROM: Pete Muñoa, Fire Department

DATE: May 10, 2010

SUBJECT: McBride Winery, Inc. – New Winery and Variance  
APN: 017-110-049 P10-00049 UP & VAR

**Site Address: 3522 Silverado Trail, St. Helena**

The Napa County Fire Marshal staff has reviewed the application to construct and operate a new 25,000 gallon a year winery within a 3,035 square foot commercial building. 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.**
2. 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 12,000 gallons. The fire flow is based on the square footage of the building and the construction type.
3. 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.
4. 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).*

5. 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.
6. 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)*.
7. 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.
8. 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.
9. 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.
10. 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 and vertical clearance of 13'6".
11. 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.
12. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
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. 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 6" in height for the building, contrasting in color with their background and shall be illuminated.

15. 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.
16. 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.
17. 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.
18. 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.
19. All exit doors shall be operable without the use of a key or any special knowledge or effort.
20. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
21. A Knox cabinet and all weather housing unit (model #1307 and #1201) 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".
22. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
  - A minimum of 2 master keys to the structure(s) for emergency access.
  - 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.
  - 2 scaled floor plans of all structures showing doors, offices, etc.
  - Napa County Hazardous Materials Business including all MSDS forms, etc.
  - **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.**
23. When the Napa County Fire Department deems is 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

the use permit.

24. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
25. 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.
26. 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.
27. 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.
28. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established 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) 967-1421 to discuss any fire protection issues you may have regarding your project.

Pete Muñoa  
Fire Marshal



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**RECEIVED**

AUG 17 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer  
Director

MEMORANDUM

To: Napa County Planning Department, Mary Doyle, Planner	From: Napa County Environmental Management Department, Kim Withrow, Sr. Env. Health Specialist
Date: August 6, 2010	Re: Use Permit Application for McBride Winery Located at 3475 Hwy 128, Calistoga Assessor Parcel # 017-110-049 File P10-00049

The submitted application has been reviewed and this department recommends approval with the following conditions of approval:

1. A commercial food facility was not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is 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 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 a pressure distribution or subsurface drip sewage treatment system must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
4. 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.

UP Application – McBride Winery  
AP#017-110-049  
August 6, 2010

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5. Plans for the proposed alternative sewage treatment 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.
6. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal 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. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
9. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.
11. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this 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.

cc: Jon Webb, Albion Surveys, 1113 Hunt Avenue, St. Helena, CA 94574  
Charles McBride, C/O JAC Designs, P.O. Box 648, Geyserville, CA 95441



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Conservation, Development and Planning

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Hillary Gitelman  
Director

8-15-10

**Building Inspection Department review comments for inclusion with:**

Planning Department permit: P10-00049 Use Permit General

Status of Building Department review of this planning entitlement: Approved; awaiting Building Permit submittals

At parcel: 017-110-049  
3475 Hwy 128, Calistoga, CA

Owner: McBride Charles & Kathleen D TR (McBride Winery)

Description of permit: Entitlement for New Winery: General Use permit for 25,000 gal/yr winery with a two-story, 3,035 sq. ft. winery building (2,104 sq. ft. storage and 330 sq. ft. office area), 2 full-time and 1 part-time employees and marketing program (with concurrent road and highway setback variance request #P10-00050-VAR)

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 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.
2. All spaces must be provided with a means of egress exit that complies with CBC 1008 and CBC 1133B requirements for exit doors. Overly large overhead or swinging doors would not comply. At least one complying exit from each room must be provided by a so-called "personnel" door. Each room within the winery would 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.
3. It is unclear what the use of upstairs room labeled "Winery Conference" and the adjacent balcony is meant to be. If this is a unique area or use that is not provided on

the ground floor and is sought or used by the public then this space needs to be accessible by ramp or elevator (CBC 1103B). If this is a "VIP" area then the owners are setting themselves up for an ADA related lawsuit in my non-lawyerly opinion. Please consult with your lawyer(s) as I am not attempting to give legal advice.

4. There is not enough information to determine the occupant load for determining the minimum number of restroom fixtures that will be required for the project. 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 how the number of fixtures provided at the buildings complies with CPC 412 and Table 4-1 requirements.

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  
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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:** September 7<sup>th</sup>, 2010

**TO:** Mary Doyle, Conservation Development and Planning Department

**FROM:** Jeannette Doss, Assistant Engineer *JD*

**SUBJECT:** McBride Winery, APN 017-110-049, P09-00049 and P10-00050

The application will allow the applicant to establish a 25,000 gallon per year winery totaling 22,987 sq ft; 2 full time and 1 part time employees; and construct a 5 space parking lot. The project is located at 3475 Hwy 128 in Calistoga.

### EXISTING CONDITIONS:

1. The existing parcel is approximately 11.05 acres.
2. Existing property is currently vineyard with no other development.

### RECOMMENDED CONDITIONS:

#### GROUNDWATER

1. See attached groundwater comments.

#### PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (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 drive 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. The applicant must obtain an encroachment permit from the California Department of Transportation for any work performed within the State Right-of-Way.
7. Sizing of energy dissipaters relating to roadway improvements shall be designed per Caltrans Standards.

#### **SITE IMPROVEMENTS:**

8. All on site civil improvements proposed 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 permit documents at the time of building permit application. A plan check fee will apply.
9. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
10. 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.
11. 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.
12. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer.
13. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

## OTHER RECOMMENDATIONS:

14. 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

15. 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.
16. 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 Activity (Construction General Permit, 99-08-DWQ) 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. 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.
17. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.
18. 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.
19. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

20. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

## POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

21. 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.
22. 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. Waivers from this requirement can only be granted by the Director of Public Works.
23. 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.
24. 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.
25. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
26. For on-site common retention basins, the side slopes shall not exceed 3:1.
27. 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.
28. 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.
29. 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.

30. Each year the entity responsible for maintenance is required to complete an annual report that includes 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 Rick Marshall or Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez.