



A Tradition of Stewardship
A Commitment to Service

RECEIVED

MAR 15 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoz
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Chris Cahill
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: March 15, 2011

SUBJECT: Cortinuum Estate Winery
P10-00255 APN# 032-010-061

SITE ADDRESS: 1677 Sage Canyon Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application for a major last minute plan rejigger. The following items shall be incorporated as project conditions or mitigation measures if the commission approved the project.

1. This current application does not warrant any new fire protection conditions. Applicant shall comply with all items in letter dated July 28, 2010.
2. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.

By

Brian Hampton

INTER-OFFICE MEMO

TO: Chris Cahill
Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: July 28, 2010

SUBJECT: CONTINUUM ESTATE
P10-00255 APN# 032-010-061, 032-030-044

SITE ADDRESS: 1677 Sage Canyon Road

The Napa County Fire Marshal staff has reviewed the application for a use permit for the conversion of an existing 6,600 G.P.Y. winery into a new 28,000 G.P.Y. winery in a new production facility of 17,809 square feet with 23,895 square feet of caves, at the above referenced project and has the following comments and corrections. We recommend the following items be incorporated as project conditions and/or mitigation measures if the project is approved.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.
2. The minimum required fire flow for the protection of the proposed project is 500 gallons per minute for a 60 minute duration at 20 pounds residual water pressure with a water storage volume of 54,000 gallons dedicated for fire protection only.
3. A UL listed fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the National Fire Protection Standard # 20 (Installation of Stationary Pumps for Fire Protection 2002 edition). Fire Pumps are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
4. The private fire service mains shall be installed, tested, and maintained in accordance with the National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1999 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 and/or the Napa County Fire Ordinance guidelines.
6. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structure. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet.

7. 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.
8. 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 an all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
9. An approved automatic fire sprinkler system installed and maintained per NFPA 13, 2002 edition will be required for structures exceeding 3,600 square feet. The water flow alarm shall be monitored off site by a central station receiving station. Plans shall be submitted to the Napa County Fire Marshal's Office for approval prior to being installed.
10. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
11. All wine caves shall conform to the California Building Code 2007 edition for TYPE I, II, and III caves. An automatic fire sprinkler system anan automatic and manual fire alarm system maybe required for the caves depending on what type they are classified as.
12. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
13. Install illuminated exit signs and emergency back up lighting as required per the 2007 edition of the California Building Code.
14. All exit doors shall be operable without the use of a key or any special knowledge or effort.
15. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finaled.
16. A KNOX cabinet and/or gate key entry will be required to allow emergency vehicle access to the site.
17. The KNOX RAPID ENTRY SYSTEM shall have all of the following items placed in the KNOX cabinet, dependent on requirements of this facility:

1. A minimum of 2 master keys to all exterior doors.
 2. Scaled site plan of the facility, identifying all buildings, fire hydrants, PIV's & FDC's, fire department access roads, gas shut off valves, etc.
 3. Scaled floor plans showing the location of fire sprinkler risers, fire alarm control panels, etc.
 4. Emergency contact names and telephone numbers.
Napa County Hazardous Materials Business Plans including MSDS forms etc.
 5. A digital file of the site plan and floor plans in a PDF format submitted at the time of final for occupancy in addition to the hard copies required above.
-
18. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
 19. Bollards shall be provided to prevent mechanical damage to any fire department control valve, gas meters, etc.
 20. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
 21. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher and shall be within 75 feet of travel distance from any portion of the facility.
 22. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
 23. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.

By

Brian Hampton
Fire Prevention Specialist II