



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
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Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Shaveta Sharma
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: September 17, 2013

Subject: P13-00261 APN# 027-120-008

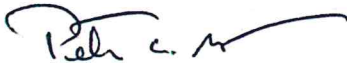
**SITE ADDRESS: 2125 Inglewood Ave., St. Helena CA 94574
Sinegal Estate**

The Napa County Fire Marshal's Office has reviewed the Permit Application for the project listed above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. Caves need to be classified as a Type I, II or III.
5. Cave installations shall comply with CBC 2010 edition requirements.
6. All Type III caves shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.

7. The required fire flow for this project is 200 GPM for a 60 minute duration at 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.
8. Provide 6,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**
9. Provide fire department access roads to within 150 feet of any exterior portion of the caves. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
10. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
11. All fire hydrants shall be painted chrome/safety yellow.
12. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
13. Currently serviced and tagged 2A 10BC fire extinguishers, as a minimum, shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of the caves.
14. All exit doors shall open without the use of a key or any special knowledge or effort.
15. Install illuminated exit signs throughout the caves per the California Building Code 2010 edition.
16. Install emergency back-up lighting throughout the caves per the California Building Code 2010 edition.
17. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
18. Certificate of Occupancy will not be granted until all fire department issues have been, tested and finalized.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
21. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:

- a. Independent peer review of alternate methods proposals.
- 22. 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.
- 23. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.



Pete Muñoa
Fire Marshal



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Planning, Building & Environmental Services

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www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Shaveta Sharma, Planning Division	From: Peter Corelis, Engineering and Conservation Division
Date: December 16 th , 2013	Re: P13-00261 Sinegal Winery Use Permit Mod APN: 027-120-008

The Engineering Division received a submittal of a proposal for a major modification to a use permit generally requesting the following:

To approve the expansion of an existing winery and the excavation of an underground barrel storage cave. Site improvements associated with the winery expansion include improvement of the access road to meet the commercial drive standards, expanded parking area, reconstruction of a bridge over an unnamed tributary to Bale Slough to meet structural live loads, and inclusion of stormwater management facilities. The proposed project is located at 2125 Inglewood Avenue in the County of Napa. In conjunction with the request for a modification to the use permit the application includes a request for an exception to the Napa County Road and Street Standards (NCRSS) to accommodate the use of the existing bridge and abutments.

After careful review of the Sinegal Winery Use Permit modification application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

FINDINGS ON EXISTING SITE CONDITIONS:

1. Existing access to the winery site is taken from Inglewood Avenue via an approximately 1,300 foot existing gravel driveway that abuts existing vineyard and an existing tennis court, and crosses a stream via an existing 20-foot long and 10-foot wide bridge. A submitted structural analysis of the bridge has determined it meets the minimum live loading structural criteria as defined by H20 load rating standards (capable of supporting a 40,000 lb. vehicle) and is thus capable of supporting a fire engine. The bridge contains a 3-inch high wood curb on both sides and provides an approximate 9'-6" inside clear distance curb-to-curb. The bridge decking consists of timber cross-members with additional wood planking under the two intended wheel paths in the direction of travel.
2. Existing parking stalls are located within the stream setback.

3. The site and winery building is partially located within a regulated Federal Emergency Management Agency (FEMA) Zone A floodplain for an unnamed tributary to Bale Slough for which no Base Flood Elevations (BFEs) have been published. No structures exist within the FEMA floodplain just upstream of the project area.

RECOMMENDED APPROVAL CONDITIONS:

ROAD IMPROVEMENTS:

4. In a letter dated November 26th, 2013, prepared by Summit Engineering, an exception to the Napa County Road and Street Standards was requested for the configuration of a bridge crossing serving the site. The request specifically asks that an exception be made to allow continued use of the existing 10-foot wide bridge, in lieu of expanding the bridge abutments and constructing a 20-foot wide bridge. In addition to approving the use of the existing bridge an exception is requested to the required 2 feet of freeboard between the bridge bottom chord and the computed 100-year water surface elevation to accommodate use of the existing structure. As part of the review of the application and exception request this Division performed two site visits, once on August 28th, 2013 and again on December 9th, 2013. Fire Marshall, Pete Munoa, was present at the second site visit.

The findings presented in the application show that use of the existing bridge will preserve natural features of the environment, the most significant of which are stream setback areas, buffer vegetation and the stream banks and channel. The findings are consistent and compatible with those allowable for an exception to the NCRSS. The current configuration of the bridge as-is with less than the required 2 feet of freeboard has produced no known flooding issues due to debris jam.

In addition to the findings it has been demonstrated that the design scheme will provide the same overall practical effect as having a 20-foot wide bridge. To qualify as an equivalent alternative, the use of a one-lane bridge versus a two-lane at this site still allows vehicles to safely pass. This may be easily achieved given the bridge's short span and intervisibility from either direction across the bridge, whereby vehicles approaching from either direction will have sufficient sight of oncoming vehicles within a suitable distance to stop and allow passage. As there are no known flooding issues related to debris accumulation at the existing bridge keeping the existing configuration provides the same overall practical effect as requiring the standard amount of freeboard to combat potential debris jamming.

Based on the provided information this Division supports the recommendation for an exception to the Road and Street Standards.

5. Reconstruction of the bridge timber decking shall be performed to accommodate one continuous flat surface along the entire length and width of the bridge to replace the wheel path planking
6. Installation of a 6" high curb on both sides of the bridge or railing shall be installed to provide a minimum 10-foot inside clearance curb-to-curb or rail to rail.
7. Proper signage shall be installed to indicate a one-lane bridge in both directions.
8. A firetruck turnaround is to be installed within 50 feet of each building. The structural composition of the turnaround shall meet H20 live loading criteria capable of supporting a 40,000 lb. vehicle.

SITE IMPROVEMENTS:

9. Any 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 Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
10. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
11. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
12. If the construction activity results in a disturbance greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity.
13. Clearing of vegetation, grading of land, and/or any other soil disturbing activities on existing slopes greater than 5% shall only take place between April 1st and October 15th of any given year.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

14. The application shall incorporate Site Design and Source Control Best Management Practices to comply with County and State water quality standards.
15. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event, unless the project qualifies for a limited exclusion based on the amount of proposed impervious surface as allowed under the current Napa County manual for Post-Construction Runoff Management Requirements at the time a construction permit is issued. 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. Please note runoff volume treatment requirements are subject to change.
16. Any facility required to treat and capture excess stormwater runoff, or, capture and treat Treatment Control water quality runoff shall require recordation in a maintenance agreement. The maintenance agreement shall remain in effect until such time that a different facility is utilized or no longer required due to restoration of the project area back to pre-development conditions.
17. Any new areas that are proposed to be utilized for winery crush, production and processing operations shall be covered as proposed and plumbed to drain only to approved process waste facilities.

OTHER RECOMMENDATIONS:

18. All hazardous materials stored and used on-site 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. Prior to conducting any work within the Napa County right-of-way the property owner must obtain an encroachment permit from the Roads Division of the Napa County Public Works Department.
20. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
21. Prior to issuance of a construction permit the applicant must obtain a floodplain permit for work performed within the FEMA Special Flood Hazard Area (SFHA). A calculation of the Base Flood Elevation (BFE) at the most upstream section through the building shall be provided at that time to reflect the project conditions.
22. Issuance of a final certificate of occupancy for the improvements shall be granted only after all requirements of the conditions stated herein are fulfilled.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-8757.



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Pete Parkinson
Interim Director

MEMORANDUM

To: Shaveta Sharma, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: March 11, 2014	Re: Use Permit – Sinegal Estate, 2125 Inglenook Avenue APN: 027-120-008 Project #: P13-00261

KW

The application requesting approval to increase wine production to 60,000 gallons per year, increase daily visitation and marketing as detailed in revised application materials, remodel and expand the existing winery and caves and replace the wastewater systems has been reviewed. The applicant has satisfactorily addressed our incomplete comments so this Division has no objection to approval of the application with the following conditions of approval:

1. As indicated in application materials proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
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 Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
3. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities

may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

4. A permit to construct the proposed process and sanitary wastewater treatment systems must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems.
5. Plans for the proposed alternative sewage treatment systems 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 Division.
6. The applicant shall maintain regular monitoring of the above ground waste water treatment system (process waste system) as required by this Division which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
7. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary waste subsurface drip sewage treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
8. The applicant shall provide portable toilet facilities for guest use during the larger auction Napa Valley event proposed as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
9. 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, etc.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. 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.
12. 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.
13. 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.

14. The existing residence must continue to be served by the City of St. Helena water system.
15. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division 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.