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Agency Comments



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

David Morrison  
Director

## MEMORANDUM

To: Wyntress Balcher Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Service
Date: May 4, 2015	Re: <b>Permit No. P14-00327</b> <b>3646 SMR Vineyard Winery</b> <b>Conditions of Approval</b> APN: 022-150-026

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit application, generally requesting the following:

*Establish a new 20,000 gallon per year winery with 9,599sf of winery structures and covered crush pad; ,1,551sf of structures for accessory use, with commercial kitchen, wastewater treatment facilities, winery access road with a Road Exception Request, landscaping plan, and winery marketing plan.*

After careful review of the 3646 SMR Vineyard Winery Use Permit application the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

### EXISTING CONDITIONS:

1. The County of Napa parcel 022-150-026 is located at 3646 Spring Mountain Road, St. Helena, CA.
2. The existing parcel is currently zoned AW, Agricultural Watershed District.
3. The existing property is located within a developed parcel that contains an existing residence, pond, and vineyards.
4. The existing property is served by a 0.5 mile long shared driveway and a 0.25 mile long private driveway.

5. The existing parcel is part of the Napa River Watershed, Mill Creek and Hirsch Creek tributaries.

**RECOMMENDED CONDITIONS:**

**ROAD & STREET STANDARDS:**

1. All roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated March 5, 2014, enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes.
2. Any roadway, proposed new or reconstructed, not included in the above mentioned Road Exception Evaluation shall meet the requirements for a Commercial, Industrial, Non-Residential driveway. Provide a minimum of 18-feet wide driveway with 2-feet of shoulder from the publicly maintained road to the improved the improved structure. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) or an engineered equivalent section in accordance with Section 27 of the 2011 Napa County Road and Street Standards (RSS).
3. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.

**SITE IMPROVEMENTS:**

1. 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 the Napa County PBES Department Engineering Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
2. 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.
3. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Program, and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
4. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division 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.

**CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:**

5. Any Project that requires a building or grading permit shall comply with Napa County's Stormwater Management and Discharge Control Ordinance No. 1400, Napa County Code Section 16.28.
6. 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 Napa County Stormwater Ordinance 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
7. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.
8. 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.
9. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
10. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

**POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:**

11. The proposed development is categorized as a Regulated Project under Napa County's BASMAA Post-Construction Manual. Regulated Projects are proposed developments that create or replace 5,000 sf or more of impervious surface and shall meet the following requirements and shall incorporate all proposed development including but not limited to Winery development, access from Public Right-of-way, and all associated infrastructure:
  - a) Route runoff to Bioretention or other facilities sized and designed according to the criteria in Chapter 4, Napa County's BASMAA Post-Construction Manual.
  - b) Identify potential sources of pollutants and implement corresponding source control measures in Appendix A of the Napa County's BASMAA Post-Construction Manual.
  - c) Provide ongoing maintenance of Bioretention facilities.
  - d) Prepare and submit the Stormwater Control Plan for a Regulated Project per Chapter 3, Napa County's BASMAA Post-Construction Manual, at the time development permits are applied for. A template may be found in Appendix D.
12. 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.

13. 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.
14. All roofs, gutters, and/or downspouts made of copper or other unprotected metals shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.
15. Outdoor material storage areas which contain smaller quantities of materials and waste (e.g. pesticides, fertilizers, etc.) with the potential to contaminate stormwater must be placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system.
16. Outdoor material storage areas which contain materials and/or waste associated with wine production and process is prohibited and shall be stored under cover and in an area designed to preclude stormwater run-on and temporarily covered with tarps during rain events.
17. Storage areas for liquid materials and water must have a permanent cover to keep rainwater out of the storage area and protected by secondary containment structures such as berms, dikes or curbs.
18. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors; installation of storm drains in processing areas is prohibited. For processing areas that generate liquid wastes, slope the area to a drain an approved collection system.
19. Interior floor drains shall be plumbed to the sanitary sewer system or closed loop system and shall not be connected to storm drains.

**ANY CHANGES IN USE MAY NECESSITATE ADDITIONAL CONDITIONS FOR APPROVAL.**

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at [Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org). For groundwater questions, please contact Anna Maria Martinez at (707) 259.8600.



A Tradition of Stewardship  
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David Morrison  
Director

## MEMORANDUM

To: Wyntress Balcher Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Services
Date: May 4, 2015	Re: <b>Permit No. P14-00327</b> <b>3646 SMR Vineyard Winery</b> <b>Road Exception Evaluation</b> APN: 022-150-026

### ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request (Request), dated September 30, 2014, for exception to the County Road and Street Standards (RSS) for the 3646 SMP Vineyard Winery common access drive, see Exhibit A. Access to the commercial winery facility is proposed via a 0.50 mile shared private driveway off of Spring Mountain Road before entering the 0.25 mile private access driveway to proposed winery facility. The shared access drive has historically been paved with asphalt from its intersection with Spring Mountain Road to its terminus at the Robert Keenan Winery. A Road Exception for the 0.5 mile stretch of shared driveway was approved on July 24, 2014 under the Robert Keenan Winery Use Permit Modification Application, P12-00438, and is summarized herein. The existing 3646 Vineyard Winery Driveway is surfaced with a combination of asphalt pavement and compacted gravel. Widths along the driveway vary from approximately 8 to 12 feet. Longitudinal slopes vary along the length of the road with the initial 100-foot gently sloping (less than 5%) followed by more steeply inclined segments with slopes averaging 15% to 20% that traverse down hillside toward the building site. Some short segments of the driveway have slope in excess of 20%.

The request for an exception to the RSS is to allow for a reduction in the required roadway width, 20-feet as defined by Section 15 of the RSS, and 20% maximum roadway gradient to preserve unique features of the natural environment. The nature and constraints for the road exception are described in the Request and herein as provided by the project's Engineer-of-Record Michael Muelrath P.E., Applied Civil Engineering (Request Letter attached as Exhibit A).

### ENGINEERING AND CONSERVATION DIVISION EVALUATION AND RECOMMENDATION:

Engineering Division staff has discussed the Request noted above with Napa County Fire and the applicant's authorized agents, including a site visit with responsible parties on November 25, 2014. With

respect to Section (3) of the RSS as adopted by Resolution No. 2011-95 by the Board of Supervisors on August 9, 2011, this division has determined the following:

**SHARED ACCESS DRIVE**

**1. STATION 10+00 – 35+00:**

Improvements to the shared access drive were recently completed as part of the Robert Keenan Winery Use Permit, P12-00438, where Napa County approved improvements to develop portions of the roadway to meet the same overall practical effect of the RSS. Napa County Engineering Division shall accept the previously approved Road Exception as part of the proposed SMR Vineyard Winery development with the condition the following improvements are completed on the roadway: Installation of traffic rated drain inlets at existing drainage infrastructure located at roadway stations 12+50, 18+50, 23+40, 28+15, 30+35, and 33+25 to improve drainage and traffic safety.

**PRIVATE ACCESS DRIVE**

**2. STATION 501+00 – 502+00: ROADWAY WIDTH EXCEPTION**

The request for an exception to the common drive width of 20-feet to preserve existing steep slopes and heritage trees. The existing driveway is to be reconstructed to provide widening to the maximum extent possible to preserve the existing natural features (minimum of 14-feet travelway). A standard turnout (20-foot roadway width) shall be constructed at Sta. 501+75 and horizontal alignment is to be improved to provide minimum required 50 foot inside radius of curvature.

**3. STATION 501+75 – 503+75: ROADWAY GRADIENT EXCEPTION**

The existing driveway slope exceeds 20% grade in this area. for the road to be constructed with roadway grades less than 20% would required extensive earthwork which would compromise existing steep slopes and would required the elimination of multiple trees. The existing driveway shall be reconstructed to provide roadway grades as close to 20% as possible and shall provide an approved ribbed concrete surface. Where the access drive exceed the maximum gradient of 20%, a structural concrete section shall be provided to meet H20-44 loading criteria with an transverse tining or transverse ribbed finish per Napa County approval.

**4. STATION 502+00 – 503+75: ROADWAY WIDTH EXCEPTION**

The request for an exception to the common drive width of 20-feet to preserve existing steep slopes and a heritage trees. The existing driveway is to be reconstructed to provide widening to the maximum extent possible to preserve the existing natural feature (minimum of 12-feet travelway).

**5. STATION 503+25 – 503+75: ROADWAY GRADIENT EXCEPTION**

The existing driveway slope exceeds 20% grade in this area. for the road to be constructed with roadway grades less than 20% would required extensive earthwork which would compromise existing steep slopes and would required the elimination of multiple trees. The existing driveway shall be reconstructed to provide roadway grades as close to 20% as possible and shall provide an approved ribbed concrete surface. Where the access drive exceed the maximum gradient of 20%, a structural concrete section shall be provided to meet H20-44 loading criteria with an transverse tining or transverse ribbed finish per Napa County approval.

**6. STATION 503+75 – 513+00 (END): NO ROADWAY EXCEPTION GRANTED**

The existing driveway is to be reconstructed to provided a full commercial driveway per the current Napa County RSS.

With respect to the findings, the trees defined above of at least 6 inch dbh and steep slopes are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). The findings for compliance with current County Code, the Engineering Division along with Planning Division staff have discussed the constraints presented in the Road Exception Request and find they meet the intent of RSS Section 3(D)(1) – Preserving unique feature of the natural environment. The proposed improvements is shown to meet the same overall practical effect of the RSS while preserving unique features of the natural environment by providing widening to the existing paved access drive to the maximum extent practical, providing intervisible turnouts along the sections of roadway that do not meet the required widths, improving line of sight through a vegetation management plan, and providing wide angle mirrors through horizontal radii where roadway widths are reduced from the required two travel lanes.

The Request has provided the necessary documentation as required by RSS Section 3(A), in combination with the November 25, 2014, site visit the Engineering Division supports Exception Request No. 1 through 5 for approval by the Planning Commission.

The Engineering Division's support the approval of Road Exception Request 1 through 5 (as presented above) as proposed in the Request with the following conditions that are in addition to any and all conditions previously placed on the project:

1. The roadway shall be constructed and maintained to the approved condition prior to winery occupancy and throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.
2. The private drive surface shall be periodic maintained by the property owner to assure sufficient structural section for loading conditions equivalent to the H20-44 criterion and the design Traffic Index.
3. 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 driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
4. All mitigation measures shall be installed and remain in place for the life of the access drive or until the drive is upgraded to meet current RSS for commercial access.

**From:** [Marshall, Rick](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** RE: 3646 SMR Winery P14-00327 APN: 022-150-026  
**Date:** Monday, December 14, 2015 9:48:39 AM

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I remain in concurrence with the review this office performed previously. The traffic study is acceptable and its recommendations should be implemented as conditions of approval of this permit application.

A private road would qualify for the intersection ahead warning sign. Your department should evaluate whether the "shared driveway" that is being used for access should apply for its own road name. It would be appropriate to include that name in the posting of the intersection warning sign.

**Rick Marshall, P.E., P.L.S.**

Deputy Director of Public Works  
Road Commissioner & County Surveyor  
Napa County Public Works  
(707) 259-8381  
[Rick.Marshall@countyofnapa.org](mailto:Rick.Marshall@countyofnapa.org)

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**From:** Balcher, Wyntress  
**Sent:** Wednesday, December 09, 2015 3:17 PM  
**To:** Marshall, Rick  
**Subject:** 3646 SMR Winery P14-00327 APN: 022-150-026

Hi Rick,

I would appreciate your review of the traffic report for this project. I received a comment from the City of St. Helena, who want me to make sure that the traffic on Spring Mountain Road and along Highway 29. Paul reviewed felt that everything was address in the traffic study to determine if the project had no significant effect on Spring Mountain Rd and State Highway 29.

Any additional conditions? Do private roads qualify for the "intersection ahead" warning sign?



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David Morrison  
Director

**MEMORANDUM**

To: Wyntriss Balcher, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: June 10, 2015	Re: Use Permit Application for 3646 SMR Vineyard Winery, 3646 Spring Mountain Road, Assessor Parcel # 022-150-026 Application P14-00327

The application requesting approval to establish a new 20,000 gallon per year winery with commercial kitchen and other improvements as described in application materials has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. Because the proposed facility will have a food facility that will be used for food preparation for distribution at retail, this kitchen must be regulated under the California Retail Food Code and permitted by this Division. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to approval of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food and water system permit prior to issuance of a final on this project.
2. Plans for the proposed alternative sewage treatment system(s) and/or hold and haul system as described in the septic feasibility report 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 the system(s) will be approved until such plans are approved by this Division.
3. Permit(s) to construct the proposed wastewater treatment systems as described in the septic feasibility report 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 the system(s).

4. 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.

During construction and/or prior to final occupancy being granted:

5. The owner shall apply for and obtain annual food and water system operating permits prior to issuance of a final on this project.
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. The applicant shall maintain regular monitoring of the above ground waste water treatment system as required by this Division which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
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.

Upon final occupancy and thereafter:

9. 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](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.

10. 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, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by 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.

11. 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.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
13. The applicant shall provide portable toilet facilities for guest use during events of more than 50 persons as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
14. 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.



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A Commitment to Service

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Office: (707) 967-1421  
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Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Wyntress Balcher  
Conservation, Development and Planning

FROM: Tim Hoyt, Fire Department

DATE: 10/21/14

SUBJECT: SMR Vineyards – Major Modification  
APN:022-150-026 P14-00327

**Site Address: 3646 Spring Mtn. St. Helena**

The Napa County Fire Marshal staff has reviewed the Use Permit Modification application to construct a 9600 square foot commercial structure. Based on the use and occupancy of the structure as described in the use permit application we have classified this cave to be a Type V non-rated. 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. An approved automatic fire sprinkler system shall be required for all proposed structures 3,600 feet or greater. The production building will require an automatic fire sprinkler system installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Automatic Sprinkler Systems 2013 edition)*. A minimum of 60 minutes of water storage to operate the sprinkler system will be required.
3. The ***minimum*** required fire flow for the protection of the proposed project is 300 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 18,000 gallons. The fire flow is based on the square footage of the building and the construction type and has been reduced by 50% since the building will

require automatic fire sprinkler protection. The fire flow and storage volume in a sprinklered building is in **addition** to the water demand for the sprinkler system.

4. 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 2013 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.
5. 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 2013 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2013 edition. Fire hydrants shall be placed within 250 feet of all exterior portions of the building.
7. 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, 2013 edition)*.
8. 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.
9. 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.
10. 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.
11. 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".
12. 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.
13. The request for beneficial occupancy **will not** be considered until all fire and life safety

issues have been installed, tested and finalized.

14. 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.
15. 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.
16. 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.
17. Show all gates on civil plans. All gates to conform with Napa County Standards and submitted under separate permit. All gates to have and electric Knox key switch or Knox pad lock.
18. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb or on signs.
19. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
20. 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.
21. All exit doors shall be operable without the use of a key or any special knowledge or effort.
22. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2013 edition.
23. 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".
24. 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.**

25. 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 the use permit.

26. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

27. 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.

28. 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.

29. 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.

30. "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) 299-1463 to discuss any fire protection issues you may have regarding your project.

Tim Hoyt  
Interim- Fire Marshal