



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

[Handwritten Signature]
07/01/2016

To: John McDowell Planning Division	From: Patrick C. Ryan Engineering Service
Date: July 1, 2016	Re: Permit No. P13-00320 Mountain Peak Winery Conditions of Approval APN: 032-500-033

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:

New 100,000 gallon per year production winery with covered outdoor production area, wine caves, tasting room and marketing plan. In addition, to the proposed winery production, tasting and marketing plan the applicant request a road exception to the 2016 Road and Street Standards for roadway grades and length of vertical curve.

After careful review of the Mountain Peak Winery Use Permit application the Engineering Division has determined that sufficient information has been provided to complete an evaluation of the project. Providing no changes are made to the proposed project or Federal, State or Local codes and regulations this Divisions supports this proposed development with the following required conditions listed herein.

EXISTING CONDITIONS:

1. The County of Napa parcel 032-500-033 is located at 3265 Soda Canyon Road, Napa County, CA.
2. The existing parcel is approximately 41.76 acres.
3. The existing parcel is currently zoned AW, Agricultural Watershed District.
4. The existing parcel is located within Cal Fire’s State Responsibility Area (SRA).
5. The existing property is currently developed with a single family residence, wine grape vineyards, agricultural barn and associated infrastructure.
6. The existing parcel is part of the Napa River Watershed, Rector Reservoir tributary.
7. The existing parcel is located within a domestic water supply drainage area, Rector Reservoir.
8. An unnamed Blueline stream is located approximately 250-feet west of the existing dwelling.

REQUIRED CONDITIONS:

ROAD & STREET STANDARDS:

1. All Roadways construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated July 1, 2016, (enclosed) 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 Road, Streets, or Private Lane. Provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping from the publicly maintained road to the improved structures. The grades for all roads, streets, private lanes and driveways shall not exceed 16-percent. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be homogeneous and consist of 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 2016 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.
4. Stop-bar lines shall be installed at all new or reconstructed egress locations in accordance with standard engineering practices.
5. The developer shall obtain an encroachment permit prior to any work performed within the Napa County right-of-way.

SITE IMPROVEMENTS:

6. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance 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.
7. 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.
8. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Quality Ordinance 1400, and the California Building Codes (CBC).
9. Proposed soil stockpile areas shall conform to Napa County's stormwater quality ordinance and appropriate erosion and sediment control measures implemented to minimize the risk to pollutant and sediment transport to a receiving water body. If soil is deposited within a vineyard block(s) approved by Napa County through the Agricultural Erosion Control Plan process the subject block(s) shall meet those requirements, recommendations, and/or mitigation required by such an approval.

13. 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.
14. 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.
15. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
16. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

17. The proposed development is categorized as a Regulated Development Project under Napa County's BASMAA Post-Construction Manual and is required to meet the design criteria of the current Post-Construction Runoff Management / Low-Impact Development Requirements. A revised Stormwater Control Plan for Regulated Projects shall be submitted prior to any permit approval and shall comply with the site design measures, stormwater treatment and hydromodification, source control measures, and on-going maintenance and operation of these facilities.
18. All stormwater runoff from the proposed development area shall be conveyed via sheet flow or concentrated flow to appropriate treatment facilities prior to being properly discharged. The diversion and concentration of stormwater runoff to adjacent properties is prohibited.
19. On-site storm drain inlets shall be marked with the words "No Dumping! Flows to River" or similar.
20. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which shall 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.
21. Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
22. Ditches and other open conveyance systems shall be lined with vegetation, rock or other material to minimize erosion of the bed and bank. In order to reduce channel velocities and provide some treatment of stormwater runoff. Vegetation shall be the preferred lining provided the critical velocity/shear stress does not exceed the permissible velocity/shear stress of vegetation.

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David Morrison
Director

MEMORANDUM

To: John McDowell Planning Division	From: Patrick C. Ryan Engineering Services
Date: July 1, 2016	Re: Permit No. P13-00320 Mountain Peak Winery Road Exception Evaluation APN: 032-500-033

ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request (Request), by Bartelt Engineering, for exception to the Napa County Road and Street Standards (RSS) for the Mountain Peak Winery commercial access road. The applicant has requested exception to the current Road and Street Standards to allow roadway grades in excess of 16% and a reduced vertical curve of 80 feet to serve the proposed winery and cave.

The project proposes to construct a new 600± foot long commercial drive from Soda Canyon road to the proposed winery and cave. The proposed site design places the winery work area and cave portals finish grade elevation at approximately 60± feet below Soda Canyon Road. The grades for the proposed commercial access increases from 3 percent, at approximately 75± feet from the property line, to 19.4 percent for 400± feet before leveling off and continuing at a grade of 1 for the remainder of the access drive. Site distance along the entire length of commercial drive will be achieved and roadway widths will provide two 10 foot paved travel lanes with 2 feet of additional aggregate shoulder to provide for two-way traffic flow to support emergency vehicles and civilian egress.

An exception is being sought from the current 2016 Napa County Road and Street Standards (RSS) for access within the State Responsibility Area (SRA) to allow an increased roadway grades of 19.4 percent and a reduced vertical curve length of 80 feet in order to preserve unique features of the natural environment and to accommodate physical site limitations such a grade differentials. The Request states that by maintaining the existing location of the proposed caves and winery provides an opportunity to preserve the natural landscape because it focuses the proposed improvements to an area on the parcel already impacted by Soda Canyon Road. Relocating the proposed winery and cave would require an above ground building that may impact the natural beauty of the area. In addition, implementation of roadway grades less than the current design of 19.4 percent would increase the length and the amount of earthwork and fill required to construct the driveway. The request for a reduced vertical curve length of 80 feet allows for an increase roadway length at 3 percent at the connection with Soda Canyon Road allowing truck traffic, including fire apparatus, to stop on a flat slope prior to entering Soda Canyon Road.

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933

ENGINEERING DIVISION EVALUATION AND RECOMMENDATION:

Engineering Division staff has reviewed the Request noted above with the applicant's agents, design professionals and the Fire Marshal's office, including two site visits to evaluate the proposed road alignment in April 2014. With respect to Section (3) of the RSS as adopted by Resolution No. 2016-06 by the Board of Supervisors on January 26, 2016, this division has determined the following:

The request for an exception to allow roadway grades to 19.4 percent for 400± feet and reduce a vertical curve length to 80 feet to preserve natural features of the environment and to accommodate physical site limitation such as grade differential is consistent with the goals and objectives on the RSS as described in Section 3(D)(1) & (2). By increasing roadway length to flatten roadway grades would require a significant amount of grading on slopes ranging from approximately 10 percent to 25 percent which is within close proximity to a define blue-line steam. Reducing the amount of earthwork within this area reduces the risk of slope failure and threat to water quality to the adjacent tributary. Maintaining the proposed elevations of the winery and cave portals preserves the visual esthetic of the natural environment to the north and constructing an above ground winery in this area may obstruct those views. Due to constraint identified above the applicants design professional, Bartelt Engineering, has design a reduced vertical curve length at connection of Soda Canyon Road to allow for a safe and flat area for egressing traffic to stop before entering Soda Canyon Road.

The Request has provided the necessary documentation and assurances as required by RSS Section 3(A) and SRA Fire Safe Regulations towards providing defensible space for the Engineering Division to support the request for exception to the 2016 Road and Street Standards. A paved asphalt surface at the proposed roadway grades meets or exceeds the traction and road surface stability as a 16% grade gravel drive as implied in the State of California Fire Safe Regulations. A flat and extended stopping area before egressing onto Soda Canyon Road provides a safer staging area to observe oncoming traffic and provides better line of site of both the egressing vehicle and oncoming traffic.

The applicant shall implement 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 commercial occupancy and throughout the life of the approved Winery use or until such time the County deems that future road design changes are necessary based on development, changes in use of the property served by the access drive.
2. The roadway surface shall be periodic maintained by the property owner to assure sufficient structural section for loading conditions equivalent to the imposed loads of fire apparatus weighing at least 75,000 pounds 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.



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MEMORANDUM

To: John McDowell	From: Gary J. West, Chief Building Official
Date: March 31, 2016	Re: Mountain Peak Vineyards P13-00320

Building Inspection Division Planning Use Permit Review Comments

Address: 3265 Soda Canyon Rd., Napa CA 94558

APN: 032-500-033-000

Project: Mountain Peak Vineyards P13-00320

Owner: Mountain Peak Vineyards LLC

Contact: Steven Rea

Description: Resubmittal-Revised proposal for new 100,000 gallon per year winery at 3265 Soda Canyon Road, with 33,424 sq. ft. of caves, and 8,046 sq. ft. winery structure; 80 visitors per day maximum; marketing 3 events per month for 12 patrons, 3 per month for 24, 4 per year for 75, and 2 per year for 125; commercial kitchen; Lyve sewage treatment system.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Codes at this time; the Building Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit P13-00320; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for Use Permit application P13-00320 do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, “only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit”. The codes adopted at this time are 2013 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and Part 11 Green Buildings. All buildings or areas of building must comply with the code requirements for that occupancy classification and/or use.
2. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities a separate demolition permit will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a “J” number from the Bay Area Quality Management District at the time the applicant applies for a demolition permit if applicable.
3. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public.
4. All cooking equipment in occupancies other than residential shall be commercial grade. Commercial kitchens are required to comply with the California Mechanical Code. Cooking equipment used in processes producing steam, smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of the Mechanical Code, and all such equipment and performance shall be maintained per the Mechanical Code during all periods of operation of the cooking equipment. Specifically, the following equipment shall be kept in good working condition: A. Cooking Equipment. B. Hoods. C. Ducts. D Fans. E. Fire suppression systems. F. Special effluent or energy control equipment. All airflows shall be maintained. Maintenance and repairs shall be performed on all components at intervals necessary to maintain working conditions. If there is not a kitchen proposed for this winery disregard this comment.
5. In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707)259-8230.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

A handwritten signature in black ink, appearing to read "Gary West", with a long horizontal flourish extending to the right.

GARY J. WEST
CHIEF BUILDING OFFICIAL
NAPA COUNTY BUILDING DIVISION
1195 THIRD STREET
NAPA CA 94559
(707)259-8230
gary.west@countyofnapa.org



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David Morrison
Director

MEMORANDUM

To: John McDowell, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: January 15, 2014 Revised – May 26, 2015	Re: Mountain Peak Winery, 3265 Soda Canyon Road APN 032-500-033 Project #P13-00320

The application requesting approval to construct a new 100,000 gallon per year winery, caves and associated improvements as detailed in application materials has been reviewed. Revised application materials dated March 17, 2016 have been reviewed and conditions of approval updated accordingly. This Division has no objection to approval of this application with the following conditions of approval:

Prior to building permit issuance:

1. 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 issuance of any building permits for said areas. An annual food permit will be required.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
3. The applicant shall secure a discharge requirement or waiver of same, from the Regional Water Quality Control Board for the proposed surface drip waste water system option presented in the septic feasibility report.
4. Plans for the proposed sanitary and process wastewater 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

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.

13. 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.

14. 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.
15. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
16. 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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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
Office: (707) 299-1461
Fax: (707) 253-4411

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Shaveta Sharma
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: October 22, 2013

Subject: P13-00320 APN# 032-500-033

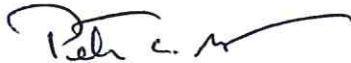
**SITE ADDRESS: 3265 Soda Canyon Road, Napa CA 94558
Mountain Peak Winery (New Winery)**

The Napa County Fire Marshal's Office has reviewed the Use Permit & Variance 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.**
- All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
- 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.
- All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.
- The required fire flow for this project is 300 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.
- 6. Provide 9,000 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.**

7. All caves shall be classified as to Type I, II, or III. All construction shall comply with CBC Section 436 and applicable sections of Chapter 15.12 of the Napa County Building Code.
8. Provide fire department access roads to within 150 feet of any exterior portion of the buildings and cave portals. Fire department access roads shall be a minimum of 20 feet in width with a 15 foot clear vertical clearance.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. 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.
12. Currently serviced and tagged 2A 10BC fire extinguishers 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 every building.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. 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.
17. Beneficial occupancy will not be granted until all fire department issues have been, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
22. 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.

23. 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.
24. 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.
25. 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.
26. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.



Pete Muñoa
Fire Marshal