

“E”

Life Safety Items & Compliance Documents



A Tradition of Stewardship
A Commitment to Service

June 17, 2019

Mont St. John Cellars, Inc.
DBA Madonna Estate
5400 Old Sonoma Highway
Napa, CA. 94559-9708

LOCATION: 5400 Old Sonoma Road, Napa, CA; APN 047-110-016-000

Dear Property Owner:

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County Code Compliance Program. The Resolution requires County staff to conduct a health and safety inspection to mitigate any hazards that might be present while you continue operations. If County staff identifies health and safety violations that pose an immediate threat to public health, safety, and/or threaten the environment, the County requires that the owner abate the violations before a hearing can be held on the use permit application.

On March 29, 2019, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On April 24, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application:

1. Post the address on the exterior of the building/roadway. This allows emergency personnel to easily identify your location when responding to an urgent call.
2. Paint fire lanes per 2016 CFC Section 503.3. Remove vegetation that obstructs the Fire Hydrant located at the entry of property. This improves access for first responders.
3. Repair or install illuminated exit signs in barrel storage room, fermentation, office space, tasting room, stairwell exit corridors, and main entry/exit. All egress lighting shall be replaced or repaired per 2016 CFC Section 1031.4. This allows staff and the public a clear path to exit the building in an emergency.
4. All exits are to have a panic lever, or lever with thumb turn or keyed cylinder dead bolt with interconnected hardware per 2016 CFC Section 1010.1.9. This prevents people from being locked or trapped in the building when a panic situation occurs.
5. Post a sign above the main exit door stating "this door to remain unlocked while the building is occupied" per 2016 CFC Section 1010.1.9.3 (2.2).

6. Remove improper hardware, exit doors shall be openable without the use of a key, special knowledge or effort per 2016 1010.1.9.
7. Remove all storage from means of egress per 2016 CFC section 315.3.2. Stairways should be kept clear of stored materials.
8. Service the portable fire extinguishers annually, per 2016 CFC section 906.2.
9. Install portable fire extinguishers per tables listed in 2016 CFC section 906.3.
10. Mount the portable fire extinguisher such that the top is at a maximum height of five feet per 2016 CFC section 906.9.1.
11. Portable fire extinguishers must be visible and accessible per 2016 CFC section 906.6.
12. Provide a minimum of 24" clearance from the ceiling in non-sprinklered buildings per 2016 CFC section 315.3.1.
13. Discontinue use of extension cords per 2016 CFC section 605.5.
14. Label main electrical service disconnect, and Fire Alarm Control Panel (FACP) for firefighting personnel. First responders may need to shut the power of in an emergency.
15. Discontinue plugging electrical multi-plug adapters in series. Electrical multi-plug adapters shall be plugged directly into electrical outlets per 2016 CFC section 605.4.2. This can overload the electrical circuit and cause a fire.
16. Provide a minimum of 30 inches in width, 36 inches and 70 inches in height in front of the electrical panel per 2016 CFC section 605.3. Everyone should be able to access the electrical panel in an emergency.
17. Provide documentation of testing for the fire alarm system per 2016 CFC section 907.8 (depending on the type of the device it may be every 2 years to every month).
18. Provide Key box (Knox Box) to gain access for life saving or firefighting purposes per 2016 CFC section 506.1.
19. Utility sink drain terminated in front of exterior electrical sub panels at crush pad. Remove drain and properly plumb to an approved termination point. 2016 CPC 304.1. This will reduce the potential for electrocution if someone is touching the electrical panels.
20. Several electrical boxes or conduit were observed that are rusted or have been subject to moisture. Noted an area in the north tank room that was protected with plastic sheeting near breaker boxes. A qualified licensed electrician must evaluate the equipment in these areas for proper grounding and water resistance. 2016 CFC section 107.1.

Please contact me to discuss your efforts to correct the violations described herein or if you have any questions. You may reach me at (707) 299-1347.

Sincerely,



David Giudice,
Code Compliance Manager
Planning, Building & Environmental Services

Cc: Chron, File

STATUS OF HEALTHY & SAFETY ACTION ITEMS

11/5/2019

From: Ron Cox (representing the owners)

To: Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org
David Morrison
Director

Re: June 17th letter cataloging identified health and safety issues during site inspection

Dear Sirs:

This letter is a status update of the progress made to date regarding the specific comments made during the inspection. The "action" describes what is to be done; the "status" provides that current state of that work. The county has request this update be included with the resubmittal of the use permit.

Comment: 1. Post the address on the exterior of the building/roadway. This allows emergency personnel to easily identify your location when responding to an urgent call.

Action: The address has been posted on both sides of the driveway on the entrance columns so the site address can easily be seen from either direction.

Status: completed

Comment: 2. Paint fire lanes per 2016 CFC Section 503.3. Remove vegetation that obstructs the Fire Hydrant located at the entry of property. This improves access for first responders.

Action:

- 1 All the brush within 3' of hydrant to a height of 15' has been cleared.
- 2 The edge of the drive at the hydrant has been painted with a 5" wide red line from front entry column to 1st parking stall (15' of hydrant)
- 3 A sign has been posted that reads: NO PARKING - FIRE LANE

Status: in progress: brush cleared back; sign & post & red paint yet to be done

Comment: 3. Repair or install illuminated exit signs in barrel storage room, fermentation, office space, tasting room, stairwell exit corridors, and main entry/exit. All egress lighting shall be replaced or repaired per 2016 CFC Section 1031.4. This allows staff and the public a clear path to exit the building in an emergency.

Action:

- 1 Eight new illuminated EXIT signs with emergency lights (w/ battery backup) have been installed at the appropriate locations.
- 2 Seven new illuminated EXIT signs (w/ battery backup) have been installed
- 3 One (E) exit sign w/ lights was replaced by one of the units in #1.
- 4 One (E) exit sign w/ lights had its "EXIT" sign covered up. So now the unit functions only as an emergency light.

Status: yet to be done - all hardware has arrived, must be installed

Comment: 4. All exits are to have a panic lever, or lever with thumb turn or keyed cylinder dead bolt with interconnected hardware per 2016 CFC Section 1010.1.9. This prevents people from being locked or trapped in the building when a panic situation occurs.

- Action:** - The hardware on 5 exterior doors have been replaced with levered handle keyed entry locks with classroom function (always unlocked on inside).
- One roll-up door has been bolted to the open position (always open passage)
 - One door has had the latch removed; the handle switched out to a dummy lever handset and the bottom trimmed to allow the door to swing freely.
 - One door has had the latch (gate padlock style) removed.
 - Two doors have been removed.

Status: completed

Comment: 5. Post a sign above the main exit door stating "this door to remain unlocked while the building is occupied" per 2016 CFC Section 1010.1.9.3 (2.2).

Action: For the 3 exit door exceptions to item #4, the "This door to remain unlocked while the building is occupied" sign has been posted above the door.

Status: completed

Comment: 6. Remove improper hardware, exit doors shall be openable without the use of a key, special knowledge or effort per 2016 1010.1.9.

Action: All exterior exit doors to be modified per items #4 & #5. All interior doors that are part of the emergency path of travel are to get new hardware with lever handles hardware without locking mechanisms.

Status: completed

Comment: 7. Remove all storage from means of egress per 2016 CFC section 315.3.2. Stairways should be kept clear of stored materials.

Action: All materials have been moved from the means of egress and stairs.

Status: completed

Comment: 8. Service the portable fire extinguishers annually, per 2016 CFC section 906.2.

Action: Napa Fire Equipment Co. Services has inspected and replaced all fire extinguisher that needed servicing.

Status: completed

Comment: 9. Install portable fire extinguishers per tables listed in 2016 CFC section 906.3.

Action: Napa Fire Equipment Co. has installed portable fire extinguishers.

Status: completed

Comment: 10. Mount the portable fire extinguisher such that the top is at a maximum height of five feet per 2016 CFC section 906.9.1.

Action: Napa Fire Equipment Co. has installed portable fire extinguishers at required heights.

Status: completed

Comment: 11. Portable fire extinguishers must be visible and accessible per 2016 CFC section 906.6.

Action: Napa Fire Equipment Co. has installed portable fire extinguishers at required locations per visibility and accessibility.

Status: completed

Comment: 12. Provide a minimum of 24" clearance from the ceiling in non-sprinklered buildings per 2016 CFC section 315.3.1.

Action: The winery maintenance staff has removed all materials near the ceiling.

Status: completed

Comment: 13. Discontinue use of extension cords per 2016 CFC section 605.5.

Action: The winery maintenance staff has disconnected the permanent equipment from extension cords.

Status: completed

Comment: 14. Label main electrical service disconnect, and Fire Alarm Control Panel (FACP) for firefighting personnel. First responders may need to shut the power of in an emergency.

Action: The winery maintenance staff has written labels on the panels as required.

Status: completed

Comment: 15. Discontinue plugging electrical multi-plug adapters in series. Electrical multi-plug adapters shall be plugged directly into electrical outlets per 2016 CFC section 605.4.2. This can overload the electrical circuit and causes a fire.

Action: The winery maintenance staff has removed the "daisy chained" extensions cords.

Status: completed

Comment: 16. Provide a minimum of 30 inches in width, 36 inches and 70 inches in height in front of the electrical panel per 2016 CFC section 605.3. Everyone should be able to access the electrical panel in an emergency.

Action: The winery maintenance staff has removed all items that were with the 30"W x 70"H at electrical panel.

Status: completed

Comment: 17. Provide documentation of testing for the fire alarm system per 2016 CFC section 907.8 (depending on the type of the device it may be every 2 years to every month).

Action: Napa Fire Equipment Co. has tested the fire alarm system and provided the test results.

Status: completed: test results to be included with final response letter

Comment: 18. Provide Key box (Knox Box) to gain access for life saving or firefighting purposes per 2016 CFC section 506.1.

Action: - no action required: The chain at The front entry is plastic, has no lock or mechanism for locking that would prevent access by firefighters.

Status: completed

Comment: 19. Utility sink drain terminated in front of exterior electrical sub panels at crush pad. Remove drain and properly plumb to an approved termination point. 2016 CPC 304.1. This will reduce the potential for electrocution if someone is touching the electrical panels.

Action: The winery maintenance staff has modified the drain pipe so the sink does not drain onto the floor below the electrical panel.

Status: completed

Comment: 20. Several electrical boxes or conduit were observed that are rusted or have been subject to moisture. Noted an area in the north tank room that was protected with plastic sheeting near breaker boxes. A qualified licensed electrician must evaluate the equipment in these areas for proper grounding and water resistance. 2016 CFC

Action: The winery maintenance staff has wire brushed and painted all rusted electrical conduit piping; no conduit required replacement.

Status: completed

Regarding the timing of the actions: The county letter said "at earliest convenience"...

"On March 29, 2019, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On April 24, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application:"

From: [David Higginbotham](#)
To: [Giudice, David](#); roncoxdesigner@aol.com; [Jason Downs](#)
Cc: bfenton@rsacivil.com; [Gallina, Charlene](#)
Subject: RE: Order Confirmation: 725462
Date: Tuesday, March 30, 2021 11:14:08 AM

[External Email - Use Caution]

Hi David,

My misunderstanding, I thought you wanted the sink removed. I will cap the drain this afternoon.

David Higginbotham
Mont St John Cellars Inc.

From: Giudice, David <David.Giudice@countyofnapa.org>
Sent: Tuesday, March 30, 2021 7:45 AM
To: roncoxdesigner@aol.com; Jason Downs <Jason.Downs@fire.ca.gov>
Cc: David Higginbotham <david@madonnaestate.com>; bfenton@rsacivil.com; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: RE: Order Confirmation: 725462

Ron,

I swung by the winery yesterday and the sink drain terminating on the ground still remains. Let me know when it is removed.

David Giudice
Code Compliance/Process Improvement Manager
Department of Planning, Building & Environmental Services
Napa County
Office: 707.299.1347



A Tradition of Stewardship
A Commitment to Service

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From: roncoxdesigner@aol.com <roncoxdesigner@aol.com>
Sent: Monday, March 29, 2021 4:42 PM
To: Jason Downs <Jason.Downs@fire.ca.gov>; Giudice, David <David.Giudice@countyofnapa.org>
Cc: david@madonnaestate.com; bfenton@rsacivil.com; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: Re: Order Confirmation: 725462

[External Email - Use Caution]

Please Find The Attached...

Ron

Ron Cox
Designer/Builder
PO BOX 5238
Napa, CA. 94581

Lic #339494
707.396.9051
roncoxdesigner@aol.com

-----Original Message-----

From: Downs, Jason@CALFIRE <Jason.Downs@fire.ca.gov>
To: roncoxdesigner@aol.com <roncoxdesigner@aol.com>; David.Giudice@countyofnapa.org <David.Giudice@countyofnapa.org>
Cc: david@madonnaestate.com <david@madonnaestate.com>; bfenton@rsacivil.com <bfenton@rsacivil.com>; Charlene.Gallina@countyofnapa.org <Charlene.Gallina@countyofnapa.org>
Sent: Mon, Mar 29, 2021 8:24 am
Subject: Re: Order Confirmation: 725462

Good morning Ron,

Thank you for providing confirmation the Knox cabinet was ordered. I will be happy to assist with the contents and securing the cabinet once it has arrived. Additionally, I will be on vacation this week and returning Monday April 5th. Please provide pictures of the following outstanding items.....

1. Fire Extinguishers installed on forklifts
2. Main Service Disconnect Signage
3. FACP Signage

I look forward to hearing from you. Please contact with any questions or concerns.

Thank you,

Jason W. Downs
Fire Captain
Deputy Fire Marshal
CAL FIRE – Sonoma Lake Napa Unit

Napa County Fire Department
Office: (707) 299-1467
Cell: (707) 292-5562

From: roncoxdesigner@aol.com <roncoxdesigner@aol.com>
Sent: Friday, March 26, 2021 6:18:54 AM
To: David.Giudice@countyofnapa.org <David.Giudice@countyofnapa.org>; Downs, Jason@CALFIRE <Jason.Downs@fire.ca.gov>
Cc: david@madonnaestate.com <david@madonnaestate.com>; bfenton@rsacivil.com <bfenton@rsacivil.com>; Charlene.Gallina@countyofnapa.org <Charlene.Gallina@countyofnapa.org>
Subject: Re: Order Confirmation: 725462

Warning: this message is from an external user and should be treated with caution.

Morning David,
I believe the Outstanding Items have been Completed... Feel free to Stop By and Verify...

Ron

Ron Cox
Designer/Builder
PO BOX 5238
Napa,CA. 94581

Lic #339494
707.396.9051
roncoxdesigner@aol.com

-----Original Message-----

From: Giudice, David <David.Giudice@countyofnapa.org>
To: roncoxdesigner@aol.com <roncoxdesigner@aol.com>; Jason Downs <Jason.Downs@fire.ca.gov>
Cc: david@madonnaestate.com <david@madonnaestate.com>; bfenton@rsacivil.com <bfenton@rsacivil.com>; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Sent: Thu, Mar 25, 2021 9:45 am
Subject: RE: Order Confirmation: 725462

Hi Ron,
Is everything complete? If the sink was removed (Item #19) I can swing by this week to verify.

Regards,

David Giudice
Code Compliance/Process Improvement Manager
Department of Planning, Building & Environmental Services
Napa County
Office: 707.299.1347

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From: roncoxdesigner@aol.com <roncoxdesigner@aol.com>
Sent: Friday, March 19, 2021 6:43 AM
To: Jason Downs <Jason.Downs@fire.ca.gov>
Cc: david@madonnaestate.com; bfenton@rsacivil.com; Giudice, David <David.Giudice@countyofnapa.org>
Subject: Fwd: Order Confirmation: 725462

[External Email - Use Caution]

Greetings Jason,

Below you will find the Order Confirmation for the Knox Cabinet for the Madonna Winery...

We are not sure when it will arrive at the Winery but we will have the Necessary Contents for the Cabinet

available... This should Satisfy #18 on the Comments Sheet ahead of the April 7th Hearing... As for the

Forklift Fire Extinguishers, one has been installed and we are waiting for another to arrive from Piners...

It is Anticipated the balance of the Issues will be Completed by Wed. the 23rd...

Ron

Ron Cox
Designer/Builder
PO BOX 5238
Napa,CA. 94581

Lic #339494
707.396.9051
roncoxdesigner@aol.com

From: orders@knoxbox.com <orders@knoxbox.com>

Sent: Thursday, March 18, 2021 2:01 PM
To: Andrea Bartolucci <buck@madonnaestate.com>
Subject: Order Confirmation: 725462

(800) 552-5669



Order Confirmation

FROM: Knox Company 1601 W. Deer Valley Road Phoenix, AZ 85027
Email: orders@knoxbox.com Phone: 800-552-5669 Fax: 623-687-2290

ORDERED BY: Andrea Bartolucci 5400 Old Sonoma Rd 707-255-8864
buck@madonnaestate.com
Order Date: March 18,2021 Order Number: 725462 Invoice Number: 1347368659 Credit Card: *****6968

Model	Description	Price	Quantity	Amount	Total
Knox 1 Document Cabinet	Model 1308NC – Knox Document Cabinet, 7-inch Depth, Dual Lock Independent, Grey, Tamper Alert	\$1613.00	1	\$1613.00	\$1613.00
Install at: Mont St John Inc, Bldg: Front Gate, 5400 Old Sonoma Rd, Napa, CA 94559				Shipping	\$63.00
				Tax	\$129.89
				Total	\$1805.89

Department Note :

Tax Exempt Customers **IMPORTANT:** Please FAX a copy of your tax exempt certificate AND order number to Knox at 623-687-2309. If we do not receive your certificate within 24 hours, your order will be automatically taxed in the amount shown in the table above.

