

INTER-OFFICE MEMO

TO: Mary Doyle
Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: June 7, 2011

SUBJECT: Eagle Eye Winery
P11-00168 APN#033-160-018

SITE ADDRESS: 6595 Gordon Valley Road

The Napa County Fire Marshal staff has reviewed the application to establish a new 30,000 gallon/year winery with a 7,200 square foot winery to be housed in two structures; 2,400 square feet of an outdoor covered crush pad; 6 parking spaces; wastewater treatment system; 1,600 square foot tank pad for water storage tanks for 19,800 gallons; and a marketing plan. The following conditions shall be applicable to the project if approved by the planning department:

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. Install steamer fire hydrants to within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
5. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.
6. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.

7. Your fire flow for this project is 200 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 12,000 gallons of water dedicated for fire protection for the fire hydrants. Fire tanks shall be installed per NFPA 22 2002 edition. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.
8. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
9. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
10. All exit doors shall be operable without the use of a key or any special knowledge or effort.
11. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
12. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
13. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
14. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
15. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
16. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
17. All emergency vehicle access roads shall be installed per the Napa County Road and Street Standards.

18. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
19. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
20. If the covered crush pad is attached to either structure, the structure and covered crush pad shall be protected with an automatic fire sprinkler system conforming to the requirements of NFPA 13, The standard for Fire sprinkler Systems, and shall be monitored for water flow to a Central Receiving Station.
21. Provide 100 feet of defensible space around all structures per Public Resources Code (PRC 4291).
22. Provide 10 feet of defensible space on both sides of your driveway for the entire length per Public Resources Code (PRC 4291).

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