



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Newly Winicellars Mod APN: 32-010-048

DESCRIPTION OF PROJECT: Modification to UP # 11-208182, to construct a 6,800 sq ft cave with 2 portals. No change to marketing or production

RESPONSE REQUEST DATE: 6/26/07 RESPONSE RETURN DATE: 7-10-07

PLEASE RESPOND VIA E-MAIL TO: fabraham @co.napa.ca.us
OR FAX TO (707) 299-4075

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☒ Comments attached ☐ Comments below.

See print out from Accela

Name of contact person: Eric Banvard Telephone #: 299-1359
Email: ebanvard@co.napa.ca.us
Title: Plans & Permits Supervisor
Date: 8.5.07



Napa County

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Application #:

P07-00461

Submit

Application Type: Planning / PL Permits / Use Permit / Use Permit Very Minor Mod

Address: 2153 SAGE CANYON ROAD, ST HELENA, CA

<ul style="list-style-type: none"> ✓ Application Acceptance <ul style="list-style-type: none"> County Council Review ● Environmental Review ✓ Public Works Review ✓ Fire Review ● EM Review ● Planning Review ✓ Building Review <ul style="list-style-type: none"> Planning Approval Closure 	<p>Task Details - Building Review</p> <p>Assigned Date: 06/26/2007 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 08/12/2007</p> <p>Action By: Eric Banvard Department: Building Department</p> <p>Status Comment:</p> <p>Must obtain all applicable building permits and comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete and appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
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STEVEN LEDERER
Director

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COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Neyers Ranch
Located at 2153 Sage Canyon Road
Assessor Parcel 032-010-048
File # P07-00461

DATE: February 21, 2008

RECEIVED

FEB 22 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Based upon the information submitted by Albion Surveys dated February 6, 2008 it appears the location of the proposed cave is acceptable. As such we recommend approval of the project with the following conditions of approval:

1. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.

cc: Terri Abraham, CDPD
Bruce Neyers, P.O. Box 1028, St. Helena, CA 94574

INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: July 20, 2007

SUBJECT: ^{Neyers} Jordan/Neyer Cave Minor Mod.
Apn: 032-010-048 P07-00461

Site Address: 2153 Sage Canyon Rd, St Helena

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 6,800 square foot cave. Based on the use and occupancy of the cave as described in the use-permit application and the applicant, we have classified this cave to be a Type III wine cave. We recommend the following items shall be incorporated as project conditions or mitigation measures if the project is approved.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. A Type III cave will be treated as a structure and will be subject to the requirements of the 2001 California Building Code (CBC), 2001 California Fire Code (CFC) for exiting requirements. Number of exits, allowable travel distance to an exit, exit signage, emergency lighting and exit hardware shall be consistent with the code requirements.
3. An approved automatic fire sprinkler system will be required for the cave. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 1999 edition)*.
4. The minimum required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 6,000 gallons. This fire flow is based on the square footage of the cave and has been reduced by one half because the cave will be protected with an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in addition to the water demand for the sprinkler system.
5. 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 #20 (Installation of Stationary Pumps for Fire Protection 1999 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.

6. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1999 edition)*.
7. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition, Appendix III B*. Hydrants must be placed within 150 feet of all points of the building and no closer than 40 feet from the building.
8. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*.
9. Fire apparatus access roads shall be provided to within 150' of all structures and to cave portals. 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.
10. 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.
11. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finaled.
12. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (40,000 lbs) 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.
13. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street 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 10" in height, contrasting in color with their background and shall be illuminated.
14. 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.

15. 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.
16. A Knox box or a Knox Cabinet shall be installed at an approved location by the Napa County Fire Marshal's Office. Since the winery will require an alarm system the boxes will require "tamper" monitoring.
17. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the cave(s) for emergency access.
 2. Scaled site plan of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. Scaled floor plans of all caves showing doors, offices, etc.
 4. Napa County Hazardous Materials Business including all MSDS forms, etc.
18. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
19. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
20. 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.
21. 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 (California Fire Code section 103.1.1) 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.

Mike Wilson

Mike Wilson
Assistant Fire Marshal