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Code Compliance Program
Health and Safety Inspection Letter



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

July 16, 2019

Norman and Irit Weir
Hagafen Cellars
4160 Silverado Trail
Napa, CA. 94558-1118

LOCATION: 4160 Silverado Trail, Napa, CA; APN 039-130-002-000

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 27, 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 23, 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 and some items may need permits.

1. Please remove all combustible vegetation and/or trash within ten feet of the propane tank at the rear of the winery per 2016 CFC section 304.1;
2. Please repair or install illuminated exit signs in the barrel storage room per 2016 CFC section 1031.4;
3. Please post a sign above the main exit door in the winery stating this door is to remain unlocked while the building is occupied per 2016 CFC section 101 0.1.9.3 (2);
4. Please post a maximum occupant load sign near the main entrance of the wine tasting building per 2016 CFC section 1004.3;
5. Please remove improper hardware at the first floor office entrance. Exit doors shall be openable without the use of a key, special knowledge or effort per 2016 CFC 101 0.1.9 exit or to have panic, lever, or lever with thumb turn or keyed cylinders deadbolts without interconnected hardware per 2016 CFC section 1010.1.9;
6. Please discontinue using the extension cord at the chicken coop on the north side of the winery per 2016 CFC section 605.5;

7. Please provide a minimum clearance of 30 inches in width, 36 inches in front and 70 inches in height of the electrical panel per 2016 CFC section 605.3 and label the main electrical service disconnect at the service location;
8. Please provide a key box and Knox document cabinet for the fire department to gain access for life saving or firefighting purposes per 2016 CFC section 506.1.

The following items(s) require your immediate attention. Please contact me so I can assist you with addressing the issues.

9. New electrical plug outlets mounted on the north side of the wine rebuilding installed without permits per 2016 CBC 105.1. Please apply for permits;
10. New thousand gallon propane tank installed on the property line at the backside of the winery. Per 2016 CBC 105.1. Please apply for permits;
11. The upstairs two offices in the winery are being used as bedrooms. There are no smoke detectors and one of the two bedrooms has no egress. Please cease using these offices as bedrooms. Please call me and make an appointment so I may verify the space has been returned to offices;
12. A water heater was installed in one of the upstairs offices without benefit of a building permit per 2016 CBC 105.1. Please apply for permits;
13. In between the first floor and the second story offices there is an area in the winery that has been converted into wine bottle and case storage. Some of the area has only 4-5 feet of headroom. The door that was cut in midway on the stairs does not comply with code. Please have your design professional look into this space to see if it can be permitted. You will need to contact your project planner who has been assigned your use permit modification to determine if this can be added to the use permit modification. Please apply for permits to either return this space back to its original condition or apply for permits to modify the winery to allow this bottle/case storage area to remain.

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) 299-1343.

Sincerely,



Greg Baxter,
Code Compliance Manager
Planning, Building & Environmental Services

Cc: Chron; File; Emily Hedge



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David Morrison
Director

MEMORANDUM

To: All Winery Compliance Program Use Permit Application Holders
From: David Morrison, Director of Planning, Building, and Environmental Services
Date: July 16, 2019
Subject: Tolling of Compliance Program Application Completeness Deadline
Application: Hagafen Cellars – P19-00121

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County's voluntary Code Compliance Program ("Program"). This Program provided an option for property owners not in compliance with their use permits to come forward and remedy any violations. This process included a March 29, 2019 deadline for property owners to submit a substantially complete application and participate in the program.

The Program required staff to review the application for completeness and conduct a site visit to identify the extent (if any) of potential life safety issues. The results of staff's review and the site visit were required to be included in a letter provided to the property owner within 30 days of the date of application submittal.

Due to the number of applications submitted and delays in the issuance of life safety notices, I am extending the 120-day period for completeness on all use permit applications submitted under the Program, to toll for the delay in noticing.

For example, assume an application was submitted on March 27, 2019. The life safety notice would be due on April 26, 2019 (30 days after the application submittal). The application completeness deadline would be July 25, 2019 (120 days after submittal). Now assume that the life safety notice is instead sent out on July 16, 2019 (79 days after the due date). Because of the delay, the application completeness deadline would be similarly extended by 79 days to October 12, 2019.

The tolling period may be different for each application. Staff is available to help you determine the specific date of your tolling. Based on your application your tolling date is October 12, 2019.

As a reminder, the Program states that when an application remains incomplete any time after 120 days from the deadline (including the tolled time, where applicable), the PBES Director may determine that the applicant is not making a good faith effort towards timely completion. When that occurs, the application will be closed and any unused funds will be returned to the applicant. Please be sure to work with staff to ensure that your application is complete prior to the deadline.

Please feel free to contact Linda St. Claire at (707) 299.1348 or LINDA.STCLAIRE@countyofnapa.org if you need assistance with the specific date of your tolling, or otherwise have questions.

Cc: Emily Hedge, Beth Painter