

COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER
Director

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 Fahim Noorzay and Ishaq Osman
Located at 2600 Green Island Road
Assessor Parcel 058-060-004
File # P06-01535

DATE: September 8, 2008

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. If your business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Negative Declaration shall be filed.
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
3. All activities which generate oil, grease, metals, or other deleterious materials must be conducted in an area that is paved and covered.
4. Discharges of wastewater or wash water from activities including (but not limited to) equipment washing, vehicle washing, removal of vehicle fluids that may contain oil, grease, metals, or other deleterious materials must be properly disposed of. Because sanitary sewer is not available and sewage disposal is via a holding tank system, all such wastewater must be characterized and properly disposed of off site or by an on-site closed loop treatment system. If the waste stream is determined to be a hazardous waste, the waste must be stored and disposed of in accordance with the requirements of Division 20, Chapter 6.5 of the California Health and Safety Code and Title 22, Division 4, Chapter 30 of the California Code of Regulations.

5. A storm water pollution prevention plan (SWPPP) must be completed and the applicant shall comply with California Water Resources Control Board Industrial Activities Storm Water General Permit requirements.
6. A permit for sanitary waste holding tank must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed holding tank relative to the proposed project and other structures. An audible and visual alarm will be required.
7. An annual operating permit is required for the sanitary waste holding tank.

cc: S.T.
Doug Calhoun, Environmental Health Supervisor
Fahim Noorzay and Ishaq Osman, 1578 Green Island Rd., American Canyon, CA 94503

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



DATE: September 5, 2008

TO: Conservation Development and Planning Department

FROM: Erich Kroll, Supervising Engineer

SUBJECT: Fahim Noorzay, Ishaq Osman, 2600 Green Island Road, American Canyon, CA
058-060-004, P06-01535

The application will allow the applicant to establish an auto dismantling company with 4 full time and no part time employees; and construct a 30 space parking lot. Parcel is located at 2600 Green Island Road, American Canyon, CA.

EXISTING CONDITIONS:

1. The access road is currently undeveloped
2. Parking surface is currently undeveloped.
3. The entire parcel falls within Federal Emergency Management Agency (FEMA) Floodzone A as depicted on the Flood Insurance Rate Map (FIRM) 0460B, Community 060205. The Base Flood Elevation is 7 feet Mean Sea Level (MSL).
4. We have reviewed the phase one, water availability analysis for the proposed project. The 3.0 acre parcel is located in the "valley floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 3.0 AF/Year. The estimated water demand of 0.05 AF/Year (office space with approximately 5 employees) is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

RECOMMENDED CONDITIONS:

NEW DRIVEWAY:

5. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).

PARKING:

6. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

8. 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.
9. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
10. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
11. All earth disturbing activities shall maintain erosion, sediment, and waste materials from leaving the site and entering waterways during construction in conformance with the Napa County Storm water Ordinance.
12. All earth disturbing activities shall maintain erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Post Construction Runoff Management Requirements. This will include maintaining pre development rainfall runoff characteristics and meeting the design criteria set forth for parking areas. Specifically associated with a the dismantling and vehicle maintenance yard, the following best management practices will be required:
 - a. Parts, dismantled vehicles, materials, and fluids shall be stored in designated areas with a permanent cover or tarp with the placement of a curb, dike or berm around the area.
 - b. The designated areas shall have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section drain directly to a holding tank meeting Environmental Management Regulations.
 - c. The designated areas shall be constructed at a minimum elevation of 8 feet above the MSL.

AIRPORT SPECIFIC CONDITIONS

13. Applicant will pay all applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. Upon approval of this use permit, the applicant should contact our office to obtain information regarding the determination of this fee.
14. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County Airport Area Specific Plan.
15. Applicant shall dedicate the portion of roadway to Napa County as required in the Airport Area Specific Plan for the construction of a two lane collector road for the proposed Green Island Road Extension.
16. Applicant shall construct frontage improvements including curb, gutter, 12" water main and other storm drain infrastructure improvements per the Airport Specific Plan. The storm drain infrastructure shall support the full build-out of the drainage basin and all drainage improvements shall be sized accordingly.

OTHER RECOMMENDATIONS:

17. The applicant is responsible for obtaining a floodplain management permit and meeting the requirements of Chapter 16.04 of the Napa County Code prior to the issuance of a building permit. The applicant will be responsible for completing an Elevation Certificate for the completed structures prior to Occupancy.
18. Should the construction activity result in disturbance of greater than one acre of total land area, the permittee shall be required to file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site 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. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
19. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
20. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior

to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Erich Kroll or Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez

cc: Fahim Noorzay and Ishaq Osman, 1578 Green Island Rd, American Canyon, CA 94503



HILLARY GITELMAN
Director

* New topo survey *

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division
APPLICATION TITLE: Noorzay Auto Dismantlers APN: 58-060-004
DESCRIPTION OF PROJECT: Use permit for new auto dismantling /
Salvage yard on Green Island Road.

RESPONSE REQUEST DATE: 8/15/08 RESPONSE RETURN DATE: 8/29/08

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

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 1/23/07 comment attached

as well as new comments from Accela
dated 8.18.08

Name of contact person: Eric Banvard

Telephone #: 299-1359

Email: ebanvard@co.napa.ca.us

Title: Plans & Permit Supervisor

Date: 8.18.08



Napa County

User ID: EBANVARD ACCELA AUTOMATION®

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SmartManager	Application	Property	People	Fees	Workflow	Attachments	Reports	Daily	Condition
Tickler									
WORKFLOW									
SmartNotice									

Application #: P06-01535

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: CA

History - Building Review

Status: Active

Status Date: 08/18/2008

Action By: ERIC BANVARD

Department: Building-Department

Start Time:

End Time:

Hours Spent:

Billable: No

Overtime: No

Status Comment:

Add Standard Comment

Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. PARCEL IS IN FLOOD ZONE. Submitted documents still lack any detail of use of existing buildings, proposed use of these buildings or any new facilities; unable to clarify any specific building related issues due to undetermined nature of submittal.



Napa County

User ID: EBANVARD

SmartManager	Application	Property	People	Fees	Workflow	Attachments	Reports	Condition
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Admin Tools

Daily

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Workflow

Application #: P06-01535

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: CA

<ul style="list-style-type: none">✓ Application Acceptance• Environmental Review✓ Public Works Review✓ Fire Review✓ EM Review• County Council Review• Planning Review• Building ReviewPlanning ApprovalClosure	<div>History - Building Review</div> <div>Status: Active Status Date: 01/23/2007</div> <div>Action By: ERIC BANVARD Department: Building Department</div> <div>Start Time:</div> <div>End Time:</div> <div>Hours Spent: Billable: No Overtime: No</div> <div>Status Comment: <input type="button" value="Add Standard Comment"/></div> <div>No use permit environmental concerns by Building division. Unclear what change in use of existing structures is proposed. Unclear what new construction is proposed. Application materials appear insufficient to clarify possible building related issues at this time.</div>
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Patrick Lynch
Acting Director

SEAN - JOHN
299-1353 299-1354
RECEIVED

FILE #: 106-01535

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

MAR 14 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: AMERICAN CANYON FIRE

APPLICATION TITLE: Use Permit APN: 058-060-004

RESPONSE REQUEST DATE: 1/5/07 RESPONSE RETURN DATE: 1/19/07
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

PLEASE RESPOND VIA E-MAIL TO: _____ @co.napa.ca.us

OR DIRECT FAX TO: _____ (707)299-_____

FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: _____

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.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project? ☒ Yes ☐ No

2. Indicate areas of environmental concern and availability of appropriate technical data:

3. Do you recommend: ☐ Negative Declaration ☒ Environmental Impact Report

4. If the project is approved, recommend conditions of approval (use additional page if needed). SEE ATTACHED.

5. Have you previously reviewed an application on any portion of this project? ☐ Yes ☒ No

6. Name of contact person: Keith Caldwell Telephone #: (707) 642-2747

Prepared by: Keith Caldwell

Title: Chief Fire

Date: 3/13/07

American Canyon Fire Protection District

GENERAL BUILDING STANDARDS

SINGLE FAMILY RESIDENTIAL

1. All new single family dwellings with 1" water service must be equipped with NFPA 13-D fire sprinkler system including the garage.
2. Smoke detectors installed per California Building Code Standards.
3. Hydrants installed every 400 feet, with minimum flow of 1,000 GPM at 20 psi.
4. Must pay fire mitigation fee on all square footage. Contact American Canyon Fire District for current rates.

MULT-FAMILY RESIDENTIAL

1. All multi-family dwellings must be equipped with either NFPA 13-D or 13-R fire sprinkler systems including garages.
2. Fire alarm system must be installed audible in all dwelling units, must include outside strobe. Alarm must monitor manual pull stations located on each floor, smoke detector over the fire alarm panel, and water flow for fire sprinkler system.
3. Hydrants installed every 400 feet, with minimum flow of 1,500 GPM at 20 psi.
4. Must pay fire mitigation fee on all square footage. Contact American Canyon Fire District for current rates.

COMMERICAL & INDUSTRIAL OCCUPANCIES

1. Building fire sprinklers as per NFPA 13 and 231 in all buildings exceeding 600 sq. ft. Spec buildings in industrial must be .33 over 2,000 sq. ft. density. All void areas to have fire sprinklers. Inch and one half or two and one half inch standpipes may be required.
2. Rack sprinklers as per NFPA 231C.
3. Fire Department connection within 50 ft. of a public hydrant.
4. Fire Department connection: Two 2-1/2 inch inlets and one 5 inch storz inlet with check valves in buildings exceeding 50,000 sq. ft.
5. Sprinkler system to be monitored 24 hours a day by a private alarm company when 50 heads or more.
6. Sprinkler risers to be installed every 50,000 sq. ft.
7. Hydrants every 250 feet, minimum flow of 2,000 GPM (private) and 3,000 GPM (public) at 20 psi.
8. Must pay fire mitigation fee on all square footage. Contact American Canyon Fire District for current rates.

American Canyon Fire Protection District

General Requirements

1. Twenty foot all-weather access roads around building.
2. Firefighting doors- one every 100' – metal. Roll up doors not acceptable.
3. Occupant to install Knox box.
4. All doors with keyed locks must be keyed alike. (One key only)
 - a. Gates should be keyed alike also.
5. Smoke and heat ventilation system required per Article 81 of the California Fire Code, mechanical ventilation system may be installed per District approval if ESFR sprinklers are used.
6. Exit signs and emergency lighting shall be provided.
7. Fire extinguishers as required by the State of California Fire Code.
8. Alarm system- minimum installation includes smoke detector over the alarm panel, one manual pull station located in the office area. Each sprinkler riser must report individually. Minimum one strobe and horn device located in the office area and warehouse/production area. All sprinkler valves must be monitored with tamper switches.
9. On warehouse buildings exceeding 50,000 square feet, all man doors and rollup doors must be numbered per the district standards.
10. All requests for new addresses must be submitted to the Fire District prior to application for building permit.
11. Prior to final approval for certificate of occupancy all multi-family, commercial, industrial must submit site and floor plans electronically (auto-cad or arc-view) to the Fire District.

Fees

1. Plan check and permit fee will be charged based on contract value of the work. All plans must be submitted to American Canyon Planning/Building Department, Attn; Lori Grahm @ 707-647-4581.
2. Mitigation Fee based on square footage (one time fee).
3. Fire Service Fee is charged annually.

FINAL APPROVAL SUBJECT TO FIELD INSPECTION.

Any questions, please feel free to contact this office @ 707-642-2747.

225 JAMES ROAD AMERICAN CANYON, CALIFORNIA, 94503
PHONE (707) 642-2747 FAX (707) 642-0201

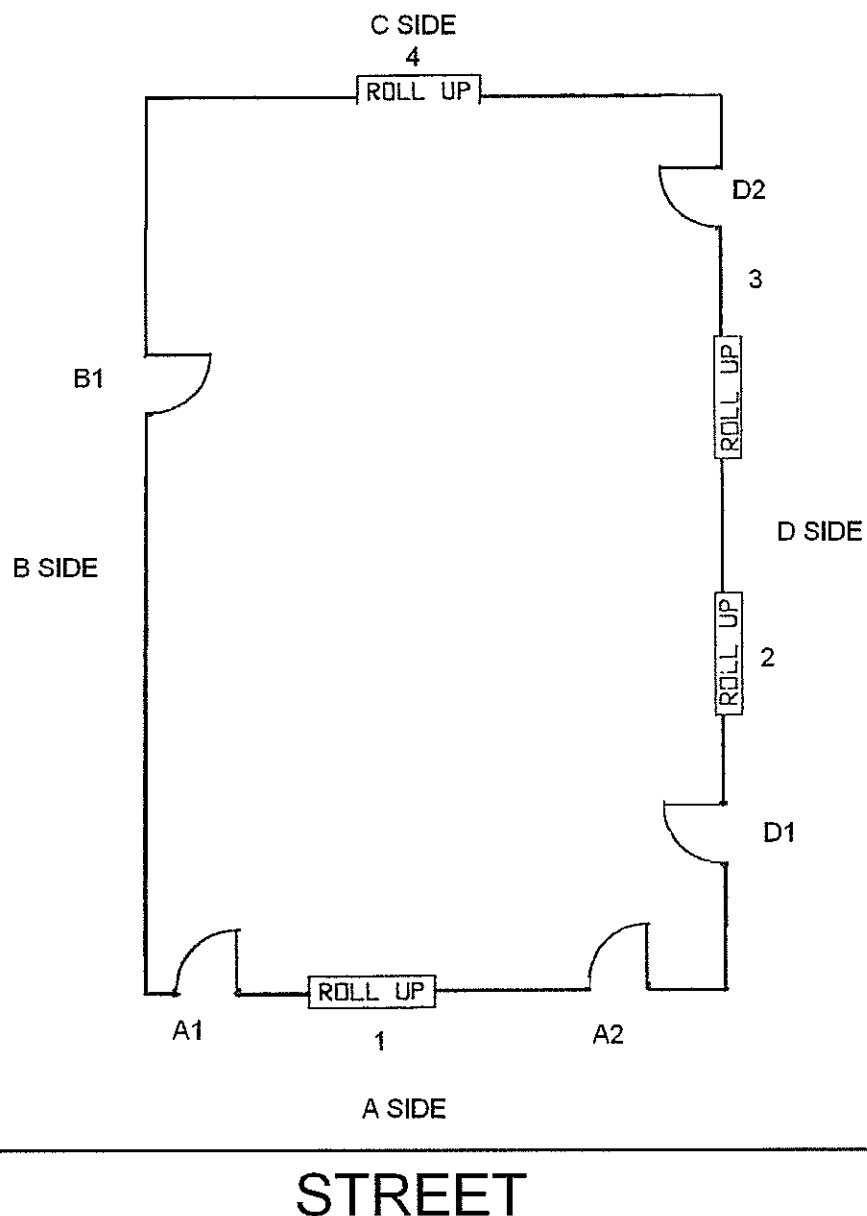
American Canyon Fire Protection District

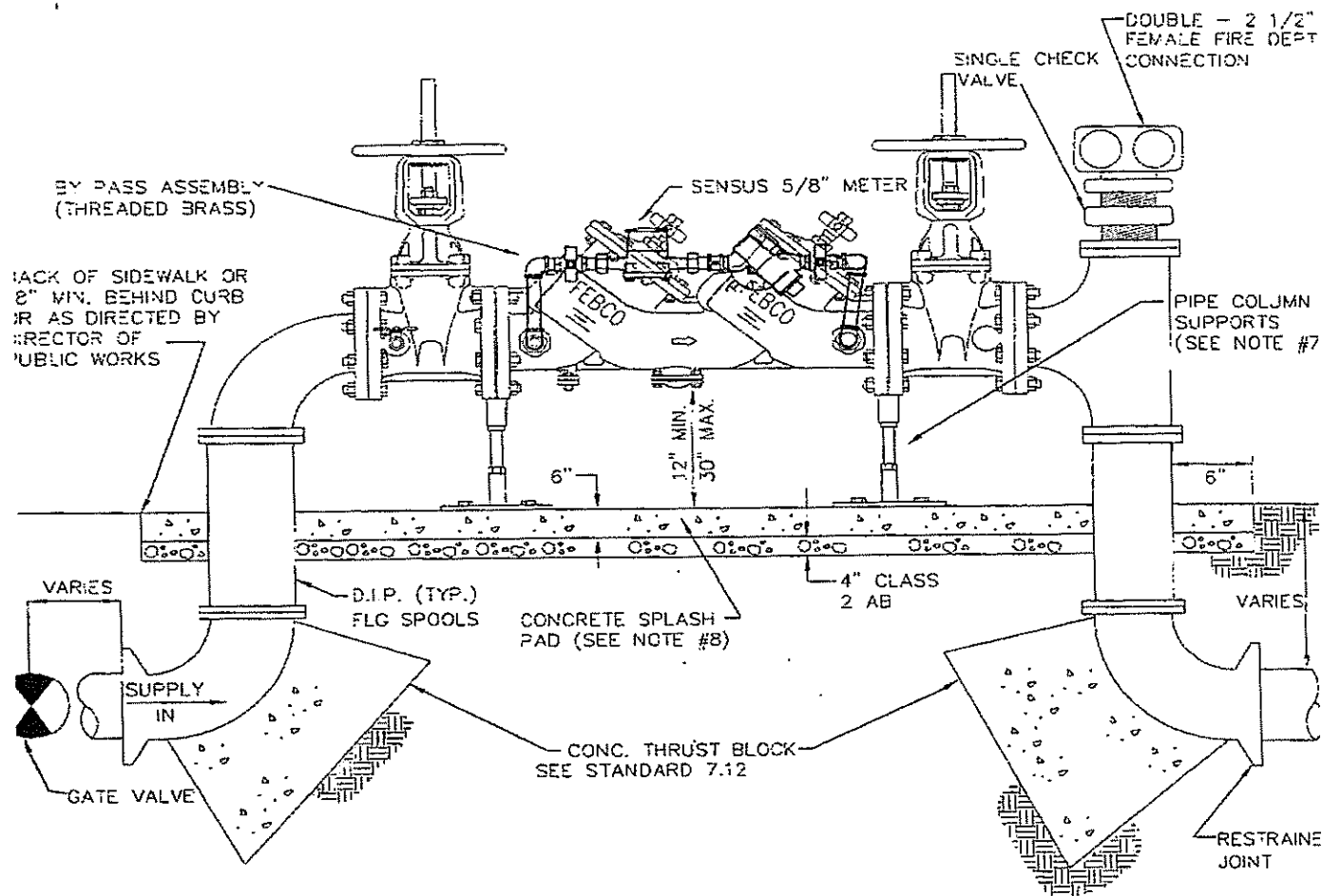
DOOR LABEL REQUIREMENTS

Building sides are determined by the A side is the side of the building that faces the street. The sides are then lettered going clockwise around the building.

Man doors are labeled by the building side followed by the number of the door from left to right for each side. These are required to be a minimum of four inches in height.

Roll up doors are numbered starting at the A side and going counter-clockwise around the building. These are required to be a minimum of six inches in height.





NOTES:

1. BACKFLOW DEVICE TO BE F&B CO 850 DOUBLE DETECTOR CHECK VALVE ASSEMBLY WITH SENSUS 5/8" METER. (READING IN 100 CU. FEET)
2. BACKFLOW DEVICE SHALL BE INSTALLED PERPENDICULAR TO THE STREET, AT THE BACK OF SIDEWALK.
3. THRUST RESTRAINT DURING HYDROSTATIC TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY RESTRAINT SHALL BE REMOVED AS DIRECTED.
4. DEVICE MUST BE PROTECTED FROM TRAFFIC HAZARDS, EITHER BY VIRTUE OF LOCATION OR APPROVED BARRIERS.
5. ALL ABOVE GROUND FITTINGS TO BE FLANGED.
6. A 3/8" HARDEN CHAIN SHALL BE PROVIDED AS PART OF THE INSTALLATION TO LOCK SHUTOFF VALVES IN THE OPEN POSITION. LOCK TO BE PROVIDED BY THE CITY OF AMERICAN CANYON.
7. PIPE COLUMN SUPPORTS REQUIRED FOR 3" ASSEMBLY & LARGER. ANCHOR TO SLAB.
8. CONCRETE SPLASH PAD TO EXTEND 6" PAST INFLOW & OUTFLOW PIPE. PAD WILL BE 30" WIDE CENTERED ON BACKFLOW DEVICE & 6" DEEP. CLASS A CONCRETE.
9. USE OF THIS DETAIL MUST BE APPROVED BY THE FIRE PROTECTION DISTRICT. ALL CONNECTIONS AND RELATED APPURTENANCES SHALL MEET THE FIRE PROTECTION DISTRICT'S SPECIFICATIONS AND REQUIREMENTS.
10. THE BACKFLOW DEVICE MUST BE TESTED BY A CITY APPROVED AWWA CERTIFIED BACKFLOW TESTER OR FACTORY TEST CERTIFICATE PROVIDED BEFORE WATER IS TURNED ON.
11. PAINT RED ENAMEL.
12. INSULATING BLANKET REQUIRED FOR BACKFLOW ASSEMBLY AND ABOVE GROUND P-PING. F&B SHALL REMAIN UNCOVERED.



CITY OF AMERICAN CANYON

INSTALLATION OF PRIVATE
FIRE PROTECTION SERVICES
W/ FIRE DEPT. CONNECTION

DATE
JAN. 2006
SCALE
NONE
STANDARD DWG.
7.08A

DATE REVISIONS

ROBERT C. WEIL, P.E. DIRECTOR OF PUBLIC WORKS