



HILLARY GITELMAN  
Director

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MAR 14 2007

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH  
Assistant Director

**PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS**

TO: American Canyon Fire

APPLICATION TITLE: Napa Airport Corp Center APN: 57-090-076

DESCRIPTION OF PROJECT: ± 140,000 sf of new ~~new~~ light industrial buildings w/ 5-100'±  
office build-out. ± 436,000 sf total development area.

RESPONSE REQUEST DATE: 2-21-07 RESPONSE RETURN DATE: 3-4-07

PLEASE RESPOND VIA E-MAIL TO: psherman@co.napa.ca.us  
OR FAX TO (707) 299- 4430

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.

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Name of contact person: Kath Caldwell Telephone #: 707-642-2747  
Email: KCaldwell@amcanfir  
Title: Fire Chief cor  
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

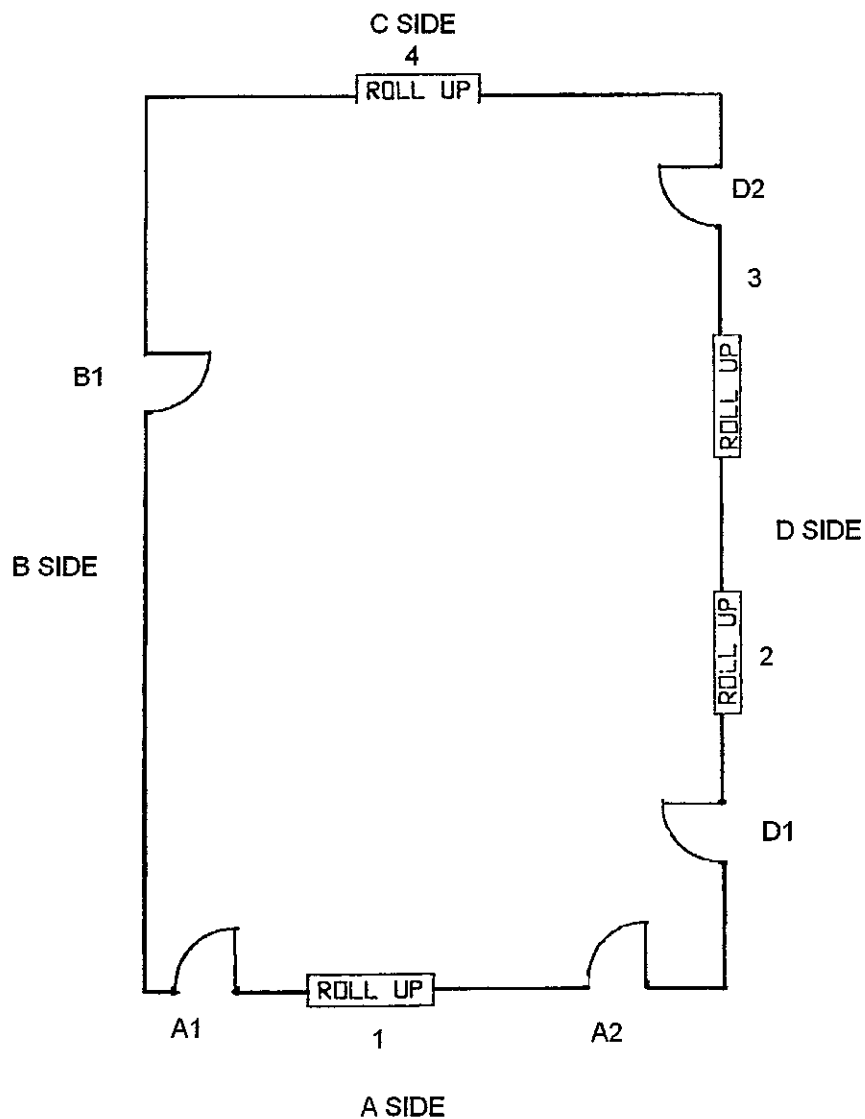
# American Canyon Fire Protection District

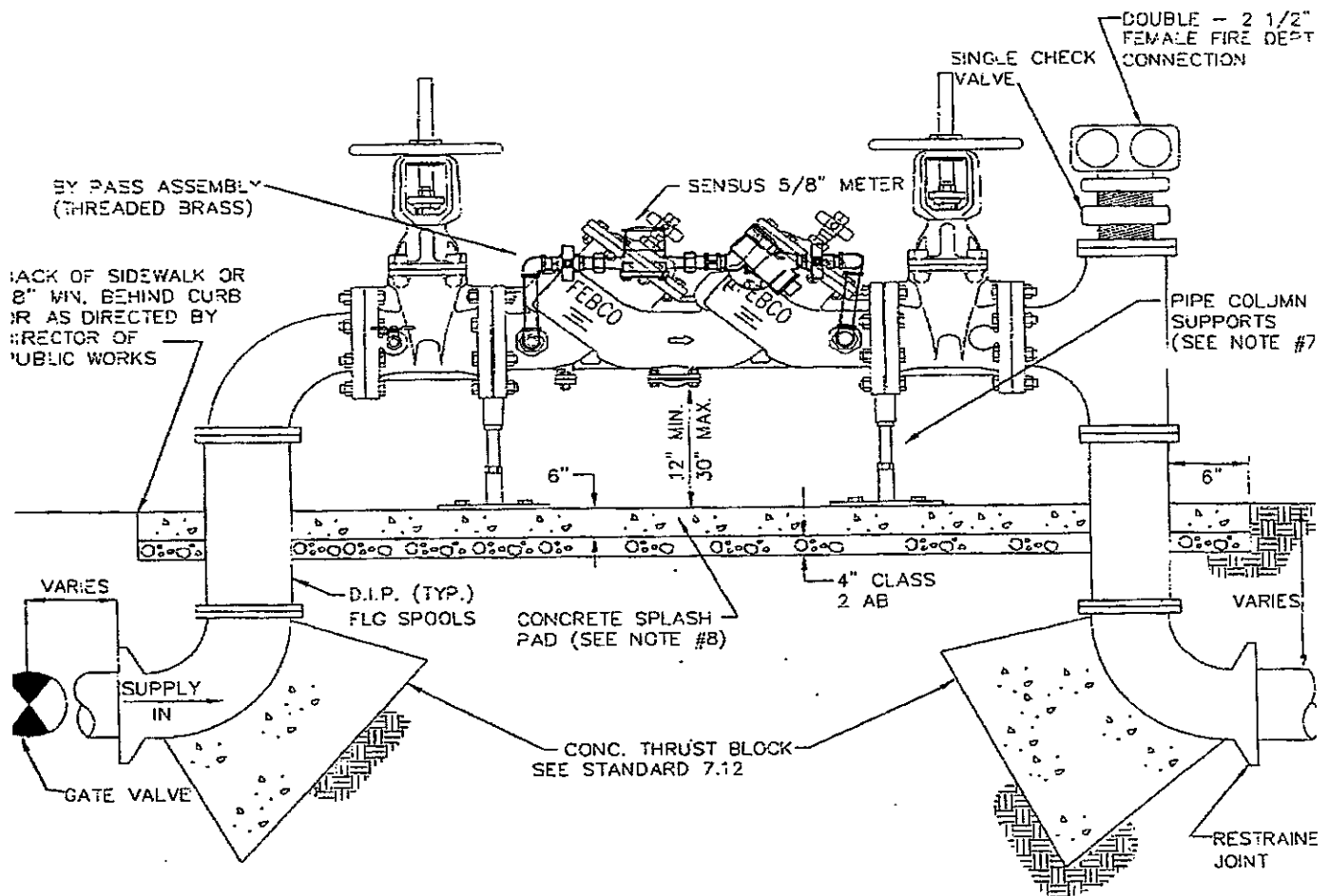
## DOOR LABEL REQUIREMENTS

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 FEBCO 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 PIPING. FDC 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

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



**DATE:** February, 27<sup>th</sup>, 2008

**TO:** Conservation Development and Planning Department

**FROM:** Drew Lander, Assistant Engineer *DL*

**SUBJECT:** Napa Airport Corp Centre, APN# 057-090-076, File # P07-00113

The application will allow the applicant to construct 140,000sqft of new light industrial building space; construct a 254 space parking lot. Parcel is located South of S. Kelly Road. The West property line borders the proposed alignment of the future Devlin Road extension.

**EXISTING CONDITIONS:**

1. The existing unimproved access is located at the intersection of Devlin Road and S. Kelly Road.
2. Existing parcel is a grassy field and there are no existing improvements on the parcel.
3. Parking surface is currently nonexistent.

**RECOMMENDED CONDITIONS:**

**GROUNDWATER**

1. The applicant has submitted a will serve letter from the City of American Canyon for water service. No on site wells shall be used to serve this parcel. No further analysis is necessary.

**NEW DRIVEWAY:**

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12)

**PARKING:**

3. 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 two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 27, Section 19).

4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

#### **SITE IMPROVEMENTS:**

5. 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.
6. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
7. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

#### **AIRPORT SPECIFIC CONDITIONS**

8. Applicant will pay all applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. The applicant should contact our office to obtain information regarding the determination of this fee.
9. 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.
10. The Developer shall dedicate the portion of roadway to Napa County as required in the Airport Area Specific Plan for the construction of a three lane collector road for the proposed Devlin Road extension bordering the development parcel.
11. The Developer shall provide to this department complete construction drawings for the entire half of Devlin Road that borders the development parcel.
12. This Department will support the acceptance of the dedicated right of way that has been constructed. Any road improvement not completed on the parcel beyond the immediate development envelope will require the Developer to post the required construction security needed to insure the completion of the half width of Devlin Road bordering the development parcel. These securities must be in place prior to any occupancy or temporary occupancy of the development. This deferral shall be memorialized by a deferred construction agreement in accordance with section 17.38 of Napa County Code.
13. The Developer is to build half of Devlin Road along the frontage of the parcel including curb, gutter and other storm drain infrastructure improvements to support the full build-out of the drainage basin and all drainage improvements shall be sized accordingly.

14. The Developer shall dedicate to Napa County the necessary width required along the development parcel bordering South Kelly Road for a collector road as defined in the Airport Area Specific Plan and as required to provide left turn movements into and exiting the parcel.
15. The Developer is to complete the full improvements of S. Kelly Road including curb, gutter, sidewalk and any improvements called out in the Airport specific plan.
16. The Developer is to provide a continuous left-turn lane as appropriate and approved by this department for the movement of traffic on South Kelly Road entering and exiting the development and opposing developments.

**OTHER RECOMMENDATIONS:**

17. Any proposal to relocate or remove an existing legal easement serving adjoining parcels can only be accomplished as permitted by law and no approval or implied approval of a County permit can diminish any property owner's rights.
18. Improvements shall be constructed according to plans prepared by a registered civil engineer and will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
19. The site plans indicate that the construction activity will result in disturbance of greater than one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation
20. 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.
21. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm





STEVEN LEDERER  
Director

JMD

**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:** Application for Napa Airport Corporate Centre  
Located at South Kelly Road and Hwy. 29  
Assessor Parcel # 57-090-76  
File # P07-00113

**RECEIVED**

**MAR 27 2008**

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**DATE:** March 25, 2008

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

1. The proposed parcel(s) must be connected to the City of American Canyon water system.
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. Pursuant to Chapter 6.5 & 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. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management
4. All waste water lines of the proposed development must be connected to the City of American Canyon Sewer system.
5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

1195 Third Street, Suite 101 • Napa, California 94559  
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • [www.co.napa.ca.us](http://www.co.napa.ca.us)

6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
7. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

cc: John McDowell, CDPD  
Napa Airport Corporate Centre, 8775 Folsom Blvd. Suite 200, Sacramento CA 95826