



PLANNING COMMISSION STAFF REPORT

Meeting Date	May 22, 2008
Item Number	3
File Number	PL07-002

Application	DR07-08 and UP07-03
Project Location	North of Green Island Road Assessors Parcel Number 057-090-007
Applicant/Owner	Scannell Properties
General Plan Designation	General Industrial
Zoning District	I – Industrial
Environmental Review	Mitigated Negative Declaration
Staff Contact	Richard Bottarini, Planning Consultant Brent Cooper, AICP, Planning Director

BC

Background

The applicant is requesting a Design Permit and Conditional Use Permit for a 650,000 square foot double-loaded bulk wine distribution facility for Kendall Jackson’s Wine Estate. The climate controlled facility will have the capacity to store over 5 million bottles of wine. The logistics provider will be Biagi Brothers, who is currently headquartered in the Airport Business Park of Napa County. The Conditional Use Permit is proposed to reduce the amount of required parking at the time of construction, with land reserved or ‘land bank” for the required parking, if it becomes necessary. A Minor Variation is needed to increase the maximum building height from 40 to 42 feet.

The proposed project is located on a triangular, relatively flat, vacant 36.52 acre parcel (APN 057-090-007). The site is located approximately 560 feet north of Green Island Road along a 56 foot wide access easement.

To the north is vacant property owned by Biagi Bros. and the Napa County Airport located approximately ¼ mile north of the Project site. To the east are the vacant lands owned by the Givannoni Family and State Highway 29 located approximately one mile east of the site. The Napa River and its associated wetlands are located approximately one-half mile west of the site. The southern and eastern boundary of the site abuts a spur of the Union Pacific Railroad, the land beyond which is developed with similar industrial and warehouse uses.

Applicable Provisions

The project is located in the Green Island Industrial area. The following General Plan and Zoning Ordinance policies and standards apply to the proposed project. Applicable development standards from the Green Island Industrial Park are discussed in the development standards section below.

General Plan Policies, Programs, and Principles

Applicable General Plan policies include the following:

- 1.22.1 Accommodate the continuation of existing and development of new manufacturing, research and development, warehouse and distribution, ancillary offices, and similar uses in areas designated as "Industrial (I)" on the Land Use Plan Map.
- 1.22.4 Permit development according to the following standards:
 - a. Labor –intensive uses: a maximum floor area ratio of 0.5.
 - b. Low labor uses (such as warehousing): a maximum floor area ratio of 0.7.
- 1.22.5 Require that development be designed to achieve a high level of quality and compatibility with existing uses including the consideration of the following:
 - a. Architectural treatment of all building elevations.
 - b. Use of extensive landscape along the primary street frontages and parking lots; and
 - c. Enclosure of storage areas visible from principal highways (including Highway 29) and peripheral residential and commercial districts with decorative screening or other elements.
- 1.22.6 Control, through the permit process, the development of industrial uses that use, store, produce, or transport hazardous materials in threshold planning quantities, generate unacceptable levels of noise or air emissions, or result in other impacts that adversely impact American Canyon Zoning Ordinance Regulations

The proposed wine distribution building is permitted in the GI zone under the category of wholesaling, distribution and storage. The General Industrial (GI) Zoning District was established to provide areas appropriate for functional industrial activities, including warehousing, manufacturing, food processing, product and equipment assembly, and similar types of uses that may involve both indoor and outdoor activities, and related ancillary uses.

Development Standards

Applicable development regulations for the General Industrial District as specified in the Zoning Ordinance are as follows:

Development Standards for the Industrial Districts

Standard	Requirement	Provided (preliminary)	Notes
Minimum Area Per Lot	40,000 square feet	36.52 acres	
Minimum Width Per Lot	150 feet	881 feet	
Minimum Depth Per Lot	150 feet	1,113 feet	
Minimum Front Yard	20 feet	48 feet	

Standard	Requirement	Provided (preliminary)	Notes
Minimum Side Yard			
One-story	10 feet	60 feet	
Two-story	10 feet-	-	
Street side of corner lot	15 feet	N/A	
Minimum Rear Yard	10 feet	840-feet	
Minimum Setback From Arterial	30 feet	N/A	
Building Square Footage		650,000 Square feet	
Maximum Floor Area Ratio			
Industrial uses	50%	41%	
Maximum Number of Stories	3	1	
Maximum Building Height	40 feet	42 feet	36 feet to parapet and 42 feet top of cornice, the cornice as an architectural feature requires approval of a minor variation.
Parking - Vehicle	335	110	3 visitor and 6 handicapped
Parking - Loading	33	33	
Parking - Total	335	110	225 space have been land banked
Bicycle Parking	9	0	Can be phased (19.21.050 C)
Impervious Surfaces - Roof	-	650,000	From Site Plan
Impervious Surfaces - Pavement	-	323,786	From Site Plan
Impervious Surfaces - Sidewalk	-	11,923	From Site Plan
Impervious Surfaces - Total	-	985,709	From Site Plan
Landscaping- Surrounding Parking Area	-	38,295	
Landscaping – Surrounding Circulation Area	-	452,219	
Landscaping – Detention Basin	-	114,588	
Landscaping - Total	-	605,102	

In addition, Chapter 19.41 of the Zoning Ordinance describes the Design Permit approval process. Section 19.41.040 requires the following areas of design to be considered in reviewing design permits:

A. Site Planning.

1. Appropriateness of setbacks, site coverage, building heights, and outdoor use areas.
2. Adequacy of parking, and vehicular and pedestrian circulation.
3. Relationship to abutting or adjacent sites and land uses; minimization of impacts on residential districts.
4. Preservation of natural site amenities.
5. Use of landscaping, outdoor lighting, and outdoor furniture.
6. Usability of public and private open spaces.

B. Structural Design.

1. Scale, mass, bulk, and proportions
2. Compatibility with the desirable qualities of the area and/or streetscape
3. Compatibility of building materials and detailing for all structures
4. Relationship to other structures and accessory elements on a site
5. Screening of utility and mechanical facilities
6. Design of fences and walls
7. Use of architectural elements that contribute to visual interest and variety, including variation to wall planes, multiple roof lines and defined entries

Project Evaluation

Site plan

The proposal is for a 650,000 square foot warehouse/distribution facility. The proposed facility would be a single building containing two office areas and the warehouse facility, with the possibility of adding a small third office area in the warehouse facility. The building will be generally located in the center of the site.

Access to the site will be provided via a driveway from Green Island Road along the west side of a residential property to the southeast corner of the site. The access easement will be 56 feet wide and 560 feet in length in which a 30-foot driveway will be constructed. The site plan will allow for a potential future connection to Devlin Road through the vacant lands owned by the Givannoni Family.

Site circulation will be provided via a loop road along the perimeter of the facility. The truck loading area for both inbound deliveries and outbound distribution will be located at the northern end of the Project site. Truck parking, fuel area and weigh station will also be located in this area. Employee and visitor parking will be located at the southeastern end of the Project site close to the new access road connecting the facility to Green Island Road.

The northeastern quadrant of the site will be left in its natural condition; as open fields to protect wetlands located in this portion of the property.

The western most portion of the site will be left in its native state to avoid impacts to wetlands and will accommodate a retention/water treatment facility basin. Grading and flood control facilities have been designed to sustain the natural flow and volume of water to on-site wetland areas.

Exterior yard components of the facility include an employee break area, fuel island, axle scale, guard shack (routing station), and a rail spur.

The railroad spur line will be constructed from the existing Southern Pacific Railroad line south of the site. The connection will require the bridging of a narrow drainage channel. The spur will run along the southern side of the building fourteen (14) rail dock doors adjacent to the spur.

The site plan and buildings meet the requirements of General Plan policies for Industrial Districts, including policies 1.22.1-1.22.9. The site plan and buildings meet all development standards for the GI zone (setback, site coverage, building height, and maximum Floor Area Ratio (FAR) and all site planning and structural design criteria of the Design Permit section of the Zoning Ordinance.

Architecture

Construction will be comprised of concrete tilt wall panels with a load bearing structural frame. The proposed building construction will be consistent with other warehouses in the vicinity. The building will be isolated from public view off Green Island road and will not be taller than typical tilt-up buildings recently constructed in the area.

The architecture has been designed for all four elevations. The east side of the building, the front of the building, will be decorated with vertical and horizontal articulation. The elevation will have stucco protrusions above the cornice. The east side of the building will have an office appearance. The storefront glass will be light green, allowing light to enter in the office areas of the building. These features will wrap around the corner of the building approximately 40 feet, which intends to provide distinction to the office.

Glass treatments on the building, other than the front, will be spandrel windows, which will not allow light into the building and are for decorative purposes only.

The distribution and storage portions of the building will consist mostly of flat painted tilt wall panels and approximately every 10-20 panels on the north and south elevations, a panel height protrusion will extend from the parapet of the wall and is taller with cornice and columns for approximately 4-5 panels. These areas are painted the base color of the building, a deep tan. Every other 4-5 panel extrusion has a higher elevation and either a flat cornice or a slightly rounded cornice, which is painted a lighter creamy yellow color. Square reliefs occur high on the third panel to the left and right of the extrusion. These are painted the base color of the building.

Along the north elevation will be thirty-eight (38) dock doors, nineteen (19) for incoming delivery trucks (the eastern most docks) and nineteen (19) for outgoing distribution trucks (the western most docks). Along the southern elevation will be fourteen (14) rail dock doors.

The maximum height of the building is 42'-0" at vertical stucco protrusions and at tallest panel heights, with most of the stucco cornice and tops of panels being at 36'-6" above grade.

The building is proposed to be painted with a 17'-0" wainscot of a deep tan base. This is separated from the cream, yellow top portion of the building by a recessed red-brown painted transition. The stucco cornices are painted to match the cream yellow portions of the building. The decorative elements that occur high on the protrusions, consist of a deep olive green painted rectangular area, separated by small reveals. These rectangular elements occur at the same height and size of the spandrel windows that are located on the east side of the building. Other elements are painted small bands at the tops of foam core stucco columns, painted a deep red.

Parking and Access

The required parking will be 335 automobile spaces consistent with the City's Vehicle Parking Requirements (Municipal Code Section 19.21.30). According to the Zoning Ordinance, the facility will also provide 40 semi-tractor trailer spaces. The construction of parking spaces will be phased over time. The site plan shown shows the provision of 110 parking spaces (which includes employee, visitor and handicap parking). Also shown on the site plan are areas to be used for the provision of the remaining 225 parking spaces at some point in the future should they become necessary to support activities on the site.

Pursuant to the City of American Canyon zoning Ordinance, the parking requirement for the warehouse is one space per 1,000 square feet of gross floor area for the first 20,000 square feet of space, plus one per each 2,000 square feet of gross floor area thereafter. The warehouse requires 337 parking spaces. When the proposed Project initially opens, the site plan indicates that 110 vehicle parking spaces and 33 truck parking spaces will be provided. In the future, an additional 225 vehicle parking spaces will be provided, totaling 378 vehicle and truck parking spaces, which fulfills the City requirement. Based on the parking demand per employee of 61 spaces, the additional parking spaces are not necessary when the project opens.

Given the limited number of estimated employees, the applicant proposed less than the required parking and will agree to install the necessary parking within 60 days of being requested by the City should the use change, or experience show the parking is needed beyond the amount estimated at this time.

The proposal to land bank the parking will have several advantages to both the applicant and the City of American Canyon. First, the proposal will balance the proposed parking with the demand and reduce the original cost of construction for the applicant. As a distribution warehouse, the number of employees will be limited and to provide excess parking will be neither ecologically sound nor aesthetically pleasing. The reduction of impervious paved surfaces, addition of landscaped areas is a better overall plan, which is an advantage to the City.

Grading

The proposed Project would require approximately 163,000 cubic yard of cut and fill grading with resulting finished floor elevation (FFE) at 30 feet above mean sea level (msl). All grading materials will be contained onsite, which means that no soil would be imported to or exported from the site. The grading will be conducted in accordance with the findings and mitigations contained within the Mitigated Negative Declaration.

Drainage

Storm water runoff from the proposed Project would be directed east-to-west on the Project site via underground 18- and 24-inch storm drains into a new storm water detention/siltation basin and gradually released via an 18-inch storm drain to an existing drainage ditch off-site to the west in conformance with federal, state, and regional requirements. The new basin will be 1.55-acres in size and have a volume capacity of 3.5 acre-feet. The perimeter storm drains would consist of 18- or 24-inch perforated drain pipe lying in a bed of gravel wrapped in filter fabric beneath permeable soil and an approximately six-foot wide vegetated swale. The detention basin would be planted with perennial turf grass to retain and filter runoff from the site.

Landscaping

Landscaping will be provided around the site perimeter, around buildings, and in parking Islands. The detention basin would be planted with perennial turf grass to retain and filter run-off from the site. In addition, the northeast corner of the site in the area proposed as a land bank for the possible provision of future parking spaces is identified as a "California native grass re-vegetation area." The western and eastern perimeters of the site would be planted with a variety of 24 inch evergreen trees, such as coast redwood, and deciduous trees, such as oaks, alders, and sycamores. Large shrubs would be planted along with smaller shrubs among the trees along the perimeter. The swale would have a similar array of plants, except that there would be redwoods, and would be planted more sparsely. Flowering trees, such as Washington thorn, western redbud, and flowering crabapple would be feature in the parking islands.

The irrigation design for the site will be automatically controlled by an irrigation controller capable of multiple programming and independent timing of conventional spray systems, bubbler systems, and drip systems. The controller will have a 24-hour clock to allow multiple start times and repeat cycles to adjust for soil percolation rates. The irrigation system will consist primarily of low volume, low flow emitters and/or bubblers for shrubs and trees, with minimal spray nozzles for turf areas. Plants will be grouped into separate valves according to sun exposure and plant types. Irrigation scheduling will reflect the regional evapo-transpiration rates. The landscape areas of the site will be designed to run during the nighttime hours when irrigation is most efficient.

As stated earlier, the applicant has revised the east elevation of the building and has removed some planter areas and trellises. These changes will require a revised landscape plan. Staff recommends that the landscape plan be revised to include, a minimum landscape area of 15 feet in front of the east elevation with 24 inch box trees on 15 foot center. The exact location and species of vegetation will be determined by the landscape architect. The revised plans should either be reviewed and approved by the Planning Director or the Planning Commission

Environmental Review

A discretionary project involving new construction is subject to the California Environmental Quality Act (CEQA). Staff completed an Initial Study and determined that the project would not have a significant adverse effect on the environment with mitigation measures applied; therefore a Mitigated Negative Declaration was prepared (Attachment 3). The potential environmental impacts for which Mitigation Measures are proposed include those related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hydrology and Water Quality, Noise, Public Services, Transportation/Traffic, and Utilities & Service Systems. A Mitigation Monitoring and Reporting Program are provided in Attachment 3 to ensure timely implementation of the mitigation measures.

The Mitigated Negative Declaration is required to be adopted prior to approval of the Design Permit application. The State Clearinghouse review period started on March 18, 2008 and ended on April 17, 2008. Several comments were received and were incorporated into the final mitigated negative declaration. None required significant changes to the project.

Biology

The Initial Study and Mitigated Negative Declaration identified several significant biological habitats that will require that the originally proposed grading and site plan be modified. Specifically, the biological survey discovered several vernal pools and potential wetlands that required a re-design be avoided. These wetlands have the potential for habitats ferry shrimp,

various plant and animal species. The grading will be conducted in accordance with the findings and mitigations contained within the Mitigated Negative Declaration.

Climate Change

This large distribution center proposes to add approximately 65 diesel truck trips daily to the existing condition. In addition, the building itself, at 650,000 square feet will operate a cooling system to handle approximately 15 acres of warehouse keeping wines at their optimum temperature.

Traffic

The distribution network will be served by Biagi Brothers' trucking fleet and the California Northern Railroad. Kendall Jackson projects that Biagi Brothers' trucking fleet will distribute approximately 30% of the wine within the State of California, and the California Northern Railroad will distribute 70% of the wine throughout the remainder of the United States. Initially, however, only 20% of the wine will be distributed by rail and 80% by truck.

A comprehensive traffic study was prepared for the proposed Project by Kimley-Horn and Associates, Inc and reviewed by Omni-Means, the City's traffic consultant. The traffic study evaluated the current and future traffic conditions at or near the Project site and identified key intersections where traffic operations may be impacted as a result of the development. The traffic study was prepared based on discussions with, and criteria set forth by, the City of American Canyon and Caltrans' *Guide for the Preparation of Traffic Impact Studies*. This report only summarizes the key points and does not duplicate the analysis.

The traffic study established several benchmarks or threshold of significance, which are defined below. Levels of service are represented by a letter scale from LOS A to LOS F, with LOS A representing the best performance and LOS F representing the poorest performance under significantly congested conditions.

A project-related or cumulative traffic impact will be considered to be significant if the proposed project:

- Causes the existing baseline level of service to degrade to worse than LOS D (LOS E at American Canyon Road/SR 29) at any intersection as stipulated in the City's General Plan, Circulation Element. For intersections with a LOS below the acceptable performance standard in the baseline (i.e. no project) conditions, transportation LOS impact for a project is considered significant if the addition of project traffic increases average delay per vehicle by more than five seconds for the intersection, or five percent performance (i.e. congested travel speeds) decrease on corridors and other facility locations.
- Causes queues at an intersection to spill back out of their available storage or into adjacent intersections. For intersections where turn queues exceed available storage in the baseline (i.e. no project) conditions, transportation queuing impact for a project is considered significant if the addition of project traffic increases the length of the queue by more than 25 feet.

Overall, the mitigations proposed in the Initial Study and the Mitigated Negative Declaration will reduce the impacts to less than significant. Additionally, the applicant has agreed to participate in a Community Service District for the extension of Devlin Road. This improvement will facilitate local and regional circulation through the City.

The identified mitigations measures are as follows:

- **Widen Green Island Road.** Green Island Road shall be widened to the City standard from Jim Oswalt Way to the Project entrance in the near-term. Other developments are expected to widen to east side of the roadway, therefore the Project shall widen the west side of the roadway segment. Applicant shall fund, design, and construct the widening to the satisfaction of the Director of Public Works prior to occupancy.
- **Traffic Impact Fee.** The Applicant shall pay the traffic mitigation fees as stated in the City's ordinance to address the Project's proportional traffic impacts to intersections.
- **Sight Distance.** Sight distance at the Project access from Green Island Road is below the adopted standard. Two existing fences block adequate sight distances. A tall chain-link fence in the southwest quadrant of the intersection encircles the back storage lot for Napa Valley Cast Stone (NVCS). The fence blocks northbound traffic on Green Island Road from seeing eastbound traffic approaching the intersection. Relocation of the fence is not readily possible because of the impact to the NVCS storage lot and the differences in elevation between Green Island Road and the storage lot. With the addition of many large trucks and employees of the proposed Project, the potential for collisions will be increased. It is recommended that the northbound approach to the intersection be required to stop (just as traffic exiting the Project site will be required to stop). The stop bar should be placed as close to the intersection as practical to permit northbound traffic to safely look past the NVCS fence before proceeding through the intersection.

Required Findings

Design Permit

Zoning Ordinance Section 19.41.050 requires the Planning Commission to make the following findings in approving a design review permit application.

1. The project complies with all applicable provisions of the Zoning Ordinance and any applicable approvals granted for the project by any decision-making authority.
The proposed buildings comply with applicable development standards and adequate parking will be required by conditions of approval.
2. The project and its design comply with any applicable design guidelines.
The design of the project is consistent with General Plan design standards. The applicant is architecturally treating all sides of the proposed building, incorporating extensive landscaping in the front and along the parking lots.
3. The project and its design comply with all applicable General Plan policies.
The project and its design comply with General Plan policies 1.22.4 through 1.22.9 as required.
4. The project's quality and character are compatible with the surrounding area, unless physically deteriorated or blighted, and will not be materially detrimental to existing development.
The project's quality and character will be compatible with the surrounding industrial area. The design features incorporated into the building will enhance the area.
5. The proposed design is compatible with existing development in the area in terms of scale, height, bulk, proportion, materials, cohesiveness, color, and the preservation of privacy.
The proposed design of the building, and landscaping, will be compatible in terms of most of the above characteristics with existing buildings and improvements in the area. The building

will include fenestration, the pop-out structures, cornices, bell and color lines, and extensive landscaping will provide visual interest, and will continue a high standard within this industrial area. Therefore, the bulk of the building will be compatible with the surrounding area.

6. The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.

The project is well-designed. The office elements with fenestration, the pop-out structures, cornices, bell and color lines, and extensive landscaping will provide visual interest, and will continue a high standard within this industrial area.

7. The proposed design promotes a harmonious transition in terms of scale and character between areas of different General Plan land use designations and zoning districts.

The buildings will be harmonious with General Industrial uses. It is not located in a transition area.

8. The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation.

The Public Works Department has found the proposed vehicular and pedestrian circulation plan to be adequate and safe.

Use Permit

Zoning Ordinance Section 19.42.020 requires the Planning Commission to make the following findings in use permit application:

1. The proposed use is consistent with the policies and programs of the General Plan and any applicable master or specific plan.

The proposed buildings comply with applicable development standards and adequate parking has been proposed. The land banking of areas for future parking is consistent both the spirit and intent of the Zoning Ordinance. The conditions of approval permit the City to required additional parking, if found necessary.

2. The proposed use is consistent with the purpose(s) and standards of the applicable zoning district(s).

The projects use is consistent with the General Plan and Zoning and the proposed application will meet all the standards of the Zoning Ordinance.

3. The project site is physically suitable for the type and intensity of land use being proposed.

The site is relatively flat, within an industrial area with adequate access and all necessary utilities.

4. The proposed use will not be a nuisance or materially detrimental to the general health, safety, and welfare of the public or to property and residents in the vicinity.

The proposed industrial/warehousing use is consistent and complementary to the existing uses in the area.

5. The site for the proposed use has adequate access, and meets parking and circulation standards and criteria.

The proposed buildings comply with applicable development standards and adequate parking has been proposed. The land banking of areas for future parking is consistent with both the

spirit and intent of the Zoning Ordinance. The conditions of approval permit the City to required additional parking, if found necessary.

6. There are adequate provisions for water and sanitary services, and other public utilities to ensure that the proposed use would not be detrimental to public health and safety.

The site has all necessary utilities available for connection.

Public Notice

Notice of the public hearing for this application was given in accordance with state law and Zoning Ordinance Chapter 19.40.

Staff Recommendations

Based on the findings of this report, Staff recommends that the Commission:

1. Open the public hearing and take all relevant testimony from those in attendance.
2. Adopt a Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring Program for the Biagi/Jackson Wine Estates Distribution Warehouse project.
3. Adopt a Resolution approving Design Permit DR07-08 and Conditional Use Permit UP07-03 to reduce the parking requirements for the Biagi/Jackson Wine Estates Distribution Warehouse project.

Attachments:

1. Planning Commission Resolution 2008-13 approving MND with Mitigation Monitoring & Reporting Program
2. Planning Commission Resolution 2008-14 approving a Design Permit and Conditional Use Permit for the Biagi/Jackson Wine Estates Distribution Warehouse.
3. Initial Study and Mitigated Negative Declaration
4. Site Plan prepared by Richer Spence Associates dated May 13, 2008
5. North and East Elevations dated May 14, 2008
6. South and West Elevations dated May 14, 2008
7. Landscape Plan dated May 14, 2008
8. East Entrance Landscape Plan dated May 14, 2008
9. Location Map and Site Plan

Copies:

Tim Elam, applicant



**CITY OF AMERICAN CANYON
PLANNING COMMISSION
RESOLUTION 2008-13**

**ADOPTING A MITIGATED NEGATIVE DECLARATION
FOR THE BIAGI BROS/JACKSON FAMILY WINES DISTRIBUTION WAREHOUSE,
GREEN ISLAND ROAD, APN 057-090-007**

WHEREAS, an application for Design Permit and Conditional Use Permit was filed by Scannell Properties #91, LLC, for property located in the General Industrial Zoning District off Green Island Road, with APN 058-420-020, 022, 023, 050; to permit the construction of an approximately 650,000 square foot warehouse with associated site improvements on a 36.52 acre site, and

WHEREAS, pursuant to the California Environmental Quality Act, an Initial Study was prepared for the project which concluded that no significant adverse environmental impacts would occur as a result of the project because revisions to the project have been made and/or conditions of approval have been agreed to by the applicant, and a Mitigated Negative Declaration was prepared; and

WHEREAS, after holding a duly-noticed public hearing on May 22, 2008, at which time all those in attendance were given the opportunity to speak, the Planning Commission determined that the project would not have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of American Canyon hereby finds as follows:

1. An Initial Study was prepared for the project and proper notice was provided in accordance with CEQA and local guidelines.

An Initial Study/Mitigated Negative Declaration was prepared and circulated with a 30-day review period from March 17, 2008 to April 17, 2008, and proper notice was provided.

2. Based upon the Initial Study, there is no substantial evidence that supports a fair argument that the project, as conditioned, would have a significant effect on the environment.

There is no substantial evidence that the project, as conditioned, would have a significant effect.

3. The project does not have the potential to have a significant adverse impact on wildlife resources as defined in the State Fish and Game Code, either individually or cumulatively as a result of mitigation measures that are agreed to.

The identified wetlands are conditioned to be preserved or mitigated via California Department of Fish & Game and United States Army Corps permitting.

4. The project is not located on a site listed on any Hazardous Waste Site List compiled by the State pursuant to Section 65962.5 of the California Government Code.

The project is not currently on such a site based on remediation work documented by the County of Napa, Department of Environmental Management.

5. The Planning Commission has reviewed the Initial Study and considered public comments before making a recommendation on the project.

The Planning Commission has reviewed the document and considered public comments prior to approving the Mitigated Negative Declaration.

6. The record of proceedings of the decision on the project is available for public review at the City of American Canyon Planning Department, 3423 Broadway, Suite D-2, American Canyon, CA.
The administrative record is available for public review at the above address.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission of the City of American Canyon does hereby adopt the Initial Study and Mitigated Negative Declaration, including all mitigation measures attached as Exhibit A, for the Biagi Bros./Jackson Family Wine Estates warehouse project as complete and adequate.

PASSED AND ADOPTED at a regular meeting of the American Canyon Planning Commission on May 22, 2008 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chelle Castagnola, Chairperson

ATTEST: APPROVED AS TO FORM:

Brent Cooper, AICP
Planning Director

William Ross
City Attorney



**CITY OF AMERICAN CANYON
PLANNING COMMISSION
RESOLUTION NO. 2008-14**

**APPROVING A DESIGN PERMIT (DR 07-08) AND USE PERMIT (CUP 07-03),
FOR THE BIAGI BROS/JACKSON FAMILY WINES DISTRIBUTION WAREHOUSE,
GREEN ISLAND ROAD, APN 057-090-007**

WHEREAS, an application for Design Permit and Conditional Use Permit was filed by Scannell Properties #91, LLC, for property located in the General Industrial Zoning District off Green Island Road, with APN 057-090-007; to permit the construction of an approximately 650,000 square foot warehouse with associated site improvements on a 36.52 acre site; and

WHEREAS, pursuant to the California Environmental Quality Act, a Mitigated Negative Declaration was prepared for the project; and the Planning Commission of the City of American Canyon determined that the Mitigated Negative Declaration was complete and adequate; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on May 22, 2008 on the application, at which time all those in attendance were given the opportunity to speak on this proposal; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing prior to making its decision.

NOW, THEREFORE, BE IT RESOLVED that the American Canyon Planning Commission hereby approves the Biagi Bros./Jackson Family Wine Distribution Warehouse Conditional Use Permit (CUP 07-03) based on the following findings and subject to the conditions of approval set forth in the attached Exhibit A hereto and incorporated herein by reference.

1. The proposed use is consistent with the policies and programs of the General Plan and any applicable master or specific plan.

The proposed buildings comply with applicable development standards and adequate parking has been proposed. The land banking of areas for future parking is consistent both the spirit and intent of the Zoning Ordinance. The conditions of approval permit the City to require additional parking, if found necessary

2. The proposed use is consistent with the purpose(s) and standards of the applicable zoning district(s).

The warehouse/distribution center is consistent with permitted uses in the district and the project meets or exceeds all development standards.

3. The project site is physically suitable for the type and intensity of land use being proposed.

The site is relatively flat, within an industrial area with excellent access and all necessary utilities.

4. The proposed use will not be a nuisance or materially detrimental to the general health, safety, and welfare of the public or to property and residents in the vicinity.

The proposed industrial/warehousing use is consistent and complementary to the existing uses in the area.

5. The site for the proposed use has adequate access, and meets parking and circulation standards and criteria.

The proposed buildings comply with applicable development standards and adequate parking has been proposed. The land banking of areas for future parking is consistent both the spirit and intent of the Zoning Ordinance. The conditions of approval permit the City to require additional parking, if found necessary.

6. There are adequate provisions for water and sanitary services, and other public utilities to ensure that the proposed use would not be detrimental to public health and safety.

The site has all necessary utilities available for connection.

NOW, THEREFORE, BE IT RESOLVED that the American Canyon Planning Commission hereby approves the Design Review (DR 05-11) Permit application for the Biagi Bros./Jackson Family Wine Distribution Warehouse, based on the following findings and subject to the conditions of approval set forth in the attached Exhibit A hereto and incorporated herein by reference.

1. The project complies with all applicable provisions of the Zoning Ordinance and any applicable approvals granted for the project by any decision-making authority.

The proposed buildings comply with applicable development standards and adequate parking will be required by conditions of approval.

2. The project and its design comply with any applicable design guidelines.

The design of the project is consistent with General Plan design standards. The applicant has architecturally treating all sides of the proposed building, incorporating extensive landscaping in the front and along the parking lots.

3. The project and its design comply with all applicable General Plan policies.

The project and its design comply with General Plan policies 1.22.4 through 1.22.9 as required.

4. The project's quality and character are compatible with the surrounding area, unless physically deteriorated or blighted, and will not be materially detrimental to existing development.

The project's quality and character will be compatible with the surrounding industrial area. The design features incorporated into the building will enhance the area.

5. The proposed design is compatible with existing development in the area in terms of scale, height, bulk, proportion, materials, cohesiveness, color, and the preservation of privacy.

The proposed design of the building, and landscaping, will be compatible in terms of most of the above characteristics with existing buildings and improvements in the area. The building will include fenestration, the pop-out structures, cornices, bell and color lines, and extensive landscaping will provide visual interest, and will continue a high standard within this industrial area. Therefore, the bulk of the building will be compatible with the surrounding area.

6. The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.

The project is well-designed. The office elements with fenestration, the pop-out structures, cornices, bell and color lines, and extensive landscaping will provide visual interest, and will continue a high standard within this industrial area.

7. The proposed design promotes a harmonious transition in terms of scale and character between areas of different General Plan land use designations and zoning districts.

The buildings will be harmonious with General Industrial uses. It is not located in a transition area.

8. The proposed design provides for adequate and safe on-site vehicular and pedestrian circulation.

The Public Works Department has found the proposed vehicular and pedestrian circulation plan to be adequate and safe.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the American Canyon Planning Commission hereby approves the Minor Variation for Parking (MV07-02) for the Biagi Bros./Jackson Family Wine Distribution Warehouse, based on the following findings and subject to the conditions of approval set forth in the attached Exhibit A hereto and incorporated herein by reference.

1. The minor variation will not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.

The proposed number of parking spaces will be adequate to meet the typical peak parking demand.

2. The minor variation will not result in any inconsistencies with the General Plan.

The proposed number of parking spaces is consistent with General Plan goals to provide sufficient parking facilities throughout the City (Goal 4E).

3. The minor variation does not exceed the maximum waiver permitted by this Chapter, or allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.

In accordance with applicable conditions of approval, the project will provide all required parking when and if the need arises. The proposed parking reduction, therefore, is temporary.

4. The minor variation will promote uniformity in development on the lot or in the area or it will alleviate an unreasonable hardship on the applicant that would result from strict application of the requirements of the Zoning Ordinance.

The minor variation will promote uniformity in the development of the project site by allowing a reduction of impervious surfaces and alleviate an unreasonable hardship by not requiring parking which exceeds the typical peak demand.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the American Canyon Planning Commission hereby approves the Minor Variation for Height (MV07-02) for the Biagi Bros./Jackson Family Wine Distribution Warehouse, based on the following findings and subject to the conditions of approval set forth in the attached Exhibit A hereto and incorporated herein by reference.

1. The minor variation will not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.

The additional height for the parapet roof elements will contribute to the attractiveness and architectural interest of the warehouse and pertains to a very limited portion of the overall building elevation.

2. The minor variation will not result in any inconsistencies with the General Plan.
Permitting additional height for the roof elements will promote General Plan policies which encourage varied rooflines and visual interest.

3. The minor variation does not exceed the maximum waiver permitted by this Chapter, or allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.

The proposed height increase is within the 10 percent maximum permitted in the Zoning Ordinance and the proposed uses are consistent with the General Plan.

4. The minor variation will promote uniformity in development on the lot or in the area or it will alleviate an unreasonable hardship on the applicant that would result from strict application of the requirements of the Zoning Ordinance.

The minor variation will alleviate an unreasonable hardship by permitting a minor exception to the City's standards which will allow the applicant to construct a more attractive warehouse.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of American Canyon at a regular meeting on the 22th day of May, 2008, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chelle Castagnola, Chair

ATTEST:

APPROVED AS TO FORM:

Taresa Murphy
Administrative Assistant

William Ross
City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL
BiagiBros./Jackson Family Wine Estates
Design Review Permit DR 05-11 and Conditional Use Permit (CUP 07-03)
APN 057-090-007

Planning Department

Richard Bottarini, Contract Planner, 225-1468

1. Approval is granted for the following exhibits:
 - a. Exhibit A: Engineering Site Plans (Revised Site Plan by Riechers Spence)
 - b. Exhibit B: Elevations, Sections and Details(Sheets A-2 and A-3)
 - c. Exhibit C: Floor Plans (Sheets A-1)
 - d. Exhibit D: Preliminary Landscape Plan (Sheet L2)

2. All development shall be in substantial conformance with the approved exhibits, except where modified by a condition of approval. The Planning Director shall review any requested deviations from the approved plans. Should the Planning Director determine that the proposed deviations are not in substantial conformance with the approved plans; the changes shall be submitted to the Planning Commission for subsequent approval at a duly-noticed public hearing.

3. This Design Permit and Conditional Use Permit shall become effective ten days after Planning Commission action unless an appeal is filed.

4. This approval shall become null and void and of no effect if the project has not been inaugurated within two years of the approval date. An extension of time may be granted by the Planning Director upon the written request by a responsible party before the expiration of the two-year period.

5. Within two days of this approval, the applicant shall submit to the Planning Department the \$1,850 Notice of Determination filing fee for the Mitigated Negative Declaration in the form of a check made payable to the Napa County Clerk for the California Department of Fish and Game fees.

6. Prior to the issuance of any building permit, a revised landscaping and irrigation plan, in shall be submitted for Planning Director or at the discretion of the Planning Director, or Planning Commission review and approval.

7. All plant material shall be served by a City-approved automatic underground irrigation system. It is anticipated that this irrigation system will utilize an on-site well on the property. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

8. All landscaped areas shall be protected by six-inch concrete curbing, except where sheet flow is designed to carry stormwater runoff into grassy swales intended to promote filtering of runoff.

9. Prior to the issuance of a certificate of occupancy, the project's landscape architect or landscape contractor shall certify that all plant materials have been installed in accordance with the approved landscape plan.
10. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support. *Trees must be double-staked to withstand wind. Comply with City landscape standards/guidelines*
11. Should hazardous materials be encountered during construction, the Napa County Environmental Management Department shall be notified and appropriate remediation measures shall be undertaken.
12. A Consistency Determination shall be made for the project by the Napa County Airport Land Use Commission after the Planning Commission approval of the Design permit and Conditional Use Permit and prior to the issuance of any building permits.
13. An overflight easement shall be recorded for the property prior to the issuance of any building permits to comply with a Napa County Airport Land Use Commission requirement.
14. All signs for the project shall be submitted for review and approval by the Planning Director or the Planning Commission in accordance with Zoning Ordinance Chapter 19.23 prior to the installation or construction of any signs.
15. *Nine* (9) bicycle parking spaces shall be provided at locations approved by the Planning Director, prior to occupancy.
16. All trash and recycling bin enclosures shall be fully screened from view by fencing, walls, and doors, or other appropriate methods, and readily accessible to the trash collection contractor. Trash enclosure design shall be submitted and approved by the Planning Director prior to construction. A cardboard recycling bin shall be provided for each trash enclosure. Other recycling bins appropriate to the use(s) occupying each building shall also be provided as required by the City's Environmental Specialist prior to Occupancy. Future owner(s) of the buildings shall maintain these areas during project operations. All containers and/or enclosures shall be designed and constructed to prevent leakage to the environment.
17. Parking lot and building light fixtures shall be oriented downward and shall be shielded, either architecturally or with hooded coverings, to reduce potential impacts from light and glare. Any skylights shall be designed so as to preclude light emissions at night. Pole-mounted lights shall be limited to 35 feet in height consistent with existing pole mounted lights around adjacent industrial buildings.
18. Pedestrian walkways within the parking lot shall be clearly defined with stripes or accent pavers.
19. There shall be no outdoor storage of materials or equipment unless screened from view to the satisfaction of the Planning Director.
20. All outdoor mechanical equipment, satellite dishes, fire main, any rooftop equipment and ground-mounted equipment shall be fully visually screened upon installation subject to the approval of the Planning Department. Screening devices shall be shown on construction and/or landscape plans.
21. Should ground-disturbing activities associated with construction reveal the presence of potential cultural resources (e.g., artifact concentrations, structural debris, skeletal remains), work within 15 meters (50 feet) of the find shall be suspended until a qualified cultural resource specialist can evaluate the discovery and recommend appropriate mitigation measures, consistent with the CEQA Guidelines, as appended. As project construction

proceeds, the discovery shall be clearly marked and protected by temporary fencing if cultural research or recovery techniques are long-term in nature.

22. Should skeletal remains be encountered, the Napa County Coroner shall be notified. Should the Coroner determine that such remains are in a context suggesting the historic or prehistoric occupancy by Native Americans, the California Native American Heritage Commission shall be notified, so it may arrange at its discretion for qualified Native American or equivalent participation in determining the disposition of such remains.
23. During construction, the Project Applicant and construction contractor shall implement dust control procedures as recommended for all construction sites by the Bay Area Air Quality Management District. The following measures shall be implemented at the project site:
 - a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site, but shall not cause erosion or sedimentation. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible;
 - b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer);
 - c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
 - d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites;
 - e) Sweep streets daily (with water sweepers using reclaimed water if possible) if visible soil material is carried onto adjacent public streets;
 - f) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
 - g) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc);
 - h) Limit traffic speeds on unpaved roads to 15 miles per hour;
 - i) Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
24. A minimum of 110 parking spaces shall be provided onsite, plus 33 spaces for truck loading prior to occupancy. The applicant shall prepare a final site plan showing the location of the required 335 parking spaces (referred to as "land banked") and delineation of the 110 spaces be constructed prior to occupancy.

The applicant shall construct any or all of the 225 land banked spaces within 60 days of notification by the Planning Director that additional parking spaces are necessary.
25. If a building or a portion of a building on the site is proposed for change of use that could potentially affect traffic, water, wastewater, or any other environmental checklist issue area, the applicant shall undergo a Major Modification to the original permit, and undergo new CEQA review for the proposed use or uses.
26. The Project Mitigation Measures are hereby incorporated into these conditions of approval.

Building Division

Dennis Corbett, Chief Building Official: 647-4339

27. All construction plans and buildings onsite shall conform to the California Code of Regulations, Title 24, except where provided by exemption for warehouse cooled to 55 degrees or below which shall meet ASHRAE. All building plans shall include all necessary recommendations from the Geotechnical Report for the site, to be superseded only by the California Code if any conflicts arise.

Public Works Department

Cheryl Braulik, Senior Civil Engineer: 647-4588

DEDICATIONS, EASEMENTS AND ACCESS

28. The Developer proposes to construct a 30' private driveway within an existing access easement. Ultimately, the access to the project will be from a new road to the east of the property. The Developer shall be responsible for all improvements within the existing access easement. The Developer shall dedicate a permanent emergency vehicle access easement to the City of American Canyon.

Timing: Improvement plans

29. The Developer and the successors in interest shall waive any protest to the formation of a future Community Facilities District to construct roadway and wastewater improvements north of Green Island Road to implement the intent of the Adopted 1986 Airport Specific Plan.

Timing: In perpetuity.

30. The plans indicate that additional right-of-way is required to construct the driveway at the intersection of Green Island Road. The developer shall be responsible for obtaining the required right-of-way.

Timing: Prior to issuance of a building permit

MAINTENANCE

31. The Owner shall prepare a Stormwater Control Operations and Maintenance Plan for review and approval by the City Engineer.

Timing: Prior to issuance of a building permit

32. The Owners shall inspect and maintain all treatment and flow control facilities in accordance with the approved Stormwater Control Operations and Maintenance Plan. A yearly inspection and maintenance report shall be prepared by the Owners and submitted to the City by October 15th of each year.

Timing: Compliance after occupancy

STREETS

33. The Biagi Bros/Jackson Family Wines Distribution Warehouse Project Mitigation Measures MM24 through MM28 are incorporated into these conditions of approval.

34. The design and construction of all street improvements shall conform to the City of American Canyon Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.

35. The Developer shall be responsible for improvements built to City Standards on Green Island Road along the frontage of the property from which they take access. Vertical curb and gutter shall be constructed along the frontages of all public streets.
Timing: Improvement plans
36. Curb ramps shall be constructed in accordance with the American Disability Act requirements.
Timing: Improvement plans
37. Streetlights shall be installed along the frontages of all public streets within and along the periphery of the project.
Timing: Improvement plans
38. Pavement structural section for streets and paved areas shall be designed in accordance with City Standards and based on the geotechnical report prepared for the project.
Timing: Improvement plans
39. The Developer shall pay traffic impacts fees in accordance with City Ordinance 2006 -10.
Timing: Prior to issuance of a building permit.
40. The 30' driveway shall be constructed in accordance with the City standard for a Type I Collector (Section 3 and Std Drawing 3.02A) excluding the sidewalk, parking lanes and bike lanes.
Timing: improvement plans
41. Streetlights shall be constructed along the 30' driveway.
Timing: improvement plans

WATER SYSTEM IMPROVEMENTS

42. The Biagi Brothers/Jackson Family Wines Distribution Warehouse Project Mitigation Measures MM29 through MM32 are incorporated into these conditions of approval.
43. The design and construction of all water system improvements shall conform to the City of American Canyon Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.
44. The location and number of fire hydrants shall be installed in compliance with the American Canyon Fire Protection regulations.
Timing: During grading and construction of improvements
45. Water services shall be provided by the Developer to the project in accordance with City Ordinance.
Timing: During grading and construction of improvements
46. All proposed water improvements, including the connection to the existing or proposed water system shall be shown on the improvement plans and constructed as part of the project improvements.
Timing: Improvement plans
47. The Developer shall submit final hydraulic calculations to the City Engineer to prove adequacy,

size, and location of all proposed water system facilities. Final sizing of the water lines shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.

Timing: Improvement plans

48. The project shall be required to comply with provisions of the Draft Water Shortage Emergency Plan in the Urban Water Management Plan until such time as a permanent ordinance is adopted.

Timing: Compliance after occupancy

49. The Developer shall pay water connection fees in accordance with the City of American Canyon Municipal Code, Chapter 13.06.

Timing: Prior to issuance of a building permit

SANITARY SEWER SYSTEM IMPROVEMENTS

50. The design and construction of all sanitary sewer improvements shall conform to the City of American Canyon Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.

51. All proposed sewer improvements, including the connection to the existing or proposed sewer system shall be shown on the improvement plans and constructed as part of the project improvements.

Timing: Improvement plans

52. Sewer service shall be provided by the Developer to the site in accordance with City Ordinance.

Timing: During grading and construction of improvements

53. Clean-outs shall be installed at property lines for all sewer laterals.

Timing: Improvement plans

54. The Developer shall submit final sanitary sewer calculations to the City Engineer to prove adequacy, size, and location of all proposed sewer system facilities. Final sizing of the sewer lines shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.

Timing: Improvement plans

55. The Developer shall pay sewer connection fees in accordance with the City of American Canyon Municipal Code, Chapter 14.04.

Timing: Prior to issuance of a building permit

56. An Assessment District funded the construction of the Green Island Road Sewer Pump station (pump station). The assessment district area did not include properties north of Green Island Road. In order to serve properties north of Green Island Road the pump station will have to be improved. The developers contribution to the improvements required to the pump station will be funded by the projects pro-rata participation in the future Community Financial District (CFD).

Timing: Prior to issuance of a certificate of occupancy

STORM DRAINAGE SYSTEM IMPROVEMENTS

57. The Biagi Brothers/Jackson Family Wines Distribution Warehouse Project Mitigation Measure MM20 is incorporated into these conditions of approval.
58. The design and construction of all storm drainage improvements shall conform to the City of American Canyon Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.
59. The Developer shall submit a final drainage study, including calculations, to the City Engineer to prove adequacy, size and location of all proposed storm drain system facilities. The final design of the storm drain system facilities shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.
Timing: Prior to grading permit issuance
60. All proposed storm drain improvements, including the connection to the existing or proposed sewer system shall be shown on the improvement plans and constructed as part of the project improvements.
Timing: Prior to certificate of occupancy
61. The developer shall submit a final Storm Water Management Plan that incorporates construction and post-construction Best Management Practices (BMP's). The final Storm Water Management Plan shall be reviewed by the City Engineer during the plan check process and shall be revised at the direction of the City Engineer.
Timing: Grading permit application or with improvement plans, whichever come first

UTILITIES

62. The developer shall dedicate any necessary land for utility company facilities as may be necessary to serve the project.
Timing: Prior to issuance of grading permit
63. Any existing overhead utility lines shall be placed underground within and along the periphery of the project site. All proposed utilities shall be placed underground.
Timing: prior to certificate of occupancy.

GEOTECHNICAL, GRADING AND EROSION CONTROL

64. The Biagi Brothers/Jackson Family Wines Distribution Warehouse Project Mitigation Measures MM18 through MM19 are incorporated into these conditions of approval.
65. All grading work shall conform to the City of American Canyon Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.
66. A grading permit shall be obtained for the construction of the subdivision in accordance with Chapter 33 of the Uniform Building Code.

Timing: Prior to grading permit issuance

67. Submission of a soils and geotechnical report shall be required as a condition of the improvement plan approval.
Timing: Grading permit application or with improvement plans, whichever comes first
68. A grading, geotechnical and erosion and sediment control plan shall be included as part of the improvements plans. The improvement plans shall be signed by the soils engineer prior to approval by the City.
Timing: Grading permit application or with improvement plans, whichever comes first
69. Grading shall be done in accordance with a grading plan prepared by the applicant's civil engineer and approved by the City Engineer. All grading work shall be performed in one continuous operation.
Timing: During grading and construction of improvements
70. Upon completion of the grading, the developer shall submit a compaction report from a geotechnical engineer stating the site, including the building pads, have been constructed in accordance with the approved plans.
Timing: Prior to exoneration of security
71. Upon completion of the grading, the developer shall submit a certification from a civil engineer or licensed land surveyor stating the site has been constructed in accordance with the approved plans.
Timing: Prior to exoneration of security
72. Reasonable measures shall be provided for and practiced to minimize any nuisance from dust during grading and construction operations.
Timing: During grading and construction of improvements
73. The developer shall be responsible for obtaining the necessary Regional Water Quality Control Board (RWQCB) storm water pollution permit for grading and construction activities. The developer shall submit 2 copies of the Notice of Intent (NOI) and the Storm Water Pollution Prevention Plan (SWPPP) to the City.
Timing: Prior to grading permit issuance

LANDSCAPING AND IRRIGATION

74. The design and construction of all irrigation and landscaping improvements shall conform to the City of American Canyon Public Works Department Standard Plans and Specifications for Public Improvements, latest edition, unless otherwise approved by the City Engineer.
Timing: Prior to issuance of permits for irrigation and landscaping improvements
75. The developer shall submit final irrigation and landscape plans to the City for approval. The irrigation system shall be designed and constructed to utilize the onsite well for all irrigation.
76. The irrigation system shall have ET/SMART controllers.
Timing: Prior to issuance of certificate of occupancy
77. The developer shall construction landscape and irrigation improvements along the 30'

driveway within the existing 56' right-of-way.
Timing: Prior to issuance of certificate of occupancy

MISCELLANEOUS

78. Existing public and private facilities damaged during the course of construction shall be repaired by the developer, at his sole expense, to the satisfaction of the City Engineer.
Timing: Prior to certificate of occupancy
79. The developer shall be responsible for obtaining all necessary permits from all applicable agencies prior to commencement of grading activities, unless otherwise approved by the City Engineer.
Timing: Prior to grading permit issuance.
80. In the event any historic or cultural resources are discovered during grading, all activities shall cease. A qualified archaeologist shall be retained to preserve, protect, or remove any significant historic or cultural resources.
Timing: During grading and construction improvements
81. Prior to the placement of building materials onsite, an all-weather surface road shall be constructed to the satisfaction of the Public Works Director and Fire Chief.
Timing: During grading and construction improvements
82. At the completion of the project the developer shall submit a set of as-built plans to the engineering division. The as-built plans shall be submitted both electronically and hard copy (mylar).
Timing: Prior to exoneration of security
83. The developer shall pay all fees, in the amounts in effect, at the time they are due and payable.

Fire District

84. 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.
85. Rack sprinklers shall be installed per NFPA 231C.
86. Fire Department connection shall be within 50 ft. of a public hydrant.
87. Fire Department connection shall be: Two 2-1/2 inch inlets and one 5 inch storz inlet with check valves in buildings exceeding 50,000 sq. ft.
88. Sprinkler system shall be monitored 24 hours a day by a private alarm company when 50 heads or more.
89. Sprinkler risers shall be installed every 50,000 sq. ft.
90. Hydrants shall be provided every 250 feet, minimum flow of 2,000 GPM (private) and 3,000 GPM (public) at 20 psi.
91. Applicant shall pay fire mitigation fee on all square footage. Contact American Canyon Fire District for current rates.

92. Twenty foot all-weather access roads shall be constructed around building.
93. Firefighting doors required: - one every 100' except for where previous agreement with the American Canyon Fire District, the rail side of the building shall have exits every 200' – metal. Roll up doors not acceptable.
94. Each occupant shall install Knox box.
95. All doors with keyed locks shall be keyed alike. (One key only)
96. Gates should be keyed alike.
97. Smoke and heat ventilation system shall be as required per Article 81 of the California Fire Code; mechanical ventilation system may be installed per District approval if ESFR sprinklers are used.
98. Exit signs and emergency lighting shall be provided.
99. Fire extinguishers shall be installed as required by the State of California Fire Code.
100. 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 shall be located in the office area and warehouse/production area. All sprinkler valves shall be monitored with tamper switches.
101. All man doors and rollup doors must be numbered per the district standards.
102. All requests for new addresses must be submitted to the Fire District prior to application for building permit.
103. Prior to final approval for certificate of occupancy all multi-family, commercial, and industrial projects shall submit site and floor plans electronically (Auto-Cad or Arc-View) to the Fire District.
104. Plan check and permit fees will be charged based on contract value of the work, unless as amended with the Fee Schedule update. All plans must be submitted to American Canyon Planning/Building Department, Attn: Lori Grahn @ 707-647-4581.
105. Fire Service Fee is charged annually.

Police Department

108. The Developer shall provide assurance to the satisfaction of the Police Department that trucks arriving after operating hours will have a method to enter the site and tractors and trailers are prohibited from parking on the streets.