



**City of American Canyon**

**PLANNING COMMISSION  
RESOLUTION NO. 2008-16**

**APPROVING A CONDITIONAL USE PERMIT (CUP 07-03),  
DESIGN PERMIT (DR 07-04)  
AND MINOR VARIATION  
FOR THE GREEN ISLAND RECREATION VEHICLE STORAGE FACILITY**

**450 Green Island Road  
APN 057-130-003**

**WHEREAS**, an application for a Conditional Use Permit and Design Permit was filed by Delta Consultant and Engineering on behalf of Larry Giovannoni to permit the development of the Green Island Recreational Vehicle Storage Facility, a General Industrial warehouse and storage use, on a 5.7 acre property located in the General Industrial District north of Green Island Road, at 450 Green Island Road, APN 057-130-003; and

**WHEREAS**, pursuant to the California Environmental Quality Act, a Mitigated Negative Declaration was prepared and circulated for the project; and the Planning Commission of the City of American Canyon approved the Mitigated Negative Declaration as complete and adequate and adopted the MND for the project; and

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on June 10, 2008 on the subject 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 in making its decision.

**NOW, THEREFORE, BE IT RESOLVED** that the American Canyon Planning Commission hereby approves the Conditional Use Permit (CUP 07-03) for the Green Island Recreational Vehicle Storage Facility 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 use is consistent with the General Plan's Industrial land use designation.*

2. The proposed use is consistent with the purposes and standards of the applicable zoning district.

*The proposed use is consistent with the General Industrial zoning district and, as conditioned, meets all requirements of the zone for the caretaker's residence.*

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

*The project site is essentially flat, of an appropriate size, and is physically suitable for the proposed use within the General Industrial area.*

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 use, as conditioned and mitigated, is compatible with and will not have detrimental effects on surrounding uses, or the general public.*
5. The site for the proposed use has adequate access, and meets parking and circulation standards and criteria.  
*The proposal has adequate access, complies with the Zoning Code's Parking and Loading Standards and will provide safe ingress for trucks.*
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.  
*Public utilities, including sewer and water, are available to serve the site and the project minimizes both water and sewer use by incorporating water conserving features.*

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the American Canyon Planning Commission hereby approves the Design Permit (DR 07-04) for the Green Island Recreational Vehicle Storage Facility 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 project, as conditioned, complies with applicable development and design standards as established in the Zoning Ordinance. The proposal meets the minimum setbacks, maximum height, maximum FAR for low labor uses, and parking and landscaping requirements.*
2. The project and its design comply with any applicable design guidelines.  
*The design of the project is consistent with General Plan policies on design and sections of the Zoning Ordinance that address design, as specified in the analysis presented in the staff report.*
3. The project and its design comply with all applicable General Plan policies.  
*The project and its design comply with applicable General Plan policies as discussed in the staff report.*
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 improve the visual character of the surrounding 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 is compatible with existing development that surrounds the property to the south and east. There is no existing development to the north or west of the site.*
6. The design improves the community's appearance by avoiding both excessive variety and monotonous repetition.  
*The project is well-designed and improves the community's appearance.*
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 parcel is surrounded by General Industrial zoning, and is compatible with the parcel on the opposite side of Green Island Road including the farm to the east of the property.*

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

*The proposal's design has adequate access, complies with the Zoning Code's Parking and Loading Standards and will provide safe ingress and egress for trucks and other automobiles.*

**NOW, THEREFORE, BE IT RESOLVED** that the American Canyon Planning Commission hereby approves the Minor Variation for the Green Island Recreational Vehicle Storage Facility 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 granting of the minor variation will not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.

*The minor variation is to allow architectural features that enhance the façade of the surround security wall, adjacent to an undeveloped parcel.*

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

*The minor variation is to allow architectural features that enhance the façade and that are consistent with General Plan design guidelines.*

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 intrusion of the wall's architectural features does not encroach upon the maximum waiver to the setback.*

4. The minor variation will promote uniformity in development on the lot or in the area.

*The proposed minor variation for the security wall's architectural features is intend to enhance the design of the project, making it more attractive to the surround parcels.*

**PASSED AND ADOPTED** by the Planning Commission of the City of American Canyon at a regular meeting on June 10, 2008, by the following vote:

**AYES:** Castagnola, Pope, Meck, Johnson, Quiroz

**NOES:**

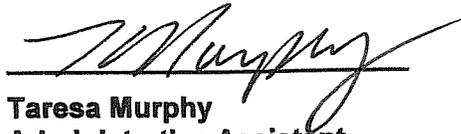
**ABSTAIN:**

**ABSENT:**



**Michele Castagnola, Chairperson**

**ATTEST:**



**Taresa Murphy  
Administrative Assistant**

**APPROVED AS TO FORM:**



**William Ross  
City Attorney**

**EXHIBIT A**

**CONDITIONS OF APPROVAL**

**Green Island Recreational Vehicle Storage Facility**

**CONDITIONAL USE PERMIT (CUP 07-03),**

**DESIGN PERMIT (DP 07-04)**

**AND MINOR VARIATION**

**450 Green Island Road**

**APN 057-130-003**

**Planning Department**

Brent Cooper, Planning Director – (707) 647-4335

1. Approval is granted to allow the construction of a 129,666 square foot building on a 5.7 acre site containing a 1,930 square foot office/caretaker's residence, wash station and both enclosed and open storage stalls for recreational vehicles.
2. Within five days of project approval, the applicant shall submit to the Planning Department a check made payable to the Napa County Clerk in the amount of \$1926.75, which covers the filing fees for the Notice of Determination for the environmental document, including \$50 for the Napa County Clerk, and \$1876.75 for the California Department of Fish & Game.
3. This approval shall become effective ten days after Planning Commission action unless an appeal is filed.
4. The approval of the CUP shall become null and void and of no effect if the project has not been inaugurated within one year 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 one-year period.
5. The approval of the Design Permit 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.
6. The facility shall substantially conform with the following exhibits, except as modified by the conditions of approval:

|           |  |
|-----------|--|
| Exhibit A | Green Island RV Storage Site Plan (4 sheets A1.1, A1.3, A1.4, A1.5 dated 11/29/07)                                   |
| Exhibit B | Green Island RV Storage Architectural Elevations (7 sheets: A4.0, A4.1, A5.1, A5.2, A5.3, A5.4, A9.1 dated 11/29/07) |
| Exhibit C | Green Island RV Storage Civil Plans (4 sheets: C1-4 dated 11/29/07)  |
| Exhibit D | Green Island RV Storage Preliminary Landscape Drawings (1 sheet: L-1 date 11/29/07)                                  |
| Exhibit E | Green Island RV Storage Lighting Diagram/Photometric Plan (2 sheets E1.2, E1.3 dated 11/29/07)                       |
| Exhibit F | Green Island RV Storage Floor Plans (1 sheets A2.1 dated 11/29/07)   |
| Exhibit G | Green Island RV Storage Roof Plans (sheet A1.2, A2.2 dated 11/29/07)   |

7. All development shall be and shall remain in substantial conformance with the approved exhibits, except where modified by a condition of approval. In the event the Planning Director determines that the plans submitted for building permits are not in substantial conformance with the approved plans, the Planning Director shall refer the revised plans to the appropriate review process for approval of any modifications.

*Timing: Prior to building permit issuance and ongoing*

8. The project sponsor and/or owner shall indemnify, hold harmless and defend the City, its elected officials, officers, employees and agents from any lawsuit associated with any claim of illegality or legal inadequacy associated with the approval of this project's application for discretionary permits. If separate counsel is deemed appropriate, the project sponsor/owner shall execute a joint defense agreement with the City with respect to any matter concerning the project approvals that results in a claim or litigation challenging those approvals. The City shall select legal counsel that is satisfactory to both parties.

*Timing: After approval of the project and ongoing*

9. All mitigation measures in the Mitigated Negative Declaration for this project and its Mitigation Monitoring and Reporting Program (MMRP) are hereby incorporated into the Conditions of Approval for this project and shall be implemented and signed off according to the timing and responsibilities outlined in the MMRP. Where any mitigation measures conflict or differ from measures in this document, the mitigation measures shall supersede the conditions and be implemented to the satisfaction of the responsible enforcing party.

*Timing: As specified in the MMRP*

10. This approval is subject to all applicable requirements of the City, County, State, Federal and other affected agencies. The applicant shall be responsible for determining applicable requirements and providing documentation to the City that compliance has been obtained.

*Timing: Prior to site disturbance, grading and building permit issuances and ongoing*

11. All outdoor mechanical equipment, satellite dishes, fire mains, backflow preventers, electrical and other enclosures, and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Director. Screening devices shall be shown on construction and/or landscape plans.

*Timing: Prior to building permit issuance and ongoing*

12. Non-reflective glass, building materials and rooftop equipment shall be used for all sides, of all structures onsite, including roofs, to comply with the Airport Land Use Commission's requirements.

*Timing: Prior to building permit issuance and ongoing*

13. Vehicle washing, vehicle storage, and trash storage areas shall comply with all requirements of the San Francisco Bay Regional Water Quality Control Board and shall use Best Management Practices such as those provided by the California Stormwater Quality Association's for prevention and reduction of contaminated runoff, as determined by the City's Environmental Specialist.

*Timing: Prior to building permit issuance and ongoing*

14. Prior to occupancy, a minimum of one (1) lockable bicycle parking spaces (or rack) shall be provided. The location and design of the bicycle parking spaces shall be subject to the approval of the Planning Department, and shall not interfere with required access to the north side of the building for the Fire Department.

*Timing: Prior to building permit issuance and ongoing*

15. No signs are included in this approval. Sign permit(s) shall be applied for and approved prior to installation of any signs on the property.

*Timing: Prior to any sign being installed on the property*

16. Should hazardous materials be encountered during site disturbance and/or construction, the Napa County Environmental Management Department shall be notified and appropriate remediation measures shall be undertaken.

*Timing: Throughout site disturbance, grading, and construction of project*

17. The contractor on site shall be responsible for notifying the City Planning Department immediately upon finding any potential cultural resource during site disturbance or construction. Cultural resources may consist of, but are not limited to: dark, friable soils, chert or obsidian flakes, heat-affected rock, projectile points, mortars, pestles, shell fragments, deposits of bone, glass, metal, ceramics or wood, stone or adobe foundations or walls, structures or remains with square nails, or human burials. Should any Native American or historic-period cultural resources be discovered, work within 100 feet of the find shall be halted until the findings can be fully investigated, and a professional archaeologist qualified to evaluate both prehistoric and historic archaeological remains shall be retained. The find(s) shall be recorded on a Department of Parks & Recreation 523 (A-J) historic recordation form (available from the State Office of Historic Preservation), and proper protection measures as recommended by the expert shall be fully implemented to the satisfaction of the City Planning Department prior to continuation of work.

*Timing: Throughout site disturbance, grading, and construction of project*

18. Should human remains be discovered at the project site during project site preparation, grading, construction, or ground breaking, all operations within 25 feet of the remains shall be suspended and the City of American Canyon Planning Department and the Napa County Coroner shall be immediately notified. If the remains are determined by the County Coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

*Timing: Throughout site disturbance, grading, and construction of project*

19. Any potentially hazardous materials such as fuel, oil, lubricants, etc. shall be stored to minimize risk to people or the environment from accidental spills or fire. A clear, written accident procedure shall be developed and posted in conjunction with the Fire District's requirement to submit Material Safety Data Sheets (MSDS) for all hazardous materials used and stored on the site (indoors and outdoors) prior to occupancy. The business owner shall register with the Napa County Department of Environmental Management (local CUPA) prior to occupancy, and shall comply with all state and local regulations pertaining to hazardous materials.

*Timing: Prior to occupancy and ongoing, with annual updates*

20. An application shall be submitted to the County Airport Land Use Commission (ALUC) for a "consistency determination" with the Napa County Airport Land Use Compatibility Plan for the project prior to building permit issuance. The ALUC's written determination shall be submitted to the Planning Department, and all ALUC requirements or conditions shall be complied with prior to occupancy. An avigation easement shall be recorded over the property prior to occupancy as or if required by the ALUC.

*Timing: As specified above—prior to building permit issuance, and prior to occupancy*

### Landscaping

21. Prior to the issuance of any building permit, three sets of final landscape and irrigation plans shall be submitted to the Planning Department for approval. The final landscape plan shall be in substantial conformance with the approved Landscape Plan, except that the following modifications shall be incorporated:
- a) No Planting, Irrigation or Landscape Notes may authorize the owner, applicant, or contractor to modify the landscaping or irrigation at will after the approval of the Design Permit, building permits and/or these conditions of approval. A modification to the permit and/or approval of the Planning Director shall be required for modifications.
  - b) The location of exterior lights and all above ground and underground utilities shall be shown on the landscape plan to prevent conflicts with trees and promote adequate screening of lights from offsite.
  - c) Landscaping (including trees and shrubs) along the site's property lines adjoining Green Island Road shall be of adequate size and be situated to minimize the potential effects of lights or glare shining out to Green Island Road, including lights from vehicles in the parking area, and all exterior lights.
  - d) The parking lot shall contain adequate landscape screening at the south ends of the parking area in planters that meet at least the minimum five-foot width. Landscaping between the northwestern end of the parking lot and the gate and fence shall be compatible with providing Fire Department access to the north side of the building.
  - e) The south end of the residence including all faces of the security wall shall be screened with landscaping that varies in height and interest to reduce any potential impacts of the blank wall face on the public right of way and highway.
  - f) The 20 foot north-side setback and easement area shall be landscaped with the 10 foot rear setback area shall be fully landscaped, including screening trees and shrubs.
  - g) All plants and hydroseed used onsite shall consist of drought-tolerant species found in and/or consistent with the plant lists and design guidelines of the East Bay Municipal Utility District's *Plants and Landscapes for Summer-Dry Climates of the San Francisco Bay Region*.

*Timing: Prior to building permit issuance, occupancy, and ongoing*

22. All plant material shall be served by a city-approved automatic irrigation system and the irrigation system shall be designed to use, and shall utilize recycled water when it becomes available. Evapotranspiration-based self-adjusting irrigation timers for automatic irrigation systems and the use of a water efficient irrigation system for irrigating plant areas shall be incorporated into the landscape construction plans. 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.

*Timing: Prior to building permit issuance and ongoing*

23. 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.

*Timing: Ongoing, throughout operation of use, facility, and site*

24. 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.

*Timing: Prior to occupancy*

25. 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.

*Timing: After occupancy, ongoing*

26. All landscaped areas shall be protected by six-inch concrete curbing, except where sheet flow is designed to carry stormwater runoff into bio-filtration swales intended to promote filtering of runoff. In such areas, where parking or driving areas adjoin landscaped areas without curbs, wheel stops and/or other methods shall prevent vehicles from entering landscaped areas.

*Timing: Prior to building permit issuance, occupancy, and ongoing*

#### Exterior Lighting

27. An Exterior Lighting Plan and specifications shall be submitted with building permits and shall be subject to the approval of the Planning Director. The Exterior Lighting Plan shall accomplish the following objectives:

- a) Parking lot and building light fixtures shall be oriented downward and shall be shielded, either architecturally or with hooded coverings, to reduce potential off-site impacts from light and glare.

- b) The light sources for all light fixtures shall not be visible from off-site, nor shed light on adjacent properties. Further, the wattage used shall be the lowest possible to ensure public safety and shall not over-illuminate the site or produce glare.

- c) Pole lights shall be limited to a maximum 18-foot height and shall be located so as to avoid conflicts with tree canopies.

*Timing: Prior to building permit issuance, occupancy, and ongoing*

#### Trash Enclosures and Recycling

28. All trash enclosures shall be designed to be architecturally compatible with the proposed building. All trash and recycling bin enclosures shall be fully screened from view by fencing, walls, and doors, or other appropriate methods. Final details for trash enclosures shall be submitted to the Planning Department prior to building permit issuance.

*Timing: Prior to building permit issuance, occupancy, and ongoing*

29. Trash enclosures shall be sized to accommodate both regular trash bins and recycling containers and shall be located as specified by the trash hauler. All containers and enclosures shall be designed and constructed to prevent leakage to the environment.

*Timing: Prior to building permit issuance*

30. The project sponsor shall include secure recycling containers in all of its trash enclosures and/or areas to reduce solid waste in accordance with the General Plan and the State of California's Solid Waste regulations. Cardboard waste, green waste, and mixed recyclables such as paper, metals, cans, and glass, shall be separated from other solid

wastes on the project site and recycled. All owners and subsequent owners of this property shall continue to provide secure bins to contain the waste stream produced on the site, and shall continue to meet all updated state and/or locally-mandated requirements related to solid waste. Trash bins, recycling containers, and trash enclosures shall be reviewed by the City's Environmental Specialist prior to Occupancy.

*Timing: Prior to occupancy, and ongoing*

### **Building Department**

Dennis Corbett, Building Official – (707) 647-4339

31. The project shall incorporate measures as listed in Mitigation Measure AIR.3 to reduce the potential effects of greenhouse gas emissions.

*Timing: Prior to building permit issuance*

32. All construction plans and buildings onsite shall conform to the California Code of Regulations, Title 24. All building plans shall include all necessary recommendations from the Geotechnical Report for the site, to be superseded by the California Code if any conflicts arise.

*Timing: Prior to building permit issuance*

33. As-built construction plans of the building and site shall be submitted in an acceptable digital format prior to final occupancy

*Timing: Prior to occupancy*

34. The project shall incorporate low-flow devices for water conservation purposes into the toilets and faucets. Hot water shall be provided by under-sink heaters.

*Timing: Prior to building permit issuance*

### **Public Works Department**

Cheryl Braulik, Senior Engineer – (707) 647-4588

#### Dedications, Easements and Access

35. The Developer shall dedicate an irrevocable offer of 35' along the Green Island Road frontage to the City of American Canyon for the purpose of a public water mains (potable and reclaimed) and street improvements including sidewalks, landscaping, and lights.

*Timing: Prior to improvement plan approval*

#### Streets

36. 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.

*Timing: Prior to improvement plan approval*

37. Vertical curb and gutter shall be constructed along the frontages of all public streets.

*Timing: Prior to improvement plan approval*

38. Curb ramps shall be constructed in accordance with the American Disability Act requirements.

*Timing: Prior to improvement plan approval*

39. Streetlights shall be installed along the frontages of all public streets that are located within and along the periphery of the project.

*Timing: Prior to improvement plan approval*

40. 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: Prior to improvement plan approval*

41. The Developer shall pay traffic impacts fees in accordance with City Ordinance 2006 -10.

*Timing: Prior to issuance of a building permit.*

#### Water System Improvements

42. The Green Island RV Storage Facility Mitigation Measures UT.1 through UT.5 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 plan approval prior to issuance of building permit  
Construction prior to certificate of occupancy*

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: Prior to improvement plan approval*

48. The project shall be required to comply with provisions of the Draft Water Shortage Emergency ordinance 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 building permit issuance*

#### 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.

*Timing: Improvement plan approval prior to issuance of building permit  
Construction prior to certificate of occupancy*

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 plan approval prior to issuance of building permit  
Construction prior to certificate of occupancy*

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

*Timing: During grading and construction of improvements*

53. 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: Prior to improvement plan approval*

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

*Timing: Prior to building permit issuance*

#### Recycled Water System Improvements

55. The project shall install recycled water main at a location to be determined by the city engineer within the Green Island Road frontage.

*Timing: Prior to Improvement Plans*

#### Storm Drainage System Improvements

56. The Green Island RV Storage Facility Mitigation Measures VII.1 though VII.2 are incorporated into these conditions of approval.

57. 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.

58. 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*

59. 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: Improvement plan approval prior to grading permit issuance.  
Construction prior to certificate of occupancy*

60. The developer shall submit a final Storm Water Management Plan that incorporates construction and post construction Best Management Practices (BMPs). 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: Prior to grading permit issuance or improvement plan approval, whichever comes first*

61. The Owner shall prepare a Stormwater Control Operations and Maintenance Plan for all treatment and flow control facilities. The plan shall be reviewed and approved by the City Engineer.

*Timing: Prior to occupancy*

62. The Owners shall inspect and maintain all post-construction BMPs, and 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 Public Works Director by October 15<sup>th</sup> of each year.

*Timing: Ongoing compliance after occupancy*

#### Utilities

63. The developer shall dedicate any necessary land for utility company facilities as may be necessary to serve the project.

*Timing: Prior to improvement plan approval*

64. 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

65. The Green Island RV Storage Facility Mitigation Measures VI.1, VI.2 and VIII.1 are incorporated into these conditions of approval.

66. 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.

67. A grading permit shall be obtained for the construction of the project in accordance with Chapter 33 of the Uniform Building Code.

68. A grading, geotechnical and erosion and sediment control plan shall be included as part of the improvement plans. The improvement plans shall be signed by the soils engineer prior to approval by the City.

*Timing: Prior to grading permit issuance*

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: During grading and construction of improvements*

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: During grading and construction of improvements*

72. Reasonable measures shall be provided for and practiced to minimize any nuisance from

dust during grading and construction operations, consistent with Mitigation Measures AIR.1.

*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.

75. The developer shall submit final irrigation and landscape plans to the City for approval. The irrigation system shall include purple pipe to make use of reclaimed water when it becomes available.

*Timing: Prior to improvement plan approval, and compliance after occupancy*

76. The irrigation system shall have ET/SMART controllers.

*Timing: Prior to occupancy*

#### Miscellaneous

77. 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*

78. 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.*

79. 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*

80. 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), with the digital plans to be in a format acceptable to the Engineering Division.

*Timing: Prior to certificate of occupancy*

81. The developer shall pay all fees, in the amounts in effect, at the time they are due and payable.

**American Canyon Fire District**

Glen Weeks, Fire Chief – (707) 642-2747

82. An approved on-site water supply capable of supplying the required fire flow for on-site fire protection shall be provided to all premises upon which buildings are constructed. When any portion of a building is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Fire Marshal.

*Timing: Prior to improvement plan approval and prior to building permit issuance*

83. Private on-site fire hydrants and mains capable of supplying 2,000 gallons per minute @ 20 p.s.i. residual pressure shall be provided in locations determined and approved by the Fire Marshall. On-site fire hydrants shall be located so vehicle travel is no greater than 250 ft. between hydrants. Fire Department connection shall be provided within 50 ft. of a public hydrant. A fire hydrant shall be located within 50 feet of the proposed Fire Department Connection (FDC), on the same side of the parking lot and access road(s)/entries as the FDC.

*Timing: Prior to improvement plan approval, and prior to building permit issuance*

84. Fire hydrants shall be installed by the developer and made serviceable prior to any combustible building materials being delivered or stored on the site and during the time of construction.

*Timing: Prior to improvement plan approval and prior to building permit issuance*

85. Access roads with a minimum unobstructed width of 20 feet shall be provided to the front and rear of structures. A minimum vertical clearance of 13 feet 6 inches shall be provided. Access roads shall be engineered to support the imposed load of the Fire District ladder truck, which weighs 35 tons and shall be designed per the City Public Work's Department Standards. An access road shall be provided to within 150 feet of all exterior walls of the first floor of the buildings. The route of the access road shall be approved by the Fire Marshal. Dead-end access roads in excess of 150 feet in length shall be provided with an approved means for turning around the apparatus. The final design of the turnaround shall be reviewed and approved by the Fire Marshal prior to installation.

**Note:** Every building shall be accessible to Fire Department apparatus by way of all-weather access roadways during the time of construction. These roads shall have a minimum unobstructed width of 20' and shall be required to have a minimum 'first lift' of pavement applied which shall support the imposed load of a fire apparatus which is typically 25 tons (**no exceptions**). The developer shall be required to provide the Fire Marshal with a site plan showing the location, width, grades, and cross section of the proposed access roads to be used during construction. Permits shall not be issued and combustible construction shall not be allowed on the site until this site plan is reviewed and approved and stamped by the Fire Department.

*Timing: Prior to improvement plan approval and prior to building permit issuance*

86. The Fire Marshal shall identify on the final site development plans all Fire Lanes and areas where parking is to be restricted. The location of these lanes, signage, and curb painting shall be determined at the sole discretion of the Fire Marshal.

*Timing: Prior to improvement plan approval and prior to building permit issuance*

87. Subject to the review and approval of the Fire Marshal, an Automatic Fire Sprinkler System shall be installed in accordance with N.F.P.A. 13. Fire sprinklers meeting all Fire District specifications (as per NFPA 13 and 231 in all buildings exceeding 600 sq. ft. and/or rack sprinklers as per NFPA 231C.) shall be installed in all areas of the building and outdoor shop bay as required by Fire District standards and requirements. All void

areas shall have fire sprinklers. Inch and one half or two and one half inch standpipes may be required. Any fire sprinkler system with over one-hundred (100) heads shall be monitored for water flow by a central station approved by the Fire Marshal.

*Timing: Prior to issuance of a building permit.*

88. An approved automatic fire extinguishing system shall be provided over all cooking appliances and within the associated exhaust hood plenum and duct piping. Plans and specifications shall be submitted to the Fire Department for review and approval prior to the issuance of any building permits.

*Timing: Prior to issuance of a building permit.*

89. The Fire Marshal shall approve the location, number, and sizes of all portable fire extinguishers prior to the issuance of any building permits.

*Timing: Prior to issuance of a building permit and ongoing, with annual inspections.*

90. The building shall be equipped with a fire alarm system monitored 24 hours a day by a private alarm company.

*Timing: Prior to issuance of a building permit, prior to occupancy, and ongoing.*

91. Alarm system: minimum installation includes smoke detector over the alarm panel and one manual pull station located in the office area. Each sprinkler riser must report individually. A minimum of one strobe and horn device shall be located in the office area and the warehouse/production area. All sprinkler valves must be monitored with tamper switches.

*Timing: Prior to issuance of a building permit, and prior to occupancy*

92. Smoke and heat ventilation system shall be as required per Article 81 of the International Fire Code; mechanical ventilation system may be installed per District approval if ESFR sprinklers are used.

*Timing: Prior to issuance of a building permit.*

93. Exit signs and emergency lighting shall be provided.

*Timing: Prior to building permit issuance, and prior to occupancy.*

94. All fire protection systems including, but not necessarily limited to, fire sprinkler systems, fire alarm systems, and fixed fire extinguishing systems shall comply with the latest standards published by the National Fire Protection Association, (NFPA), except where specifically amended modified by Fire Department policy or ordinance.

*Timing: Prior to issuance of a building permit, prior to occupancy, and ongoing.*

95. Plans and specifications for the installation of any new fire protection and/or detection systems or any modification to an existing system shall be submitted to the American Canyon Fire District for review and approval prior to installation. This includes all underground civil plans pertaining to all on-site fire protection.

*Timing: Prior to improvement plan approval, issuance of a building permits, and ongoing.*

96. All detailed plans and specifications for private fire protection and or detection systems shall be submitted separately to the Fire Marshal for review and approval. Prior to the issuance of any grading or Building Permits, the applicant shall integrate the approved plans for fire protection and detection systems into the plans submitted to the American Canyon Community Development Department for all civil improvements.

*Timing: Prior to improvement plan approval, issuance of a building permits, and ongoing.*

97. All dumpsters or trash containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within five (5) feet of combustible walls, openings, or combustible roof eave lines unless protected by an automatic sprinkler system approved by the Fire Marshal.

*Timing: Prior to issuance of a building permit.*

98. An acceptable emergency access key box (Knox Model 3200) shall be located to the right side of the main entrance, no higher than six (6) feet from the ground. This key box shall be easily visible and accessible to the Fire Department. A Knox sticker shall be affixed on the door adjacent to the Knox Box. Obtain a Knox application from the Fire Administration offices.

*Timing: Prior to issuance of a building permit.*

99. All doors with keyed locks shall be keyed alike, including gates. (One key only)

*Timing: Prior to occupancy.*

100. Metal firefighting doors shall be installed with one provided for every 100 linear feet. Roll up doors are not acceptable.

*Timing: Prior to issuance of a building permit.*

101. All buildings must have Fire Department approval before any tenants, employees, vendors, or patrons can be allowed in the building or before any stocking can be done. All shell buildings must have final Fire Department approval before any occupancy.

*Timing: Prior to occupancy.*

102. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

*Timing: Prior to occupancy.*

103. The project shall pay the fire mitigation fee prior to the issuance of any building permits. The developer shall pay all Fire District fees, in the amounts in effect, at the time they are due and payable.

*Timing: Prior to issuance of a building permit, and annually/ongoing.*

104. All construction is subject to all other American Canyon Fire District codes, standards, requirements, and ordinances, including the International Fire Code, in place at the time of issuance of any building permit.

*Timing: Prior to issuance of a building permit, and prior to occupancy*

105. Prior to final approval for certificate of occupancy the as-built site and floor plans in an electronic/digital (auto-cad or arc-view) format shall be submitted to the Fire District.

*Timing: Prior to occupancy.*