

## City of Fairfield Planning Commission

### RESOLUTION NO. 2019-16

#### **RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD GRANTING DEVELOPMENT REVIEW (DR2019-5) AND USE PERMIT (UP2018-17) APPROVAL TO CONSTRUCT A 200,915 SQUARE FOOT INDUSTRIAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT 11.29-ACRE SITE LOCATED ON BUSINESS CENTER DRIVE (APNS: 0148-540-250, -260, -300)**

THE PLANNING COMMISSION OF THE CITY OF FAIRFIELD HEREBY RECITES, FINDS, DETERMINES, ORDERS, AND RESOLVES AS FOLLOWS:

SECTION 1. On December 6, 2018 and April 24, 2019, applications for Development Review (DR2019-5), Environmental Review (ER2019-17) and Use Permit (UP2018-17) for a 200,915 square foot industrial building on a vacant 11.29-acre site on Business Center Drive (APNs: 0148-540-250, -260, -300) (the "Project") were properly filed with the Community Development Department in accordance with the rules and regulations governing the official filing of such applications.

SECTION 2. The Planning Commission has held a duly noticed public hearing on November 27, 2019. City staff presented substantial factual information regarding the proposed Project in staff reports and through oral presentations before the Commission, and the Planning Commission considered all public testimony and information presented during the public hearing regarding this application.

SECTION 3. A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program were previously certified and adopted for the Green Valley Corporate park, which includes all land covered by the Project. The project is required to implement all mitigations for the project that are identified in the MND.

SECTION 4. The Planning Commission adopts the following findings in support of this Development Review request:

- (a) The project is consistent with the General Plan and Zoning Ordinance, and any applicable Areawide or Specific Plan. *The site is designated as Business and Industrial Park on the General Plan Land Use Diagram and is in the IBP-NC (Industrial Business Park – North Cordelia) zoning district. The General Plan anticipates light industrial and office uses, including administrative centers, research and development facilities, and supporting businesses and services. The Project is also compatible with multiple General Plan objectives such as: General Plan Land Use Element Objective LU 18 (Encourage infill development and compact growth); as well as General Plan Economic Development Element Objectives ED 2 (Effectively concentrate industrial and commercial uses) and ED 4 (Select industrial locations which are convenient, while compatible with the growth and future service needs of the community); and General Plan*

*Urban Design Objective UD 8 (Encourage and approve infill development which is compatible with the surrounding area).*

- (b) *The exterior design and appearance of the project will not cause the nature of the neighborhood to economically, physically, or visually decline. The Project will be developed to specific Zoning Ordinance and Design and Development Guidelines standards and conditions to ensure that the architectural design, site improvements, lighting, and landscaping are compatible with surrounding developments. Together the design features and Project conditions will ensure that the Project will not cause the industrial area too economically, physically, or visually decline.*
- (c) *The project is of high-quality design consistent with applicable design policies and standards of the City. The Project is consistent with the applicable standards for development under Zoning Ordinance Section 25.24.3, the City's Design and Development Guidelines for industrial projects, and the Green Valley Corporate Park Master Plan, as proposed and conditioned. The proposed building is architecturally compatible with the office buildings in the vicinity. As conditioned the project meets all minimum required landscape setbacks and planting standards. Project landscaping consists of a variety of trees, shrubs, and groundcovers to soften and complement the hardscape improvements. The parking lot, which surrounds the building, contains a collection of trees to provide shade and screening.*
- (d) *Any potentially significant negative impacts to environmental quality and natural resources have been properly mitigated. For this reason, the proposed project complies with the California Environmental Quality Act (CEQA). The adopted Green Valley Corporate Park Mitigated Negative Declaration properly identifies and mitigates potentially significant air quality, biological resources, cultural resources, and traffic impacts through mitigation measures that regulate construction activities and development. Such mitigations will ensure air pollutants are reduced, biological surveys are conducted, cultural resources are preserved, and traffic is efficiently managed.*

**SECTION 5.** Based on the written evidence in the record and the oral and written evidence and testimony provided at the public hearing, the Planning Commission adopts the following finding in denial of this Use Permit request to permit Wholesale, Storage and Distribution: Light or Medium and Manufacturing and Assembly: Medium uses in the Industrial Business Park – North Cordelia Zoning District:

- (a) *The Planning Commission does not find that the location, size, design, and operating characteristics and intensity of the proposed use is incompatible with the existing and anticipated future land uses in the vicinity. The location, size, design and operating characteristics of the building is incompatible with the land uses in the vicinity. Warehouse and distribution and medium manufacturing facilities are an industrial inviting increased semi-truck traffic*

*that is incompatible with the regular patronage and operations of the surrounding uses, which include a hotel, and two medical offices. Although the applicant has made efforts to design a flex-space building capable of housing manufacturing or office space in addition to the warehouse use, the anticipated intensity of the requested warehouse use would represent an increase in the intensity of the project site that will be detrimental to the neighboring, existing offices. The proposed use is also incompatible with the proposed residential development adjacent to the project site. Because the operating characteristics and the intensity of the proposed use could permanently change the character of the existing nearby office uses and the proposed residential development adjacent to the project site, the Planning Commission finds that the proposed project is not compatible with the existing and anticipated land uses in the vicinity.*

- (b) *The Planning Commission finds that the proposed use will not create either an imbalance or overabundance of similar uses in the vicinity. Over 200,000 square feet for industrial warehouse and distribution or medium manufacturing facilities has been approved on Business Center Drive approximately 800 feet to the south of the subject site. Because the proposed use would add another 200,915 square feet of warehouse space to an area that is already anticipated to be developed with several hundred thousand square feet of the same use, the Planning Commission finds that the proposed use will create an imbalance or overabundance of warehouse and distribution or medium manufacturing in the vicinity.*

**SECTION 6.** The Planning Commission adopts the following findings in support of this Use Permit request to allow a building height greater than 50 feet in the Industrial Business Park – North Cordelia Zoning District:

- (a) *The Conditional Use Permit shall not allow the maximum building height to exceed twice that allowed by the zoning district in which the proposed building is located. The proposed building has a maximum height of 52 feet. The maximum building height permitted within the IBP-NC zone is 50 feet.*
- (b) *Within or adjacent to a residential zoning district, one additional foot of required setback shall be provided for one foot of height above the base district regulations, up to a maximum of a 60-foot setback. The project is not currently adjacent to any residential zone or use however, an apartment complex is proposed on the adjacent parcel to the north of the project site. The Zoning Ordinance allows for a setback in this location of 0 feet. The proposed building is to be in excess of 240 feet from this shared property line.*
- (c) *The overall mass and scale of the building shall be appropriate for the subject site and compatible with the surrounding neighborhood. The overall mass and scale of the building is appropriate for the subject site in that it can accommodate a large building while providing ample space for parking,*

landscaping, and drive aisles. The Project will have a building footprint area of 200,915 square feet on a 11.29-acre site for a floor area ratio of 0.41. The maximum height of the building is 52 feet along the north elevation, slightly above what is permitted by the Zoning Ordinance. The increased height is appropriate for the subject site as it is necessary to create the enhanced façade consistent with other development in the Green Valley Corporate Park.

- (d) The placement of the building on the site and architecture shall minimize adverse impacts on adjoining property, including light and air, privacy, and views. *The placement of the building on the site and architecture minimizes adverse impacts on adjoining property, including light and air, privacy, and views. The proposed building is designed and sited in a manner that will minimize adverse impacts on adjoining properties. The tallest point on the building has been located on the north elevation which is between 40 and 240 feet from the adjoining property. The project has been conditioned to meet or exceed City of Fairfield design and development regulations and comply with all applicable sections of the Zoning Ordinance.*

SECTION 7. Based upon the written findings set forth in sections 4, 5, and 6 of this Resolution, the Planning Commission hereby approves:

- (a) Development Review (DR2019-5) subject to the conditions contained in the attached Exhibit A; and
- (b) Use Permit (UP2018-17) subject to the conditions contained in the attached Exhibit B.

SECTION 8. The record of proceedings shall be located at the City's Community Development Department and the Director of Community Development shall be the custodian of such documents.


PASSED AND ADOPTED this 27<sup>th</sup> day of November 2019.

AYES: COMMISSIONERS: Jesse BRANCH / Michael COAN (Chair) / Jerome CHILDS / Chris MATTHEWS / Perry PATTIZ / William WESLEY/ Chuck WOOD (Vice)

NOES: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: COAN, CHILDS

  
CHUCK WOOD, Vice-Chairman

ATTEST:

  
DAVID FEINSTEIN, Secretary

**USE PERMIT**  
**UP2018-17**

CITY HALL, CIVIC CENTER  
FAIRFIELD, CA 94533

**PANATTONI DEVELOPMENT COMPANY INC.** is hereby granted a **Use Permit (UP2018-17)** to construct a building with a height of 52-feet in the **IBP-NC (Industrial Business Park – North Cordelia)** Zoning District on property located on **Business Center Drive (APNs: 0148-540-250, -260, -300)** under the provisions of Section 25.40.6 of the Zoning Ordinance.

This grant is made pursuant to the application of **PANATTONI DEVELOPMENT COMPANY INC** on file in the Department of Community Development and is subject to compliance with the following conditions:

1. Operation of the building shall be substantially in accord with the petition for Use Permit and plans dated "Received, September 27, 2019" except as modified by conditions stated herein;
2. Compliance with the Conditions of Approval for Development Review (DR2019-5);
3. Compliance with the **IBP-NC (Industrial Business Park – North Cordelia)** zoning provisions that are applicable to this site;
4. Operation of the use shall be in compliance with all State and City Codes;
5. The Use permit shall be obtained and shall be continually exercised in such a manner that the following conditions are fully complied with:
  - a. The Use Permit was obtained without fraud or misrepresentation; and
  - b. The Use Permit has been exercised by the person(s) granted the Use Permit or his representative, successors, or assignees, in compliance with the conditions of approval, and in accordance with any statute, ordinance, law, or regulation not excused by the Permit; and
  - c. The Use Permit is being or has been exercised in a manner which is not to be detrimental to the public health, safety, and general welfare or so as not to constitute a nuisance;
6. **PANATTONI DEVELOPMENT COMPANY INC., and property owner(s), and their successors in interest**, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this permit by the City, the performance of the use authorized by this permit or the exercise of the rights granted by this permit. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in

connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify **PANATTONI DEVELOPMENT COMPANY INC. and property owners** of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. **PANATTONI DEVELOPMENT COMPANY INC. or property owners** shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due.

**PANATTONI DEVELOPMENT COMPANY INC. and property owners** shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided.

Approved by action of the City of Fairfield on the 27<sup>th</sup> day of November 2019 (effective date of permit).

The Use Permit is automatically revoked and terminated unless used within twenty-four (24) months from date of approval.

  
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CHUCK WOOD, Vice-Chairman

ATTEST:

  
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DAVID FEINSTEIN, Secretary

**PLANNING COMMISSION**  
**CONDITIONS OF APPROVAL**

Project Name: PDC Building A  
Address: Business Center Drive (APNs: 0148-540-250, -260, -300)  
Hearing Date: November 13, 2019  
File No.: DR2019-5, UP2018-17, ER2019-17

Development Review approval has been granted subject to compliance with the following conditions which must be satisfied prior to issuance of building permits, unless noted otherwise:

**1.0 SPECIAL CONDITIONS**

1.1 Applicant shall incorporate the following special conditions reflecting the modifications and/or needed information into their plans as part of their submittal to the Building Division of the Community Development Department:

- a) A Lot Line Adjustment/Lot Merger is required in order to develop the site as proposed. An application for a Lot Line Adjustment/Lot Merger shall be submitted to the Community Development Department for review and approval prior to the issuance of building permits.
- b) With the exception of parking stalls abutting perimeter landscaping, provide one tree for every 4 stalls.
- c) Consistent with the site plan, a minimum of 5 trees shall be provided in the landscape area on the south elevation adjacent to the 12' screen wall.
- d) The first thirteen parking stalls on the north elevation adjacent to Business Center Drive shall be removed. This area shall be landscaped with trees, shrubs and groundcover consistent with the landscape plan.
- e) Connect the pedestrian walkway adjacent to Neitzel Road to the sidewalk directly north of to the proposed bike lockers. The proposed walkway shall not extend northward beyond this connection.
- f) The western property line proposed on parcel 0140-540-300 shall be shifted eastward as needed to accommodate the adjacent access road. Refer to Public Works condition #25 for more information. The six parking stalls adjacent to this proposed property line shall be provided elsewhere on the project site.
- g) Trash enclosure shall match building texture and color.
- h) Shrubs shall be a minimum of 5-gallon size.
- i) Per City Council Resolution 91-277, the developer shall contribute to public art by either:
  - i.) Constructing or purchasing public art for inclusion in the project. Public art

shall include, but shall not be limited to water features, sculptures, and tapestries. Design features incorporated into proposed building architecture, such as cornices, pilasters, or special paving materials are not considered public art. The City shall approve all public art projects;

OR

- ii.) Paying an in-lie fee to the City in an amount equal to one-quart of one percent of the total value of the development. The total value of development shall be determined by the building permit valuation.

- 1.2 Comply with the conditions of the Department of Public Works as contained in the attached memo dated November 6, 2019;
- 1.3 Comply with the conditions of the City Fire Prevention Division as contained in the attached memo dated June 6, 2019;
- 1.4 Comply with the conditions of the Fairfield Suisun Sewer District as contained in the attached memo dated June 5, 2019;
- 1.5 Comply with the conditions of the Solano Irrigation District as contained in the attached memo dated May 23, 2019;
- 1.6 All mitigation measures identified in the Initial Study (ER2000-21), included in the Mitigated Negative Declaration, and referenced in the Mitigation Monitoring and Reporting Program for the Green Valley Corporate Park shall be implemented.
- 1.7 Prior to any ground disturbance activities including pre-site geotechnical evaluations, the applicant shall enter into a Monitoring Agreement with the Yocha Dehe Wintun Nation. No City permit shall be issued until the agreement has been completed. Cultural monitors from the Yocha Dehe Wintun Nation shall be on site during development and ground disturbance activities, including backhoe trenching and excavation, to ensure such activities do not negatively impact cultural resources. Prior to construction, cultural sensitivity training shall be completed with the Yocha Dehe Wintun Nation to ensure the construction team is educated on tribal cultural resources and the proper procedures to follow should any tribal cultural resources be discovered. In the event that tribal cultural resources are discovered during ground disturbance activities, ground disturbance activities shall cease, the Yocha Dehe Wintun Nation shall be immediately notified and employees shall follow the procedures outlined in the Yocha Dehe Treatment Protocol.

## **2.0 APPROVAL TIME LIMITS/REVOCATION**

- 2.1 Approval of this application shall expire two (2) years from the date of approval. If building permits are not issued and diligently pursued toward completion, or the approved use has not commenced if no permits are required, the approval shall be void. A time extension may be granted if a written request is submitted by the applicant to the Community Development Department prior to the expiration of the application.
- 2.2 This approval shall not be valid unless and until the following additional approval(s) are granted:



a) Planning Commission Approval of Use Permit (UP2018-17)

b) Approval of Lot Line Adjustment/Lot Merger

### **3.0 GENERAL REQUIREMENTS**

- 3.1 The project shall proceed only in accordance with the approved plans titled "Green Valley Corporate Park Building A," as prepared by RMW Architecture and Vista Parks, consisting of (19) sheets, dated "Received September 27, 2019", except as may be modified by the conditions contained herein and approved by the Planning Division pursuant to Section 3.2, and shall proceed in accordance with the Fairfield City Code. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval and required improvements, such as landscaping, shall be completed to the satisfaction of the City.
- 3.2 Submit the required number of sets of plans to the Building Division of the Community Development Department for review and approval. Plans shall incorporate all conditions of approval and reflect the modifications and/or contain needed information prior to issuance of building permits. These plans shall include, but are not limited to, the detailed site plan, grading plan, landscape and irrigation plans, building plans, and construction details of items such as exterior lighting, walls, pavement textures, trash enclosures, and mechanical equipment.
- 3.3 Approval of this project shall not waive compliance with all sections of the Fairfield City Code (Zoning, Subdivision, Building Codes, etc.), Fairfield General Plan, and applicable policy plans.
- 3.4 When submitting for Plan Check, the applicant must provide to the Community Development Department a copy of these Conditions of Development Review with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Community Development Department will not be completed without compliance with this condition.
- 3.5 All construction plans, including but not limited to, the site plan, building elevations, landscaping and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant prior to issuance of any permits or prior to final map approval as applicable, or commencement of the subject use, whichever comes first. Any change or modification to one particular plan shall require the corresponding revisions on other plans. All plans shall be consistent with that approved by the Department of Community Development. The applicant shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
- 3.6 The project is subject to the Solano County Public Facilities Development fee. The applicant will be required to pay such fee at the rate which is in effect at the time a building permit is issued.
- 3.7 The Applicant, and property owner(s), and their successors in interest, shall indemnify,

defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided.

#### **4.0 SITE DEVELOPMENT**

- 4.1 A precise plan for all fences and retaining and screening walls shall be submitted for review and approval by the Community Development Department prior to the issuance of building permits. Such plan shall indicate the location, design and construction details. Fences or walls visible from public view on or off-site shall be provided with decorative treatment.
- 4.2 Trash receptacle(s) are required and shall be enclosed by a six (6) foot high masonry wall with metal, solid view obstructing gates pursuant to City standards. Within multi-family residential projects, all trash enclosures shall be provided with a shade structure. The precise location and construction details shall be subject to review and approval by the Department of Community Development. The enclosure shall include a reinforced concrete apron as approved by the Department of Public Works. All commercial and multifamily residential projects shall meet the requirements of the California Green Building Standards Code pertaining to recyclable materials storage and handling and access to trash enclosures.
- 4.3 It shall be the applicant's responsibility to coordinate the location of all utility equipment with P.G. & E. Final locations of all above ground equipment must be approved by P.G. & E., the Community Development Department and Public Works Department prior to issuance of building permits.
- 4.4 All ground-mounted utility appurtenances such as transformers or air conditioning units shall be located out of public view and/or adequately screened through the use of a combination of concrete or masonry walls, or berming, painting and/or landscaping. Said appurtenances shall be indicated on the approved landscape and irrigation plans prior to issuance of building permits.
- 4.5 Existing trees and shrub groupings shall be retained whenever possible. All existing trees and shrub groupings to be impacted by development or any other construction related activities shall be located on the site plan, grading plan, landscape plan and irrigation plan. Trees to be preserved shall be protected by temporary fencing installed around the

tree drip line for the duration of the project to prevent soil compaction, soil removal or deposit, or soil contamination. Fencing shall be maintained intact throughout construction and be removed after project completion.

- 4.6 Any outdoor storage shall be subject to review and approval by the Community Development Department. All outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid view obstructing and constructed of metal or other durable and sturdy materials acceptable to the Department.
- 4.7 If the project is to be phased, a phasing plan showing the sequence of site improvements shall be submitted for review and approval by the Community Development Department. Each phase shall function independently. Landscaping along the entire street frontage may be required for design continuity and consistency of planting growth.

## **5.0 PARKING AND VEHICULAR ACCESS**

- 5.1 All parking spaces, aisles, entrances, and exits shall be striped per City standards. A detailed striping plan shall be provided in the construction drawings.
- 5.2 Any security gates and/or fences shall require details which shall be submitted to the Police and Fire Departments and Community Development Department for approval prior to issuance of building permits.
- 5.3 All landscaped areas adjacent to vehicle parking areas or travel lanes shall be contained by a minimum six (6) inch high, poured in place, concrete curb.
- 5.4 All drive surfaces abutting buildings or walls, when designated for vehicular parking, shall have concrete wheel stops.
- 5.5 The paving section for loading and receiving areas and access to the trash enclosure shall be designed to withstand weight of service vehicles. A section indicating the design shall be submitted for review and approval.
- 5.6 Provide dry sack or painted tex-cote finish to concrete bases of exterior light poles.

## **6.0 BUILDING DESIGN**

### Non-Residential Buildings

- 6.1 Specific paint, siding, wall or roofing materials, finish textures, and windows or doors shall be in substantial compliance with that approved. Manufacturer specifications shall be submitted for review and approval prior to issuance of building permits. Samples of final color and materials selections may be required by the Community Development Department to verify compliance.
- 6.2 Exterior aluminum window and door frames shall be treated in an anodized finish or painted with a powder coating or baked enamel process. The use of vinyl windows in a non-residential structure is subject to the approval of the Community Development Department.

- 6.3 All building drainage gutters, down spouts, vents, etc. located on the exterior walls shall be completely concealed from view or shall be architecturally compatible with the exterior building design and color to the satisfaction of the Community Development Department.
- 6.4 Roof access ladders, if provided, shall be placed on the interior of the structures or on an elevation that is not visible from the public right-of-way.
- 6.5 All mechanical equipment and appurtenances of any type, whether located on roof tops, ground level or anywhere on the building structure, shall be screened so as not to be visible from public view on or off-site. For screening of ground-mounted equipment and appurtenances to be achieved through landscaping, such plantings must achieve full coverage within two years. For roof-mounted equipment and appurtenances, if screening cannot feasibly achieve zero visibility due to site topography, then screening shall be implemented to the greatest extent feasible to the satisfaction of the Community Development Department.
- 6.6 A building section illustrating the location of all roof equipment in relation to height of the outside parapet shall be submitted. Roof equipment shall not project above the height of the parapet or roof top to the greatest extent feasible. When not feasible due to building design, a roof top screen which is architecturally integrated with the building elevation and exceeds the height of the equipment shall be placed around the equipment to the satisfaction of the Community Development Department.
- 6.7 A roof plan shall be submitted with spot elevations showing location of all roof equipment including vents, stacks and skylights.
- 6.8 All overhead doors shall be color coordinated with the building.
- 6.9 All electrical equipment shall be located interior to the building (i.e., no exterior electrical cabinets), unless screened from public view in a manner acceptable to the Community Development Department. Any exterior equipment or cabinets shall be depicted on architectural and site plans submitted for plan check, with location of equipment and screening method clearly identified on plans and shall be painted to match the building color upon installation.

## **7.0 LANDSCAPING**

- 7.1 This project shall utilize water conservation techniques, such as drip irrigation and drought tolerant plant species, as required in accordance with the City's Water Efficient Landscape Ordinance.
- 7.2 Detailed landscape and irrigation plans shall be submitted to the Community Development Department for review and approval. Such plans shall be prepared and stamped by a California licensed landscape architect or other equally educated and qualified experienced professional to the satisfaction of the Community Development Department and accompanied by a statement or stamp by a California licensed landscape architect or other equally educated and qualified experienced professional that the plans meet or exceed the City's Water Efficient Landscape Ordinance.

7.3 Landscape plans shall be scaled to a minimum of 1 inch = 20 feet and shall specify the following:

- a) The location and size of all plant materials and shall include a plant legend specifying species type (botanical and common name), container size, and quantity of all plant materials;
- b) Spacing for trees and shrubs, when a particular 'effect' (street canopy, hedges, barriers, screens...) is required shall be specified. Spacing for all groundcovers shall be specified;
- c) The locations of all pavements (vehicular and pedestrian), walls, fencing, buildings, roof overhangs and other structures, utility equipment (air conditioners, transformers, backflow preventers, etc.), property lines, and other pertinent site plan features.

7.4 Plant materials shall comply with the following:

- a) Plant materials shall consist of a mix of evergreen and deciduous trees, shrubs and groundcovers to provide design interest and as a protective measure against disease and insect infestation. Low maintenance plants are also encouraged;
- b) Only live groundcover is allowed in high visibility and pedestrian areas. Exceptions may be approved by the Community Development Department to include, but not be limited to, decorative gravel beds, decomposed granite paths or pedestrian spaces and areas to be covered by shrubs;
- c) All landscape planting areas shall be mulched and/or covered with bark chips or other similar material, unless growth of live groundcovers would be impeded, or is necessary for weed control, as determined by the Department of Community Development. Large areas of exposed soil are prohibited;
- d) Drought tolerant species suitable for the Fairfield area are encouraged, as contained in the reference list prepared by the Public Works Department;
- e) Plant material selections must consider the hardiness needs for the Fairfield area. Species particularly susceptible to, or potentially damaged by, disease, insects, winter freeze and other climatic conditions in Fairfield are discouraged. Species exhibiting particular problems in the Fairfield area may not be permitted and, as such, plant substitutions may be required by the Community Development Department to fulfill this condition.

7.5 Plant material size and spacing shall comply with the following:

- a) Minimum tree size shall be a mix of twenty-four (24) inch box, fifteen (15) gallon and five (5) gallon. Shrub size shall be a mix of five (5) gallon and one (1) gallon. The percentage of one (1) gallon and five (5) gallon shrubs and five (5) gallon trees shall be reviewed and approved based upon the location, spacing, hardiness, and growth rate of the plant species proposed; but said percentage shall not exceed 25 percent. Smaller sized containers may be utilized for ground covers;

- b) The following trees shall be a minimum of twenty-four (24) inch box specimens at the time of planting:
  - 1. Crape Myrtle ("Lagerstroemia")
  - 2. Chinese Pistache ("Pistacia chinensis")
  - 3. Flowering Crabapple ("Malus")
  - 4. Redbud ("Cercis")
- c) Where plant materials are placed in two (2) or more rows, planting rows shall be staggered;
- d) Evergreen trees required for screening purposes shall not be less than six (6) feet in height at time of planting;
- e) Large shrubs required for screening purposes shall not be less than twenty-four (24) inches in height at time of planting. Spacing shall be between four (4) and six (6) feet on-center, as determined by the Department of Community Development;
- f) Groundcovers shall be spaced such that full coverage is achieved at the end of one to two years.

7.6 Planting and staking details shall comply with the following:

- a) Landscape plans shall include planting and staking details in text and/or drawing form to insure proper installation and establishment of proposed plant materials;
- b) Soils shall be tested to identify existing soil conditions and necessary amendments. All planting pits shall be twice the diameter of the diameter of the root container;
- c) All trees shall be double-staked, except that twenty-four (24) inch or larger box trees may require guy wires or triple- staking as determined by the Department of Community Development. Guy wires are prohibited within pedestrian traffic areas. Protect trees from contact with any wire used in staking;
- d) Provide root deflectors for all trees planted within eight (8) feet of paved surfaces.
- e) All planters in areas which have been compacted, such as adjacent to buildings and in parking lots, shall be de-compacted to the following depths: planters less than three (3) feet wide shall have compaction relieved to a minimum depth of twenty-four (24) inches below subgrade; planters three to ten (3 - 10) feet wide shall have compaction relieved to a minimum depth of 18 inches below subgrade; planters more than 10 feet wide shall have compaction relieved to a minimum depth of 12 inches below subgrade;
- f) Planters 10 feet or less in width in locations that will not allow normal percolation of 24 to 36 hours maximum (such as adjacent to buildings) shall have drain pipes connected to the storm drain system or shall have dry wells installed as determined necessary by the Department of Community Development;
- g) The finished grade of planter islands or wells shall have a crown with a 2% slope down to surrounding grade or top of curb and a one (1) foot lip. Planters adjacent to buildings

where a crown cannot be installed will require subdrains if adequate surface drainage will not be provided.

- 7.7 Screening of all ground-mounted utility equipment including air conditioners, transformers, backflow preventers, or other similar equipment for all non-residential buildings shall be indicated on the plans. Said screening shall include the use or combination of shrubbery, berming, or structures.
- 7.8 Parking lot landscaping shall comply with the following:
  - a) Landscaping within the parking area shall be of a minimum dimension of five (5) feet in width as measured from the inside diameter of required curbing, and shall be exclusive of any vehicle overhang;
  - b) All landscape areas shall be protected from automobiles with a six (6) inch high, poured in place, concrete curb or other suitable protective device meeting City approval.
- 7.9 Berms shall be illustrated according to slope, width, height above surrounding grade, and landscaping. Landscape berms shall be coordinated for consistency with the grading plan.
- 7.10 All landscaped areas shall be serviced by an automatic irrigation system.
- 7.11 All undeveloped building pads shall be fully landscaped and irrigated, or screened by perimeter shrubs to the satisfaction of the Community Development Department and shall be incorporated into the required landscape and irrigation plans.
- 7.12 During installation of landscaping and irrigation, and prior to the issuance of a Certificate of Occupancy from the Building Division, the landscape architect or design professional responsible for preparing the required plans, or his/her designee, shall monitor installation and visit the site prior to completion of the landscape work and, thereafter, provide a written statement confirming compliance with approved plans and approval of materials to the Community Development Department.
- 7.13 A redwood headerboard or equivalent shall be installed along all areas where landscaping is adjacent to undeveloped property to delineate between maintained and natural areas.

## **8.0 MAINTENANCE**

- 8.1 All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash, and debris.
- 8.2 Landscaping and irrigation systems required to be installed in public right-of-way shall be continuously maintained by the developer until accepted by the City or Homeowner's Association.
- 8.3 All improvements on the site shall be constructed and continuously maintained in compliance with the approved plans.

- 8.4 The developer shall enter into a Maintenance Agreement with the City (which shall be a recorded document) giving the City authority to ensure maintenance of structures, parking and loading areas, fencing and landscaping to the standards established by the approved plans at the time of final inspection of the project and shall also allow enforcement of outside storage violations. This agreement shall be recorded prior to issuance of building permits.

## **9.0 OTHER STUDIES**

- 9.1 A detailed on-site exterior lighting and photometric plan shall be submitted for review and approval by the Community Development Department prior to issuance of building permits. The plan shall indicate fixture design, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties and so as to provide a minimum of one-foot candle luminance at all exterior parking lot locations. Buffering techniques to reduce light and glare impacts shall be required for projects adjoining residential land and at no time shall light exceed one-foot candle luminance at the property lines for any project.

## **10.0 SIGNS**

- 10.1 Signs are not part of this approval. Any signs proposed for this project shall be designed in conformance with the Sign Ordinance and established Sign Policy and shall require separate application and approval by the Community Development Department prior to installation.
- 10.2 A uniform sign program for this project shall be submitted to the Community Development Department for review and approval prior to the issuance of Building Permits. The sign program shall include type, size and locations, colors, materials, lettering style, etc. for all signs.

## **11.0 INFORMATIONAL NOTES**

### **Special Assessment Districts and Fees**

- 11.1 Capital Improvement Fee: The City has adopted a Capital Improvement Fee (AB1600) to be paid as a part of the Building Permit Fees. All new development within the City is subject to this fee upon issuance of building permits, unless exempted by grandfather provisions. Contact the City's Finance Department at (707) 428-7496.



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## PUBLIC WORKS DEPARTMENT INTEROFFICE MEMORANDUM

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### Conditions of Development

Date: November 6, 2019

To: Amy Kreimeier, Associate Planner

From: Alvin Lei, Assistant Civil Engineer (707) 428-7476 AL

Project Name: PDC - Building A -  
One industrial warehouse 200,915 sq. ft. on three vacant parcels totaling 11.29 acres

Project Location: Southwest of Business Center Drive and Suisun Valley Road –  
APN: 0148-540-250, -260, -300

Review Requested: Development Review (DR2019-005)  
Use Permit (UP2018-017)  
Environmental Review (ER2019-017)

Copies To: Ryan Panganiban, Interim City Engineer RP  
Garland Wong, City Traffic Engineer GW  
Trish Curran, Senior Engineer Tech TC

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### Helpful Phone Numbers

#### City of Fairfield

Finance Department (707) 428-7496  
Fire Department (707) 428-7550  
Community Development (707) 428-7461  
Public Works (707) 428-7485

#### Other Agencies

Army Corps of Engineers (916) 557-5250  
California Department of Fish & Wildlife (707) 944-5500  
Fairfield-Suisun Sewer District (707) 429-8930  
Federal Emergency Management Agency (415) 923-7190  
Comcast Cable (800) 945-2288  
SBC Communications (707) 258-5136  
Pacific Gas and Electric (707) 449-5769  
Regional Water Quality Control Board (510) 622-2300  
Solano Irrigation District (707) 448-6847

## **PUBLIC WORKS DEPARTMENT**

# **Site-Specific Development Conditions**

### **Seismic Fault Zone:**

1. A portion of the proposed development is near an Alquist-Priolo Special Studies Zone (Fault Zone). A detailed study of faulting shall be included as a part of the Geologic/Geotechnical investigation. Appropriate recommendations relating to building designs and setbacks shall be included in the study. The study shall be reviewed by an independent geotechnical consultant selected by the Public Works Department as outlined in the "Geotechnical Investigation" section of these conditions.

### **Stormwater Detention:**

2. Please note there is an existing regional wetland/detention basin (APN: 0148-540-170), constructed at the southeast corner of Business Center Drive and Neitzel Road intended to provide adequate stormwater detention for parcels within the Corporate Park per zoning of the, then current, General Plan. On-site storm water detention may not be required, contingent upon the project meeting the zoning of the approved General Plan.

### **Traffic Signal Improvements:**

3. Property owners of adjacent parcels (APNs: 0148-540-270, -300 & -320) have indicated intent to further develop their properties. In conjunction with development of the project parcel, a new traffic signal shall be constructed at the intersection of Business Center Drive and the most northerly proposed vehicular ingress into the project parcel, approximately 720 feet south of the Business Center Drive and Westamerica Drive intersection. If this development precedes development of the aforementioned parcels, developer shall construct the traffic signal per current City Standards as part of this project. The total cost of the traffic signal cost share shall reflect a 50% reduction based on AB1600 fees. The remaining cost shall be distributed where 50% is borne by APN 0148-540-320 and the other 50% shared equally by the developer and APN: 0148-540-270 & -300. The developer shall also dedicate a maintenance easement to the City over the required traffic signal loops and other related appurtenances that are located on private property. Please contact the City Traffic Engineer for more information and work with all necessary parties and property owners to ensure this dedication is provided. Dedication shall occur prior to the issuance of any certificates of occupancy.

4. Developer shall work with the City Traffic Engineer to ensure adequate traffic signal communication infrastructure is constructed, at the minimum, along the Business Center Drive project frontage, across proposed driveways, to allow communication between the traffic signal (see Condition #3) and the existing traffic signal at the Business Center Drive and Neitzel Road intersection. Improvements may include, at the minimum: switches, fiber interconnect, and adaptive equipment. In addition, developer shall install a 3" schedule 80 conduit, with traceable pull tape, within the 29.5' wide Public Service Easement along the Business Center Drive frontage for future traffic signal interconnect per current City standards. Pull boxes shall be spaced and located at each end of the parcel per current City standards clearly labeled "Fiber Interconnect". Please contact the City Traffic Engineer for more information

**Streetlights:**

5. In conjunction with the installation of separated sidewalk (see condition #6), developer shall replace the existing streetlights along Business Center Drive with current City Standard LED streetlights. In addition, it may be necessary to realign the existing streetlights along the Business Center Drive project frontage to provide a wider foot-candle coverage. All streetlight enclosures shall be replaced with theft resistant model per current City standards. Please contact the City Traffic Engineer for details.

**Curb, Gutter and Sidewalk:**

6. The developer shall install City standard 10' wide, separated sidewalk along the frontage of the project and connect to existing curb returns. The landscape parkway between the back-of-curb and sidewalk shall be 6' wide. Any concrete proposed abutting the existing curb and gutter shall be doveled to the curb.
7. The developer shall install two City standard curb ramps along the curb returns of the project frontage that satisfy both current ADA standards and City Standard Detail S13 of the 2017 Standard Specifications and Details.
8. The developer shall replace any damaged, hazardous or nonstandard curb and gutter along the frontage of the project. Contact the Public Works Department to mark the existing curb and gutter along the project frontage that will need to be removed and replaced.

**Parking Lot:**

9. A secondary access to the parking lot shall be required to improve site circulation and emergency access. Coordinate with the Public Works Department.
10. Drive aisles shall be a minimum of 24 feet wide.

11. Truck turning templates shall be used to layout parking lot planter islands and parking stalls. Truck circulation conflicts shall be evaluated. Garbage trucks shall be able to access trash enclosures. Service trucks shall be able to access delivery areas. Fire engines shall be able to access fire hydrants and building entrances.
12. The pavement section for the proposed parking lot shall be designed by a Geotechnical Engineer. The Public Works Department requires a minimum of 2 inches of asphalt concrete on 6 inches of aggregate base for light traffic areas. A minimum of 3 inches of asphalt concrete on 8 inches of aggregate base is required in areas where truck traffic is anticipated.
13. Parking lot construction shall be certified by design consultants. The project Geotechnical Engineer shall certify that "as-built" pavement sections and site compaction comply with the project Geotechnical Report and Site Plans.
14. The developer shall furnish a parking lot lighting, signing and striping plan.

**Trash Enclosure:**

15. The location of trash enclosures shall be shown on the site plan. Drive aisle pavement sections between driveways and trash enclosures shall be designed to accommodate garbage truck traffic. There shall be a concrete slab that extends 10 feet from the front of the enclosure. The slab shall be a minimum of 6 inches of reinforced concrete over 6 inches of Class II aggregate base compacted to 95%.
16. A recycling plan shall be submitted for the proposed development. The trash enclosures may need to accommodate recycling and yard. The projects tenants must meet state's mandates for mandatory commercial recycling (AB 341). Trash enclosures shall have roofs and drains that connect to sanitary sewer, with water hook-ups.

**Driveways:**

17. Proposed driveway aprons shall be constructed to City Standard S10. Driveway aprons shall be designed to a minimum width that will allow for large trucks ingressing/egressing the parcel without damaging the driveway apron, curb, gutter and sidewalk.

**Landscape and Lighting Maintenance District:**

18. The proposed development is within the North Cordelia Landscape and Lighting Maintenance District (**LLMD #13**). Property owners within the District are required to pay special on-going annual special assessments to maintain common Landscape and Lighting improvements within the District. Contact Public Works for details.

**Mello Roos Community Facilities District:**

19. The proposed development is within the North Cordelia Community Facilities District No. 3 (**CFD #3**). Property owners within the District are required to pay special on-going annual assessments to be used for the purchase of open space within the Fairfield area. Contact the Public Works Department for details.

**Open Space, Public Safety and Park Maintenance Mello Roos District:**

20. All new development within the City is required to annex to Community Facilities District # **2012-2**, an Open Space, Public Safety and Park Maintenance Mello Roos District. Property owners within the District will be required to pay special on-going annual assessments to be used for the following:

- Purchase of open space within the Fairfield area
- Police and Fire Protection, including but not limited to expenses for personnel, equipment, and supplies
- Ongoing Maintenance of Neighborhood Parks

The developer shall furnish the necessary processing fees, documents and boundary map required to annex to the District prior to the issuance of any building permits. Assessments will have an annual inflation adjustment. Please contact City of Fairfield Public Works at 707-428-7485 for details.

**Reimbursement Agreement:**

21. Reimbursement Agreement No. 33 serves as a lien on the property proposed for development. The City previously installed public improvements which benefit the proposed project. Prior to issuance of building permits, the developer shall pay for their fair share of the previously installed improvements as outlined in the Reimbursement Agreement. The amount of money to be collected prior to issuance of the building permit for the Reimbursement Agreement is **\$1,037.16** (\$107.59 per acre x 9.64 acres). Contact the Public Works Department for details.

**Maps & Easements:**

22. The submitted site plan shows the proposed building over the existing 20-foot sanitary sewer easement. No permanent structure shall be allowed within this easement, in addition to possible restriction to any landscaping and/or fencing. If developer constructs within the existing easement area, developer shall work with the easement owner to realign the existing utility and shall have recorded all documents necessary to adjust the boundaries of the easement. All costs for this effort shall be solely borne by the developer.

23. There are several easements within the project site, including:
- 29.5' Landscape Easement and PSE
  - 20' Private Sanitary Sewer Easement (see Condition #22)
  - 20' Sanitary Sewer Easement
  - 30' Landscape and Public Access Trail Easement
  - 30' Public Service Easement
  - 50' Storm Drain Easement
  - Access Easement

The developer shall identify any additional easements within the parcel. No permanent structures are allowed within these easements, in addition to possible restrictions to any landscaping and/or fencing.

24. The submitted project is proposing shared vehicular access to the project parcel via a shared driveway off Business Center Drive, along the northerly property line. Developer shall submit all necessary documents to create a permanent reciprocal access easement across common areas shared by parcels. This easement shall be created on a separate instrument and recorded concurrently with the map. Submit a draft copy of the document for the approval by the Public Works and Community Development Departments.
25. As part of the development a lot line adjustment is likely required to accommodate the vehicle access proposed on the northerly portion of the submitted site plan. Developer shall work with the adjacent property owner (APN: 0148-540-270 & -300) and City of Fairfield Public Works staff to reconcile the necessary lot line adjustment and have the documents submitted to the City of Fairfield for review and recordation. Documents shall be recorded prior to start of construction and developer shall furnish to the City of Fairfield appropriate fees to garner a mylar copy of the County-recorded map.
26. Prior to submitting improvement plans for City review, a Lot Merger shall be submitted to the City for review and approval. Construction shall not commence until the Lot Merger has been approved by the City and recorded.

**Other Approvals:**

27. As part of the Green Valley Mixed-Use project immediately to the north (APNs: 0148-540-270, & -300), there are proposed driveway improvements along this project's northerly property line. Developer shall work with this project owner to create and record a reciprocal access easement (see Condition #24) and shall receive documented approval from this property owner prior to being issued a Building permit.

28. The submitted site plan indicates the developer will install storm drain utilities over the adjacent parcel (APN:0148-540-270). Developer shall ensure that a private storm drain easement is dedicated to the project parcel owner over the proposed storm drain utility. Developer shall work with the necessary parties and receive documented approval for construction of the aforementioned improvements prior to being issued a Building permit. Developer shall ensure that the easement is created prior to any certificate of occupancy. Please contact the City of Fairfield Public Works for more information.

The storm drain utility may also be located within the proposed driveway on the northern portion of the project site. Developer shall ensure the reciprocal access easement (see Condition #24) contains adequate language to encompass this use. The reciprocal access easement shall be recorded prior to any certificate of occupancy.

29. Approvals from other agencies may be required for this project. Developer shall identify any additional easements, right-of-way, utilities, and infrastructure that is owned by other agencies that is within the parcel. If applicable, approval from the outside agencies is required to be submitted for City review prior to developer being issued a Building permit.

## General Development Conditions

### Geotechnical Investigation:

30. The developer shall retain a registered Geotechnical Engineer to conduct a Geotechnical Investigation of the project area. Two copies of the project Geotechnical Report shall be submitted to the Public Works Department prior to submittal of Construction Plans. The Geotechnical Report shall include details and recommendations regarding the following:

- Geologic Hazards
- Grading Limitations and Requirements
- Foundation Design
- Settlement
- Retaining Wall Design as Required
- Parking Lot Pavement Sections

### Grading:

31. A grading plan shall be prepared by the developer's Civil Engineer and approved by the City Engineer. The following information shall be shown on the Grading Plan:

- Existing contours, landscaping, fences, buildings, or other improvements
- Existing trees to be saved in place or removed
- Furnish all necessary details to clearly convey recommendations outlined in the project geotechnical investigation
- Cut/Fill interfaces and limits of grading
- Limits of existing geologic hazards as identified by the Geotech. Engineer
- Lot boundaries and road rights-of-way
- Proposed pad elevations, finished contours and lot grading details
- Top of curb elevations
- Perimeter cross-sections along all sides of the project to show the proposed project's interface with abutting properties and streets
- Plan view of proposed drainage facilities including storm drains, catch basins, manholes and underdrains
- Parking lot surface drainage, pavement grades, ridge lines, etc.
- Street grades
- Ditch grades
- Details for proposed curb and gutter
- Details for proposed drainage ditches

32. The Project Engineer shall coordinate grading design closely with the project Geotechnical Engineer. Specifically, the Geotechnical Engineer shall be consulted to evaluate and address issues related to:

- Geologic Hazards
- Retaining Wall Design Parameters
- Parking Lot Pavement Sections



33. The grading plan shall be reviewed and approved by the project Geotechnical Engineer prior to City approval. Provide a signature block for the project Geotechnical Engineer on the plan.
34. Slope grading shall comply with the Geotechnical Report. Slopes steeper than 3H:1V shall not be allowed in the public right-of-way. Slopes steeper than 2H:1V shall not be allowed on-site.
35. Retaining walls over 18 inches tall shall be concrete or masonry. Retaining walls over 4 feet tall shall be designed by a Civil or Structural Engineer.

**Erosion Control and Stormwater Quality:**

36. The developer shall incorporate the use of Low Impact Development (LID) Best Management Practices to address the issue of ongoing post-construction stormwater quality for the project site. Examples of LID treatment measures include: bio-retention, harvesting and reuse, infiltration, and evapo-transpiration. The project engineer is strongly recommended to contact the Public Works Department in regards to the new design requirements.
37. An erosion and sedimentation control plan shall be included as a part of the grading plan package. An erosion control plan shall be prepared by the developer's Civil Engineer and approved by the City Engineer. The erosion control plan shall include protection measures such as: sedimentation basins, check dams, straw wattles and hydroseeding details.
38. The project shall comply with the requirements of the most current National Pollutant Discharge Elimination System (NPDES) permit issued to the Fairfield-Suisun Urban Runoff Management Program.
39. The applicant shall obtain all necessary permits for storm water discharges, including but not limited to the State Water Resources Control Board Construction General Permit. Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (State Water Resources Control Board Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility.
40. The applicant shall be responsible for developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) which shall be reviewed and approved by the Fairfield-Suisun Sewer District.

41. To limit pollutant generation, discharge and runoff to the maximum extent practicable, the project shall include stormwater pollution control measures listed within the document entitled "Storm Water Pollution Control Measures List". This list is provided within Appendix B of the document entitled "Storm Water Requirements for Development Projects- Packet for Project Applicants". Each identified source of pollutants may have one or more appropriate control measures as determined by the City of Fairfield.
42. All stormwater treatment measures shall be adequately operated and maintained. To ensure operation and maintenance of stormwater treatment measures, the property owner shall enter into a Stormwater Treatment Measures Maintenance Agreement with the City. This agreement shall be signed by the property owner and submitted to the Department of Public Works prior to the issuance of the building permit. It is included in the document entitled "Storm Water Requirements for Development Projects- Packet for Project Applicants."
43. The Developer shall install thermoplastic markers on all new catch basins. Markers may be purchased at the Fairfield-Suisun Sewer District (FSSD) office. Contact the FSSD at 429-8930 for additional details.
44. Prior to the City's issuance of the Certificate of Occupancy, the City shall receive a self-certification by the Engineer of Record (Registered Civil Engineer) which certifies that the project's grading, drainage and stormwater treatment systems conform to the approved plans, permits and city codes. The self-certification shall be performed during construction and upon completion of the project by the Engineer of Record and documented on the appropriate city form.

**Water System:**

45. Show the size and location of existing and proposed water services, meters and backflow prevention devices on the site plan. Show the size and location of water mains and the proposed points of connection for water services.
46. Existing services that are to remain unused shall be abandoned per City requirements.
47. The developer shall verify the size of the existing water services and water meters. Services and meters shall be upsized as needed for the proposed use. Backflow prevention devices shall be installed or upgraded to meet current code requirements.
48. With the exception of water meters and meter boxes, all water facilities on the site side of the reduced pressure backflow prevention device (including the backflow preventor) shall be privately maintained by the property owner. Water meters, meter boxes and water services between the public water main and the backflow preventor shall be maintained by the City.

49. Irrigation services shall be stubbed to all landscaped areas. Irrigation and electrical control wire sleeves shall be installed as needed. Coordinate with the project Landscape Architect. Sleeves shall be at least 12 inches below subgrade at street crossings.

**Fire System:**

50. The City of Fairfield Fire Department requires separate shop drawings submitted directly to the Fire Department for review. The Developer shall furnish and provide all necessary documents to the Fairfield Fire Department for their review and approval.
51. Fire hydrants will be required on-site. Proposed buildings will require fire sprinklers. Contact the Fire Department for details.
52. Show the size and location of proposed fire lines, hydrants, fire sprinkler risers and backflow prevention devices on the plan. Show the size and location of water mains and the proposed points of connection for fire lines.
53. A backflow preventor is required on the fire line. An above grade double check detector check valve is required on lines which serve building fire sprinklers. Specify the manufacturer, size and location of the fire line backflow preventor.

**Sewer System:**

54. Show the size and location of existing and proposed sewer laterals and cleanouts on the site plan. Show the size and location of sewer mains and the proposed points of connection for sewer laterals.
55. Existing services that are to remain unused shall be abandoned per City requirements.

**Storm Drain System:**

56. Storm drainage for the 15-year storm shall be collected on-site and conveyed through storm drains to the public storm drain system. Show the size and location of existing and proposed storm drains and catch basins on the site plan. Show the size and location of public storm drain lines and the proposed points of connection for the on-site storm drain system.
57. Grading and drainage shall be designed so that surplus drainage (above and beyond that of the 15-year storm) not collected in site catch basins, is directed overland so as not to jeopardize existing or proposed buildings with flooding.

**Landscaping:**

58. The project architect and engineer shall coordinate design closely with the project landscape designer. Specifically, they shall consult the landscape designer to evaluate and address issues related to:

- Fencing/wall layout and details
- Locations and sizes for irrigation services
- Locations, depths and sizes for irrigation and control wire sleeves at driveways and street crossings
- Sight distance constraints for fencing and landscaping
- Depth of cover and tree setbacks over water, sewer and storm drain lines in landscape areas

59. Landscaping and irrigation plans shall be designed to comply with the City's Water Efficient Landscaping Ordinance. Use of turf and other water intensive landscaping shall be minimized.

**Right-of-Way and Easements:**

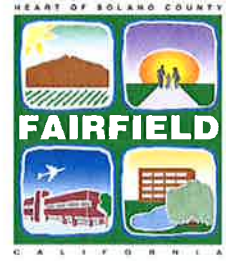
60. All property lines and easements shall be shown on the site plan.

**Miscellaneous:**

61. All public improvements shall be designed and constructed to current City of Fairfield standards.

62. Existing public facilities damaged during the course of construction shall be repaired by the developer, at his sole expense, to the satisfaction of the City Engineer.

63. Prior to beginning construction of public improvements, the developer or his contractor shall obtain an encroachment permit from the City. The developer or his contractor shall furnish the necessary insurance, bonds and pay all fees associated with the encroachment permit. A field investigation fee shall be charged if any work within the right-of-way is performed either without or prior to securing an encroachment permit.



## MEMORANDUM

### FAIRFIELD FIRE DEPARTMENT

DATE: June 6, 2019

TO: Amy Kreimeier, Community Development Department

FROM: Bryan Just, Fire Department

SUBJECT: DR2019-005, PDC Building A, Business Center Dr.

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Fire Safety requirements are as follows:

1. Automatic sprinkler systems will be required for the proposed new buildings as specified in Section 903.2 of the California Fire Code and the City of Fairfield Ordinance 2016-24. Installations shall comply with the National Fire Code Standards 13 and 24. Plans shall be submitted to the Fire Department directly for review and approval prior to issuance of any permits and performance of any inspections or tests. A Fire control room containing the fire sprinkler riser and the fire alarm control panel shall be provided. Access to the fire control room shall be from the exterior and identified with signage.

Note: The underground and overhead portions of these systems are required to have separate plans and permits. The subcontractor responsible for the installation is required to submit plans directly to the fire department and make arrangements for all permits, inspections and tests. Fire Line shall be looped.

2. All automatic sprinkler systems shall be supervised by an approved central station service. Monitoring systems shall conform to NFC Standards 70, NFPA 72 and the California Fire Code. The subcontractor responsible for the installation is required to

submit plans directly to the fire department and make arrangements for all permits, inspections and tests.

3. A minimum of one manual fire alarm box shall be provided at an approved location per California Fire Code Section 907.2.
4. Provide one 2A10BC dry chemical fire extinguisher for every 3,000 sq.ft. of floor area with a maximum travel distance not to exceed 75 feet.
5. Premises identification is required. Electrical and fire sprinkler rooms must have identification and Knox lock box. See Fire Prevention Standard #87-7.
6. Approved 20 foot wide, fire access roads must be provided within 150 feet from all portions of the building. Fire Access shall be designed and maintained including widths for Aerial Apparatus (Ladder Truck). Access to rescue windows, balconies and the building roof shall be considered as part of mature landscape design. Access shall be per 2016 CFC 503, 504, and Appendix D.
7. Additional Access requirements may be identified in association with the planning and development of a local City of Fairfield Fire Station under development in the adjacent lot. Coordinate driveway and intersection design with the fire station driveway.
8. Fire lanes may be required on curbing adjacent to the buildings, fire hydrants, and fire sprinkler equipment. See Fire Prevention Standard #92-40.
9. Emergency Access Knox Box required near front entrance and other areas as determined by the Fire Department.
10. Number of fire hydrants to be determined by fire flow requirements and all portions of the building must be within 400 feet of a fire hydrant. If additional hydrant is necessary, it must be installed per Fire Prevention Standard #87-4. Additional hydrant(s) may be required to support the fire sprinkler system.
11. Comments made during the D.A.R.T and planning review process are preliminary in nature. Detailed comments will be made during the building permit process.



## **FAIRFIELD-SUISUN SEWER DISTRICT**

1010 CHADBOURNE ROAD • FAIRFIELD, CALIFORNIA 94534 • (707) 429-8930 • [WWW.FSSD.COM](http://WWW.FSSD.COM)

GREGORY G. BAATRUP, GENERAL MANAGER

June 5, 2019

CO-140.20/1819

### **MEMORANDUM**

TO: CITY OF FAIRFIELD  
Planning Department

ATTN: Amy Kreimeier

FROM: Ron Hipkiss

SUBJECT: ***PDC Building A***  
Business Center Drive  
File No.: DR2019-005, UP2018-017, ER2019-017  
APN: 0148-540-250, -260, -300

In response to your notification for the construction of the project named above, the Sewer District requires the following:

1. Show on the plans the existing 15-inch sanitary sewer and manholes along the eastern border of the project.
2. Indicate on the plans the existing sanitary sewer easement on the eastern edge of the project.

Please send your comments directly to Ron Hipkiss ([rhipkiss@fssd.com](mailto:rhipkiss@fssd.com)) or at:

Fairfield-Suisun Sewer District  
1010 Chadbourne Road  
Fairfield, CA 94534-9700

Sent via email

## DIRECTORS

JOHN D. KLUGE  
PRESIDENT - DIV #1

LANCE A. PORTER  
VICE PRESIDENT - DIV #2

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DIV#3

GUIDO E. COLLA  
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DIV #5



## OFFICERS

CARY KEATEN  
GENERAL MANAGER

JAMES S. DANIELS, P.E.  
DISTRICT ENGINEER

MINASIAN, SPRUANCE,  
MEITH, SOARES & SEXTON  
ATTORNEYS

May 23, 2019

Amy Kreimeier  
Associate Planner  
City of Fairfield  
Community Development Department  
1000 Webster Street, 2<sup>nd</sup> Floor  
Fairfield, CA 94533

**Subject: Green Valley Corporate Park, Building A (DR2019-005, DR2018-017, CR2019-017)**

Dear Ms. Kreimeier,

We are in receipt of the planning submittal for the subject project. The subject project is located in the City of Fairfield North Cordelia Service area which can provide non-potable water to commercial properties and street landscape areas within residential subdivisions. The parcel (PM43-15, Parcel 4) associated with the proposed development has two Assessor's Parcel Numbers (APNs: 0148-540-250, -260) as a portion of the parcel is currently NOT with the District boundary. APN 0148-540-300 is listed on the transmittal, but does not appear to be included in the submitted drawings. The portion of the parcel outside the District boundary (APN 0148-540-260) must be annexed to receive non-potable water for any proposed street or commercial development landscaping.

The following are the Districts requirement for the development of the subject project:

1. If non-potable water service is provided by the District to this development it must be coordinated per the terms of the 1987 Fairfield-SID Joint Exercise of Powers Subagreement No. 3 for the North Cordelia Service area.
2. Since the project is proposing to construct a commercial development, any portion of the project that will receive non-potable water for landscape purposes must be annexed into the District and pay the required annexation fees as calculated by the District.
3. If any existing non-potable water services will not be used for the project, they must be removed and terminated at the mainline.



4. The Developer may be required to sign a Protection of Facilities Agreement prior to any work affecting District facilities or if modifications or additions to existing facilities are deemed necessary.
5. The District will require the Developer to enter into a Development Work Order to cover all cost associated with annexation, review, and mitigation of the impacts the proposed development has on the District facilities. This Work Order must be signed and a monetary deposit must be submitted to the District prior to the District reviewing and approving the maps and/or improvement plans. A separate Development Work Order may be needed for any required annexation cost.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact me at (707) 455-4018 or via email at [nmcwilliams@sidwater.org](mailto:nmcwilliams@sidwater.org).

Sincerely,



Nancy McWilliams  
Senior Civil Engineer