



REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
February 6, 2024
6:30 PM

Mayor: Leon Garcia
Vice Mayor: David Oro
Councilmembers: Mariam Aboudamous, Mark Joseph, Pierre Washington

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

City Council and other public meetings will be conducted in person at City Hall, 4381 Broadway, Suite 201, American Canyon, CA 94503. This meeting is also available via Zoom Teleconferencing as a convenience for public participation. This meeting will be broadcast live to residents on Napa Valley TV, on our website [here](#) and on YouTube [here](#). Should technical issues with Zoom occur, please select another viewing option.

PUBLIC PARTICIPATION

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session. A Zoom Webinar has been established for public comments made via zoom, during Open Session only. To give your public comment via zoom, connect via the below Zoom link and use the "raise your hand" tool, or call into the zoom meeting at 408-638-0968 and press *9 to "raise your hand" when the item is called. To avoid confusion, all hands raised outside of Public Comment periods will be lowered.

Written comments, via eComments: Please submit written comments through the eComments link, located on the Meetings & Agendas page of our website [here](#). Comments will be available to council members in real time. To allow for review of comments, eComments will close at 3:00 pm on the day of the meeting. All comments received will be posted online and become part of the meeting record.

Zoom Meeting Link: [Click here](#).
Webinar ID: 862 3299 1024 **Passcode:** 12345

The above-identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@cityofamericancanyon.org.

AGENDA MATERIALS: City Council agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.cityofamericancanyon.org.

AMERICANS WITH DISABILITIES ACT: The City Council will provide materials in appropriate

alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@cityofamericancanyon.org. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

5:30 P.M. – CLOSED SESSION

The mayor will call the meeting to order and conduct roll call. Council will immediately convene into Closed Session after hearing any public comment on Closed Session items. At 6:30 p.m. the Council will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENTS - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Items only. Comments must be made in person and are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. Comments for Items not on the Closed Session or Open Session agenda will be heard during the Open Session Public Comment period.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

5:30 P.M. CLOSED SESSION ITEMS

1. **Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):**
 - a. *City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471).
 - b. *City of American Canyon v. Leon Dale Schmidt* (Napa County Superior Court Cases No. 22CV001041 and 23PR00161).
 - c. *Center for Biological Diversity v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000511).
 - d. *Golden State Environmental Justice Alliance v. City of American Canyon et al.* (Napa Superior Court Case No. 23CV000510).
 - e. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000517).
 - f. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV001600).

2. **Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Three (3) Matters.**

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

3. [Proclamation - Black History](#)
4. [Proclamation honoring Gretchen Mayer](#)

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

This time is reserved for members of the public to address the City Council on items that are not on the Closed Session or Open Session agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

AGENDA CHANGES

The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item. A member of the Public may request discussion of a Consent Item by making that request during Public Comment.

CONSENT CALENDAR

5. [Minutes of January 16, 2024](#)
Recommendation: Approve the minutes from the Regular City Council meeting of January 16, 2024.
6. [Report Upon Return from Closed Session](#)
Recommendation: Approve the Report Upon Return from Closed Session for the City Council meeting of January 16, 2023.
7. [Amend Agreements with California Northern Railroad for Reconstruction of Crossings on Green Island Road \(TR16-0700\)](#)
Recommendation: Adopt a Resolution authorizing the City Manager to execute Amendment #2 to Agreement 2019-A114 and Amendment #2 to Agreement 2019-A115, with the California Northern Railroad Company to rebuild two railroad crossings on Green Island Road (DOT No. 751326N and DOT No. 748368W), increasing the Construction Budget in the amount of \$66,800, for a total contract amount not to exceed \$1,709,299.80, in conjunction with the Green Island Road Reconstruction and Widening Project (TR16-0700).
8. [Notice of Completion for the Recycled Water System Expansion Project \(RW17-0100\)](#)
Recommendation: Adopt a Resolution accepting the contracted work as complete, authorizing the Public Works Director to file a "Notice of Completion", and releasing a Retention payment to Argonaut Constructors in conjunction with the Recycled Water System Expansion Project (RW17-0100).

9. **Notice of Completion for the 2022 Annual Pavement Management Project (TR22-0300)**

Recommendation: Adopt a Resolution accepting the contracted work as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing a Retention payment to Martin Brothers Construction in conjunction with the 2022 Annual Pavement Management Project (TR22-0300).

10. **Resolution of Local Support for the NVTA Vision Zero Plan**

Recommendation: Adopt a resolution supporting the Napa Valley Transportation Authority Vision Zero Plan.

11. **Emergency Sewer Repair on Andrew Road**

Recommendation: Take the following actions related to the Andrew road Emergency Sewer Repair Project:

1. Adopt a resolution adding Capital Improvement Project Andrew Road Emergency Sewer Repair (WW24-0100);
2. Authorizing a project budget of \$175,000 for WW24-0100;
3. Authorizing a budget transfer of \$175,000 from Wastewater Enterprise Fund Reserves to WW24-0100;
4. Awarding a construction contract to Ghilotti Construction Company for an amount of \$125,000;
5. Authorizing the City Manager to execute the construction contract; and
6. Authorizing the Public Works Director to approve change orders up to the budgeted amount.

12. **Partial Acceptance of Watson Ranch Lot 10 Phase 1 Improvements**

Recommendation: Adopt a Resolution of the City Council of the City of American Canyon for partial acceptance of the public improvements associated with the Watson Ranch Lot 10 Phase 1 Improvements Project.

13. **Certification of Sufficiency of Measure "K" Initiative Petition - An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code**

Recommendation: Adopt a Resolution of the City Council of the City of American Canyon accepting the certification of the Napa County Clerk Ex-Officio Registrar of Voters as to the sufficiency of the initiative petition entitled "An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code".

PUBLIC HEARINGS

14. **Ordinances Establishing Industrial Use Sustainability Standards and Greenhouse Gas Emissions Standards.**

Recommendation: Waive first reading, read by title only, and adopt the following:

1. An Ordinance of the City Council of the City of American Canyon, State of California, adopting an Ordinance to implement Industrial Use Greenhouse Gas Standards; and

2. An Ordinance of the City Council of the City of American Canyon, State of California, adopting an Ordinance to implement Industrial Commerce Centers Sustainability Standards.

BUSINESS

15. **Measure "K"**

Recommendation: Adopt a Resolution of the City Council of the City of American Canyon directing City Staff to prepare a Report pursuant to Elections Code section 9212.

MANAGEMENT AND STAFF ORAL REPORTS

16. **Public Works Department Quarterly Update**

Recommendation: Information Only

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

The Mayor and Council may comment on matters of public concern and announce matters of public interest; no collective council action will be taken.

a) Report out from the January 17th Napa Valley Transportation Authority Board Meeting (Garcia/Joseph).

b) Report out from the January 26th Napa Countywide Climate Action Committee Meeting (Garcia/Joseph).

c) Report out from the February 5th Napa County Local Agency Formation Commission Meeting (Aboudamous).

17. **City Council Committee Report - Councilmember Mark Joseph**

FUTURE AGENDA ITEMS

18. **Future Agenda Items of Note:**

February 20, 2024, Regular City Council Meeting. 6:30 p.m.

Recology Franchise Agreement

Mid-Year Budget Update

Eco-Center Long-Term Lease

March 5, 2024 Regular City Council Meeting. 6:30 p.m.

Proclamation National Women's History Month

Proclamation American Red Cross Month

Annual Police Report

Annual Communications Report

Measure K EC 9212 Report (tentative)*

March 19, 2024 Regular City Council Meeting. 6:30 p.m.

Proclamation Acknowledging Ramadan

National Community Survey

Housing Element: Annual Report and Zone Change

Westside Connector*

April 2, 2024 Regular City Council Meeting. 6:30 p.m.

Utility Rates Protest Hearing

Note: Council requested items are marked ""**

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the City Council was posted in compliance with the Brown Act prior to the meeting date.

Taresa Geilfuss, CMC, City Clerk

CITY OF AMERICAN CANYON PROCLAMATION



RECOGNIZING FEBRUARY 2024 AS BLACK HISTORY MONTH

WHEREAS, in 1915 Dr. Carter Godwin Woodson, noted Black scholar and son of former slaves, founded the Association for the study of Negro Life and History, which was later renamed the Association for the Study of African American Life and History (ASALH); and

WHEREAS, Dr. Woodson initiated Black History Week, February 12, 1926. For many years, the second week of February, chosen so as to coincide with the birthdays of Fredrick Douglas and Abraham Lincoln, was celebrated by African Americans in the United States; and

WHEREAS, in 1976, as part of the Nation's bicentennial, Black History Week was expanded and became established as Black History Month, and is now celebrated all over the world; and

WHEREAS, we pay tribute to the heroes, sung and unsung, of African-American history, recalling the inner strength that sustained millions in bondage. We remember the courage that led activists to defy lynch mobs and register their neighbors to vote. We carry forward the unyielding hope that guided a movement as it bent the arc of the moral universe toward justice. Even while we seek to dull the scars of slavery and legalized discrimination, we hold fast to the values gained through centuries of trial and suffering.

WHEREAS, Every American can draw strength from the story of hard-won progress, which not only defines the African-American experience, but also lies at the heart of our Nation as a whole. This story affirms that freedom is a gift from God, but it must be secured by His people here on earth. It inspires a new generation of leaders, and it teaches us all that when we come together in common purpose, we can right the wrongs of history and make our world anew; and

WHEREAS, Black History Month reminds us to continue to fight for justice and equality and should be a uniting call to our nation to continue to work for a more diverse, supportive, inclusive, and protective union; and

NOW, THEREFORE, BE IT RESOLVED, that I, Leon Garcia, Mayor of the City of American Canyon, on behalf of the American Canyon City Council, do hereby proclaim February 2024 as Black History Month and call upon public officials, educators, librarians, and encourage residents of the American Canyon community, to observe this month with appropriate programs, ceremonies, and activities.

Dated: February 6, 2024

Leon Garcia, Mayor

CITY OF AMERICAN CANYON PROCLAMATION



HONORING GRETCHEN MAYER FOR 23 YEARS OF PUBLIC SERVICE

WHEREAS, in April 1993, Gretchen served as a Housing Technician for the Sacramento Housing and Redevelopment Agency where she determined participant eligibility in a project-based Public Housing Program, and oversaw the operations of some 400 rental units, and

WHEREAS, in January 2000, Gretchen served as a Housing Specialist and Family Self-Sufficiency Coordinator for the City of Fairfield administering the federal Department of Housing and Urban Development Family Self-Sufficiency Program, and

WHEREAS, in 2005, Gretchen served as a Kindergarten Aide at Alta Sierra Elementary School in the Pleasant Ridge Union School District in Grass Valley, and

WHEREAS, in 2012, Gretchen served as a Housing Specialist for the City of Suisun City focusing on client intake and support, conducting Housing Quality Standards inspections, and maintaining records and procedures according to the Suisun City Housing Authority Plan, and

WHEREAS, in 2016, Gretchen became the Human Resources Technician in the City of Suisun where she was responsible for recruiting, new employee onboarding, and benefits administration, was appointed Deputy City Clerk in 2018, and earned a Worker Occupational Safety and Health Specialist certificate and became a California Certified Professional from CalGov HR, and

WHEREAS, in December 2020, Gretchen was hired by the City of American Canyon as Human Resources Assistant during the COVID-19 pandemic, which required her creativity to convert employee processes from paper to electronic and from in person to virtual. Gretchen was instrumental in upgrading employee benefits administration processes and successfully established herself as the City's go-to person for all things CalPERS, while also earning a Human Resources Management Certificate from Sonoma State University, and

WHEREAS, throughout her career Gretchen was known for her compassion, empathy and professionalism in assisting housing clients and fellow employees.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of American Canyon hereby thanks and congratulates Gretchen Mayer upon her retirement for her loyal and generous public service for more than 23 years.

Dated: February 6, 2024

Leon Garcia, Mayor

**CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING**

ACTION MINUTES
January 16, 2024

5:00 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The City Council meeting was called to order at 5:03 p.m.

ROLL CALL - CLOSED SESSION

Present: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Absent: None

Excused: None

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Mayor Garcia called for public comments on closed session items. Written comments: none. Oral comments: none. The public comment period was closed.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

5:00 P.M. CLOSED SESSION ITEMS

Conference with Legal Counsel - Existing Litigation. Authorized pursuant to Government Code Section 54956.9(d)(1):

- a. City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).
- b. City of American Canyon v. Leon Dale Schmidt (Napa County Superior Court Cases No. 22CV001041 and 23PR00161).
- c. Center for Biological Diversity v. City of American Canyon et al. (Napa County Superior Court Case No. 23CV000511).
- d. Golden State Environmental Justice Alliance v. City of American Canyon et al. (Napa Superior Court Case No. 23CV000510).
- e. City of Vallejo v. City of American Canyon et al. (Napa County Superior Court Case No. 23CV000517).
- f. City of Vallejo v. City of American Canyon et al. (Napa County Superior Court Case No. 23CV001600).

2. Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). Two (2) Matters.

6:30 P.M. OPEN SESSION - REGULAR MEETING

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

The City Council meeting was called to order at 6:38 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Absent: None

Excused: None

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

A report on Closed Session and confirmation of reportable action was given by City Attorney William Ross.

PROCLAMATIONS AND PRESENTATIONS

There were no Proclamations and Presentations items.

PUBLIC COMMENTS - ITEMS NOT ON CLOSED SESSION OR OPEN SESSION AGENDA

Mayor Garcia called for public comments. Written comments: none. Oral comments: Justin Hamilton Hole was called to speak. The public comments period was closed.

AGENDA CHANGES

Action: Motion to amend the agenda to add Consent Item 8 Watson Ranch Master Backbone Infrastructure made by Councilmember Mariam Aboudamous, seconded by Vice Mayor David Oro, and CARRIED by roll call vote.

Ayes: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: None

Excused: None

CONSENT CALENDAR

Vice Mayor David Oro requested to pull item 5 from the consent calendar for discussion.

Action: Motion to adopt CONSENT CALENDAR, except for Item 5 Cooperative Agreement for the American Canyon State Route 29 Corridor Improvement made by Vice Mayor David Oro, seconded by Councilmember Pierre Washington, and CARRIED by roll call vote.

Ayes: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: None

Excused: None

3. Minutes of December 19, 2023

Action: Approve the minutes of the Regular City Council meeting of December 19, 2023.

4. Measure T MOE and Equivalent Fund Certification

Action: Take the following actions related to Measure "T" (The Napa Countywide Road Maintenance Act):

Adopt Resolution 2024-01 approving the Maintenance of Effort (MOE) certification of \$370,015 as required under Measure "T" Program (The Napa Countywide Road Maintenance Act) and adopt Resolution 2024-02 approving certification of Equivalent Fund expenditures under the Measure "T" Program (The Napa Countywide Road Maintenance Act).

6. Report Upon Return from Closed Session

Action: Approve the Report Upon Return from Closed Session for the City Council meeting of December 19, 2023.

7. Regional Climate Action and Adaptation Plan

Action: Adopt Minute Order 2024-01 increasing FY 23/24 General Fund appropriations by \$8,641 to cover American Canyon's share of the cost for Napa Countywide Climate Action Committee to prepare a Regional Climate Action and Adaptation Plan (RCAAP) with the source of funding being the General Fund Undesignated Fund Balance.

8. Watson Ranch Master Backbone Infrastructure (MBI) Phase 1 Improvements Project

Action: Adopt Resolution 2024-04 of the City Council of the City of American Canyon for partial acceptance of the public improvements associated with the Watson Ranch Master Backbone Infrastructure (MBI) Phase 1 Improvements Project.

Vice Mayor Oro requested the removal of Item 5 from the Consent Calendar.

5. Cooperative Agreement for the American Canyon State Route 29 Corridor Improvement Project

Council received an update of item 5 from City Manager Jason Holley. Mayor Garcia called for public comments. Written comments: none. Oral comments: Beth Marcus was called to speak; Hugh Marquez was called to speak; Mark Mehelis was called to speak; Justin Hamilton Hole was called to speak. The public comments period was closed.

Action: Motion to adopt Resolution 2024-03 authorizing the City Manager to execute Cooperative Agreement 04-2957 (Agreement 2024-04) with Caltrans and Napa Valley Transportation Authority for Project Approval and Environmental Document phase services associated with the American Canyon State Route 29 Corridor Improvement Project. made by Vice Mayor David Oro, seconded by Councilmember Mark Joseph, and CARRIED by roll call vote.

Ayes: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: None

Excused: None

PUBLIC HEARINGS

There were no Public Hearing items.

BUSINESS

9. Utility Rate Changes

Council received a staff report and presentation from City Manager Jason Holley with Alan Highstreet of NBS and Communications Manager Jen Kansanback. Mayor Garcia called for public comments. Written comments: none. Oral comments: William Baker was called to speak; Hugh Marquez was called to speak; Jim Potter was called to speak. The public comments period was closed.

Action: Motion to adopt Resolution 2024-04 of Intention to adopt new utility rates, setting a public hearing date for April 2, 2024, and directing the issuance of Notices of a Proposition 218 Public Hearing to all utility customers and property owners within the City of American Canyon's service area. made by Councilmember Pierre Washington, seconded by Vice Mayor David Oro, and CARRIED by roll call vote.

Ayes: Councilmember Mariam Aboudamous, Councilmember Mark Joseph, Councilmember Pierre Washington, Vice Mayor David Oro, Mayor Leon Garcia

Nays: None

Abstain: None

Absent: None

Excused: None

10. Annual Comprehensive Financial Report and Year-end Financial Results

Council received a staff report and presentation from Finance Director Juan Gomez. Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

MANAGEMENT AND STAFF ORAL REPORTS

11. Parks and Community Services Commission Mid-Year Update

Council received a Parks and Community Services Commission update from Parks & Recreation Director Alexandra Ikeda. Mayor Garcia called for public comments. Written comments: none. Oral comments: Fran Lemos was called to speak; Karen Fritz was called to speak. The public comments period was closed.

12. Maintenance and Utilities Department, Sewer/Wastewater Division Update

Council received a Maintenance and Utilities Department, Sewer/Wastewater Division Update from Jay Atkins (title). Mayor Garcia called for public comments. Written comments: none. Oral comments: Fran Lemos was called to speak. The public comments period was closed.

13. Measure K Update

Council received a Measure K Update from City Attorney William Ross. Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

MAYOR/COUNCIL COMMENTS AND COMMITTEE REPORTS

14. City Council Committee Report - Councilmember Mark Joseph

The mayor and council members provided oral reports and announced items of community interest.

FUTURE AGENDA ITEMS

15. Future Agenda Items of Note:

February 2, 2024, Special City Council Meeting. 9:00 a.m.

Update Sustainability Goal (Financial and Environmental)

Financial Forecast (FY 24/25 Budget and beyond)

Citywide Staffing, Technology and Service Delivery

February 6, 2024, Regular City Council Meeting. 6:30 p.m.

Proclamation Black History Month

Napa Valley Transportation Authority Presentation on Measure X

Air Quality Standards of Review

February 20, 2024, Regular City Council Meeting. 6:30 p.m.

Mid-Year Budget Update
Eco-Center Long-Term Lease

State of the City Road Show:

February 21: Online presentation (evening)
February 22: Active Adult Center (morning)
March 1: ACHS Presentation (daytime)
March 12: Chamber of Commerce (lunchtime)

March 5, 2024, Regular City Council Meeting. 6:30 p.m.

Proclamation National Women's History Month
Proclamation American Red Cross Month
Annual Police Report
Annual Communications Report

March 19, 2024, Regular City Council Meeting. 6:30 p.m.

Proclamation Acknowledging Ramadan
Housing Element: Annual Report and Zone Changes
Circulation Element Review*

Note: Council requested items are marked "*"

Mayor Garcia announced his retirement at the end of his term in December 2024.

ADJOURNMENT

The meeting was adjourned at 9:48 p.m.

CERTIFICATION

Respectfully Submitted,

Taresa Geilfuss, City Clerk

JANUARY 16, 2024 CITY COUNCIL MEETING

Staff Updates

- Received the mid-year update from the **Parks and Community Services Commission**
- Received an update from the **Water Reclamation, Wastewater Collection and Maintenance Divisions**



City Action

- Approved the certification of Equivalent Fund expenditures and the Maintenance of Effort certification under the Measure "T" Program.
- Adopted a Resolution to execute a Cooperative Agreement for the American Canyon State Route 29 Corridor Improvement Project.
- Adopted a Resolution of Intention to adopt new utility rates and set a public hearing date for April 2, 2024.

Next time...

Join our **February 6** meeting to learn more about:

- Black History Month
- NVT A Presentation
- Air Quality Standards of Review

View presentations, agenda packets and meeting details:



William D. Ross
David P. Schwarz
Kypros G. Hostetter
Christina M. Bellardo

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File No: 199/6

January 19, 2024

VIA E-MAIL

The Honorable Leon Garcia, Mayor
and Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: Report Upon Return from Closed Session; Regular City Council Closed Session Meeting of the American Canyon City Council of January 16, 2024

Dear Mayor Garcia and Members of the City Council:

This communication sets forth reportable action, if any, of the City Council (“Council”) of the City of American Canyon (“City”), consistent with provisions of the Ralph M. Brown Opening Meeting Act (Government Code Section 54950, *et seq.*) resulting from the Closed Session of the Regular City Council Closed Session Meeting of January 16, 2024, consistent with Government Code Section 54957.1.

Mayor Leon Garcia called the meeting to order in Open Session at 5:03 p.m. and after ascertaining that there were no public comments on Closed Session matters, the Council then adjourned to Closed Session at 5:04 p.m.

There were two matters agendized for City Closed Session consideration:

1. Conference with Legal Counsel – Existing Litigation
Authorized Pursuant to Government Code Section 54956.9(d)(1):
 - a. *City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471);
 - b. *City of American Canyon v. Leon Dale Schmidt*, (Napa County Superior Court Case No. 22CV001041 and 23PR00161);
 - c. *Center for Biological Diversity v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000511);

The Honorable Leon Garcia, Mayor
and Members of the City Council
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- d. *Golden State Environmental Justice Alliance v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000510);
 - e. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV000517); and,
 - f. *City of Vallejo v. City of American Canyon et al.* (Napa County Superior Court Case No. 23CV001600).
2. Conference with Legal Counsel – Anticipated Litigation
Authorized Pursuant to Government Code Section No. 54956.9(d)(2)
Two Matters.

With respect to Closed Session Agenda Item No. 1.a. through 1.e, there was no reportable action by your Council under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 1.f., although there was direction given to the City Attorney and City Staff, there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 2., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2) with respect to either of the two matters considered.

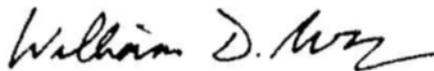
Your Council concluded the Closed Session at 6:16 p.m.

In Open Session, it was indicated that a written report upon return from Closed Session consistent with Government Code Section 54957.1, would be prepared concerning the matters agendaized for Closed Session.

This communication should be reviewed under the Consent portion of the Agenda of your next Regular or Special City Council Meeting.

Should you have questions concerning this Report, it may be taken off the Consent calendar when agendaized in the future, or our office may be contacted in the interim.

Very truly yours,



William D. Ross
City Attorney

The Honorable Leon Garcia, Mayor
and Members of the City Council
January 19, 2024
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WDR:jf

cc: Jason B. Holley, City Manager
Maria Ojeda, Assistant City Manager
Taresa Geilfuss, City Clerk
Cherri Walton, Deputy City Clerk



TITLE

Amend Agreements with California Northern Railroad for Reconstruction of Crossings on Green Island Road (TR16-0700)

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute Amendment #2 to Agreement 2019-A114 and Amendment #2 to Agreement 2019-A115, with the California Northern Railroad Company to rebuild two railroad crossings on Green Island Road (DOT No. 751326N and DOT No. 748368W), increasing the Construction Budget in the amount of \$66,800, for a total contract amount not to exceed \$1,709,299.80, in conjunction with the Green Island Road Reconstruction and Widening Project (TR16-0700).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

Overall design of the Green Island Road Reconstruction and Widening Project (TR16-0700) is nearing completion, with project advertisement scheduled for this Spring, and construction later this year.

As part of the road project, the section of Green Island Road from Commerce Boulevard to Paoli Loop will be widened to improve existing and provide new transportation facilities, including three traffic lanes (two travel lanes and one center turn lane), and a dedicated Class I trail.

To accommodate the road widening, the Green Island Road Rule 20 A/B Utility Underground Project was started a year ago, and is nearing completion with the majority of the remaining work falling to the utility companies to relocate their existing overhead facilities underground.

The separate effort to accommodate the road widening via reconstruction of the two existing at-grade railroad crossings on Green Island Road was also started in the Spring of 2020, when track and surface crossing improvements were installed. Additionally, conduits were installed by the railroad in December 2021 to support the utility undergrounding project and crossing safety improvements. The railroad improvements are being accomplished via turn-key construction agreements with Union Pacific Railroad (UPRR) and California Northern Railroad (CFNR) (Agreement 2019-A114 for railroad crossing DOT No. 751326N and Agreement 2019-A115 for railroad crossing DOT No.

748368W). Combined, the initial contract value of the Agreements for the design and installation of needed improvements was \$1,516,521.96. Per subsequent amendments to each agreement that were executed to account for actual bid prices which came in higher than estimated, the combined value was increased by \$122,777.84 to a new total of \$1,639,299.80. Included in the total was approximately \$58,000 in construction contingency. Subsequently, during the course of the two separate railroad efforts above, unforeseen conditions were encountered which essentially depleted the contingency funds.

Presently, as part of the railroad crossing improvements, and in conjunction with the utility undergrounding project, the electrical services to the railroad crossing controls need to be upgraded/converted. CFNR has informed staff that this work was not originally scoped in their work to deliver. Hence, CFNR has submitted an amendment proposal requesting additional construction funding in the amount of \$66,800 (see Attachment #2).

Completion of the railroad component of the Project is necessary to support the utility relocation and underground work, as well as the road widening and reconstruction work, and the Class I trail improvements. Hence, staff recommends City Council authorize the City Manager to execute the proposed amendments with California Northern Railroad, in conjunction with the Project.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

Although the scope of work noted above was unforeseen, the FY 23/24 Capital Budget and Project Budget have sufficient allocation to cover the additional cost of \$66,800 for a total contract amount not to exceed \$1,709,299.80 via the Project's Community Facilities District (CFD) funds. The CFD fund source has been the sole source of funding for the railroad construction effort.

While the Project Budget also has federal funds from the Department of Commerce - Economic Development Administration, the use of such funds, as stipulated by the grant agreement, can only be used for facilities which will become City-property. Hence, the railroad's electrical services do not qualify.

ENVIRONMENTAL REVIEW

The railroad reconstruction work to be undertaken by CFNR is categorically exempt from CEQA under Article 19, Section 15301, relating to operations, repair, maintenance and permitting of existing public or private facilities.

ATTACHMENTS:

1. Resolution: GIR RxR Amendment
2. CFNR Amendment Proposal

RESOLUTION NO. 2024-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT #2 TO AGREEMENT 2019-A114 AND AMENDMENT #2 TO AGREEMENT 2019-A115, BOTH WITH CALIFORNIA NORTHERN RAILROAD COMPANY TO REBUILD TWO RAILROAD CROSSINGS ON GREEN ISLAND ROAD (DOT NO. 751326N AND DOT NO. 748368W), INCREASING THE CONSTRUCTION BUDGET IN THE AMOUNT OF \$66,800, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$1,709,299.80, IN CONJUNCTION WITH THE GREEN ISLAND ROAD RECONSTRUCTION AND WIDENING PROJECT (TR16-0700).

WHEREAS, proposed roadway improvements on Green Island Road in conjunction with the “Green Island Road Reconstruction and Widening Project (TR16-0700)” (“Project”) affect two at-grade railroad crossings (DOT No. 748368W to the east, and DOT No. 751326N to the west); and

WHEREAS, the underlying fee owner of the railroad crossings is Union Pacific Railroad (“UPRR”), and the track lessee is California Norther Railroad (“CFNR”) (which is a subsidiary of Genesee & Wyoming Railroad); and

WHEREAS, the CFNR is solely responsible for the design and construction of its own track and signal facilities within its rights-of-way; and

WHEREAS, in September 2017, the City executed Agreement No. 2017-A153 with CFNR to design and provide for “turn key” improvements at both railroad crossings that are necessary to support the City’s proposed improvements; and

WHEREAS, in July 2019, the City executed Agreement Nos. 2019-A114 and 2019-A115 with CFNR and UPRR to construct crossing improvements at the railroad crossings that are necessary to support the City’s proposed improvements; and

WHEREAS, additional funding in the amount of \$66,800 is needed in order to complete electrical work associated with the signal crossing system, which was not originally scoped; and

WHEREAS, said cost can be funded by Community Facilities District No. 2018-1 (Green Island Road Project); and

WHEREAS, the FY23-24 Budget contains the necessary funding to execute the amendments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to execute Amendment #2 to Agreement 2019-A114 and Amendment #2 to Agreement 2019-A115 with California Northern Railroad Company, in a combined sum not to exceed \$66,800, for a total contract amount not to exceed \$1,709,299.80.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia, Mayor

ATTEST:

Taresa Geilfuss, CMC, City Clerk

	RX1 FAE	RX2 FAE	FAE TOTALS	Actual POs	
CROSSING WARNING SYSTEM (Includes all design, requisition, labor, materials, shop wiring, and installation)	\$243,938.00	\$253,907.00	\$497,845.00	Railway Signal Construction	\$483,437.00
CROSSING SURFACE/RESURFACE (Includes all design, requisition, labor, materials, and installation)	\$195,901.00	\$235,803.00	\$431,704.00	RailWorks	\$746,104.00
				RailWorks	\$46,035.00
TRACK GRADE AND REHABILITATION (Includes all design, requisition, labor, materials, and installation)	\$100,000.00	\$200,000.00	\$300,000.00		
PRELIMINARY ENGINEERING (Phase 1) (Includes CONTRACT Labor for all Engineering, Agency Coordination, and Project Management)	\$14,646.50	\$14,646.50	\$29,293.00	Xorail (INC. SUBS - CIVIL ENG., SIGNAL ENGINEERING, ETC.)	\$3,000.00
AGREEMENTS & APPROVALS (Phase 2) (Includes CONTRACT Labor for all Engineering, Agency Coordination, and Project Management)	\$7,325.50	\$7,325.50	\$14,651.00	Xorail (INC. SUBS - CIVIL ENG., SIGNAL ENGINEERING, ETC.)	\$98,432.00
CONSTRUCTION ENGINEERING (Phase 3) (Includes CONTRACT Labor for all Engineering, Agency Coordination, and Project Management)	\$13,427.50	\$13,350.50	\$26,778.00	Xorail (INC. SUBS - CIVIL ENG., SIGNAL ENGINEERING, ETC.)	\$38,777.00
CROSSING CONTROL CIRCUIT DESIGN (Phase 1)	\$11,114.40	\$11,114.40	\$22,228.80		
CIVIL / STRUCTURAL ENGINEERING (Phase 1) (Includes Costs For Services Provided by TY Lin)	\$17,630.00	\$17,630.00	\$35,260.00		
CONSTRUCTION ENGINEERING INSPECTION (Estimated Construction Engineering Inspection cost based on RR Code: days @ \$(CFNR) per day)	\$6,000.00	\$6,000.00	\$12,000.00		
UTILITY CROSSING (RR Code: new utility crossings @ \$(CFNR) per crossing, includes application, engineering review, and right of entry)	\$0.00	\$0.00	\$0.00		
RIGHT OF ENTRY FEE (Right of Entry Fee of \$1,500 is valid for 60 days, after 60 days, additional fees of \$750 per 30 days are required.)	\$0.00	\$0.00	\$0.00		
FLAGGING SERVICES (Estimated Flagging Services cost based on days @ \$ per day)	\$0.00	\$0.00	\$0.00	NRSS (FOR POTHOLING)	\$2,000.00
				NRSS (FOR UTILITY BURIAL)	\$6,300.00
AC POWER SERVICE (Includes all Power Service Charges not included in other costs)	\$5,000.00	\$5,000.00	\$10,000.00	Performance Electric (POTHOLING)	\$8,986.71
OTHER-RX1 - Utility bore \$99,770	\$99,770.00	\$101,520.00	\$201,290.00	Performance Electric (FOR UTILITY BURIAL)	\$101,520.00
OTHER-RX2 - Utility bore \$101,520				Performance Electric (FOR UTILITY BURIAL)	\$99,770.00
OTHER - CONSTRUCTION CONTINGENCY \$58,250	\$30,000.00	\$28,250.00	\$58,250.00	Allocated to Flagging, surface/Track work	
TOTALS	\$744,752.90	\$894,546.90	\$1,639,299.80	TOTAL POs ISSUED	\$1,634,361.71
REMAINING NON-PO'D FUNDS			\$4,938.09		
ADDITIONAL FUNDING REQUEST					
AC POWER SERVICE (PERFORMANCE ELECTRIC)	\$19,787.17	\$18,942.44	\$38,729.61		
FLAGGING SERVICES (10 DAYS @ 1,500/DAY) (NRSS)	\$7,500.00	\$7,500.00	\$15,000.00		
CONSTRUCTION ENGINEERING / INSPECTION	\$9,000.00	\$9,000.00	\$18,000.00		
ADDITIONAL FUNDING SUBTOTAL	\$36,287.17	\$35,442.44	\$71,729.61		
ADDITIONAL FUNDING - REMAINING NON-PO'D FUNDS			\$66,791.52		



TITLE

Notice of Completion for the Recycled Water System Expansion Project (RW17-0100)

RECOMMENDATION

Adopt a Resolution accepting the contracted work as complete, authorizing the Public Works Director to file a "Notice of Completion", and releasing a Retention payment to Argonaut Constructors in conjunction with the Recycled Water System Expansion Project (RW17-0100).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer
Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

The Recycled Water System Expansion Project consists of the construction of approximately 11,600 LF total of new recycled water mains (350 LF of 2" main; 3,900 LF of 6" main; 2,443 LF of 8" main; and 5,250 LF of 12" main) and includes the conversion of existing services from the domestic water system to the new recycled water system. Locations of work within the City include Benton Way and Community Park 2, Spikerush Circle and Community Park 1, and Lombard Road and Hess Drive. Locations of work within the City's water distribution area in unincorporated Napa County include Devlin Road (South Kelly Road to Tower Road), and Tower Road.

On June 20, 2023, after City staff was able to satisfactorily conclude negotiations with Argonaut Constructors for a revised bid in the amount of \$2,175,159.60, the City Council authorized the award of the construction contract to the lowest responsible and responsive bidder in an amount not to exceed the Project Budget, and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget (R2023-54).

Improvements within the City commenced on Benton Way in mid-July and was completed on schedule prior to the beginning of the school year in mid-August 2023. The Project completed five service conversions at the following properties within the City: American Canyon Middle School, Aquatics Center, Boys & Girls Club, Community Park I & Community Park II. The conversions will save an estimated 42 acre-feet per year of potable water. Due to cost effectiveness considerations, the scope of work to undertake the 8" main and service conversions in Lombard Road and Hess Drive was removed from the Project and assigned to the Oat Hill development project.

Main line improvements in unincorporated Napa County commenced in September 2023 and were completed in November 2023. There are fourteen (14) industrial customers including the Napa Recycling and Compost facility within the County, that still need onsite conversions to be completed under a separate process. The onsite conversions are anticipated to provide an annual offset of 37 acre-feet of potable water once completed.

Argonaut Constructors has completed the contract work, including Contract Change Order (CCO) Nos. 1-4, to the satisfaction of the Public Works Director, at a final contract cost of \$2,593,669.03. Staff recommends the Council accept the work as complete, approve a Notice of Completion, and authorize the release of Retention payment to Argonaut Constructors.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The total construction contract for Argonaut Constructors including CCO Nos. 1-4 is \$2,593,669.03.

Contract Item	Amount
Original Construction Contract	\$2,175,159.60
Contract Change Order #1	\$399,850.01
Contract Change Order #2	\$46,344.52
Contract Change Order #3	\$35,061.69
Contract Change Order #4	(\$62,746.79)
Total Construction Contract	\$2,593,669.03

Contract Change Order #1, which accounts for over 95% of the total change order costs, was due to the pavement restoration of Devlin Road in Napa County. At the time of award, the Napa County encroachment permit had not yet been finalized, and the pavement restoration conditions were still unknown. However, City staff had already anticipated costs for a more extensive restoration requirement due to Devlin Road being a moratorium street.

In addition, there was also anticipated force account work to complete the portion of the Project that was not completed by the previous contractor, California Trenchless Inc., which includes testing and tie-in of the new mains to the existing system, and various restoration work in the Community Parks. City staff was able to keep all change order work within the Project Budget, with its contingency funds.

The estimated total Project expenditures including the construction contract, materials testing,

engineering and inspection services, and miscellaneous expenses is \$3,700,619.

Item Description	Amount
Construction Contract (California Trenchless Inc.)	\$881,330.85
Construction Contract (Argonaut Constructors)	\$2,593,669.03
Materials Testing Services	\$36,386.80
In-house Staff and Project Support	\$142,675.09
Miscellaneous (Postage & Advertisement)	\$2,380.42
Legal Expenses	\$47,976.31
Total Estimated Project Expenditure (rounded)	\$3,700,619

Given the expenditures, staff anticipates being able to pursue the full amounts of the Project's grant funds, notably Napa County's ARPA grant for \$1,500,000, and the North Bay Water Reuse Authority's (NBWRA) grant for \$407,448. Request for reimbursement of the ARPA funds are targeted for submission next month. Receipt of NBWRA grant funds are anticipated for a relatively much later date due to the City's work scope being part of a larger package with multiple agencies/projects needing to be delivered by others.

ENVIRONMENTAL REVIEW

An Environmental Impact Report/Statement was prepared for this project (SCH# 2017072051) pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A mitigation monitoring and reporting program, and statement of overriding considerations was adopted for this project (Resolution 2018-137). A Notice of Determination was filed for the project on December 19, 2018.

ATTACHMENTS:

- [1. Resolution - NOC RW17-0100 Recycled Water System Expansion Project](#)
- [2. Notice of Completion.pdf](#)

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON
ACCEPTING THE PROJECT AS COMPLETE, AUTHORIZING THE PUBLIC WORKS
DIRECTOR TO FILE A NOTICE OF COMPLETION, AND RELEASING RETENTION
PAYMENT TO ARGONAUT CONSTRUCTORS IN CONJUNCTION WITH THE
RECYCLED WATER SYSTEM EXPANSION PROJECT (RW17-0100)**

WHEREAS, on June 20, 2023, the City Council authorized the award of the construction contract for the Recycled Water System Expansion Project (RW17-0100) to the lowest responsible and responsive bidder in an amount not to exceed the Project budget, and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project budget of \$3,848,888 (R2023-54); and

WHEREAS, subsequently, Argonaut Constructors was identified as the lowest responsible and responsive bidder, having submitted a bid in the amount of \$2,175,159.60; and

WHEREAS, the City Manager awarded the construction contract to Argonaut Constructors (Agreement 2023-82) in the amount of \$2,175,159.60; and

WHEREAS, the Project completed the construction of approximately 9,500 LF total of new recycled water mains (350 LF of 2" main; 3,900 LF of 6" main; and 5,250 LF of 12" main) on Benton Way and Community Park 2, Spikerush Circle and Community Park 1 in American Canyon, and Devlin Road (South Kelly Road to Tower Road) and Tower Road in unincorporated Napa County; and

WHEREAS, the Project completed five service conversions at the following properties within the City: American Canyon Middle School, Aquatics Center, Boys & Girls Club, Community Park I & Community Park II; and

WHEREAS, Argonaut Constructors has completed the contract work, including Contract Change Order (CCO) Nos. 1-4, to the satisfaction of the Public Works Director, at a final contract cost of \$2,593,669.03; and

WHEREAS, total project expenditures, including the construction contracts, material testing, engineering and inspection services, legal expenses, and miscellaneous expenses, is estimated at \$3,700,619, and is within the Project Budget; and

WHEREAS, Argonaut Constructors has completed all contracted work to the satisfaction of the Public Works Director.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby accepts the Recycled Water System Expansion Project as complete, authorizes the Public Works Director to file a Notice of Completion, and approves the release of a Retention payment to Argonaut Constructors.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

RECORDING REQUESTED BY:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

WHEN RECORDED RETURN TO:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

Exempt from recording fee pursuant to Government Code Section 27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in Paragraph 3 herein in the real property herein described is owned by:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.

3. That the nature of the original contract, if any, for said work of improvement was: the Recycled Water System Expansion Project (RW17-0100) which consists of the construction of approximately 9,500 LF total of new recycled water mains (350 LF of 2" main; 3,900 LF of 6" main; and 5,250 LF of 12" main) and includes the conversion of existing services from the domestic water system to the new recycled water system. Locations of work within the City include Benton Way and Community Park 2, Spikerush Circle and Community Park 1, and Lombard Road and Hess Drive. Locations of work within the City's water distribution area in unincorporated Napa County include Devlin Road (South Kelly Road to Tower Road), and Tower Road.

4. That on the 6th day of February, 2024 a work of improvement on the real property herein described was completed.

5. That the name of the original contractor for said work of improvement was:

Argonaut Constructors
360 Sutton Place
Santa Rosa, CA 95407

6. That the name and address of the transferor is:

Argonaut Constructors
360 Sutton Place
Santa Rosa, CA 95407

7. That the real property referred to herein is situated in the County of Napa, State of California, at Benton Way and Spikerush Circle within the City of American Canyon, Devlin Road and Tower Road within unincorporated Napa County, California.

By: CITY OF AMERICAN CANYON

Erica Ahmann Smithies, P.E.
Public Works Director



TITLE

Notice of Completion for the 2022 Annual Pavement Management Project (TR22-0300)

RECOMMENDATION

Adopt a Resolution accepting the contracted work as complete, authorizing the Public Works Director to file a Notice of Completion, and releasing a Retention payment to Martin Brothers Construction in conjunction with the 2022 Annual Pavement Management Project (TR22-0300).

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer
Ron Ranada, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

The 2022 Annual Pavement Management Project (TR22-0300) consists of pavement rehabilitation by means of asphalt rubber cape seal and asphalt grind and overlay at various locations throughout the City, including digouts, curb ramp upgrades, new bicycle lane improvements, signage and striping on Donaldson Way, Gisela Drive, Elke Drive, Rebecca Court, Rita Court, Jana Way, and West Carolyn Drive in American Canyon.

The City solicited competitive bids for the Project and opened bids on July 25, 2023. Martin Brothers Construction was determined to be the lowest responsible and responsive bidder, with a bid of \$1,813,354.18. On August 1, 2023, the City Council authorized the award of the construction contract and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget of \$2,499,589 (R2023-59).

Martin Brothers Construction has completed the contract work, including Contract Change Order (CCO) Nos. 1 through 3, to the satisfaction of the Public Works Director, at a final contract cost of \$1,879,900.73. Staff recommends the Council accept the work as complete, approve a Notice of Completion, and authorize the release of Retention payment to Martin Brothers Construction.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

The total construction contract amount including CCO Nos. 1-3 is \$1,879,900.73.

Contract Item	Amount
Original Construction Contract	\$1,813,354.18
Change Order #1	(\$131,916.03)
Change Order #2	\$187,166.18
Change Order #3	\$11,296.40
Total Construction Contract	\$1,879,900.73

The change orders were mainly due to unforeseen existing field conditions including unstable subgrade in the digout areas and no baserock found in several of the concrete curb ramps areas that were reconstructed.

The estimated total Project expenditures including the construction contract, materials testing, engineering and inspection services, and miscellaneous expenses is \$1,988,285.

Description	Amount
Construction Contract (Martin Brothers Construction)	\$1,879,900.73
Materials Testing Services	\$16,232.00
In-house Staff and Project Support	\$91,629.87
Miscellaneous (Postage and Advertisement)	\$521.97
Total Estimated Project Expenditure (rounded)	\$1,988,285

ENVIRONMENTAL REVIEW

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

ATTACHMENTS:

- [1. Resolution - NOC TR22-0300 2022 Annual Pavement Management Project](#)
- [2. Notice of Completion.pdf](#)

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON
ACCEPTING THE PROJECT AS COMPLETE, AUTHORIZING THE PUBLIC WORKS
DIRECTOR TO FILE A NOTICE OF COMPLETION, AND RELEASING RETENTION
PAYMENT TO MARTIN BROTHERS CONSTRUCTION IN CONJUNCTION WITH THE
2022 ANNUAL PAVEMENT MANAGEMENT PROJECT (TR22-0300)**

WHEREAS, the 2022 Annual Pavement Management Project (TR22-0300) consists of pavement rehabilitation by means of asphalt rubber cape seal and asphalt grind and overlay at various locations throughout the City, including digouts, curb ramp upgrades, new bicycle lane improvements, signage and striping on Donaldson Way (from Rio Del Mar to Eucalyptus Drive), Gisela Drive, Elke Drive, Rebecca Court, Rita Court, Jana Way, W Carolyn Drive (from Spikerush Circle to Donaldson Way), Donaldson Way (from Elliott Drive to Amarillo Drive), and Donaldson Way West (from Elliott Drive to Carolyn Drive) in American Canyon; and

WHEREAS, on August 1, 2023, the City Council authorized the award of a construction contract to Martin Brothers Construction in the amount of \$1,813,354.18 and authorized the Public Works Director to approve and execute contract change orders in an aggregate amount not to exceed the Project Budget for the 2022 Annual Pavement Management Project (TR22-0300) (R2022-40); and

WHEREAS, total project expenditures, including the construction contract, engineering and inspection services, material testing, and miscellaneous expenses, is estimated at \$1,988,285; and

WHEREAS, all contracted work, including Contract Change Order Nos. 1 through 3, has been completed at a total construction contract cost of \$1,879,900.73; and

WHEREAS, Martin Brothers Construction has completed all of the contracted work to the satisfaction of the Public Works Director.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby accepts the 2022 Annual Pavement Management Project (TR22-0300) as complete, authorizes the Public Works Director to file a Notice of Completion, and approves the release of a Retention payment to Martin Brother Construction.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Leon Garcia, Mayor

ATTEST:

Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

William D. Ross, City Attorney

RECORDING REQUESTED BY:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

WHEN RECORDED RETURN TO:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

Exempt from recording fee pursuant to Government Code Section 27383

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN:

1. That the interest or estate stated in Paragraph 3 herein in the real property herein described is owned by:

City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

2. That the full name and address of the owner of said interest or estate, if there is only one owner, and that the full names and addresses of all the co-owners who own said interest or estate as tenants in common, as joint tenants, or otherwise, if there is more than one owner, are set forth in the preceding paragraph.
3. That the nature of the original contract, if any, for said work of improvement was: the 2022 ANNUAL PAVEMENT MANAGEMENT PROJECT (TR22-0300) which consists of pavement rehabilitation by means of asphalt rubber cape seal and asphalt grind and overlay at various locations throughout the City, including digouts, curb ramp upgrades, new bicycle lane improvements, signage and striping on Donaldson Way (from Rio Del Mar to Eucalyptus Drive), Gisela Drive, Elke Drive, Rebecca Court, Rita Court, Jana Way, W Carolyn Drive (from Spikerush Circle to Donaldson Way), Donaldson Way (from Elliott Drive to Amarillo Drive), and Donaldson Way West (from Elliott Drive to Carolyn Drive) in American Canyon.
4. That on the 6th day of February, 2024 a work of improvement on the real property herein described was completed.
5. That the name of the original contractor for said work of improvement was:

Martin Brothers Construction
8801 Folsom Blvd, Suite 260
Sacramento, CA 95838

6. That the name and address of the transferor is:

Martin Brothers Construction
8801 Folsom Blvd, Suite 260
Sacramento, CA 95838

7. That the real property referred to herein is situated in the County of Napa, State of California, at the following locations within the City of American Canyon, California: Donaldson Way (from Rio Del Mar to Eucalyptus Drive), Gisela Drive, Elke Drive, Rebecca Court, Rita Court, Jana Way, W Carolyn Drive (from Spikerush Circle to Donaldson Way), Donaldson Way (from Elliott Drive to Amarillo Drive), and Donaldson Way West (from Elliott Drive to Carolyn Drive).

By: CITY OF AMERICAN CANYON

Erica Ahmann Smithies, P.E.
Public Works Director



TITLE

Resolution of Local Support for the NVTa Vision Zero Plan

RECOMMENDATION

Adopt a resolution supporting the Napa Valley Transportation Authority Vision Zero Plan.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

On October 18, 2023 the Napa Valley Transportation Authority (NVTa) Board adopted a Vision Zero Plan. Vision Zero is a transportation system strategy to eliminate fatal and severe injury crashes on roadways while increasing safe, healthy and equitable mobility for all.

National best practices and policies support the adoption of comprehensive safety action plans with the goal of improving roadway safety for all transportation modes countywide and to support the requirement under multiple grant funding programs. NVTa, with the assistance of its consultant, Fehr & Peers, developed a Countywide Vision Zero Plan. This data-driven and community-focused effort complements the City of American Canyon's 2022 Local Roadway Safety Plan.

The NVTa Vision Zero Plan identified and evaluated hot spots and systemic risk factors on Napa Valley's roadway network using collision records between 2015 and 2021. There were 571 severe injuries or fatalities in this timeframe countywide. The data was used to evaluate locations with frequent severe injury or fatality collisions and to identify where to implement safety enhancements based on injury risk factors. 18 percent of the above collisions involved pedestrians and bicyclists resulting in serious injuries or fatalities.

Community engagement efforts and equity-focused analysis supported the projects and strategies recommended in the plan. Projects reflect engineering and non-engineering countermeasures that are in line with the Safe System Approach that seeks to reduce speed, separate users in space and time, and provide redundancy using proven safety countermeasures. Complementary program, policy, and practice recommendations are also identified to infuse safety on all Napa Valley roadways.

NVTA is asking each of the County jurisdictions for a local resolution of support of the Vision Zero Plan and the goal of eliminating traffic collisions resulting in serious injuries or fatalities in Napa County by 2030. Please visit NVTA's website to learn more about [Vision Zero](#) and the [Final Report](#).

Staff recommends City Council adopt a resolution of local support for NVTA's plan.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Transportation: "Improve the transportation network within the City to alleviate congestion and enhance the quality of life for the community."

FISCAL IMPACT

There is no fiscal impact with the adoption of the resolution.

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

[1. Resolution](#)

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON SUPPORTING THE NAPA VALLEY TRANSPORTATION AUTHORITY VISION ZERO PLAN

WHEREAS, on October 18, 2023, the Napa Valley Transportation Authority (NVTA) adopted a Vision Zero Plan which is a transportation system strategy designed to eliminate fatal and severe injury crashes on roadways while increasing safe, healthy and equitable mobility for all; and

WHEREAS, national best practices and policies support the adoption of comprehensive safety action plans with the goal of improving roadway safety for all transportation modes countywide; and

WHEREAS, according to injury collision data collected between 2015-2021 from the Statewide Integrated Traffic Records System, there were a total of 4,651 injury collisions in Napa County, of which 571 were serious injury or fatal collisions; and

WHEREAS, in the past seven years, 18 percent of collisions involving pedestrians and bicyclists resulted in serious injuries or fatalities; and

WHEREAS, the NVTA Vision Zero Plan’s goal is to eliminate traffic collisions resulting in serious injuries or fatalities in Napa County by 2030; and

WHEREAS, it is a priority for the City to reduce transportation-related deaths and serious injuries as much as practical; and

WHEREAS, NVTA’s Vision Zero Plan meets the safety plan requirements of several competitive grant programs for which the City and its partner agencies may seek funding.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon supports the Napa Valley Transportation Authority’s adoption of its Vision Zero Plan.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney



TITLE

Emergency Sewer Repair on Andrew Road

RECOMMENDATION

Take the following actions related to the Andrew road Emergency Sewer Repair Project:

1. Adopt a resolution adding Capital Improvement Project Andrew Road Emergency Sewer Repair (WW24-0100);
2. Authorizing a project budget of \$175,000 for WW24-0100;
3. Authorizing a budget transfer of \$175,000 from Wastewater Enterprise Fund Reserves to WW24-0100;
4. Awarding a construction contract to Ghilotti Construction Company for an amount of \$125,000;
5. Authorizing the City Manager to execute the construction contract; and
6. Authorizing the Public Works Director to approve change orders up to the budgeted amount.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

On Thursday morning, January 25, 2024, City staff were conducting routine maintenance on a section of sewer main on Andrew Road at Thayer Way when a portion of asbestos clay pipe and soil collapsed in on the cleaning equipment. Staff were unable to retrieve the equipment and mobilized additional staff to detour through traffic and start bypassing the sewer upstream at Crawford Way while they determined next steps. Staff contacted Ghilotti Construction to make pipeline repairs as the depth of the sewer line, the extremely wet soil conditions, and the critical need to reestablish sewer service were beyond the available capacity of our staff resources.

While a spot repair can usually be made on certain sewer main materials (i.e. steel, concrete, pvc, etc.), clay pipe is more susceptible to cracking beyond the initial damage point therefore staff recommended to the City Manager the replacement of the entire segment between manholes on Thayer and Crawford Way, or approximately 500 feet of pipe. In addition, staff considered the age of the existing clay pipe (over 60 years) and is on the list to prioritize for a capital project.

Ghilotti Construction Company, who has successfully assisted the City on other emergency repairs,

was able to mobilize within 24 hours of the call. Ghilotti made a temporary spot repair to remove the City equipment, restore flow through the weekend, and allow time to inspect the entire segment (manhole to manhole) for residential sewer lateral connection prior to commencing full pipe main replacement on Monday, January 29, 2024.

Ghilotti provided the City with a \$125,000 estimate based on time and materials to replace the 500 feet of pipe, manhole to manhole. The work assumed standard shield/shoring for the 12-foot deep main, residential sewer lateral connection, no major groundwater or other conflicts, proper disposal of the asbestos clay pipe, and restoration of the trench with pavement. The cost estimate was relatively low considering the depth of the pipe and emergency mobilization effort, but City staff were able to offset some of the burden by operating the sewer bypass and provide traffic control through the neighborhood.

Delaying the work could have resulted in the undermining of Andrew Road as there was considerable amounts of groundwater water flowing through the sewer pipe even while bypassing at Crawford Way. And due to forecasted weather conditions at the time this staff report was being written, work needed to be expedited immediately. The City Manager initially authorized the emergency work to proceed and is seeking ratification of the contract and budget retroactively.

Due to the unknown cause of pipe failure other than cleaning, staff is also recommending that a follow-up project be prioritized for FY24/25 to replace the remaining sections of similar pipe between Crawford and Wilson Way, or approximately 1,800 linear feet.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Not applicable.

FISCAL IMPACT

The contract is structured as a time and materials contract with an initial not-to-exceed amount of \$125,000. The Public Works Director is requesting a contingency of \$50,000 in order to process any necessary change orders for unforeseen circumstances as well as potential geotechnical assistance and staff time for a total budget of \$175,000. The cost of the repairs will be funded by the Wastewater Enterprise Fund Reserves.

ENVIRONMENTAL REVIEW

15301 - The Project is exempt from review under the California Environmental Quality Act ("CEQA") under the Class 1 exemption of existing facilities of Section 15301 of Title 14 of the California Code of Regulations and said exemption is not negated by any exception under Section 15300.2 of said Regulations.

ATTACHMENTS:

1. Resolution Andrew Road
2. Ghilotti Cost Estimate

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON (1) ADDING CAPITAL IMPROVEMENT PROJECT ANDREW ROAD EMERGENCY SEWER REPAIR (WW24-0100); (2) AUTHORIZING A PROJECT BUDGET OF \$175,000 FOR WW24-0100; (3) AUTHORIZING A BUDGET TRANSFER OF \$175,000 FROM WASTEWATER ENTERPRISE FUND RESERVES TO WW24-0100; (4) AWARDED A CONSTRUCTION CONTRACT TO GHILOTTI CONSTRUCTION COMPANY FOR AN AMOUNT OF \$125,000; (5) AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSTRUCTION CONTRACT; AND (6) AUTHORIZING THE PUBLIC WORKS DIRECTOR TO APPROVE CHANGE ORDERS UP TO THE BUDGETED AMOUNT

WHEREAS, on January 25, 2024, City staff were conducting routine maintenance on a section of sewer main on Andrew Road at Thayer Way when a portion of asbestos clay pipe and soil collapsed in on the cleaning equipment requiring an immediate emergency response by the Public Works Department to maintain sanitary service essential to the public health; and

WHEREAS, City staff contacted Ghilotti Construction to make emergency pipeline repairs as the depth of the sewer line, the extremely wet soil conditions, and the critical need to reestablish sewer service were beyond the available capacity of our staff resources; and

WHEREAS, Ghilotti provided the City with a \$125,000 estimate based on time and materials to replace 500 feet of pipe, manhole to manhole, on Andrew Road between Thayer and Crawford Way. The work assumed standard shield/shoring for the 12-foot deep main, residential sewer lateral connection, no major groundwater or other conflicts, proper disposal of the asbestos clay pipe, and restoration of the trench with pavement; and

WHEREAS, the Public Works Director is requesting a contingency of \$50,000 in order to process any necessary change orders for unforeseen circumstances as well as potential geotechnical assistance and staff time for a total project budget of \$175,000; and

WHEREAS, an appropriation from the Wastewater Enterprise Fund is needed to cover the \$175,000 in emergency expenditures.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon resolves as follows:

1. Add Capital Improvement Project Andrew Road Emergency Sewer Repair (WW24-0100); and
2. Authorize a project budget of \$175,000 for WW24-0100; and
3. Authorize a budget transfer of \$175,000 from Wastewater Enterprise Fund Reserves to WW24-0100; and
4. Award a construction contract to Ghilotti Construction Company for an amount of \$125,000; and
5. Authorize the City Manager to execute the construction contract; and
6. Authorize the Public Works Director to approve change orders up to the budgeted amount.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

Billing Status Report

Ghilotti Construction Company, Inc.

Change Order Detail - Job 2183

All Billings - Contract: 2183

Billing	DATES			LAST PAYMENT			DISPOSITION VARIANCE						
	Perform	Report	Submit	Number	Period	Billed	Paid	Balance	Pending	Disputed	Writeoff	AltBillNo	Company
999	• Pricing												
5.0 F	1/24/24	1/25/24			P	16,620.51		-16,620.51	-16,620.51	@ 5 days = \$83,102.55			GCC
	Andrew Rd Daily Crew												
6.0 F	1/24/24	1/25/24			P	8,726.93		-8,726.93	-8,726.93	\$8,726.93			GCC
	Andrew Dr ROM Pave SS Repair, Demob and Clean Up.												
7.0 F	1/24/24	1/25/24			P	44,199.10		-44,199.10	-44,199.10	\$34,107.85			GCC
	Andrew Dr Materials												
					999								
Grand Totals									Total ROM	\$125,937.33			

DAILY EXTRA WORK REPORT

City Of American Canyon Contractor Job: 2183 - Los Altos Place Sewer Repair Work Performed By: Ghilotti Construction Company, Inc. Description of Work: Andrew Rd Daily Crew	Contract: 2183 Report No.	Change Order 999 Billing Number 5.0 Report Date 1/25/2024 Perform Date 1/24/2024
--	---	---

Labor Charges									Labor Charges	
Craft/Level	Employee Name	RT Hrs	OT/DT Hrs	Subs Units	RT Rate	OT/DT Rate	Subs Rate	Extended		
L01 OE OF1	O Foreman	8.00	1.00		93.650	124.010		873.210	RT Labor	4,516.72
L02 OE OE2	Operator	24.00	3.00		91.920	121.515		2,570.625	SC 9.00%	406.50
L03 LBR L32	Laborer	24.00	3.00		65.060	83.310		1,811.370	OT/DT Labor	738.49
									SC 9.00%	66.46
									Subtotal Labor	5,728.17

Equipment Charges												Equipment Charges	
Equipment ID	Class	Make	Model	A1	A2	RT Hrs	OT Hrs	RT Rate	OT Rate	Delay Factor	Extended		
E01 PT103	TRUCK	T&TT	06-12			9.00		42.390			381.510	Subsistence	0.00
E02 UT20	TRUCK	T&TT	20-28			9.00		57.710			519.390	Other Expenses	0.00
E03 EX59	HCECL	CAT	315F			9.00		71.770			645.930	MU 35.00%	2,004.86
E04 EX69	HCECL	CAT	315F			9.00		71.770			645.930	Labor Total	7,733.03
E05 L63	LDRRT	CAT	938K			9.00		161.720			1,455.480	Subtotal	3,648.24

Material/Specialist Work/Lump Sum or Unit Price Payment							Material Charges	
Number	Date	Vendor Name and Description	Units	Unit Price	Extended			
M01		V. Dolan Trucking / 3 Super Dumps	24.000 HR	170.00000	4,080.00	Subtotal	4,080.00	
						MU 15.00%	612.00	
						Material Total	4,692.00	

Daily Rate.
Estimated 5 Days to
complete replacement

	Activity Total	16,620.51
	Work Total	16,620.51
	Bill Subtotal	16,620.51

For Owner/Resident Engineer's Use Only <input type="checkbox"/> New Bill <input type="checkbox"/> Approved for Payment Date of Action: <input type="checkbox"/> Resubmittal <input type="checkbox"/> Returned for Correction Date Received:	Accepted: Customer: _____ Date: _____ Contractor: _____ Date: _____	Bill Total + 16,620.51
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DAILY EXTRA WORK REPORT

City Of American Canyon	Contract: 2183	Change Order 999
Contractor Job: 2183 - Los Altos Place Sewer Repair		Billing Number 6.0
Work Performed By: Ghilotti Construction Company, Inc.		Report Date 1/25/2024
Description of Work: Andrew Dr ROM Pave SS Repair, Demob and Clean Up.	Report No.	Perform Date 1/24/2024

Labor Charges										Labor Charges	
Craft ID	Employee Name	RT Hrs	OT/DT Hrs	Subs Units	RT Rate	OT/DT Rate	Subs Rate	Extended			
L01	LBR S2443	VF Medeiros	8.00			75.670		605.360	RT Labor		2,588.56
L02	OE OE3	DB Turknnett	8.00			90.440		723.520	SC 9.00%		232.97
L03	LBR LN4	D Turknnett	8.00			63.810		510.480	OT/DT Labor		0.00
L04	OE OF1	O Foreman	8.00			93.650		749.200	Subtotal Labor		2,821.53

Equipment Charges												Equipment Charges	
Equipment ID	Class	Make	Model	A1	A2	RT Hrs	OT Hrs	RT Rate	OT Rate	Delay Factor	Extended		
E01	BH39	LDRRT	CAT			8.00		94.410			755.280	Subtotal	3,391.40
E02	DT71	TRUON	TRUN			8.00		73.340			586.720	MU 15.00%	508.71
E03	UT28	TRUCK	T&TT			6.00		57.710			346.260	Equipment Total	3,900.11
E04	PT122	TRUCK	T&TT			6.00		42.390			254.340		
E05	AG03	PGT-C	ZIPR			8.00		130.910			1,047.280		
E06	R49	ROVIB	CAT			8.00		50.190			401.520		

Material/Specialist Work/Lump Sum or Unit Price Payment							Material Charges	
Number	Date	Vendor Name and Description	Units	Unit Price	Extended			
M01	1217733-1	11/29/2023	All Star Rents / Roller	1.000 LS	328.19000	328.19	Subtotal	885.00
M02	34208817-001	11/29/2023	Herc Rentals / Steel Plate	1.000 LS	556.81000	556.81	MU 15.00%	132.75

		Activity Total	8,726.93
		Work Total	8,726.93
		Bill Subtotal	8,726.93

<p style="text-align: center;">For Owner/Resident Engineer's Use Only</p> <p><input type="checkbox"/> New Bill <input type="checkbox"/> Approved for Payment Date of Action:</p> <p><input type="checkbox"/> Resubmittal <input type="checkbox"/> Returned for Correction Date Received:</p>	<p>Accepted:</p> <p>Customer: _____ Date: _____</p> <p>Contractor: _____ Date: _____</p>	<p>Bill Total + 8,726.93</p>
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DAILY EXTRA WORK REPORT

City Of American Canyon Contractor Job: 2183 - Los Altos Place Sewer Repair Work Performed By: Ghilotti Construction Company, Inc. Description of Work: Andrew Dr Materials	Contract: 2183 Report No.	Change Order 999 Billing Number 7.0 Report Date 1/25/2024 Perform Date 1/24/2024
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Material/Specialist Work/Lump Sum or Unit Price Payment						Labor Charges
Number	Date	Vendor Name and Description	Units	Unit Price	Extended	
M01		Herc Rentals / Shoring & Plates	1.000 LS	6,000.00000	6,000.00	
M02		Vulcan Materials / Class 2 AB	980.000 T	18.35000	17,983.00	
M03		Vulcan Materials / Drain Rock	90.000 T	32.40000	2,916.00	
M04		Vulcan Materials / Asphalt	30.000 T	92.00000	2,760.00	
M05		Pace Supply Corp / Pipe & Fittings	1.000 LS	8,775.00000	8,775.00	
						Equipment Charges
						Material Charges
					Subtotal	38,434.00
					<i>MU</i> 15.00%	<u>5,765.10</u>
					Material Total	44,199.10
					Activity Total	44,199.10
					Work Total	44,199.10
					Bill Subtotal	44,199.10

<p style="text-align: center;">For Owner/Resident Engineer's Use Only</p> <table style="width: 100%;"> <tr> <td style="width: 33%;"><input type="checkbox"/> New Bill</td> <td style="width: 33%;"><input type="checkbox"/> Approved for Payment</td> <td style="width: 34%;">Date of Action:</td> </tr> <tr> <td><input type="checkbox"/> Resubmittal</td> <td><input type="checkbox"/> Returned for Correction</td> <td>Date Received:</td> </tr> </table>	<input type="checkbox"/> New Bill	<input type="checkbox"/> Approved for Payment	Date of Action:	<input type="checkbox"/> Resubmittal	<input type="checkbox"/> Returned for Correction	Date Received:	Accepted: <i>Customer:</i> _____ <i>Date:</i> _____ <hr/> <i>Contractor:</i> _____ <i>Date:</i> _____	Bill Total + 44,199.10
<input type="checkbox"/> New Bill	<input type="checkbox"/> Approved for Payment	Date of Action:						
<input type="checkbox"/> Resubmittal	<input type="checkbox"/> Returned for Correction	Date Received:						



Cart

	NAME	AVAILABILITY	PRICE	QTY	EXT PRICE
	SDR 35 PVC Pipe, 8 in, Gasket x Plain, 20 ft L, Green Part #: PVPSDR358	<input checked="" type="checkbox"/> In Branch: 2340 <input checked="" type="checkbox"/> In DC: 0 <input checked="" type="checkbox"/> In Network: 4540	per foot	400	\$4,515.00
	Wye, 8 x 4 in, Gasket, SDR 26, DWV, PVC Part #: PHWGY84	<input checked="" type="checkbox"/> In Branch: 30 <input checked="" type="checkbox"/> In DC: 3 <input checked="" type="checkbox"/> In Network: 238	each	10	\$1,091.20
	Street 45 deg Elbow, 8 in, Spigot x Gasket, SDR 26, DWV, PVC Part #: PHWGS48	<input checked="" type="checkbox"/> In Branch: 11 <input checked="" type="checkbox"/> In DC: 14 <input checked="" type="checkbox"/> In Network: 39	each	10	\$1,252.10
	Mission Shielded Transition Coupling, 8 in, Rubber/Stainless Steel Part #: MIS0288ARC MFG #: 1408228	<input checked="" type="checkbox"/> In Branch: 7 <input checked="" type="checkbox"/> In DC: 6 <input checked="" type="checkbox"/> In Network: 54	each	4	\$520.60



Mission
Shielded Transition Coupling,
4 in, Rubber/Stainless Steel

Part #: MIS0244ARC
MFG #: 1404250

In
Branch: 69
 In DC:
136
 In
Network:
435

each

\$656.80



SDR 35 PVC Pipe, 4 in, Gasket
x Plain, 20 ft L, Green

Part #: PVPSDR354

In
Branch:
1920
 In DC: 0
 In
Network:
8120

per
foot

\$108.00

Sub-Total (6 items) **\$8,143.70**

Order Subtotal

\$8,143.70 + Tax ~ \$8,775

Can't Find What You Need?

We can find it for you. Add items to your order here if you can't find them online. We will confirm with you when the item is found.

Add Nonstocked Items



TITLE

Partial Acceptance of Watson Ranch Lot 10 Phase 1 Improvements

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon for partial acceptance of the public improvements associated with the Watson Ranch Lot 10 Phase 1 Improvements Project.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer
Edison Bisnar, P.E., Senior Civil Engineer

BACKGROUND & ANALYSIS

On September 21, 2021, The City of American Canyon City Council approved the Lot 10 Vesting Tentative Map, Resolution 2021-75, to create 219 single family home lots on a 21.17 acres property within the Watson Ranch Specific Plan. The property is located north of Vintage Ranch and accessible from Rolling Hills Drive and Rio Del Mar through Mallen Way at the terminus of Newell Drive.

On January 24, 2022, The City of American Canyon Public Works Department approved the Lot 10 Rough Grading Plans.

On June 1, 2022, The City of American Canyon Public Works Department approved the Lot 10 Improvement Plans.

On January 4, 2024, the Record Drawings and Certified Letters associated with the Watson Ranch Lot 10 Phase 1 Improvements has been submitted to Public Works.

The following are the completed public street improvements, including utilities associated with the Watson Ranch Lot 10 Phase 1 Project.

1. Cartier Street, from Sta 10+00 to Sta 12+85
2. Pewter Street

3. Pewter Court
4. Balsa Court
5. Brisa Court
6. Junegrass Street
7. Junegrass Court
8. Capri Court
9. Datura Street, from Sta 10+00 to Sta 11+82.55
10. Ericson Street, from Sta 10+00 to Sta 10+46.95
11. Goldback Street, from Sta 10+00 to Sta 10+45.59 & 10+66.30

Public Works staff recommends that the Phase 1 public improvements be partially accepted into the City's system for operation and maintenance, with the exception of the punch list repair items on sidewalk (does not affect pedestrian use) and minor pavement repair (does not affect vehicular use) which will be deferred for City acceptance at a future date, after completion of required repairs.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

All costs associated with the operation and maintenance of the public facilities will be the responsibility of the City.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, the Final Environmental Impact Report for the Project was presented at a noticed public hearing held on October 4, 2018. The Planning Commission adopted Resolution 2018-19 recommending that the City Council adopt the Mitigation Monitoring and Reporting Program.

ATTACHMENTS:

1. [Resolution](#)
2. [Exhibit A: Lot 10 Phase 1 Improvement Record Drawings](#)
3. [Exhibit B: Punch List Report 01-30-2024](#)

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON FOR PARTIAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE WATSON RANCH LOT 10 PHASE 1 IMPROVEMENTS PROJECT

WHEREAS, on September 21, 2021, The City of American Canyon City Council approved the Lot 10 Vesting Tentative Map, Resolution 2021-75, to create 219 single family home lots on a 21.17 acres property within the Watson Ranch Specific Plan; and

WHEREAS, on January 24, 2022, The City of American Canyon Public Works Department approved the Lot 10 Rough Grading Plans; and

WHEREAS, on June 1, 2022, The City of American Canyon Public Works Department approved the Lot 10 Improvement Plans; and

WHEREAS, on January 4, 2024, the Record Drawings and Certified Letters associated with the Watson Ranch Lot 10 Phase 1 Improvements has been submitted to Public Works (Exhibit A) and was found to be in substantial conformance with the approved Improvement Plans; and

WHEREAS, the following are the completed public street improvements, including utilities associated with the Watson Ranch Lot 10 Phase 1 Project.

1. Cartier Street, from Sta 10+50 to Sta 12+50
2. Pewter Street
3. Pewter Court
4. Balsa Court
5. Brisa Court
6. Junegrass Street
7. Junegrass Court
8. Capri Court
9. Datura Street, from Sta 10+00 to Sta 11+82.55
10. Ericson Street, from Sta 10+00 to Sta 10+46.95
11. Goldback Street, from Sta 10+00 to Sta 10+45.59 & 10+66.30

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby partially accepts all the public improvements into the City's system for operation and maintenance, with the exception of the punch list repair items (Exhibit B) on sidewalk (does not affect pedestrian use), and minor pavement repair (does not affect vehicular use) which will be deferred for City acceptance at a future date, after completion of required repairs.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

Attachments:

Resolution

Exhibit A: Watson Ranch Lot 10 Phase 1 Improvements Record Drawings.

Exhibit B: Outstanding Punch List Items

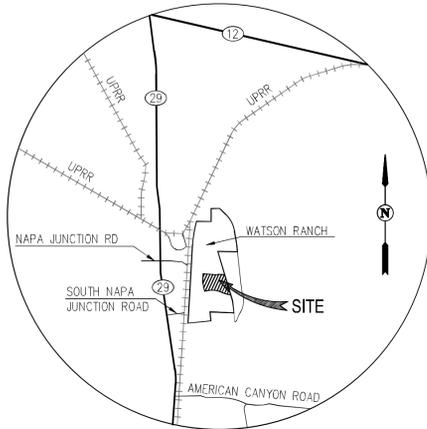


THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR. W.P. Carlson 01/29/2024 WILLIAM P. CARLSON RCE 89309

LOT 10 AT WATSON RANCH IMPROVEMENT PLANS

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

MAY 3, 2022
DV21-0015



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- OWNER: AMERICAN CANYON I, LLC. 1001 42ND STREET, SUITE 200 OAKLAND, CA 94608 TERRENCE M. McGRATH (510) 273-2001
 - APPLICANT: D.R. HORTON 3000 EXECUTIVE PARKWAY, SUITE 100 SAN RAMON, CA 94583 ADAM LIND (925) 459-4134
 - CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 WILLIAM CARLSON, P.E. (925) 866-0322
 - GEOTECHNICAL ENGINEER: ENGEO INCORPORATED 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 THEODORE P. BAYHAM, GE 2480 (925) 866-9000
- THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN ON PARCEL MAP, NEWELL PROPERTY (28 PM 5), THE BEARING BEING NORTH 16°52'49" WEST.
- BENCHMARK: DATUM: NGVD29 NAPA COUNTY BENCHMARK BM 934C. STATE WELL MONUMENT STAMP B-55 IN CUL DE SAC AT NORTH END OF LOMBARDO ROAD. (EL = 58.37)

CITY CONSTRUCTION NOTES:

- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF AMERICAN CANYON PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY PORTION OF THE CITY'S PUBLIC WATER, SEWER, OR STORMWATER SYSTEMS.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN THEIR BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- A SET OF SIGNED CONSTRUCTION DRAWINGS AND A SET OF SPECIFICATIONS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE PUBLIC WORKS DIRECTOR WHEN THE WORK TO BE DONE IS COMPLETED.
- CONTRACTOR TO EXPOSE AND CHECK LOCATIONS OF EXISTING INVERTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
- CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS FOR APPROVAL. ALL TRAFFIC CONTROL SHALL CONFORM TO CALIFORNIA MUTCD. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DIRECTOR TO ARRANGE A PRE-CONSTRUCTION CONFERENCE FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-642-2444 FOR THE LOCATION OF EXISTING UTILITY FACILITIES.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
- CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL LOCATE, BY EXCAVATION, EXISTING WATER FACILITIES TO ASCERTAIN VERTICAL AND HORIZONTAL POSITION. IF CONFLICTS ARISE, DEVELOPER'S ENGINEER SHALL SUBMIT AN ALTERNATE DESIGN ACCEPTABLE TO THE CITY'S DIRECTOR OF PUBLIC WORKS.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL INSPECTIONS AT LEAST 48 HOURS IN ADVANCE BY CONTACTING THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 647-4562.

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS.
CARTIER STREET: SHEET 12 (STA: 10+00 - 12+84+88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46-95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45+99 & 10+66-30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT

- CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE GRADING/IMPROVEMENT PLANS SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY. WORK ON WEEKENDS AND HOLIDAYS REQUIRE WRITTEN APPROVAL FROM THE PUBLIC WORKS DIRECTOR. IF WEEKENDS AND HOLIDAY WORK IS APPROVE, CONSTRUCTION AND GRADING ACTIVITIES SHALL BE LIMITED TO BETWEEN 8:00 A.M. TO 6:00 P.M. ON SATURDAYS, AND BETWEEN 10:00 A.M. AND 6 P.M. ON SUNDAYS AND HOLIDAYS.
- PRIOR TO FINAL INSPECTION, CONTRACTOR SHALL PROVIDE CITY WITH VIDEO INSPECTION OF ALL PUBLIC AND PRIVATE STORM DRAIN IMPROVEMENTS.
- WITH THE EXCEPTION OF WATER USED FOR LOADING AND TESTING OF POTABLE WATER LINES, ALL CONSTRUCTION WATER USED FOR THE PROJECT SHALL BE OBTAINED FROM A SOURCE OTHER THAN AMERICAN CANYON POTABLE WATER SOURCES. APPLICANT SHALL PROVIDE VERIFICATION THAT AN OUTSIDE SOURCE OF CONSTRUCTION WATER, E.G., RECYCLED WATER, HAS BEEN ESTABLISHED AND WILL BE AVAILABLE FOR THE DURATION OF THE PROJECT CONSTRUCTION.
- AT PROJECT COMPLETION, THE ENGINEER OF RECORD SHALL PROVIDE PLANS LABELED "AS-BUILT" TO THE CITY OF AMERICAN CANYON INDICATING ANY AND ALL CHANGES MADE DURING CONSTRUCTION. SUCH PLANS SHALL BE DELIVERED IN HARDCOPY (MYLAR) AND ELECTRONIC FORMAT (.PDF & .DWG).

SANITARY SEWER SYSTEM NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS), INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
- SEWER MAINS, SEWER LATERALS, AND CLEANOUTS SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
- PRIOR TO BEGINNING ANY EXCAVATION, TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
- ~~ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF SANITARY SEWER FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS 4-01 AND 4-02.~~
- THE LOCATION OF EACH SEWER LATERAL, THE LETTER "S" SHALL BE INSCRIBED INTO THE FACE OF THE CURB. THE LETTER "S" SHALL BE THREE INCHES (3") HIGH AND COMPLETELY LEGIBLE.
- CAUTION TAPE SHALL BE LAID ON THE TOP OF INITIAL BACKFILL, ALONG THE ENTIRE LENGTH OF ALL SEWER LINES. CAUTION TAPE SHALL BE GREEN PLASTIC TAPE, 3-INCH WIDE, MARKED "SEWERLINE BURIED BELOW".
- EACH LATERAL SHALL HAVE A CLEANOUT BEHIND PROPERTY LINE, AS WELL AS WITHIN FIVE (5) FEET OF THE BUILDING. CLEANOUT SHALL BE BROUGHT TO FINISH GRADE WITH AN APPROPRIATE COVER.
- ALL SANITARY SEWER MANHOLES SHALL RECEIVE A NEOPOXY 100% EPOXY APPLIED FROM BENCH TO BELOW GRADE RINGS AFTER MANHOLE IS COMPLETELY CONSTRUCTED AND CONCRETE IS CURED.

WATER SYSTEM NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS) LATEST EDITION, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
- PRIOR TO THE START OF CONSTRUCTION CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 647-4562 TO ARRANGE A PRE-CONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY PORTION OF THE CITY'S PUBLIC WATER SYSTEM REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY OF AMERICAN CANYON.
- THE CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 647-4562 AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK FOR SCHEDULING OF CONSTRUCTION INSPECTIONS.
- PRIOR TO BEGINNING ANY EXCAVATION AND TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
- ~~ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF WATER SYSTEM FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS 4-01 AND 4-02.~~
- START EXCAVATION BY EXPOSING END OF EXISTING MAIN TO DETERMINE ITS LINE AND GRADE. START NEW MAIN 8'-10" FROM AND ON THE SAME LINE AND GRADE AS THE EXISTING MAIN. PIPE LAYING SHALL THEN BE ADJUSTED TO THE DEPTH OF THE NEW MAIN.
- NO. 12 INSULATED COPPER WIRE SHALL BE LAID ON THE TOP OF AND ALONG THE ENTIRE LENGTH OF ALL NON-METALLIC LINES AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW-OFFS, AND METER BOXES SUFFICIENTLY FOR LOCATOR EQUIPMENT TO BE ATTACHED. FASTEN THE WIRE TO THE CENTER LINE AT THE TOP OF THE PIPE SO AS NOT TO BE DISPLACED BY BACKFILLING PROCEDURE.
- CAUTION TAPE SHALL BE LAID ON THE TOP OF INITIAL BACKFILL, ALONG THE ENTIRE LENGTH OF ALL WATER LINES. CAUTION TAPE SHALL BE BLUE PLASTIC TAPE, 3-INCH WIDE, MARKED "WATERLINE BURIED BELOW".



SITE MAP
SCALE: 1" = 200'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	ENGINEER'S NOTES, LEGEND, & ABBREVIATIONS
3	STREET SECTIONS & DETAILS
4	DETAILS
5	MASTER UTILITY PLAN
6	STORMWATER CONTROL PLAN
7	SIGNING & STRIPING
8	EROSION CONTROL NOTES
9	EROSION CONTROL DETAILS
10	EROSION CONTROL PLAN
11	PLAN AND PROFILE SHEET INDEX
12	CARTIER STREET (STA 10+00 - STA 14+50)
13	CARTIER STREET (STA 14+50 - STA 18+50)
14	CARTIER COURT (STA 18+50 - STA 22+00)
15	DATURA STREET (STA 10+00 - STA 14+00)
16	DATURA STREET (STA 14+00 - STA 18+00)
17	PEWTER STREET (STA 10+00 - STA 13+00)
18	PEWTER STREET (STA 13+00 - STA 15+50)
19	PEWTER COURT (STA 15+50 - STA 18+50)
20	ERICSON STREET (STA 10+00 - STA 13+50)
21	ERICSON STREET (STA 13+50 - STA 16+75)
22	ERICSON COURT (STA 16+75 - STA 20+50)
23	GOLDBACK STREET (STA 10+00 - STA 14+50)
24	GOLDBACK STREET (STA 14+50 - STA 18+25)
25	GOLDBACK COURT (STA 18+25 - STA 21+00)
26	JUNEGRASS STREET (STA 10+00 - STA 14+00)
27	JUNEGRASS STREET (STA 14+00 - STA 17+75)
28	JUNEGRASS COURT (STA 17+75 - STA 21+50)
29	BALSAC COURT (STA 10+00 - STA 11+82)
30	BRISA COURT (STA 10+00 - STA 11+82)
31	CAPRI COURT (STA 10+00 - STA 12+50)
32	CAPRI COURT (STA 12+50 - STA 15+50)
33	PARCEL F & EVA 1 (STA 9+75 - STA 11+75)
34	PARCEL D & EVA 2 (STA 9+75 - STA 12+00)
35	PARCEL D, BIN W CONNECTION, & EVA 3 (STA 9+75 - STA 12+15)
36	UTILITY CROSSINGS
37	UTILITY CROSSINGS
38	CURB RAMP DETAILS
39	CURB RAMP DETAILS
40	CURB RAMP DETAILS
41	CITY DETAILS (NOT LIMITED TO)
42	CITY DETAILS (NOT LIMITED TO)
43	CITY DETAILS (NOT LIMITED TO)
44	CITY DETAILS (NOT LIMITED TO)
45	CITY DETAILS (NOT LIMITED TO)
FS-1	FIRE WATER PLAN
FS-2	FIRE ACCESS PLAN

DATUM NOTE:
ALL ELEVATIONS SHOWN IN THIS PLAN ARE BASED ON NGVD29 DATUM. THE FOLLOWING CONVERSION APPLIES TO OBTAIN NAVD88 ELEVATIONS:
NAVD88 ELEVATION = PLAN ELEVATION + 2.44'

SCOPE OF WORK:
1. CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS.
BY SEPARATE PERMIT:
2. REMEDIAL AND ROUGH GRADING.
3. DETENTION/STORMWATER QUALITY BASIN D. (BY OTHERS: MASTER DEVELOPER).

TOTAL SITE AREA:	25.24 AC±
TOTAL DISTURBED AREA:	27.17 AC±
WDID:	2 28C393190
QSD:	CBG ENGINEERS
QSP:	EMERALD SITE SERVICES

CITY OF AMERICAN CANYON:

Designed by: Erica Ahmann Smithies 7/15/2022
ERICA AHMANN SMITHIES DATE
R.C.E. 65468
PUBLIC WORKS DIRECTOR/CITY ENGINEER
CITY OF AMERICAN CANYON

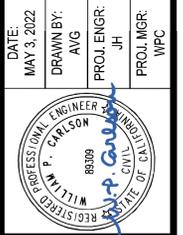
Designed by: Geoff Belyea 7/25/2022
GEOFF BELYEA DATE
FIRE CHIEF
AMERICAN CANYON FIRE PROTECTION DISTRICT

GEOTECHNICAL ENGINEER:
THE PORTIONS OF PLANS REGARDING GEOTECHNICAL ASPECTS OF THE PROJECT HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL EXPLORATION REPORT ENTITLED "WATSON RANCH LOT 10" BY ENGEO INC., DATED: JUNE 7, 2021 AND ANY ALL SUBSEQUENT ADDENDUMS.

THEODORE BAYHAM 06/16/2022
G.E. 2480 DATE
ENGEO INC.

PREPARED UNDER THE DIRECTION OF AND/OR SUBMITTED BY:
W.P. Carlson 06/16/2022
WILLIAM P. CARLSON DATE
R.C.E. 89309

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR:	JH
PROJ. MGR:	WPC
NO. BY DATE	6/22
REVISIONS	LOT 19: ADDITIONAL 25 LOTS



(925) 866-0322
(916) 786-4456
WWW.CBANGCS.COM

SAN RAMON
ROSEVILLE

PLANNERS
SURVEYORS
CIVIL ENGINEERS



AT WATSON RANCH
CALIFORNIA

IMPROVEMENT PLANS COVER SHEET

LOT 10
CITY OF AMERICAN CANYON

SHEET NUMBER
1
1 OF 47

JOB NUMBER
1217-062



CITY RECYCLED WATER NOTES

1. RECYCLED WATER MAIN SHALL BE AWWA C-900 PVC PURPLE PIPE.
2. RECYCLED WATER MAINS INSTALLED OUTSIDE OF ANY ROADWAY MUST HAVE SUITABLE ACCESS. MAINS MUST BE ISOLATED WITH VALVES IN THE PUBLIC RIGHT-OF-WAY AND MUST BE IDENTIFIED WITH PURPLE LOCATING POSTS (CARBONITE 492 CW-112 OR APPROVED EQUAL) AT APPROXIMATE 500-FOOT INTERVALS. AT ANY ANGLE POINT, AND AT THE ENTRANCE TO AN EASEMENT, STAKES SHOULD HAVE VANDAL-PROOF METAL BOTTOMS.
3. PROVIDE A MINIMUM ONE (1) FOOT HORIZONTAL SEPARATION BETWEEN RECYCLED WATER MAINS DOMESTIC WATER MAINS.
4. PROVIDE A MINIMUM FOUR (4) FOOT HORIZONTAL SEPARATION BETWEEN RECYCLED WATER MAINS AND OTHER UNDERGROUND UTILITIES SUCH AS SANITARY SEWER, STORM DRAINS, TELEPHONE, COMMUNICATION, GAS, OR ELECTRICAL CONDUIT, EXCEPT AT CROSSINGS.
5. PROVIDE A MINIMUM ONE (1) FOOT VERTICAL SEPARATION BETWEEN RECYCLED WATER MAINS AND OTHER UNDERGROUND UTILITIES SUCH AS SANITARY SEWER, STORM DRAINS, TELEPHONE, COMMUNICATION, GAS, OR ELECTRICAL CONDUIT.
6. THE MINIMUM HORIZONTAL SEPARATION BETWEEN A RECYCLED WATER SERVICE, POTABLE WATER SERVICE OR SEWER LATERAL SHALL BE FIVE (5) FEET.
7. ALL VALVES MUST BE TAGGED WITH A RECYCLED WATER IDENTIFICATION TAG WITH THE WORDS "RECYCLED WATER - DO NOT DRINK - NO TOMAR AGUA". IDENTIFICATION TAGS SHALL BE PERMANENT PLASTIC TAGS AFFIXED TO THE VALVE DESIGNED TO WITHSTAND EXPOSURE TO WEATHER, SUNLIGHT, AND IMMERSION.
8. VALVE BOXES SHALL BE PURPLE AND HAVE A WARNING LABEL PERMANENTLY MOLDED INTO THE COVER. WARNING LABELS SHALL BE CONSTRUCTED OF A WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL AND HAVING THE WORDS, "RECYCLED WATER - DO NOT DRINK - NO TOMAR AGUA".
9. ALL SERVICE METERS MUST BE TAGGED WITH A RECYCLED WATER IDENTIFICATION TAG WITH THE WORDS "RECYCLED WATER - DO NOT DRINK" ON ONE SIDE AND "NO TOMAR AGUA" ON THE OTHER. IDENTIFICATION TAGS SHALL BE PERMANENT PLASTIC TAGS AFFIXED TO THE VALVE DESIGNED TO WITHSTAND EXPOSURE TO WEATHER, SUNLIGHT, AND IMMERSION.
10. RECYCLED WATER METERS SHALL BE PAINTED PURPLE.
11. METER BOXES SHALL BE PURPLE AND HAVE A WARNING LABEL PERMANENTLY MOLDED INTO OR AFFIXED ONTO THE COVER WITH RIVETS, BOLTS, ETC. WARNING LABELS SHALL BE CONSTRUCTED OF A WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL AND HAVING THE WORDS, "RECYCLED WATER - DO NOT DRINK - NO TOMAR AGUA".
12. ALL BACKFLOW DEVICES MUST BE TAGGED WITH A RECYCLED WATER IDENTIFICATION TAG WITH THE WORDS "RECYCLED WATER - DO NOT DRINK" ON ONE SIDE AND "NO TOMAR AGUA" ON THE OTHER. IDENTIFICATION TAGS SHALL BE PERMANENT PLASTIC TAGS AFFIXED TO THE VALVE DESIGNED TO WITHSTAND EXPOSURE TO WEATHER, SUNLIGHT, AND IMMERSION.
13. BURIED PIPES AND SERVICE LATERALS USED FOR RECYCLED WATER SHALL BE CLEARLY IDENTIFIED BY USING PURPLE PIPE WITH CONTINUOUS WORDING "RECYCLED WATER - DO NOT DRINK" PRINTED ON OPPOSITE SIDES OF THE PIPE. WHERE PURPLE PIPE CANNOT BE USED, THE PIPES SHALL BE INSTALLED WITH WARNING TAPE OR INSTALLED IN A PURPLE BAG WRAP.
14. THE PLASTIC WARNING TAPE SHALL BE PREPARED WITH BLACK OR WHITE PRINTING ON A PURPLE FIELD HAVING THE WORDS, "RECYCLED WATER - DO NOT DRINK". THE OVERALL WIDTH SHALL BE A MINIMUM OF THREE (3) INCHES AND SHALL BE INSTALLED TWELVE (12) INCHES ABOVE THE PIPE.
15. WARNING TAPES SHALL BE INSTALLED EIGHT (8) INCHES BELOW AND PARALLEL TO THE FINISHED SURFACE. THE WARNING TAPE SHALL BE INSTALLED CONTINUOUS FOR THE ENTIRE LENGTH OF THE PIPE AND SHALL BE PLACED WITH PRINTED SIDE UP.
16. ALL ABOVE GRADE RECYCLED WATER PIPE AND SERVICE LATERALS MUST BE LABELED WITH THE WORDS "RECYCLED WATER - DO NOT DRINK" AND COLOR-CODED PURPLE TO DIFFERENTIATE RECYCLED WATER PIPELINES FROM POTABLE AND OTHER WATER PIPELINES. IF PURPLE IDENTIFICATION TAPE IS USED TO LABEL THE PIPE AND/OR COLOR CODE THE PIPE, THE TAPE MUST BE ADHESIVE, PERMANENT, AND RESISTANT TO ENVIRONMENTAL CONDITIONS. PURPLE BANDS MAY ALSO BE PAINTED AROUND THE CIRCUMFERENCE OF THE PIPE AT 10-FOOT INTERVALS.
17. NO. 12 INSULATED COPPER WIRE SHALL BE LAID ON TOP OF AND ALONG ENTIRE LENGTH OF ALL NEW BURIED PIPES AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW OFFS AND METER BOXES SUFFICIENTLY FOR LOCATOR EQUIPMENT TO BE ATTACHED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY/PHASING LINE
---	---	LOT LINE
---	---	CENTERLINE
---	---	EASEMENT
---	---	CONTOUR
---	---	GRADE BREAK
---	---	THRU-CURB DRAIN
---	---	DAYLIGHT LINE
---	---	SPOT ELEVATION
---	---	DOMESTIC WATER PIPE
---	---	RECYCLED WATER PIPE
---	---	SANITARY SEWER PIPE
---	---	JOINT TRENCH
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN PIPE
---	---	STORM DRAIN CATCH BASIN
---	---	STORM DRAIN INLET
---	---	STORM DRAIN MANHOLE
---	---	OVERLAND RELEASE
---	---	DIRECTION OF DRAINAGE
---	---	JOINT TRENCH BOXES/VAULTS (NOT LIMITED TO)
---	---	JOINT TRENCH TRANSFORMER
---	---	WATER METER
---	---	MONUMENT
---	---	ELECTROLLER
---	---	FIRE HYDRANT
---	---	AIR RELEASE VALVE (ARV)
---	---	GATE VALVE
---	---	MAILBOXES

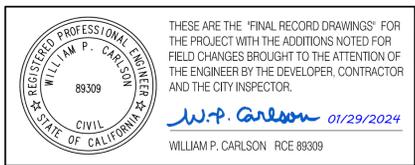
ENGINEER'S GENERAL NOTES

1. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
2. UNLESS OTHERWISE NOTED, ALL WORK AND MATERIALS SHALL COMPLY WITH STANDARD SPECIFICATIONS, CONSTRUCTION DETAILS, AND STANDARD DRAWINGS OF THE CITY OF AMERICAN CANYON AVAILABLE IN THE CITY ENGINEER'S OFFICE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCIES' REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL LAWS.
3. PLANS USED FOR CONSTRUCTION OF PUBLIC FACILITIES PURPOSES MUST BE SIGNED BY THE CITY ENGINEER OR HIS REPRESENTATIVE. ANY SUBSEQUENT CHANGES SHALL BE APPROVED BY THE CITY ENGINEER OR HIS REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND DESIGN CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CIVIL ENGINEER.
5. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
6. DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR SAFE TRAFFIC CONTROL IN AND AROUND THE SITE, TO PROTECT THE GENERAL PUBLIC, AND TO PREVENT UNCONTROLLED ACCESS TO THE SITE AT ALL TIMES. THIS MAY INCLUDE BUT NOT BE LIMITED TO SIGNS, FLASHING LIGHTS, BARRICADES AND FLAG PERSONS.
7. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE & GIBSON, INC. AT (925) 866-0322 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
8. CONTRACTOR SHALL PROVIDE PROPER SHORING IN ALL TRENCHES DEEPER THAN THREE AND A HALF (3.5) FEET. ANY DAMAGE RESULTING FROM LACK OF SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
9. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDER.
10. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".
11. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
12. ALL PUBLIC UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER.
13. THE CONTRACTOR SHALL CALL CITY OF AMERICAN CANYON ENGINEERING TO SCHEDULE INSPECTIONS, 48 HOURS PRIOR TO START OF CONSTRUCTION.
14. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTY, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.
15. EXISTING CURB, GUTTER AND SIDEWALK THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
16. THE OWNER'S CIVIL ENGINEER WILL PROVIDE CONSTRUCTION STAKES. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHOULD BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT.
17. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
18. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) FOR UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. PHONE 1-800-227-2600. NEITHER THE OWNER NOR THE CIVIL ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND OR PERPETUATION OF ALL EXISTING MONUMENTS AND STAKES WITHIN THE CONTRACTOR'S AREA OF WORK. THE CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY MONUMENTS OR STAKES WITHOUT THE PERMISSION OF THE CITY ENGINEER, AND HE SHALL BEAR THE EXPENSE OF RESETTING ANY MONUMENTS OR STAKES WHICH MAY BE DISTURBED OR REMOVED WITH OR WITHOUT PERMISSION. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 15 WORKING DAYS NOTICE TO THE CITY ENGINEER PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS OR STAKES. THE CONTRACTOR SHALL UTILIZE THE SERVICES OF A CALIFORNIA LICENSED LAND SURVEYOR TO RESET ALL DISTURBED OR REMOVED MONUMENTS AND STAKES OR PROVIDE WITNESS MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO THE BUSINESS AND PROFESSIONS CODE SECTION 8771.
20. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
21. ALL GRADED SLOPES SHALL BE GRADED AS SHOWN ON THE PLANS. ANY SLOPES STEEPER THAN 3(H):1(V) AND GREATER THAN 5' IN HEIGHT SHALL BE SUBJECT TO GEOTECHNICAL REVIEW AND RECOMMENDATIONS.
22. ALL GRADING SHALL COMPLY WITH THE GEOTECHNICAL EXPLORATION REPORT FOR THE WATSON RANCH LOT 10, BY: ENCOE INC., DATED: JUNE 7, 2021 AND ANY/ALL SUBSEQUENT ADDENDUMS.
23. UPON COMPLETION OF ROUGH GRADING, ACTUAL THICKNESS (STRUCTURAL SECTION) OF THE BASE MATERIAL AND AC PAVEMENT SHALL BE DETERMINED BASED ON THE RESULTS OF R-VALUES, SAND EQUIVALENTS LABORATORY TESTING. GEOTECHNICAL/SOIL ENGINEER SHALL RECOMMEND THE STRUCTURAL SECTIONS OF STREETS TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF PUBLIC IMPROVEMENTS/FACILITIES DAMAGED BY HIS OPERATIONS INCLUDING BUT NOT LIMITED TO MONUMENTS, BENCHMARKS, STREET PAVEMENT, PAVEMENT MARKINGS, TRAFFIC STRIPING AND SIGNAGE, TRAFFIC LOOPS, FIBER OPTIC, ETC.
25. PROJECT GRADING AND CONSTRUCTION ACTIVITIES SHALL NOT OCCUR OUTSIDE THE HOURS OF 7:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 5:00 P.M. SATURDAY (AS APPROVED BY THE CITY OF AMERICAN CANYON BUILDING DEPARTMENT).
26. TRAFFIC SPEEDS ON ALL UNPAVED AREAS SHALL BE LIMITED TO 15 MPH.
27. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100' OF THIS AREA SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGIST (SCA) OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGIST (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
28. DIVERT 100% OF ASPHALT & CONCRETE MATERIALS FROM LANDFILL.
29. ALL UTILITY BOXES AND LIDS SHALL BE DESIGNED FOR H-20 LOADING.
30. CONSTRUCTION OF ALL GRAVITY FLOWING SYSTEMS SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.
31. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
32. CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, GEOTECHNICAL REPORT, AND CITY STANDARD DETAILS AND SPECIFICATIONS ONSITE AT ALL TIMES.
33. CONTRACTOR TO ADJUST ALL EXISTING UTILITY COVERS/LIDS TO FINISHED GRADE.

34. SEE LANDSCAPE PLANS AND JOINT TRENCH PLANS FOR ALL UTILITY SLEEVES.
35. GRADING IS REQUIRED EAST OF THE SITE ON THE NEWELL PROPERTY IN ORDER TO CONFORM GRADES TO EXISTING. CONFORM GRADING IS WITHIN THE LIMITS OF THE VINE TRAIL AND THE TEMPORARY CONSTRUCTION EASEMENT ON THE NEWELL PROPERTY. CITY OF AMERICAN CANYON TO VERIFY THAT THE VINE TRAIL DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT ARE IN PLACE PRIOR TO CONSTRUCTION.
36. CONTRACTOR IS RESPONSIBLE TO NOTIFY PG&E WHEN WORKING IN THE VICINITY OF PG&E GAS MAINS. CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS WHEN WORKING AROUND EXISTING GAS PIPELINES. CONTRACTOR TO HAVE EXISTING GAS PIPELINE USA'D AND FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. FLAGGING TO REMAIN DURING CONSTRUCTION.
37. THE EXISTING GAS PIPELINE WAS POTHOLED IN SEPTEMBER 2014 AND APRIL 2021. DATA IS PER CBG FIELD SURVEY. THE EXISTING GAS PIPELINE IS SHALLOW. CONTRACTOR TO USE EXTREME CAUTION.
38. SEE LANDSCAPE PLANS & JOINT TRENCH PLANS FOR ALL UTILITY SLEEVE LOCATIONS.
39. IMPROVEMENTS MAY BE PHASED BASED ON THE FINAL MAPS. SEE SHEETS 12, 15, 20, 23, AND 27 FOR IMPROVEMENT PHASE LIMIT LINE.

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ARV	AIR RELIEF VALVE	MIN	MINIMUM
BC	BEGIN CURVE	NGS	NATIONAL GEODETIC SURVEY
BM	BENCHMARK	NST	NOT TO SCALE
BO	BLOW-OFF VALVE	O.C.	ON CENTER
BRC	BEGIN REVERSE CURVE	OPD	OVERFLOW PROTECTION DEVICE
BV	BUTTERFLY VALVE	P	PAD
BVC	BEGIN VERTICAL CURVE	PCC	POINT OF COMPOUND CURVATURE
BW	BACK OF WALK	PL	PROPERTY LINE
B/W	BOTTOM OF WALL AT FINISHED GRADE (DOES NOT INCLUDE FOOTING)	PR	PROPOSED
		PRC	POINT OF REVERSE CURVATURE
		PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT ELEVATION
CC	CURB CUT	PVC	POLYVINYL CHLORIDE
C&G	CURB & GUTTER	PVI	POINT OF VERTICAL CURVE INTERSECTION
CD	CURB DRAIN	R	RADIUS
CIPP	CAST IN PLACE PIPE	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	RET	RETURN
CO	CLEAN OUT	RIM	RIM ELEVATION
CY	CUBIC YARD	RM	RECORD MAPS
DI	DRAINAGE INLET	RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
DG	DECOMPOSED GRANITE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
DIP	DUCTILE IRON PIPE	RT	RIGHT
DJ	DEEP SCORE JOINT	R/W	RIGHT OF WAY
DW	DRIVEWAY	S	SLOPE
EA	EACH	SD	STORM DRAIN
EC	END CURVE	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GROUND	SHT	SHEET
EL	ELEVATION	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SO	SIDE OPENING
EVA	EMERGENCY VEHICLE ACCESS	SS	SANITARY SEWER
EVC	END VERTICAL CURVE	SSMH	SANITARY SEWER MANHOLE
EX	EXISTING	ST	STREET
FC	FACE OF CURB	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FI	FIELD INLET	T	TANGENT SLOPE
FL	FLOW LINE	TB	TOP OF FACE OF 6" CONCRETE BAND (FLUSH CURB)
FS	FIRE SERVICE	TBC	TOP OF BEVELED CURB
GB	GRADE BREAK	TEMP	TEMPORARY
GR	GRATE	TF	TRANSFORMER
FU	FUTURE	TOP	TOP OF PIPE
HC	HANDICAP	TP	TOP
HP	HIGH POINT	TSL	TOP OF SOIL LAYER
INV	INVERT	T/W	TOP OF WALL AT FINISHED GRADE (DOES NOT INCLUDE WALL CAP)
IRR	IRRIGATION		
JT	JOINT TRENCH		
LAT	LATERAL	TYP	TYPICAL
LF	LINEAR FEET	VC	VERTICAL CURVE
LP	LOW POINT	VERT	VERTICAL
PERF	4" PERFORATED SUB-DRAIN	W	WATER LINE
LT	LEFT	W/	WITH
LS	LANDSCAPE	WS	WATER SERVICE
		WV	WATER VALVE



PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARITER STREET: SHEET 12 (STA 10+00 - 12+84.88)
DATURIA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
CAPRI COURT, BALSA COURT, BRISA COURT

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

RESERVED FOR WILLIAM P. CARLSON, CIVIL ENGINEER, LICENSE NO. 89309, STATE OF CALIFORNIA

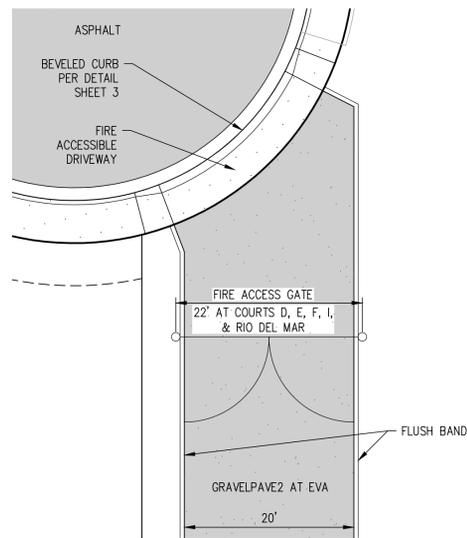
SAN RAMON (925) 866-0322
ROSEVILLE (916) 768-4456
WWW.CBAG.COM

PLANNERS
SURVEYORS
CIVIL ENGINEERS

AT WATSON RANCH
LOT 10
IMPROVEMENT PLANS
ENGINEER'S NOTES, LEGEND, & ABBREVIATIONS
CALIFORNIA
CITY OF AMERICAN CANYON

SHEET NUMBER
2
2 OF 47
JOB NUMBER
1217-062

City of American Canyon
Public Works
Job Site Copy
06/01/2022

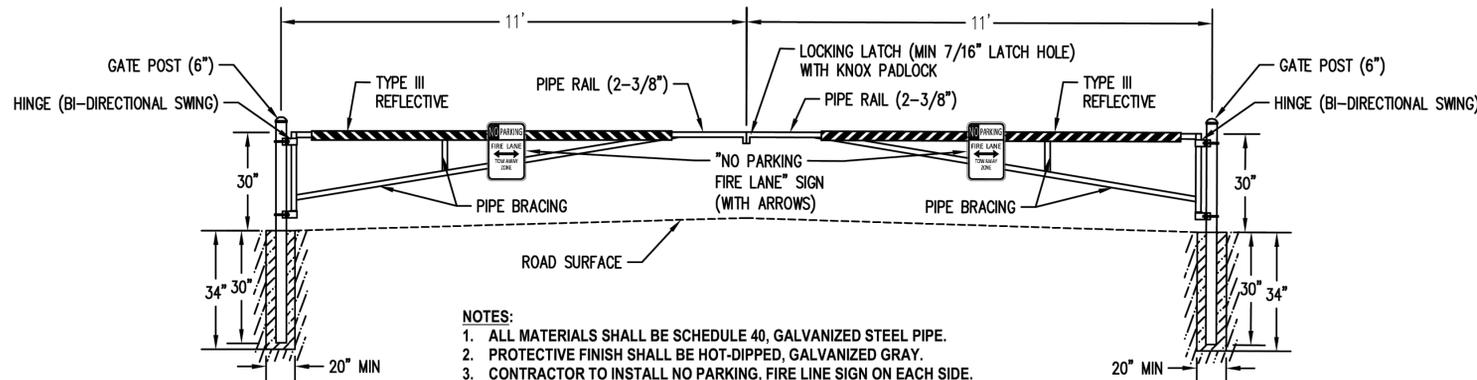


EVA SWING GATE DETAIL
NOT TO SCALE

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

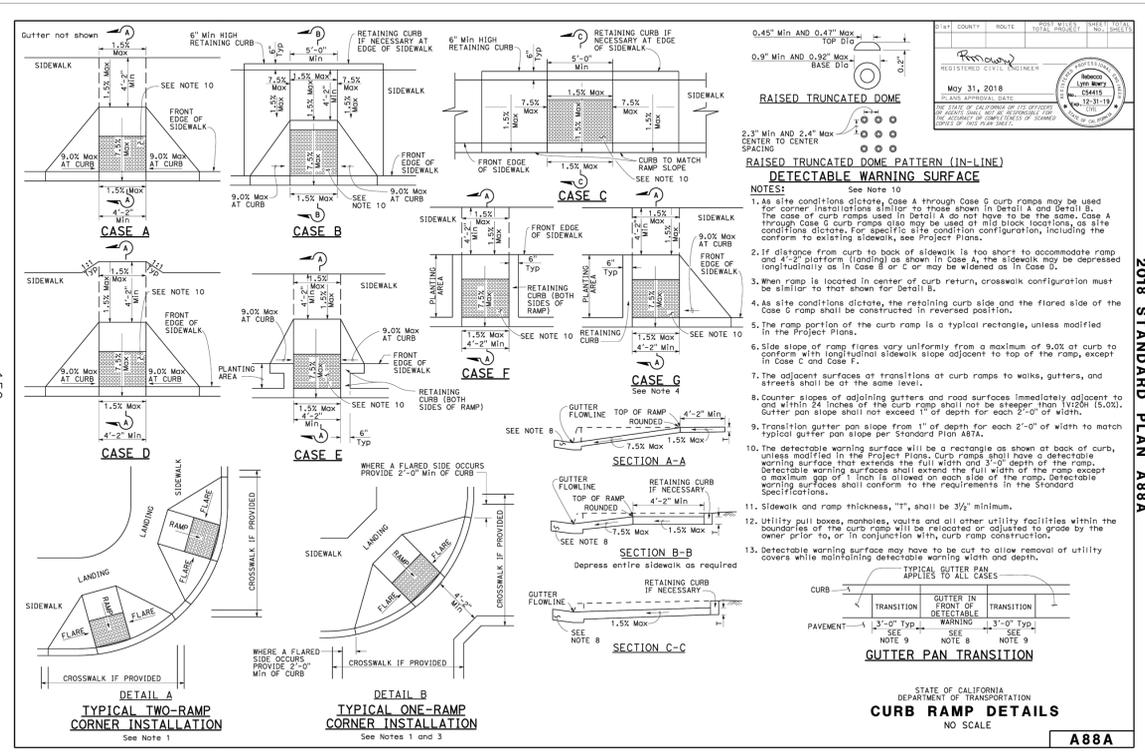
W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

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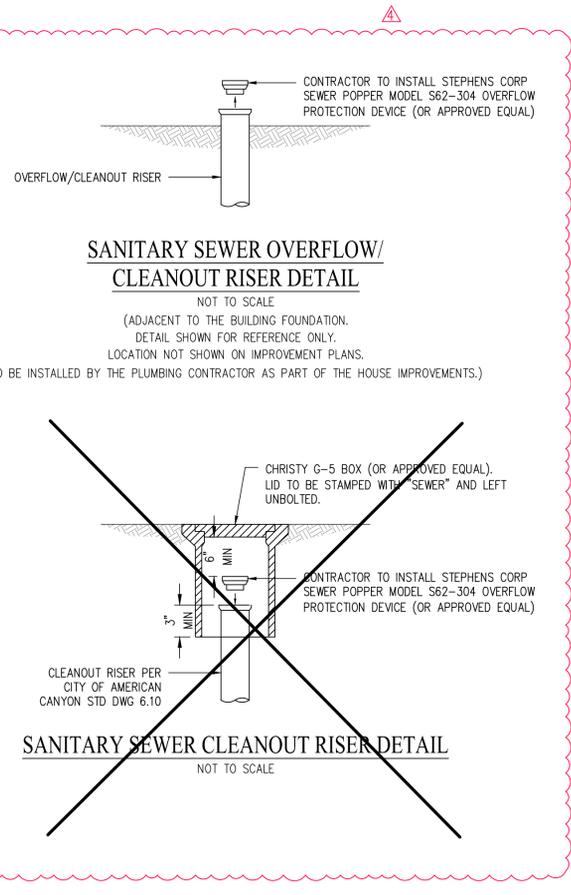


- NOTES:**
1. ALL MATERIALS SHALL BE SCHEDULE 40, GALVANIZED STEEL PIPE.
 2. PROTECTIVE FINISH SHALL BE HOT-DIPPED, GALVANIZED GRAY.
 3. CONTRACTOR TO INSTALL NO PARKING, FIRE LINE SIGN ON EACH SIDE.
 4. CONTRACTOR TO INSTALL REFLECTIVE STRIPING ON BOTH SIDE OF GATE. STRIPING SHALL BE ALTERNATIVE RED/WHITE STRIPED, 6" WIDE & AT 45° ANGLE.
 5. CONCRETE SHALL BE 3,000 PSI.
 6. KNOX PADLOCK TO MEET CITY OF AMERICAN CANYON FIRE DEPARTMENT STANDARD REQUIREMENTS

EVA SWING GATE DETAIL
NOT TO SCALE



2018 STANDARD PLAN A88A

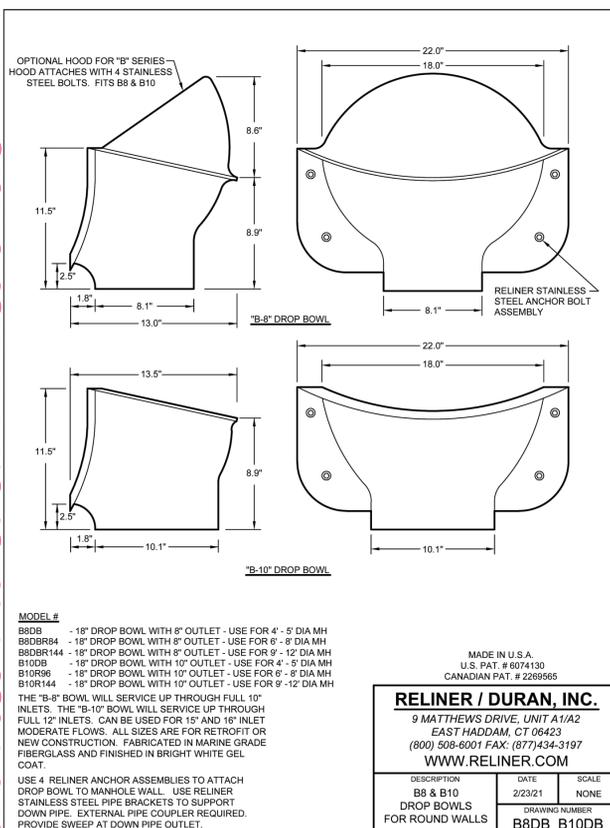


**SANITARY SEWER OVERFLOW/
CLEANOUT RISER DETAIL**

NOT TO SCALE
(ADJACENT TO THE BUILDING FOUNDATION.
DETAIL SHOWN FOR REFERENCE ONLY.
LOCATION NOT SHOWN ON IMPROVEMENT PLANS.)
TO BE INSTALLED BY THE PLUMBING CONTRACTOR AS PART OF THE HOUSE IMPROVEMENTS.)

SANITARY SEWER CLEANOUT RISER DETAIL

NOT TO SCALE



SANITARY SEWER DROP BOWL DETAIL

NOT TO SCALE

OPTIONAL HOOD FOR "B" SERIES—HOOD ATTACHES WITH 4 STAINLESS STEEL BOLTS. FITS B8 & B10

RELINER / DURAN, INC.
9 MATTHEWS DRIVE, UNIT A1/A2
EAST HADDAM, CT 06423
(800) 508-6001 FAX: (877)434-3197
WWW.RELINER.COM

DESCRIPTION	DATE	SCALE
B8 & B10 DROP BOWLS FOR ROUND WALLS	2/23/21	NONE
DRAWING NUMBER		
B8DB B10DB		

USE 4 RELINER ANCHOR ASSEMBLIES TO ATTACH DROP BOWL TO MANHOLE WALL. USE RELINER STAINLESS STEEL PIPE BRACKETS TO SUPPORT DOWN PIPE. EXTERNAL PIPE COUPLER REQUIRED. PROVIDE SWEEP AT DOWN PIPE OUTLET.

AT WATSON RANCH

LOT 10

SHEET NUMBER
4
4 OF 47

JOB NUMBER
1217-062

CITY OF AMERICAN CANYON

IMPROVEMENT PLANS
DETAILS

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

8/23 WPC RECORD INFORMATION

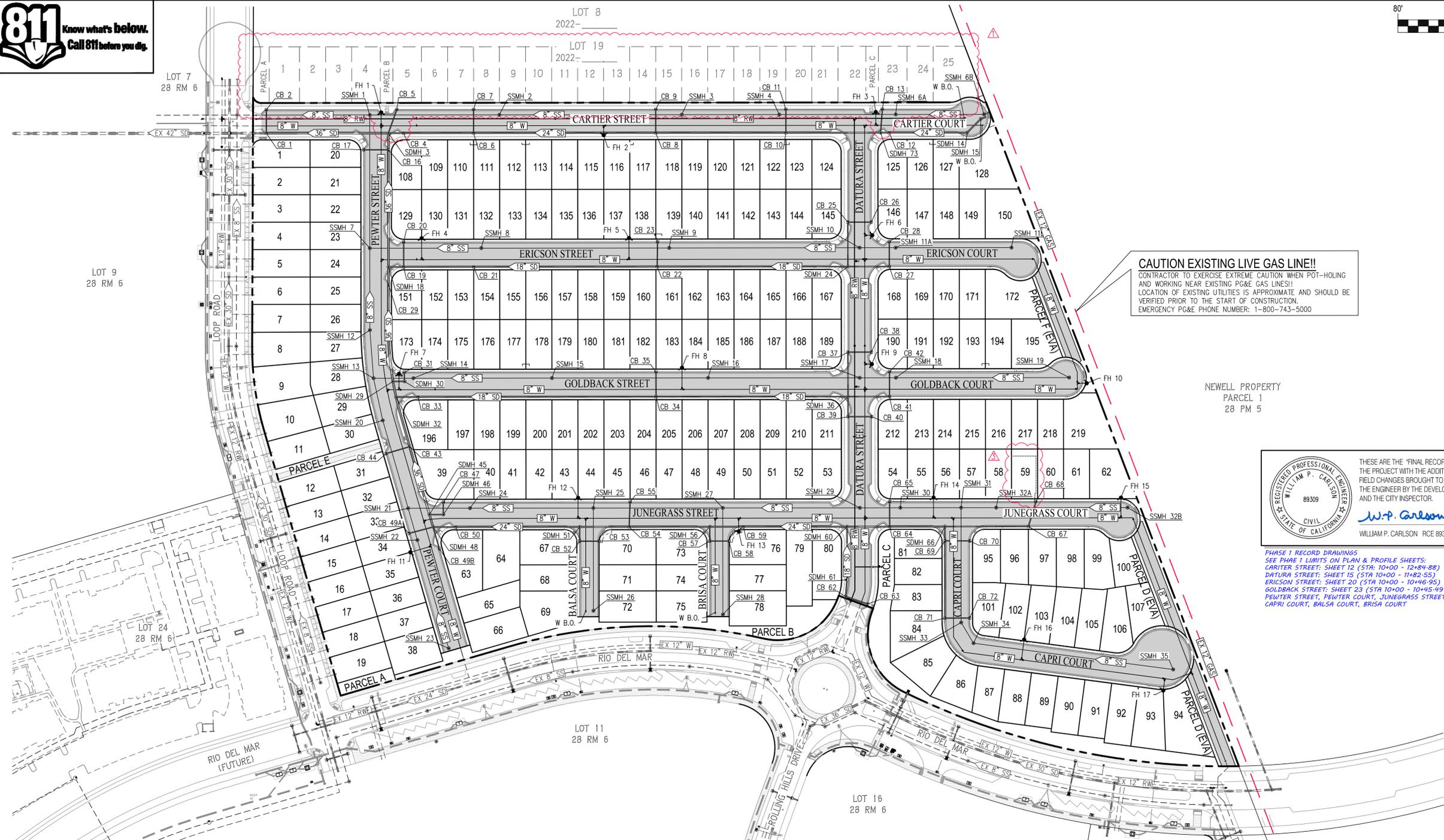
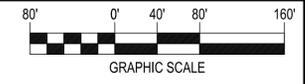
REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

PLANNERS
SURVEYORS

cbg
CIVIL ENGINEERS

CALIFORNIA



CAUTION EXISTING LIVE GAS LINE!!
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!! LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

NEWELL PROPERTY
 PARCEL 1
 28 PM 5

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.
 W.P. Carlson 01/29/2024
 WILLIAM P. CARLSON RCE 89309

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STORM DRAIN SCHEDULE		
STRUCTURE	QUANTITY	DESCRIPTION
4" PERFORATED SUBDRAIN	96 LF	ADS N-12 WT IB HDPE
4" SD	10 LF	PVC SD
15" SD	960 LF	ADS N-12 WT IB HDPE
18" SD	2,140 LF	ADS N-12 WT IB HDPE
18" SD	40 LF	RCP
24" SD	1,930 LF	ADS N-12 WT IB HDPE
36" SD	820 LF	ADS N-12 WT IB HDPE
SDMH: 3, 14, 15, 18, 24, 29, 30, 32, 36, 45, 46, 48, 51, 56, 60, 61, 66, 73	18 EA	CITY OF AMERICAN CANYON STANDARD 48" DIA STORM DRAIN MANHOLE PER DETAIL NO. 5.01
SDCB: 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 23, 25, 26, 27, 28, 31, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 47, 49A, 49B, 50, 52, 53, 54, 55, 57, 58, 59, 62, 63, 64, 65, 67, 68, 69, 70, 71, 72	56 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 5.03. TYPE 1 CATCH BASIN

STORM DRAIN SCHEDULE NOTES:
 1. 4" ROADWAY UNDERDRAINS TO BE CONNECTED TO DOWNSTREAM STORM DRAIN INLETS. SEE ROADWAY UNDERDRAIN DETAIL ON SHEET 3.

SANITARY SEWER SCHEDULE		
MATERIAL	QUANTITY	DESCRIPTION
8" SS	6,250 LF	SDR-26
SSCO (SEE NOTE 1)	225 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 6.10
LATERALS (SEE NOTE 1)	225 EA	4" SDR-26 PER CITY OF AMERICAN CANYON STANDARD DETAIL 6.09
SSMH: 11B, 23, 34, 35	4 EA	CITY OF AMERICAN CANYON STANDARD 48" DIA SANITARY SEWER MANHOLE PER DETAIL NO. 6.02
SSMH: 1, 2, 3, 4, 6A, 6B, 7, 8, 9, 10, 11A, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32A, 32B, 33	33 EA	CITY OF AMERICAN CANYON STANDARD 60" DIA SANITARY SEWER MANHOLE PER DETAIL NO. 6.01
OVERFLOW PROTECTION DEVICE (OPD)	225 EA	STEPHENS CORP SEWER POPPER MODEL S62-304 OVERFLOW PROTECTION DEVICE (OPD) OR APPROVED EQUAL

SANITARY SEWER SCHEDULE NOTES:
 1. SSMH 2, 8, 22, 25, AND 32A REQUIRE A DROP BOWL. SEE SHEET 4 FOR RELINER DROP BOWL DETAIL.
 2. CONTRACTOR TO INSTALL OVERFLOW PROTECTION DEVICE ON ALL SANITARY SEWER SERVICE LATERALS.

DOMESTIC WATER SCHEDULE		
MATERIAL	QUANTITY	DESCRIPTION
8" W	7,580 LF	PVC-C900
1" WM WITH 1" WATER SERVICE (SEE NOTE 1)	225 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 7.02
FH	17 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 7.07
BO (WV)	9 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 7.04

RECLAIMED WATER SCHEDULE		
MATERIAL	QUANTITY	DESCRIPTION
8" RW	2,000 LF	PVC 900
BO (WV)	7 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 7.04
2" IRRIGATION SERVICE & WM	1 EA	CITY OF AMERICAN CANYON STANDARD DETAIL 7.03
2" RPPA	1 EA	FEBCO 806 OR APPROVED EQUAL

NOTES:
 1. SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS FOR ALL BACKBONE STORM DRAIN, SANITARY SEWER, DOMESTIC WATER, FIRE HYDRANTS, RECLAIMED WATER, & STORMWATER QUALITY DETENTION BASIN D IMPROVEMENTS. SEE PHASE 1A BACKBONE IMPROVEMENT PLANS FOR UTILITY SERVICES AND DRIVEWAYS FOR LOTS 1-19.
 2. CONSTRUCTION OF GRAVITY FLOWING SYSTEMS SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.
 3. JOINT TRENCH AND LANDSCAPE PLANS ARE INCLUDED FOR REFERENCE ONLY.
 4. SEE LANDSCAPE PLANS AND JOINT TRENCH PLANS FOR ALL UTILITY SLEEVE LOCATIONS.
 5. INLETS TO BE MARKED "NO DUMPING - DRAINS TO RIVER" PER CITY STANDARDS.

City of American Canyon
 Public Works
 Job Site Copy
 07/05/2023
 REVISION DELTA 3

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

REVISIONS

NO. BY DATE

LOT 59 SUBDRAN 6/23
 LOT 19: ADDITIONAL 25 LOTS 6/22

AT WATSON RANCH
 IMPROVEMENT PLANS
 MASTER UTILITY PLAN
 LOT 10
 SHEET NUMBER 5 OF 47
 JOB NUMBER 1217-062

CIVIL ENGINEERS SURVEYORS PLANNERS

CPB9
 WILLIAM P. CARLSON
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 89309

W.P. Carlson 01/29/2024

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 89309

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 WILLIAM P. CARLSON RCE 89309

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AT WATSON RANCH
 IMPROVEMENT PLANS
 MASTER UTILITY PLAN
 LOT 10
 SHEET NUMBER 5 OF 47
 JOB NUMBER 1217-062

CIVIL ENGINEERS SURVEYORS PLANNERS

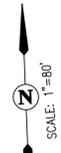
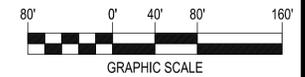
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LEGEND

- + + SIGN
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO THE HYDRANT 6" OFF THE CENTERLINE AS SHOWN
- RED CURB (RED CURB SHALL BE 15" MINIMUM ON EACH SIDE OF FIRE HYDRANT. IF DRIVEWAY IS CLOSER THAN 15" ON ANY SIDE, RED CURB UP TO THE DRIVEWAY).
- STREETLIGHT (BY OTHERS)
- BOLLARD LIGHT (BY OTHERS)
- FIRE ACCESS GATE (SEE SHEET 4 FOR DETAILS)

ABBREVIATIONS

- CW 10' CROSSWALK (SEE DETAIL ON THIS SHEET)
- R1-1 STOP SIGN
- R26 (CA) NO PARKING SIGN
- SNS STREET NAME SIGN
- RC RED CURB
- W11-2 PEDESTRIAN CROSSWALK SIGN
- W14-1 DEAD END SIGN
- W14-2 NO OUTLET SIGN
- W16-7P ARROW SIGN POINTING TO CROSSWALK

SIGNING AND STRIPING NOTES:

1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE OF STANDARD SIZE DESIGNATED FOR EACH TYPE IN THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, EXCEPT WHERE OTHERWISE INDICATED ON PLANS.
3. MOUNTING SHALL CONFORM TO APPROPRIATE PROVISIONS OF PART 2, THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND APPLICABLE "STANDARD PLANS," STATE OF CALIFORNIA (CALTRANS), LATEST EDITION, EXCEPT WHERE OTHERWISE INDICATED ON PLANS.
4. STRIPING SHALL CONFORM TO APPROPRIATE PROVISIONS OF PART 3, "MARKINGS" OF THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL NEW ROADWAY MARKINGS, PLACEMENT ARROWS, MESSAGES AND STRIPING SHALL BE THERMOPLASTIC UNLESS NOTED OTHERWISE.
6. STRIPING SHALL EXTEND BEYOND THE CONFORM LIMITS SHOWN ON THE PLANS IF THE EXISTING STRIPING IS DAMAGED OR ALTERED DUE TO PROJECT RELATED CONSTRUCTION AND/OR PAVING ACTIVITIES. THIS SHALL BE DETERMINED BY CITY INSPECTOR.
7. STREET NAMES TO BE MOUNTED ON TOP OF STOP SIGN POLES WHENEVER POSSIBLE.
8. STANDARD CROSSWALKS TO BE PER CITY STD DWG 3.22.

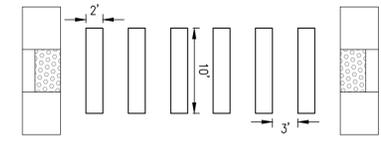
FIRE ACCESS SIGNAGE

CALIFORNIA VEHICLE CODE SECTION 22500.1 ADDITIONAL PROHIBITED STOPPING, STANDING OR PARKING FIRE LANE ADDITIONAL PROHIBITED STOPPING, STANDING, OR PARKING FIRE LANE

22500.1. IN ADDITION TO SECTION 22500, NO PERSON SHALL STOP, PARK, OR LEAVE STANDING ANY VEHICLE, WHETHER ATTENDED OR UNATTENDED, EXCEPT WHEN NECESSARY TO AVOID CONFLICT WITH OTHER TRAFFIC OR IN COMPLIANCE WITH THE DIRECTIONS OF A PEACE OFFICER OR OFFICIAL TRAFFIC CONTROL DEVICE ALONG THE EDGE OF ANY HIGHWAY, AT ANY CURB, OR IN ANY LOCATION IN A PUBLICLY OR PRIVATELY OWNED OR OPERATED OFF-STREET PARKING FACILITY, DESIGNATED AS A FIRE LANE BY THE FIRE DEPARTMENT OR FIRE DISTRICT WITH JURISDICTION OVER THE AREA IN WHICH THE PLACE IS LOCATED.

THE DESIGNATION SHALL BE INDICATED BY ONE OF THE FOLLOWING:

- (1) BY A SIGN POSTED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE DESIGNATED PLACE CLEARLY STATING IN LETTERS NOT LESS THAN ONE INCH IN HEIGHT THAT THE PLACE IS A FIRE LANE; OR
- (2) BY OUTLINING OR PAINTING THE PLACE IN RED AND, IN CONTRASTING COLOR, MARKING THE PLACE WITH THE WORDS "FIRE LANE", WHICH ARE CLEARLY VISIBLE FROM A VEHICLE; OR
- * (3) BY A RED CURB OR RED PAINT ON THE EDGE OF THE ROADWAY UPON WHICH IS CLEARLY MARKED THE WORDS "FIRE LANE".

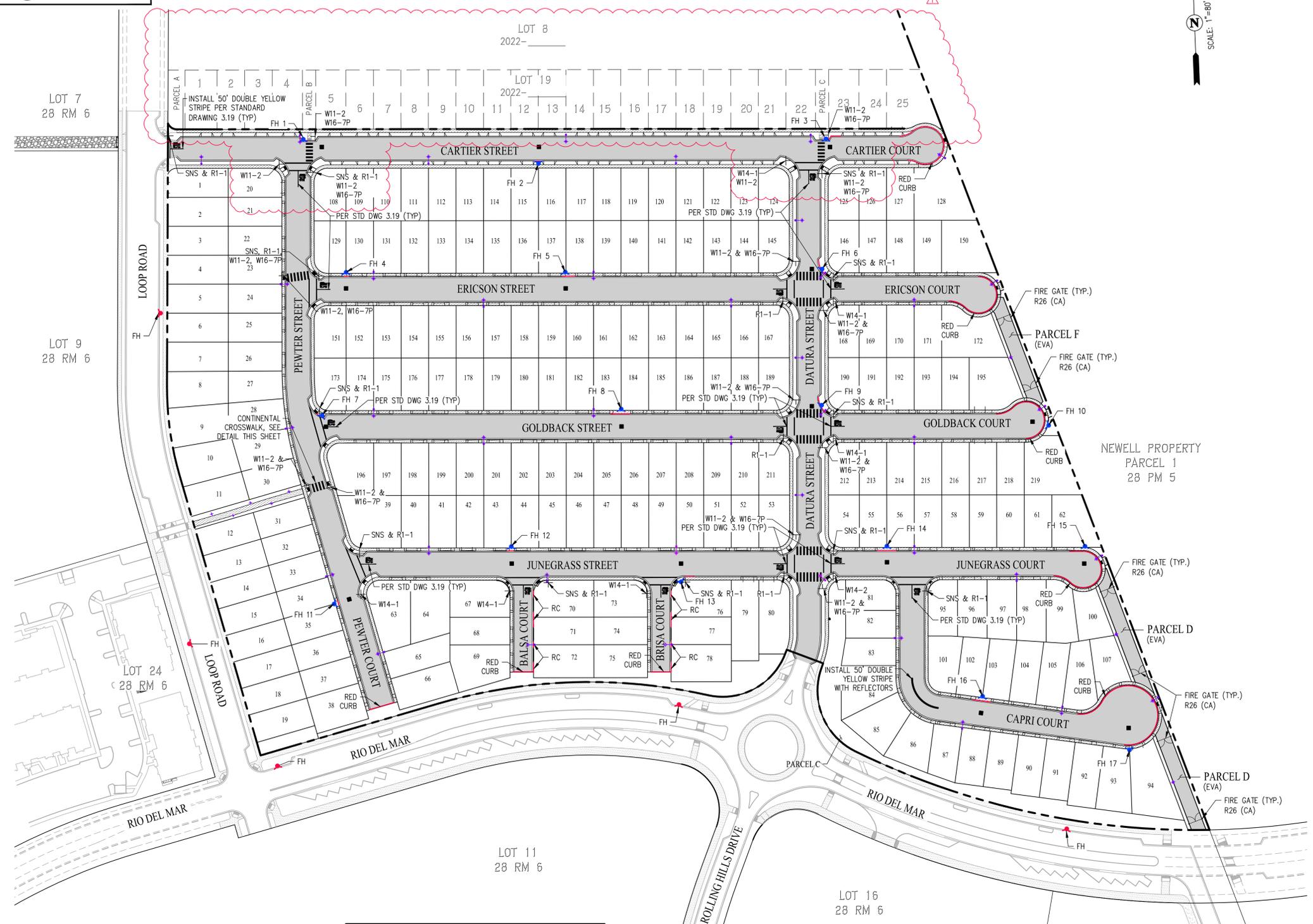


CONTINENTAL CROSSWALK DETAIL (PER CALTRANS STANDARD PLANS DETAIL A24F) NOT TO SCALE

THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTIER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA: 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA: 10+00 - 10+46.95)
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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT



DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

LOT 19: ADDITIONAL 25 LOTS
6/22 DATE

AT WATSON RANCH
CITY OF AMERICAN CANYON

IMPROVEMENT PLANS
SIGNING & STRIPING

LOT 10
SHEET NUMBER 7
7 OF 47
JOB NUMBER 1217-062

City of American Canyon
Public Works
Job Site Copy
07/15/2022
REVISION DELTA 1



EROSION AND SEDIMENT CONTROL/SWPPP PLAN NOTES:

THE FOLLOWING REPRESENT THE MINIMUM ENFORCEMENT NOTES. THE DEVELOPER IS RESPONSIBLE TO ENFORCE THE BEST MANAGEMENT PRACTICES AT THE SITE ALONG WITH OTHER SOURCES.

- IN CASE OF EMERGENCY, ROGER ASHTON (510-773-7430) AT 24-HOUR TELEPHONE.
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY CITY OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORMWATER POLLUTION AND EROSION CONTROL DEVICES ARE TO MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE QUALIFIED SWPPP DEVELOPER/FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- CONTRACTOR TO FOLLOW CITY OF AMERICAN CANYON'S STANDARDS AND SPECIFICATIONS 1.10.02 WATER POLLUTION CONTROL.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS/QUALIFIED SWPPP DEVELOPERS (OSD)/QUALIFIED SWPPP PRACTITIONER (OSP), ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY, IF THERE IS A 50% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE CITY OFFICIAL (SELF-INSPECTION CHECK LIST AND INSPECTION LOGS PER STATE SWPPP REQUIREMENTS). INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- PROVIDE STORMWATER CONVEYANCE SYSTEM STENCILING AND SIGNAGE FOR BOTH PRIVATE DEVELOPMENT AND PUBLIC RIGHT-OF-WAY.
 - PROVIDE CONCRETE STAMPING, OR EQUIVALENT, OF ALL STORMWATER CONVEYANCE SYSTEM INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE LANGUAGE (E.G., "NO DUMPING DRAINS TO NAPA RIVER")
 - POST SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA, TRAILHEADS, PARKS, BUILDING ENTRANCES AND BIORETENTION FACILITIES.

RISK LEVEL 2 SITES - BEST MANAGEMENT PRACTICE NOTES:

- RISK LEVEL 2 SITES ARE SUBJECT TO A pH NAL OF 6.5-8.5, AND A TURBIDITY NAL OF 250 NTU.
- RISK LEVEL 2 SITES REQUIRE A RAIN EVENT ACTION PLAN.
- RISK LEVEL 2 SITES REQUIRE LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE AND AT THE GRADE BREAKS OF EXPOSED SLOPES TO COMPLY WITH THE FOLLOWING SHEET FLOW LENGTHS:

CRITICAL SLOPE/ FLOW LENGTH COMBINATIONS	
0-25%	20 FEET
25-50%	15 FEET
OVER 50%	10 FEET

- RISK LEVEL 2 SITE MONITORING AND REPORTING REQUIREMENTS:

RISK LEVEL	SUMMARY OF MONITORING AND REPORTING REQUIREMENTS						
	QUARTERLY NON-STORMWATER DISCHARGE	VISUAL INSPECTIONS			SAMPLE COLLECTION		
		PRE-STORM EVENT	DAILY STORM BMP	POST STORM	STORMWATER DISCHARGE	RECEIVING WATER	
X	X	BASELINE	REAP	X	X	X	X

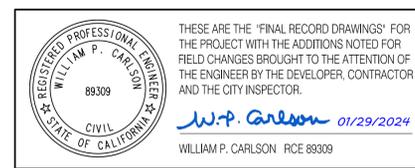
- IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE. THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWO, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- IMPLEMENT BMPS TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEP ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).

- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.
- GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

WDID #: 2 28C393190

APPLICABLE (BUT NOT LIMITED TO) CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK

- EC-1 SCHEDULING
- EC-3 HYDROMULCH
- EC-4 HYDROSEED
- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAVING & GRINDING OPERATIONS
- NS-6 VEHICLE & EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- SE-1 SILT FENCE
- SE-4 CHECK DAMS
- SE-5 FIBER ROLLS
- SE-10 DI PROTECTION TYPE 1
- SE-10 DI PROTECTION TYPE 2
- SE-10 DI PROTECTION TYPE 3
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 STABILIZED CONSTRUCTION ROADWAY
- TC-3 ENTRANCE & OUTLET TIRE WASH
- WE-1 WIND EROSION CONTROL
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT



PHASE 1 RECORD DRAWINGS
 SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
 CARITER STREET: SHEET 12 (STA 10+00 - 12+84.88)
 DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
 ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
 GOLDBRICK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
 PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

City of American Canyon
 Public Works
 Job Site Copy
 06/01/2022

LOT 10 AT WATSON RANCH
IMPROVEMENT PLANS
 EROSION CONTROL NOTES
 CITY OF AMERICAN CANYON, CALIFORNIA

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM P. CARLSON
 88309
 CIVIL
 STATE OF CALIFORNIA

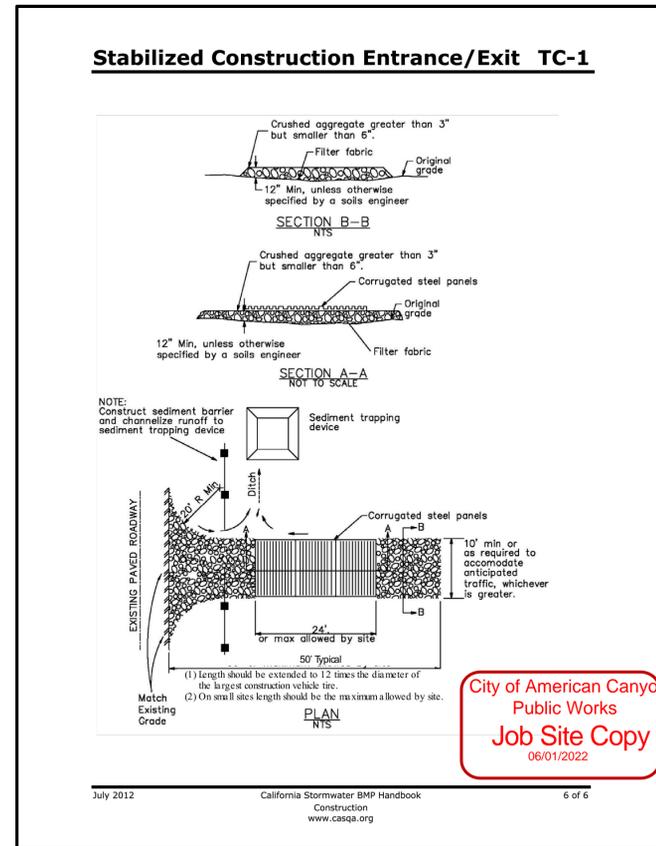
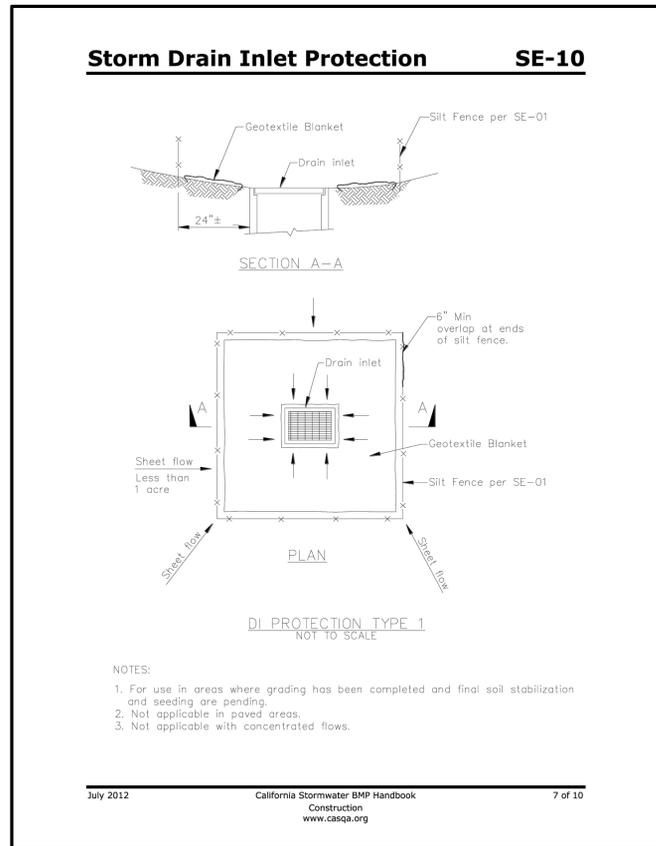
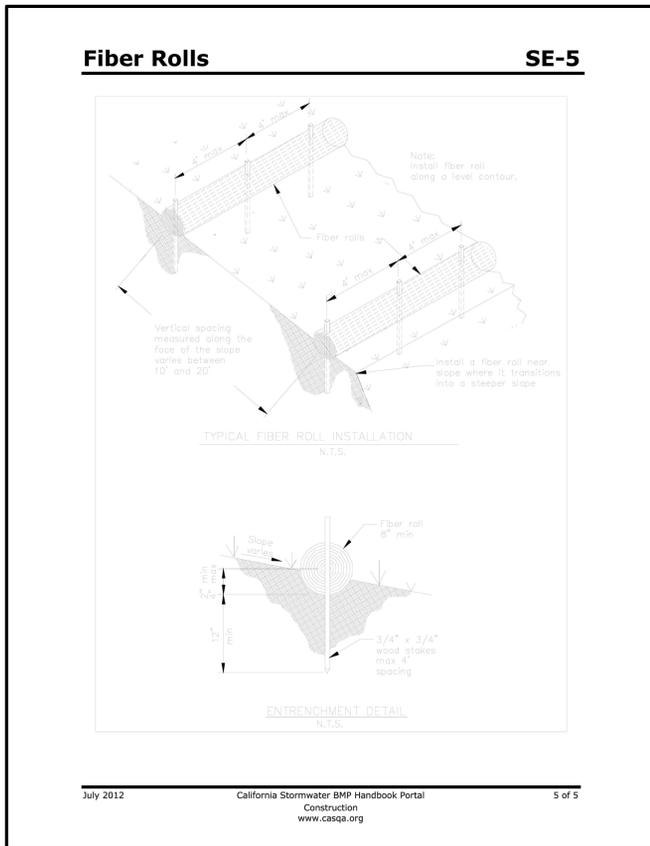
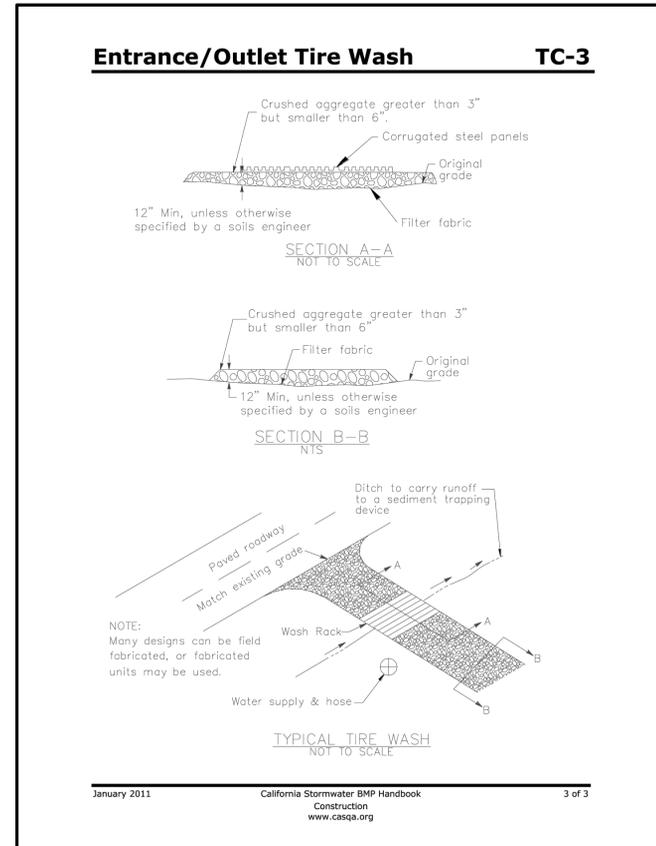
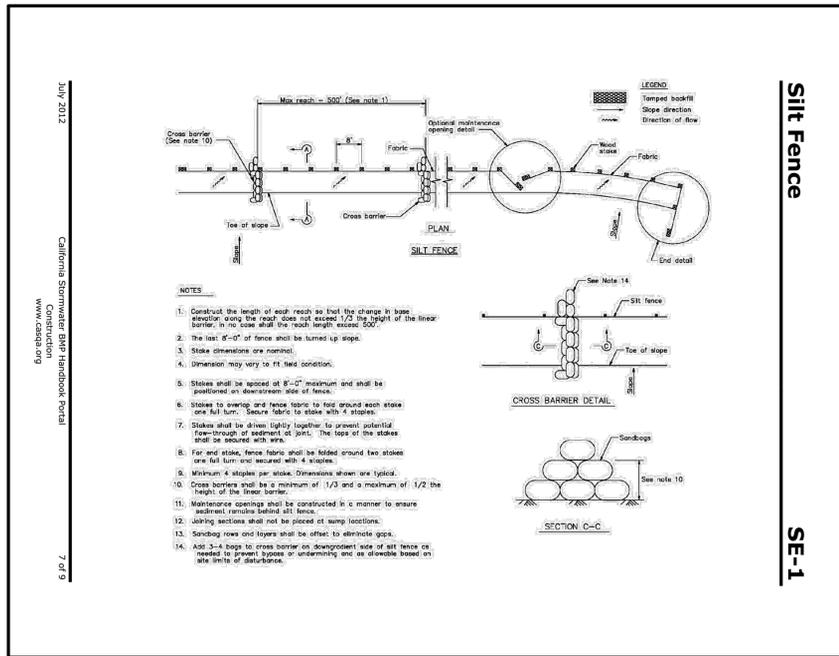
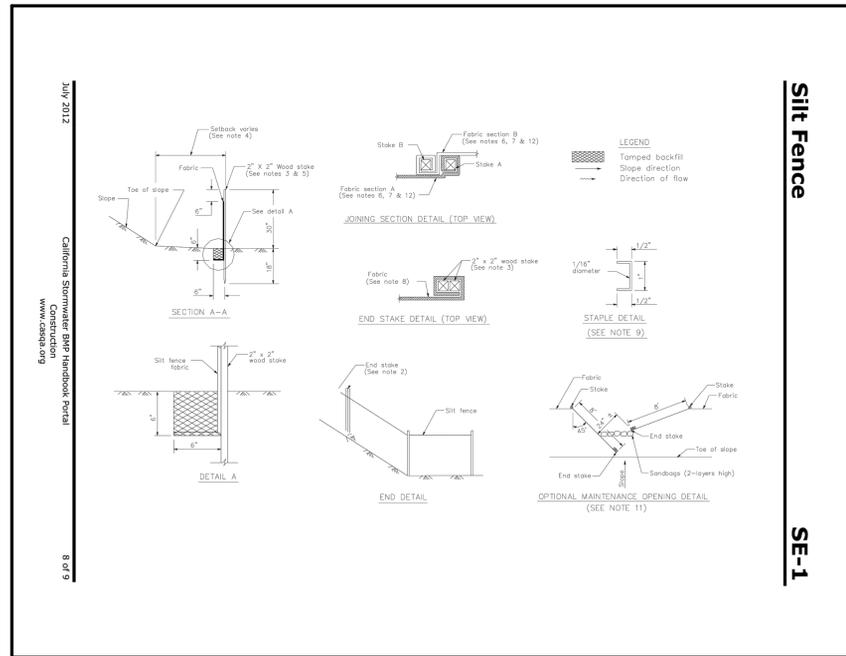
SAN RAMON (925) 866-0322
 ROSEVILLE (916) 768-4456
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PLANNERS
 SURVEYORS
 CIVIL ENGINEERS

REVISIONS

NO. BY DATE

SHEET NUMBER 8
 8 OF 47
 JOB NUMBER 1217-062



THESE ARE THE FINAL RECORD DRAWINGS FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 88309

PHASE 1 RECORD DRAWINGS
CITY OF AMERICAN CANYON & PROBABLE SHEETS:
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DARTURA STREET: SHEET 15 (STA: 10+00 - 11+82.55)
BRISON STREET: SHEET 20 (STA: 10+00 - 10+46.95)
PULBAC STREET: SHEET 23 (STA: 10+00 - 10+55.49 & 10+68.40)
CAPRI COURT, BALSAR COURT, BRISA COURT

WILLIAM P. CARLSON
REGISTERED PROFESSIONAL ENGINEER
88309
CIVIL
STATE OF CALIFORNIA

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR.:	JH
PROJ. MGR.:	WPC
NO. BY:	DATE
REVISIONS	
APPROVAL	

RESIGNED
WILLIAM P. CARLSON
REGISTERED PROFESSIONAL ENGINEER
88309
CIVIL
STATE OF CALIFORNIA
W.P. Carlson

SAN RAMON • (925) 866-0322
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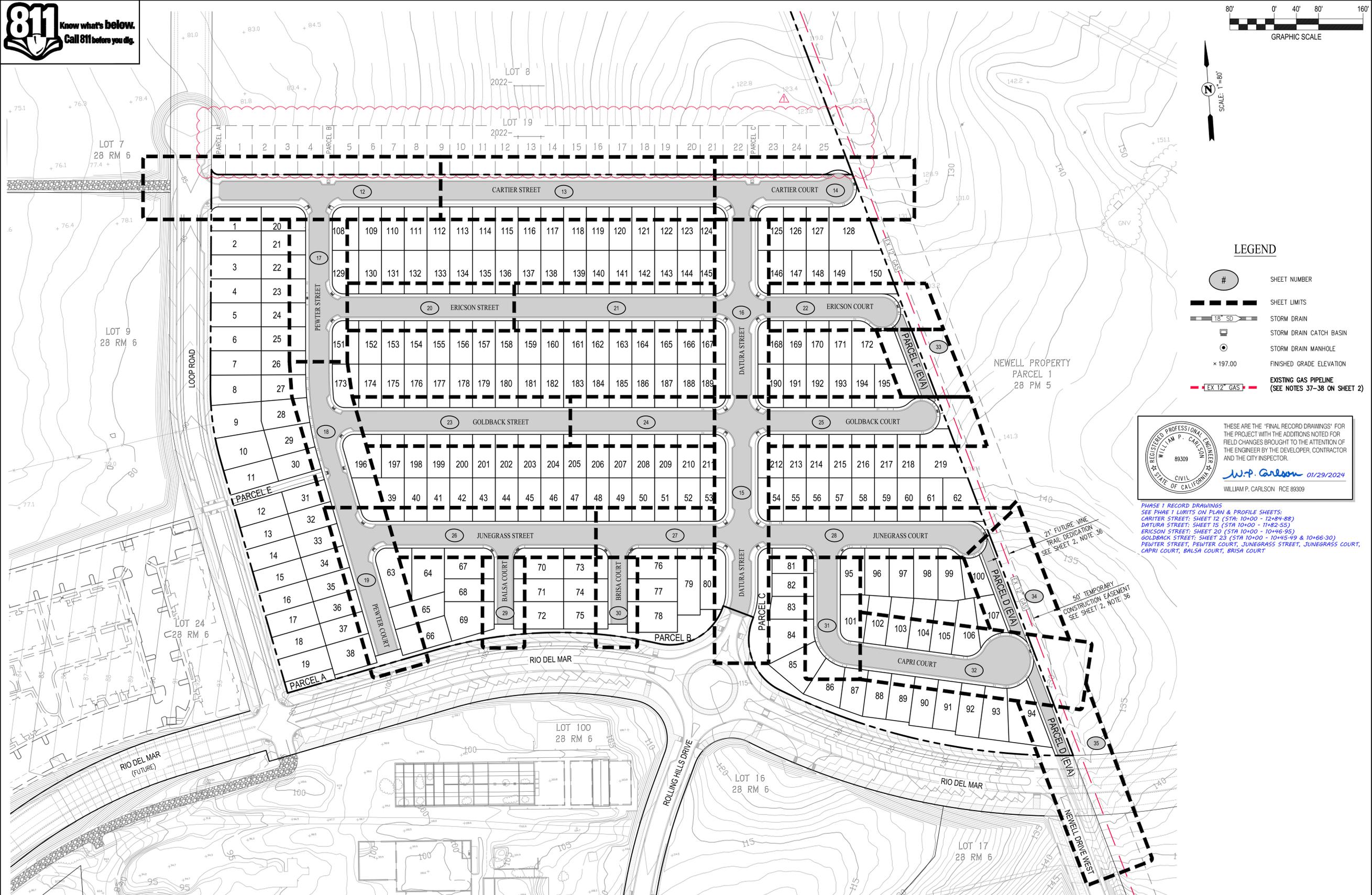
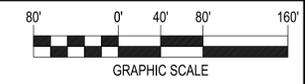
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AT WATSON RANCH
IMPROVEMENT PLANS
EROSION CONTROL DETAILS

LOT 10
SHEET NUMBER
9
9 OF 47
JOB NUMBER
1217-062

CITY OF AMERICAN CANYON
CALIFORNIA

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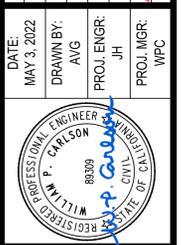
- LEGEND**
- # SHEET NUMBER
 - SHEET LIMITS
 - 18" SD STORM DRAIN
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN MANHOLE
 - x 197.00 FINISHED GRADE ELEVATION
 - EX 12" GAS EXISTING GAS PIPELINE (SEE NOTES 37-38 ON SHEET 2)

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

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DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR:	JH
PROJ. MGR:	WPC
NO. BY DATE	6/22 19: ADDITIONAL 25 LOTS
REVISIONS	



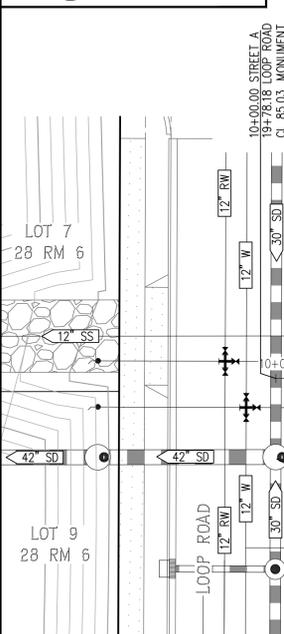
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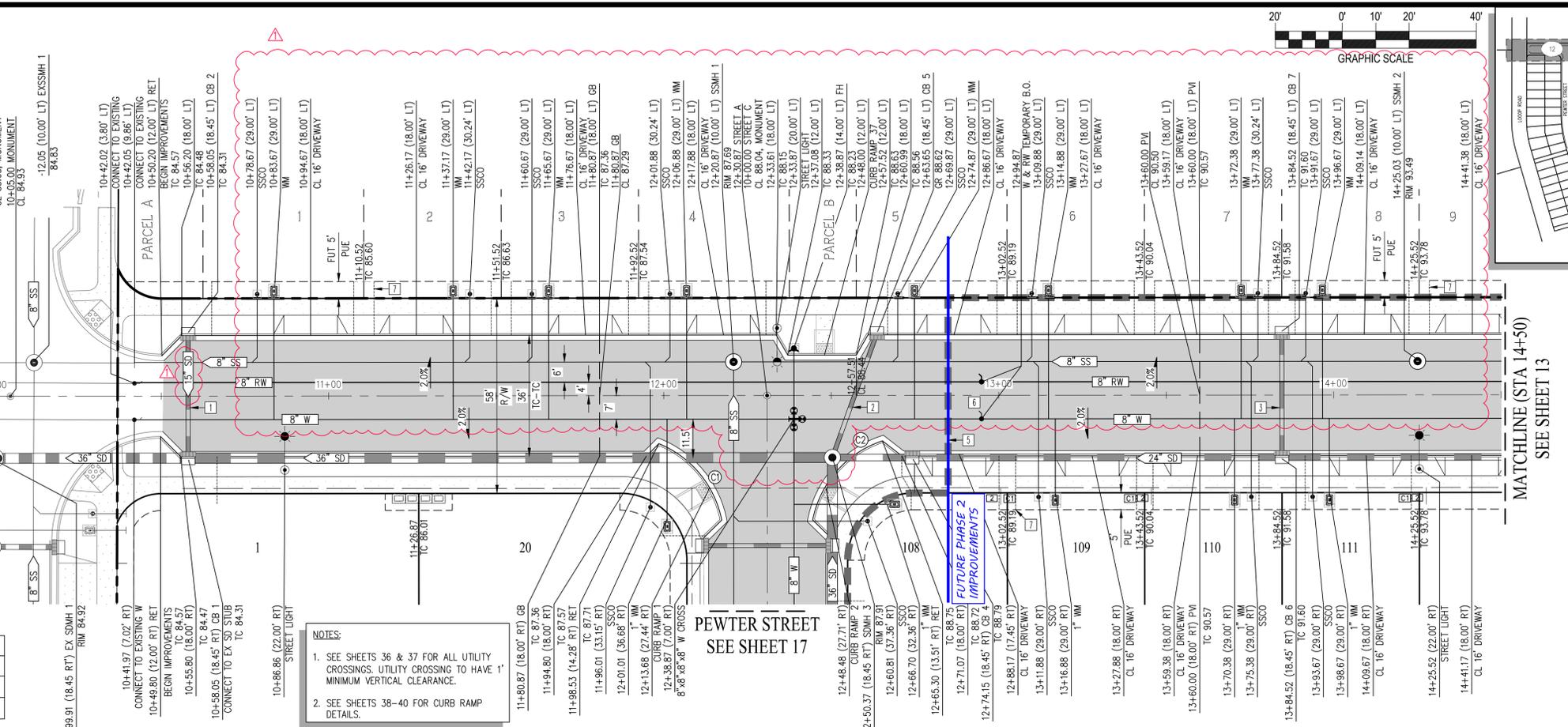
AT WATSON RANCH
IMPROVEMENT PLANS
PLAN AND PROFILE SHEET INDEX
CITY OF AMERICAN CANYON
CALIFORNIA

City of American Canyon
Public Works
Job Site Copy
07/15/2022
REVISION DELTA 1

LOT 10
SHEET NUMBER
11
11 OF 47
JOB NUMBER
1217-062



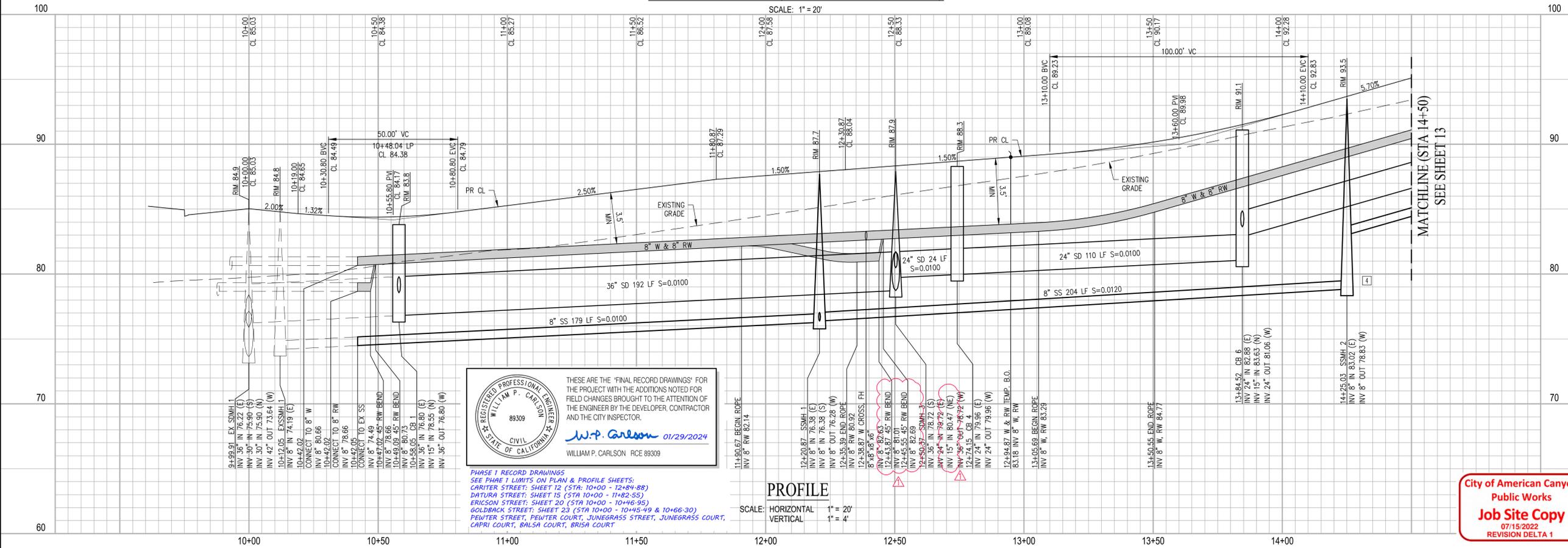
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NO	RADIUS	DELTA	DESC
C1	31.00'	56°44'41"	30.70' TC
C2	31.00'	60°52'07"	32.93' TC



NOTES:

- SEE SHEETS 36 & 37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

CARTIER STREET (STA 10+00 - STA 14+50)

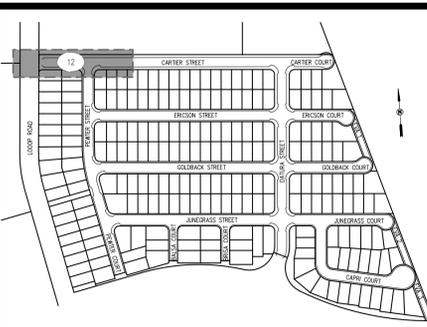
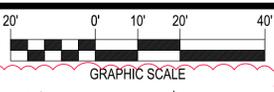


THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTIER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICKSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAS COURT, BRISA COURT

PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



KEY MAP
NOT TO SCALE

CONSTRUCTION NOTES

- UTILITY CROSSING 1. SEE SHEET 36 FOR CROSSING PROFILE.
- UTILITY CROSSING 2. SEE SHEET 36 FOR CROSSING PROFILE.
- UTILITY CROSSING 3. SEE SHEET 36 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
- CONSTRUCTION PHASING BOUNDARY (STA. 12+84.88). SEE ENGINEER'S NOTE 39 ON SHEET 2 FOR DETAILS.
- INSTALL TEMPORARY B.O. VALVE IN PHASE 1. (STA 12+94.87) CONTRACTOR TO REMOVE B.O. VALVE WITH CONSTRUCTION OF PHASE.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR:	JH
PROJ. MGR:	WPC
NO. BY:	JH
DATE:	6/22
REVISIONS:	LOT 19: ADDITIONAL 25 LOTS



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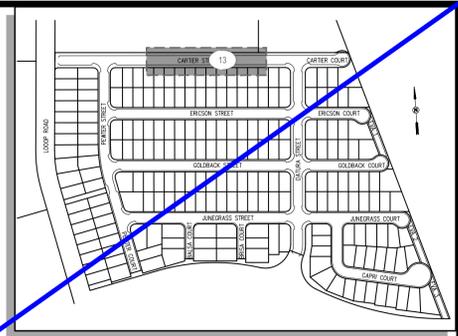
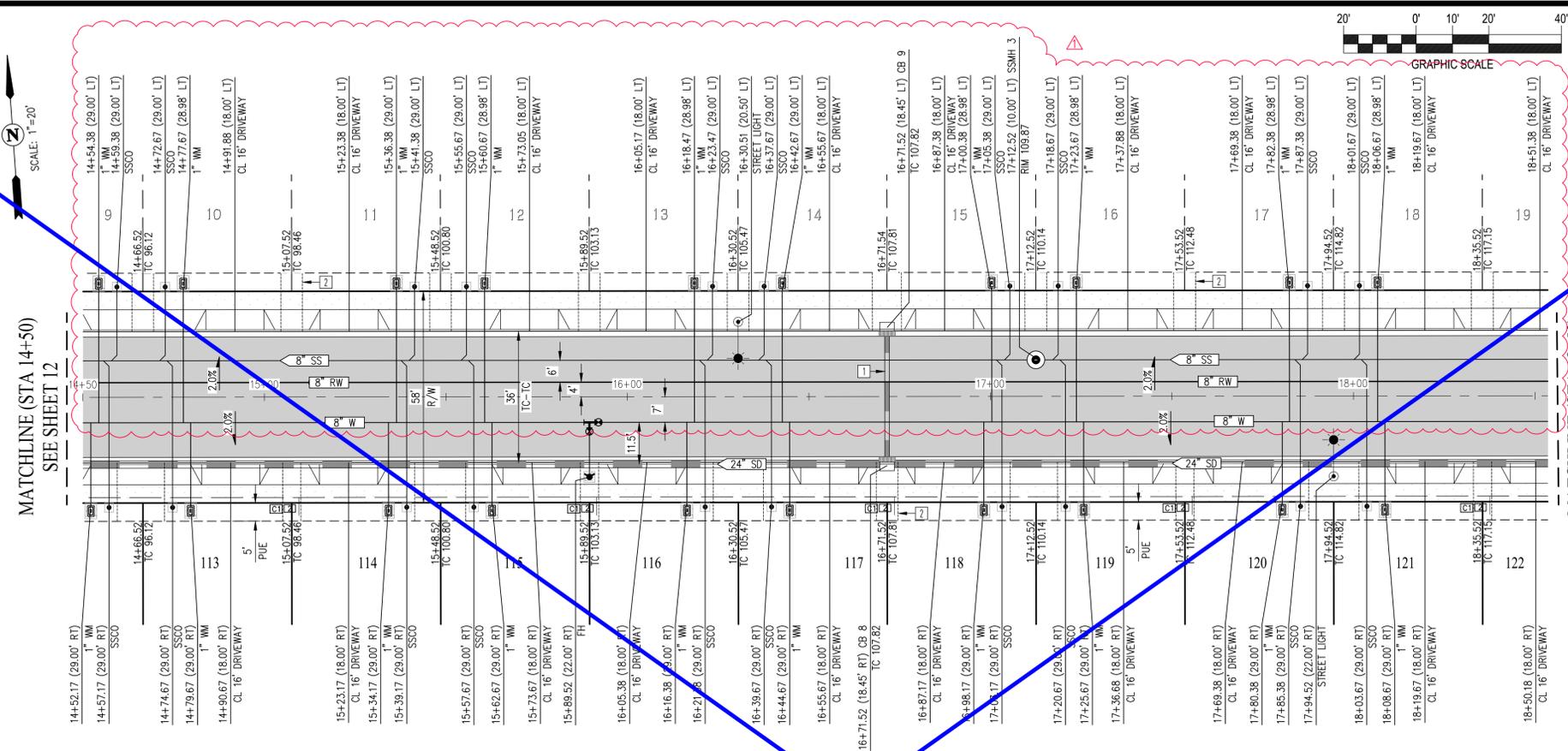
CIVIL ENGINEERS SURVEYORS PLANNERS



AT WATSON RANCH
IMPROVEMENT PLANS
CARTIER STREET (STA 10+00 - STA 14+50)
LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

City of American Canyon
Public Works
Job Site Copy
07/15/2022
REVISION DELTA 1

SHEET NUMBER
12
12 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE



- CONSTRUCTION NOTES**
- UTILITY CROSSING 4 SEE SHEET 36 FOR CROSSING PROFILE.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.
- NOTES:**
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

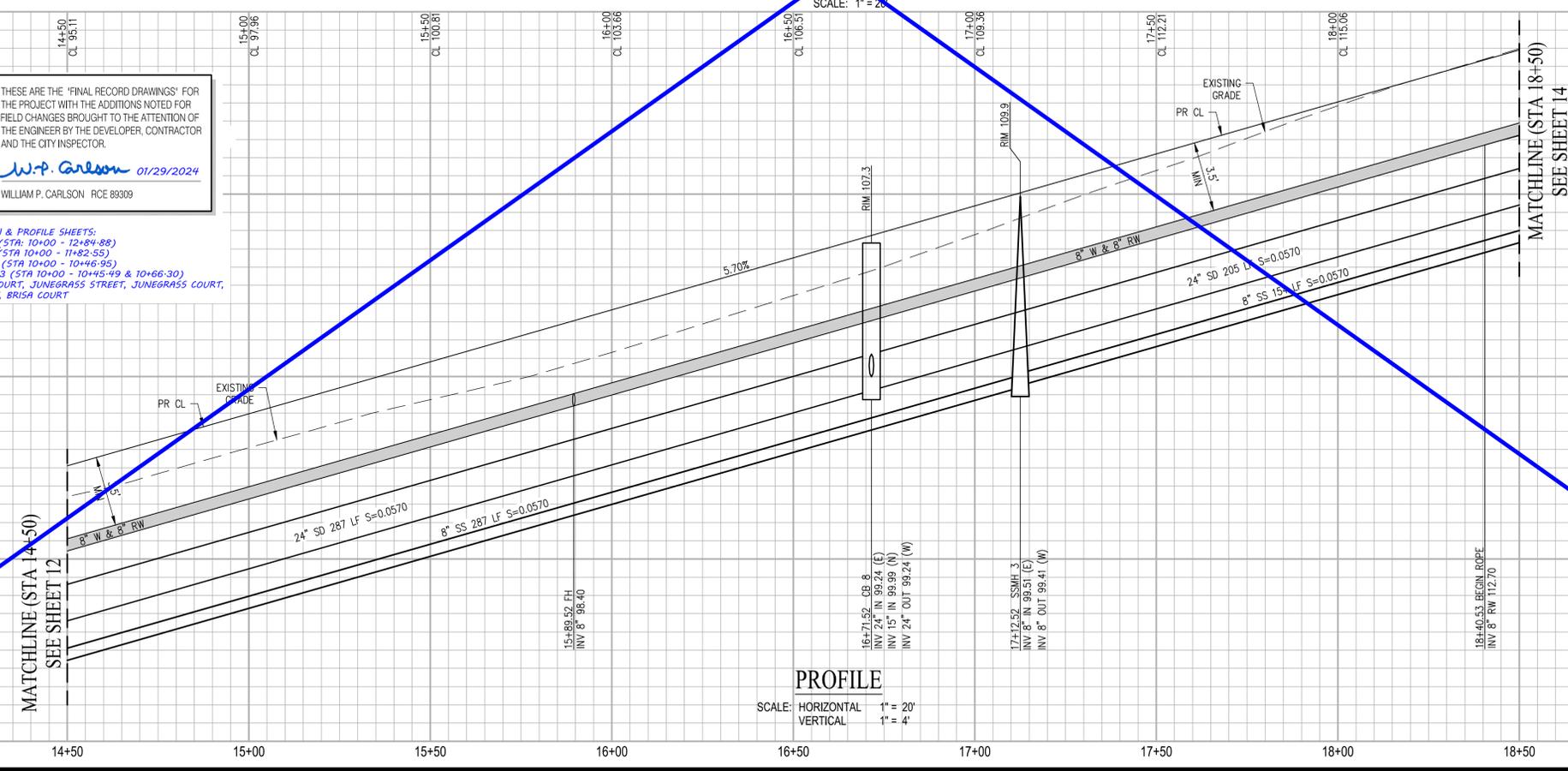
CARTIER STREET (STA 14+50 - STA 18+50)

FUTURE PHASE 2 IMPROVEMENTS

THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTIER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURIA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45+49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
CAPRI COURT, BALSAC COURT, BRISA COURT

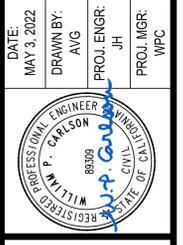


PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

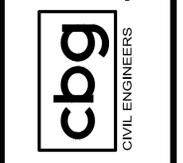


DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR:	JH
PROJ. MGR:	WPC
NO. BY:	JH
DATE:	6/22
REVISIONS:	LOT 19: ADDITIONAL 25 LOTS
APPROVAL:	



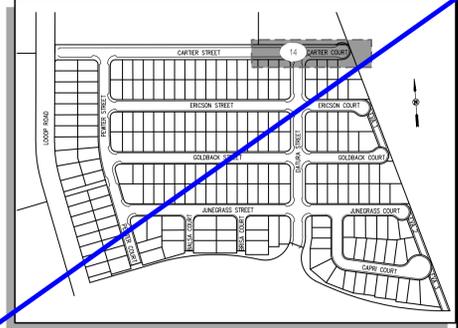
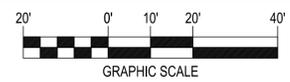
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ROSEVILLE (916) 768-4456
WWW.CBANG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS



AT WATSON RANCH
IMPROVEMENT PLANS
CARTIER STREET (STA 14+50 - STA 18+50)
CITY OF AMERICAN CANYON
CALIFORNIA

LOT 10
SHEET NUMBER
13
13 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE

NO	RADIUS	DELTA	LENGTH	DESC
C1	31.00'	84°39'57"	45.81'	TC
C2	31.00'	77°33'35"	41.96'	TC
C3	30.00'	40°39'26"	21.29'	TC
C4	28.00'	246°56'56"	120.68'	TC
C5	30.00'	26°17'30"	13.77'	TC

CAUTION-EXISTING LIVE GAS LINE!!
 CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN
 PLOTTING AND WORKING NEAR EXISTING PG&E GAS
 LINES!
 LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND
 SHOULD BE VERIFIED PRIOR TO THE START OF
 CONSTRUCTION.
 EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

CONSTRUCTION NOTES

- UTILITY CROSSING 5. SEE SHEET 36 FOR CROSSING PROFILE.
- UTILITY CROSSING 6. SEE SHEET 36 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL TEMP BARRICADE AT END OF RAMP.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

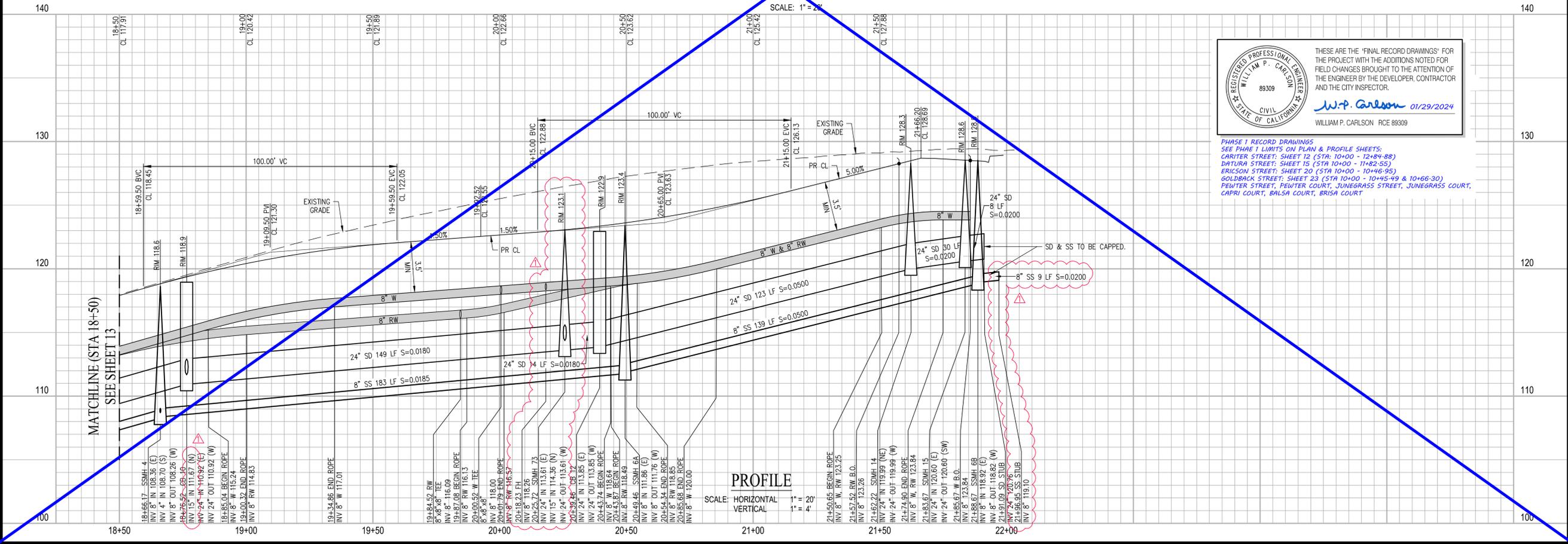
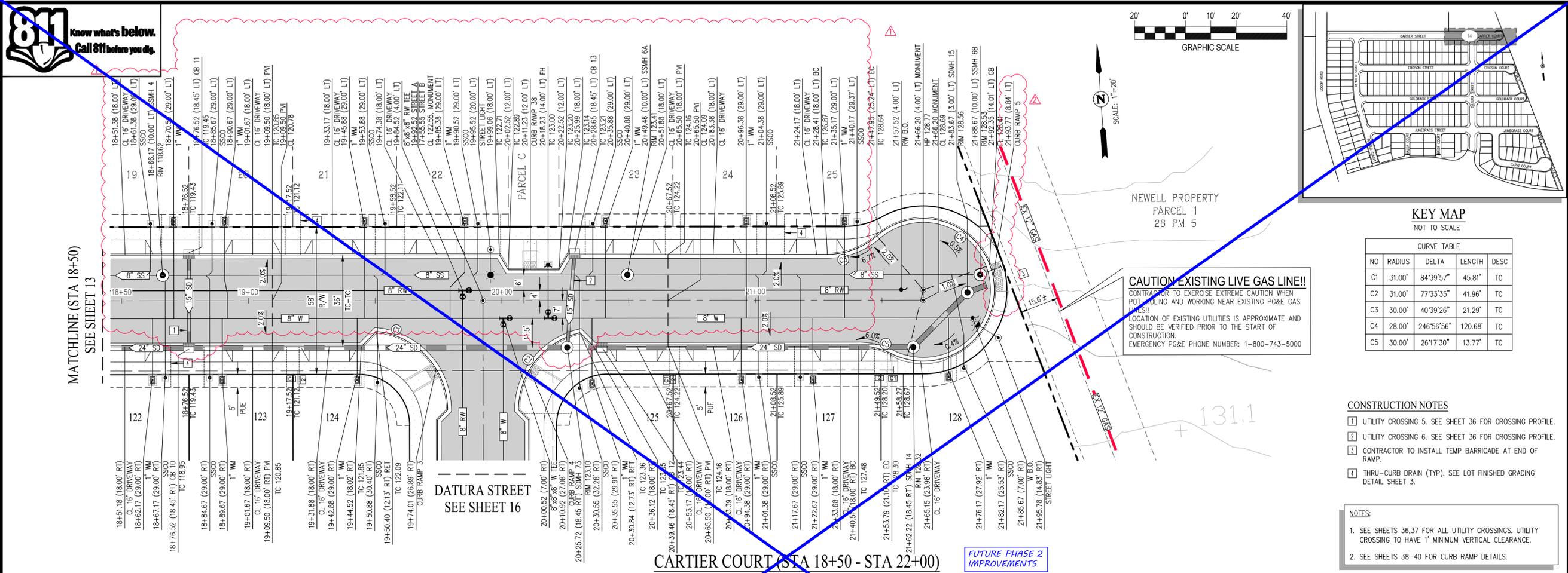
NOTES:

- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS, UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
 WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
 SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
 CARTIER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
 DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
 ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
 GOLDBRICK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
 PEUTER STREET, PEUTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
 CAPRI COURT, BALSA COURT, BRISA COURT



PROFILE

SCALE: HORIZONTAL 1" = 20'
 VERTICAL 1" = 4'

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

REVISIONS

NO. BY DATE

6/22 JH CURB RAMP REVISIONS
 6/22 JH LOT 19: ADDITIONAL 25 LOTS

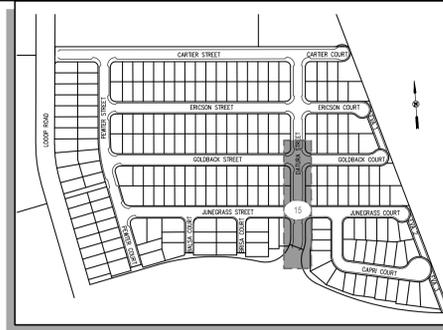
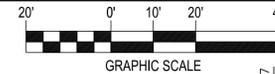
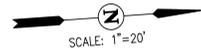
APPROVAL

cbg
 CIVIL ENGINEERS

AT WATSON RANCH
IMPROVEMENT PLANS
 CARTIER COURT (STA 18+50 - STA 22+00)

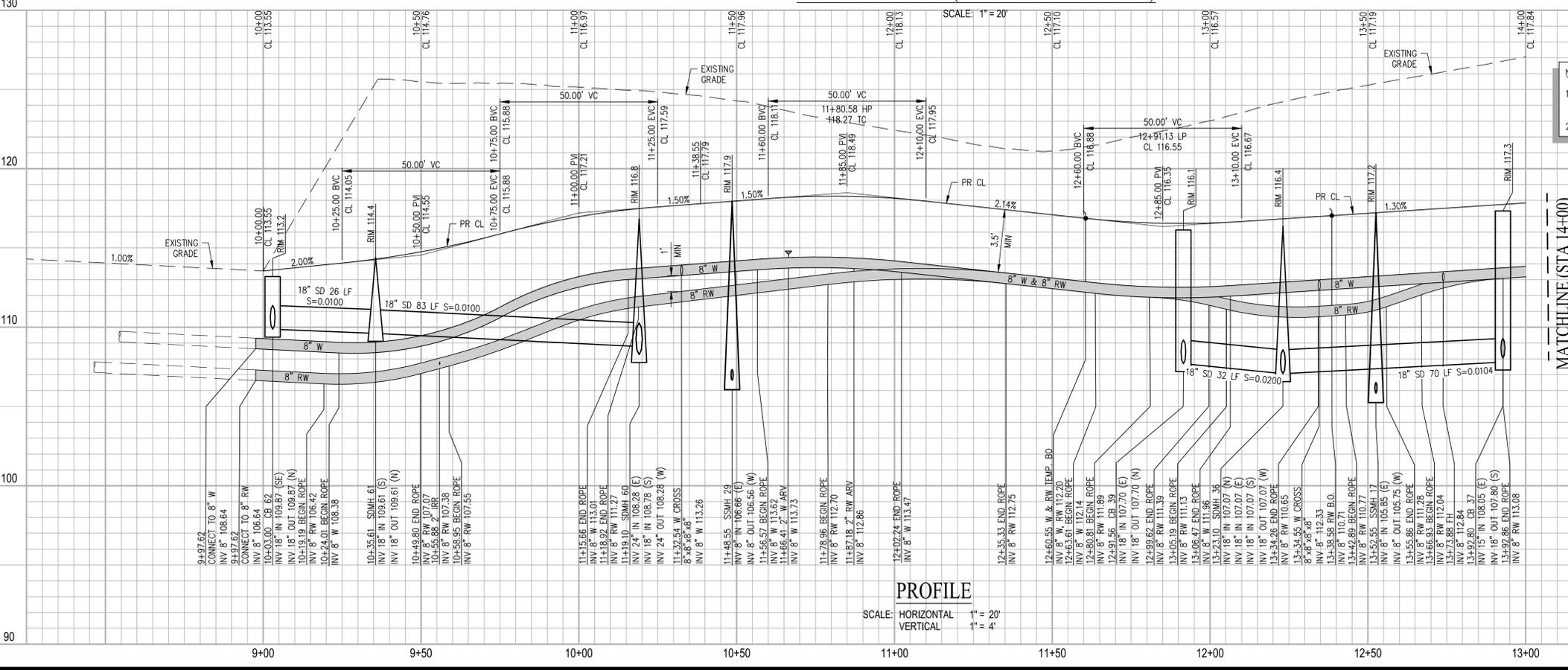
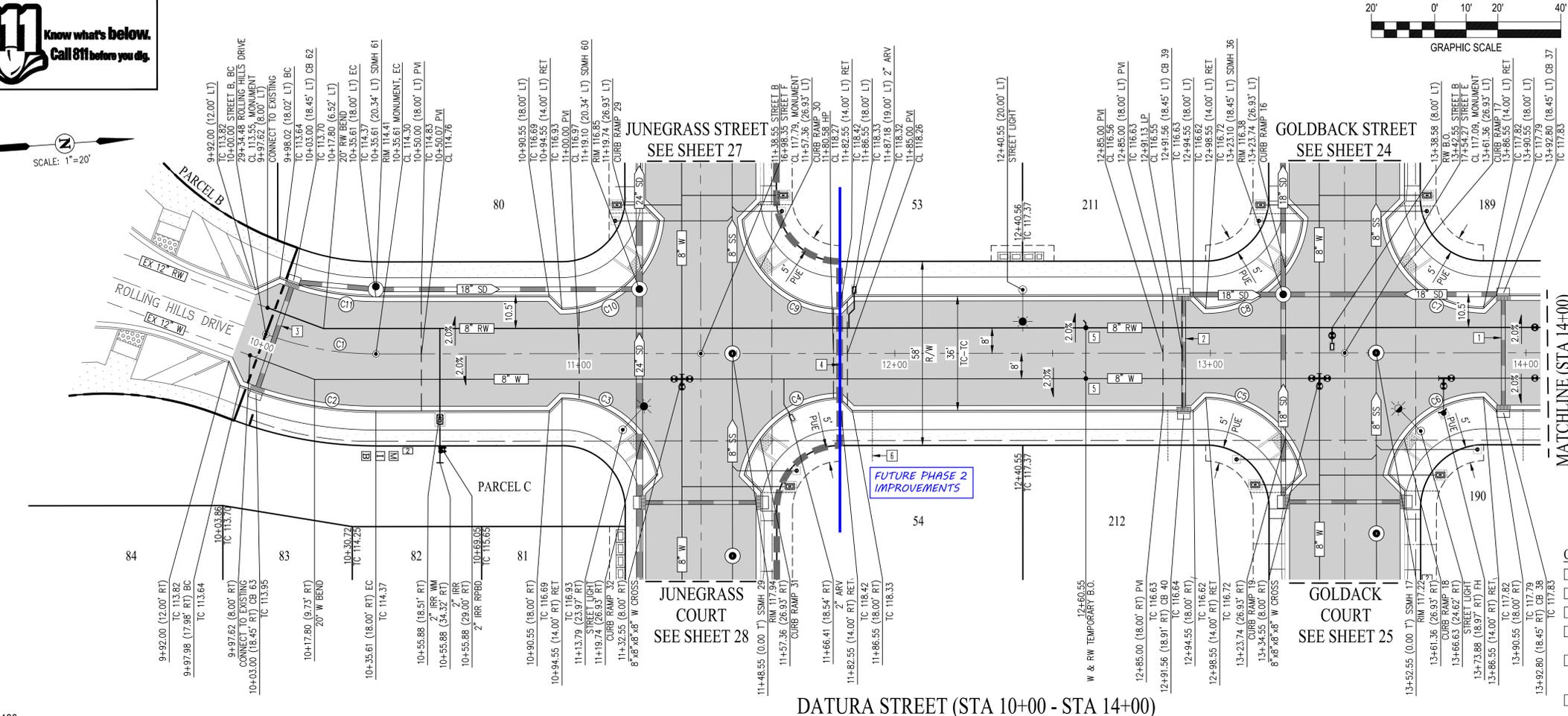
LOT 10
 SHEET NUMBER 14 OF 47
 JOB NUMBER 1217-062

CITY OF AMERICAN CANYON
 CALIFORNIA



KEY MAP
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	100.00'	20°24'08"	35.61'
C2	118.00'	21°22'54"	44.04'
C3	31.00'	77°24'22"	41.88'
C4	31.00'	77°24'22"	41.88'
C5	31.00'	77°24'22"	41.88'
C6	31.00'	77°24'22"	41.88'
C7	31.00'	84°41'36"	45.82'
C8	31.00'	84°41'36"	45.82'
C9	31.00'	84°41'36"	45.82'
C10	31.00'	84°41'36"	45.82'
C11	82.00'	21°46'59"	31.18'



CONSTRUCTION NOTES

- UTILITY CROSSING 8. SEE SHEET 36 FOR CROSSING PROFILE.
- UTILITY CROSSING 9. SEE SHEET 36 FOR CROSSING PROFILE.
- UTILITY CROSSING 10. SEE SHEET 36 FOR CROSSING PROFILE.
- CONSTRUCTION PHASING BOUNDARY (STA. 11+82.55). SEE ENGINEER'S NOTE 39 ON SHEET 2 FOR DETAILS.
- INSTALL TEMPORARY B.O. VALVE IN PHASE 1. (STA 12+60.55) CONTRACTOR TO REMOVE B.O. VALVE WITH CONSTRUCTION OF PHASE 2.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

- NOTES:
- SEE SHEETS 36 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlsson 01/29/2024
WILLIAM P. CARLSSON P.E. 88309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTER STREET: SHEET 12 (STA 10+00 - 12+89+88)
BRUNSON STREET: SHEET 15 (STA 10+00 - 10+22+55)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45+49 & 10+66+30)
FEWSTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALISA COURT, BRISA COURT

City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT ENGR: JH
PROJ. MGR: WPC

RESERVED FOR THE STATE OF CALIFORNIA
WILLIAM P. CARLSSON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
NO. 88309

SAN RAMON (925) 866-0322
ROSEVILLE (916) 768-4456
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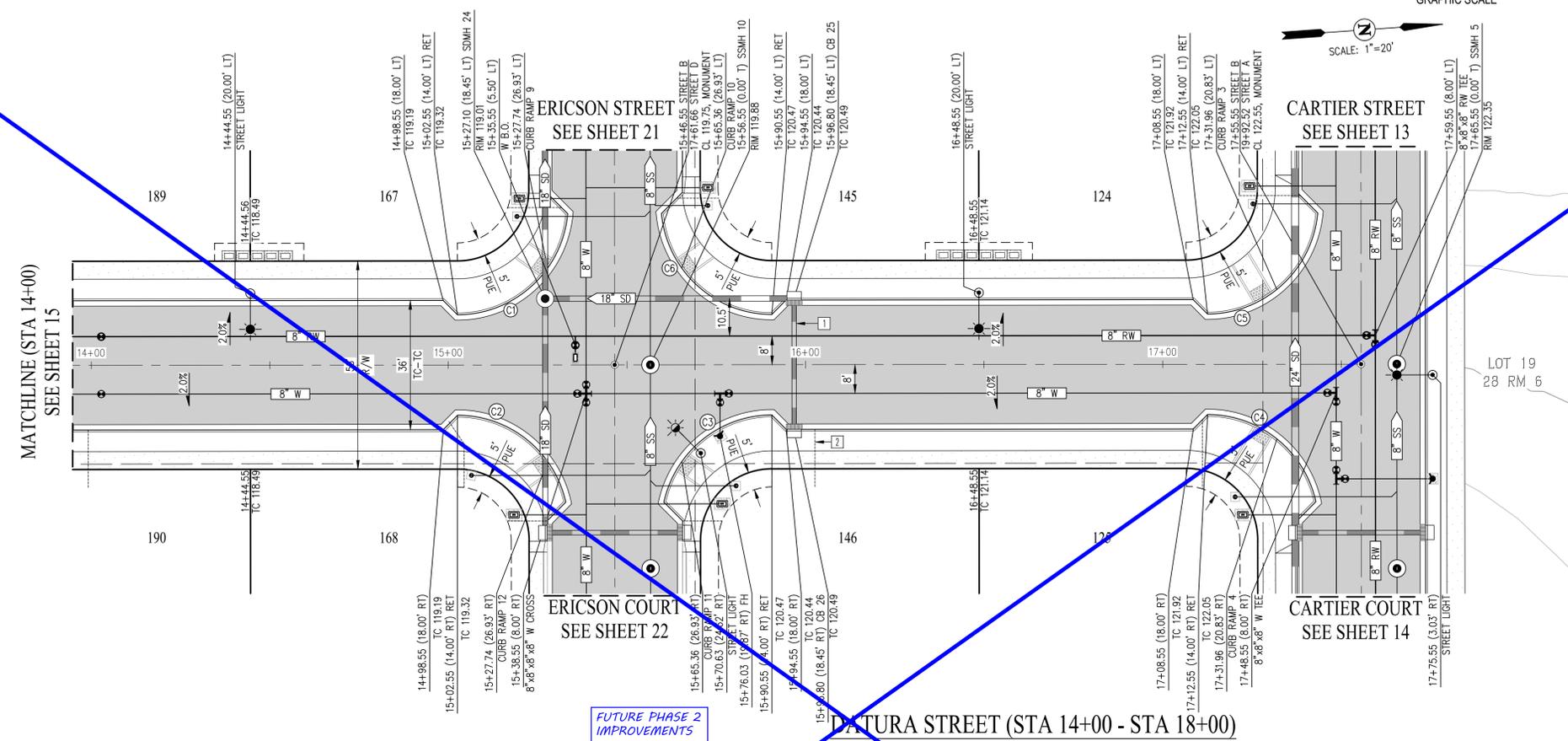
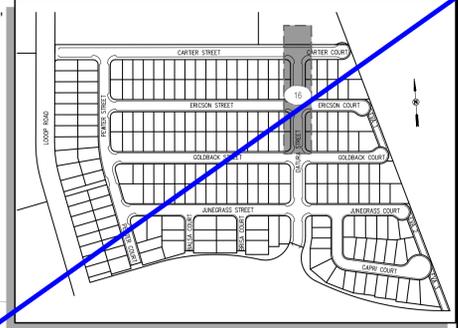
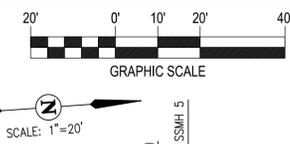
CIVIL ENGINEERS SURVEYORS PLANNERS

cbg

AT WATSON RANCH
IMPROVEMENT PLANS
DATURA STREET (STA 10+00 - STA 14+00)

LOT 10
SHEET NUMBER **15** OF 47
JOB NUMBER 1217-062

CITY OF AMERICAN CANYON
CALIFORNIA



KEY MAP
NOT TO SCALE

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	DESC
C1	31.00'	84°41'36"	45.82'	TC
C2	31.00'	77°24'22"	41.88'	TC
C3	31.00'	77°24'22"	41.88'	TC
C4	31.00'	77°33'35"	41.96'	TC
C5	31.00'	84°39'57"	45.81'	TC
C6	31.00'	84°41'36"	45.82'	TC

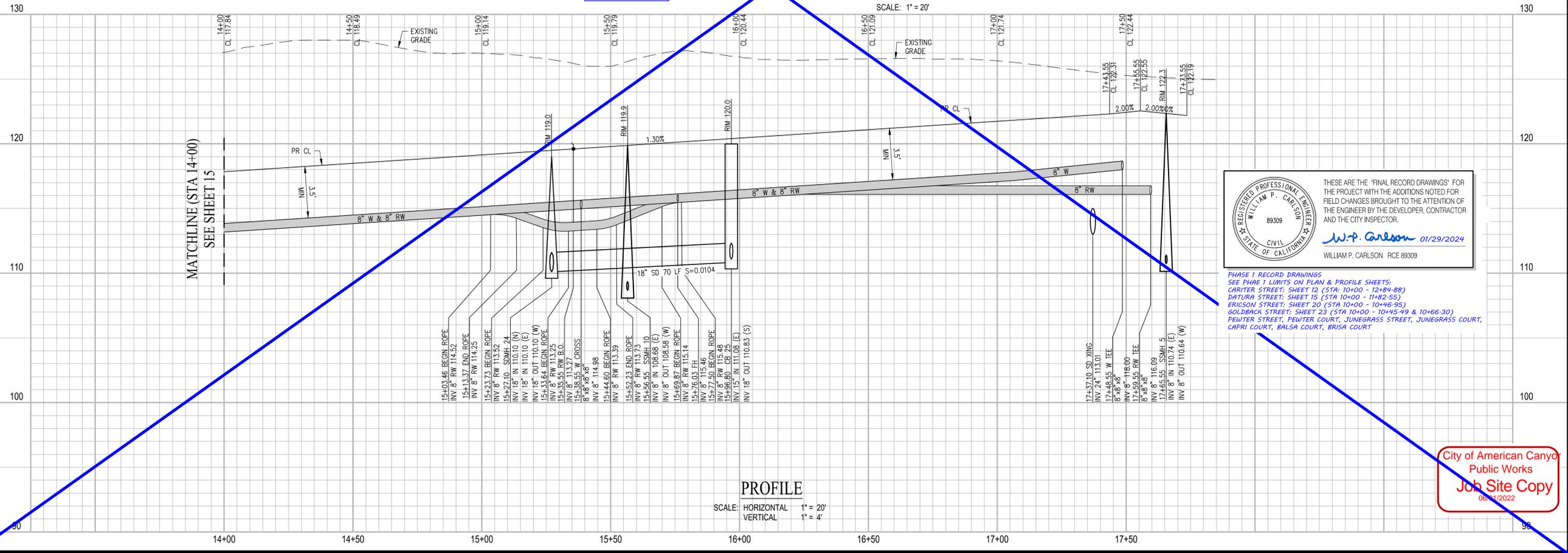
- CONSTRUCTION NOTES**
- UTILITY CROSSING 7. SEE SHEET 36 FOR CROSSING PROFILE.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

- NOTES:**
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

FUTURE PHASE 2 IMPROVEMENTS

DATURA STREET (STA 14+00 - STA 18+00)

SCALE: 1" = 20'



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTIER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+83.53)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSIA COURT, BRISA COURT

City of American Canyon
Public Works
Job Site Copy
08/11/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

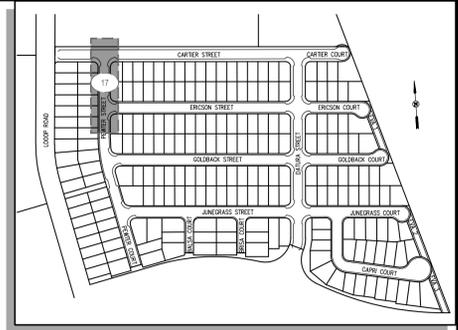
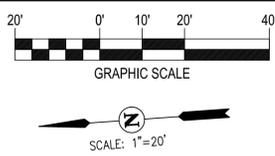
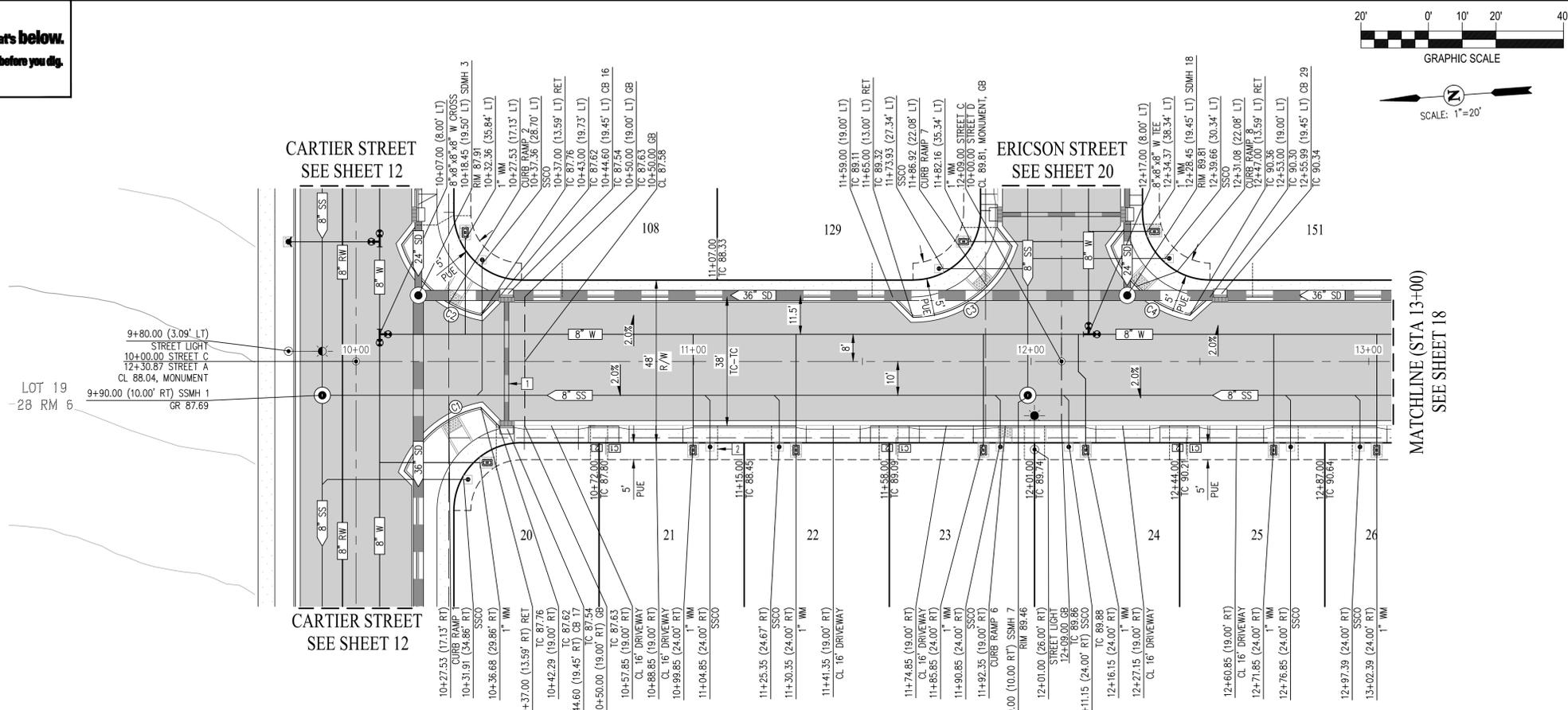
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PLANNERS
SURVEYORS
CIVIL ENGINEERS

AT WATSON RANCH
IMPROVEMENT PLANS
DATURA STREET (STA 14+00 - STA 18+00)

LOT 10
SHEET NUMBER
16
OF 47
JOB NUMBER
1217-062

CITY OF AMERICAN CANYON
CALIFORNIA



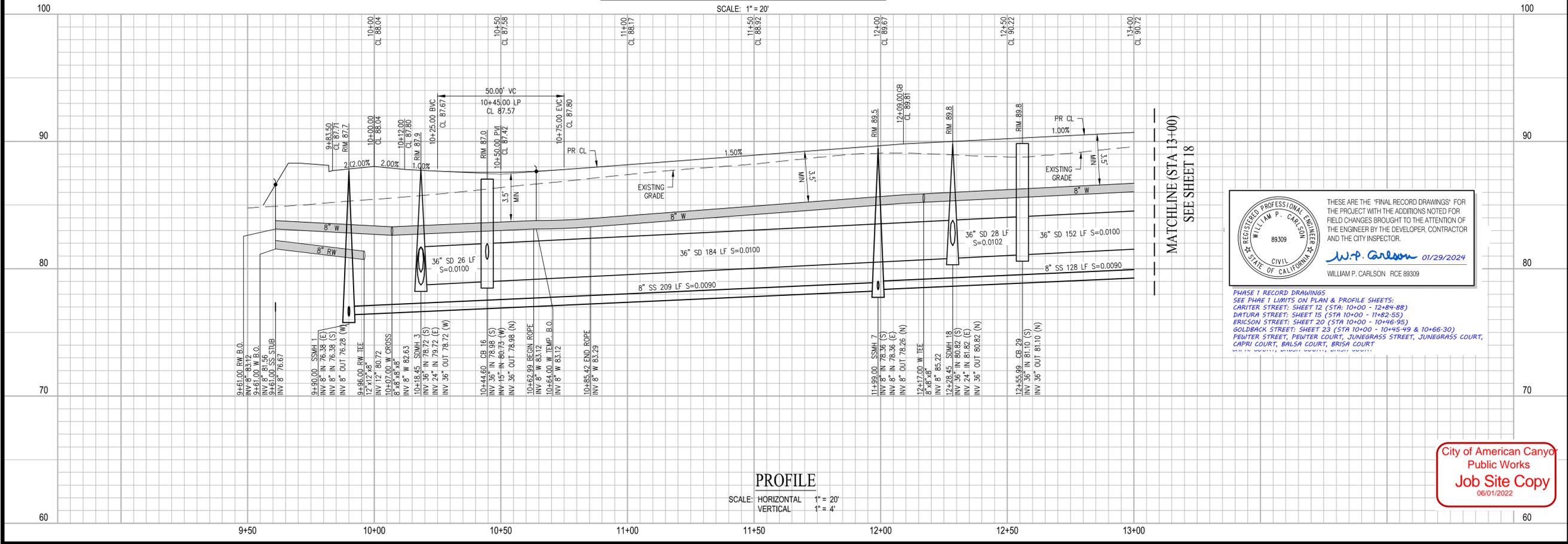
KEY MAP
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	31.00'	56°44'41"	30.70'
C2	31.00'	60°52'07"	32.93'
C3	31.00'	71°10'51"	38.51'
C4	31.00'	60°01'16"	32.47'

- CONSTRUCTION NOTES**
- UTILITY CROSSING 11. SEE SHEET 36 FOR CROSSING PROFILE.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

- NOTES:**
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

PEWTER STREET (STA 10+00 - STA 13+00)



PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTIER STREET: SHEET 12 (STA 10+00 - 12+84-88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82-55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46-95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45-49 & 10+66-30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAR COURT, BRISA COURT

City of American Canyon
Public Works
Job Site Copy
06/01/2022

AT WATSON RANCH
CITY OF AMERICAN CANYON
CALIFORNIA

IMPROVEMENT PLANS
PEWTER STREET (STA 10+00 - STA 13+00)

LOT 10
SHEET NUMBER
17
17 OF 47
JOB NUMBER
1217-062

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

APPROVAL

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

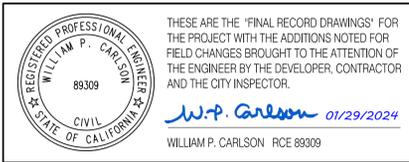
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ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

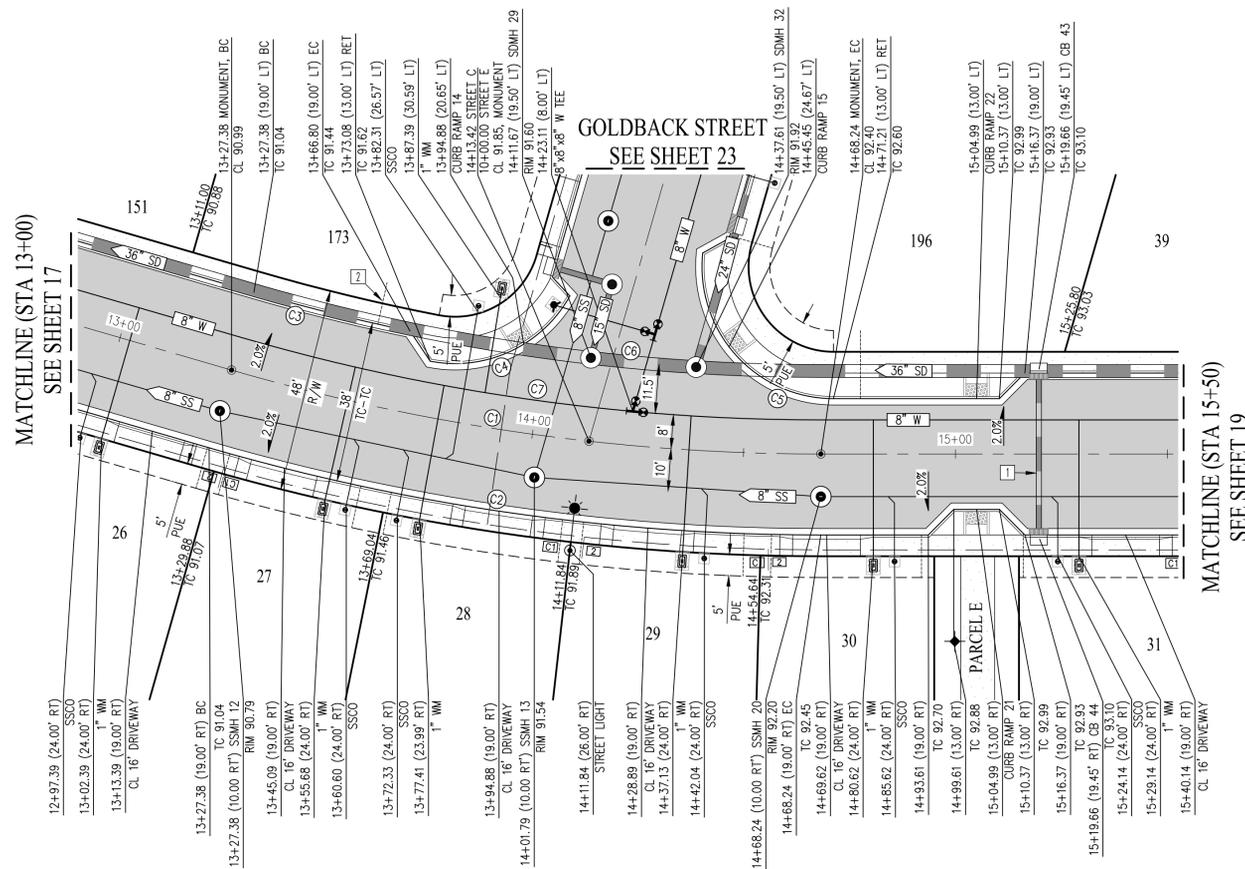
cbg



CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	DESC
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C2	519.00'	16°08'30"	146.22'	TC
C3	481.00'	4°31'05"	37.93'	TC
C4	31.00'	71°44'20"	38.81'	TC
C5	31.00'	95°54'33"	51.89'	TC
C6	480.50'	12°37'54"	105.93'	SD
C7	492.00'	16°08'30"	138.61'	W

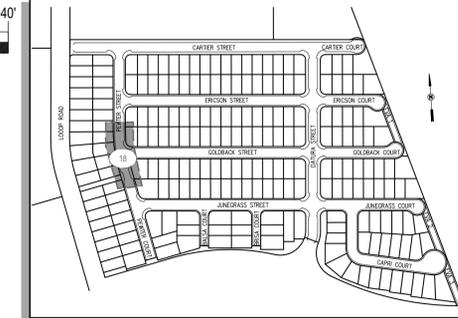
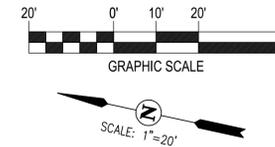


PHASE 1 RECORD DRAWINGS
 SEE PHASE 1 LIMITS ON PLANS & PROFILE SHEETS:
 CARITER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
 DATURA STREET: SHEET 15 (STA: 10+00 - 11+82.55)
 ERICSON STREET: SHEET 20 (STA: 10+00 - 10+46.95)
 GOLDBACK STREET: SHEET 23 (STA: 10+00 - 10+45.99 & 10+66.30)
 PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
 CAPRI COURT, BALSAC COURT, BRISA COURT



PEWTER STREET (STA 13+00 - STA 15+50)

SCALE: 1" = 20'



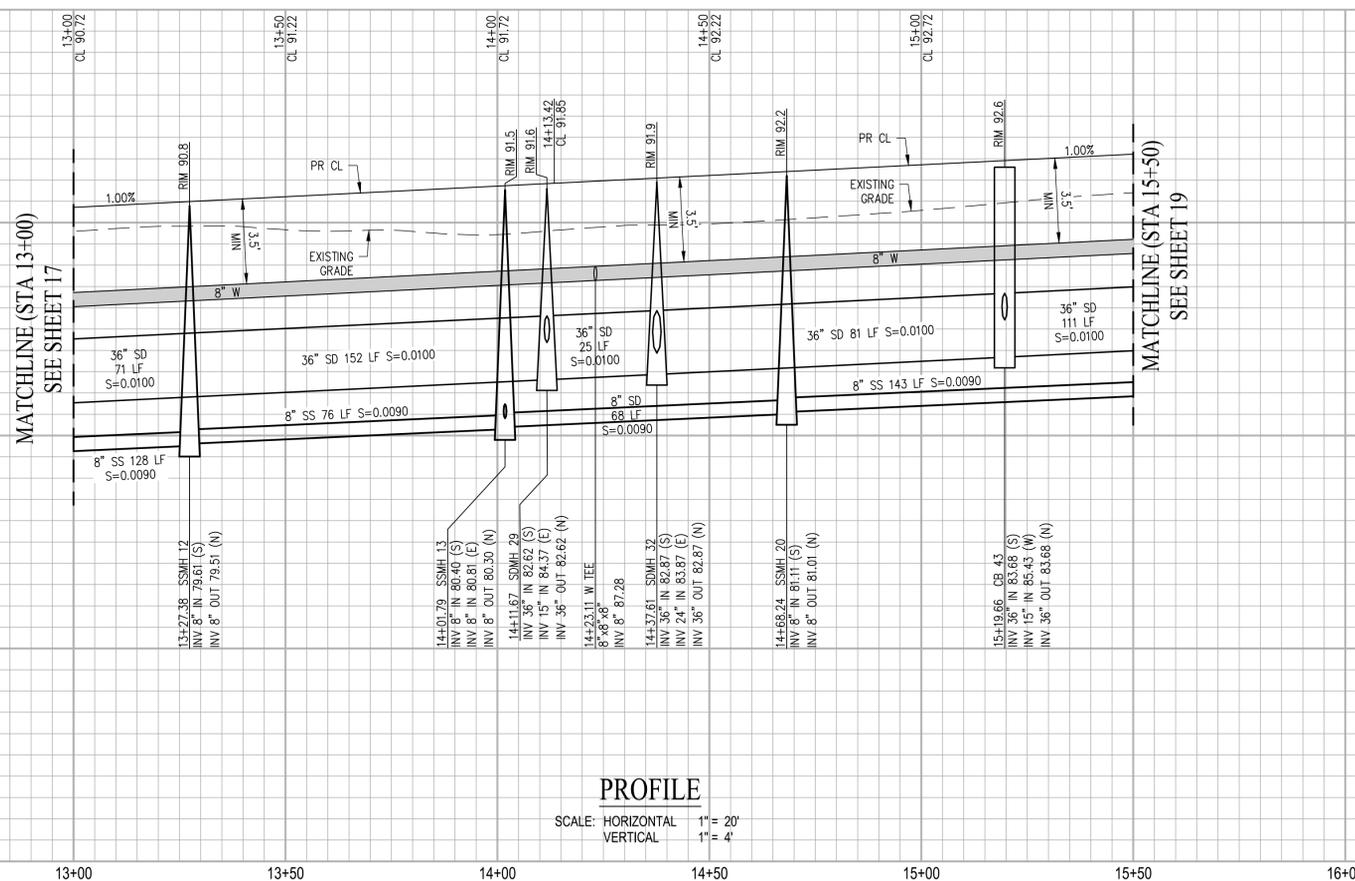
KEY MAP
NOT TO SCALE

CONSTRUCTION NOTES

- UTILITY CROSSING 12. SEE SHEET 36 FOR CROSSING PROFILE.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

NOTES:

- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

City of American Canyon
Public Works
Job Site Copy
06/01/2022

AT WATSON RANCH
IMPROVEMENT PLANS
 PEWTER STREET (STA 13+00 - STA 15+50)
 LOT 10
 CITY OF AMERICAN CANYON, CALIFORNIA

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM P. CARLSON
 89309
 CIVIL ENGINEER
 STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANG.COM

PLANNERS
 SURVEYORS
 CIVIL ENGINEERS

REVISIONS
 NO. BY DATE

SHEET NUMBER
18
 18 OF 47
 JOB NUMBER
 1217-062

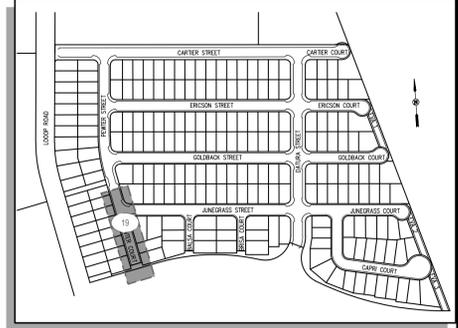
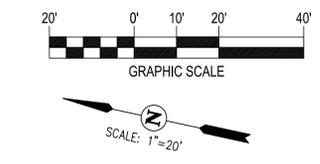
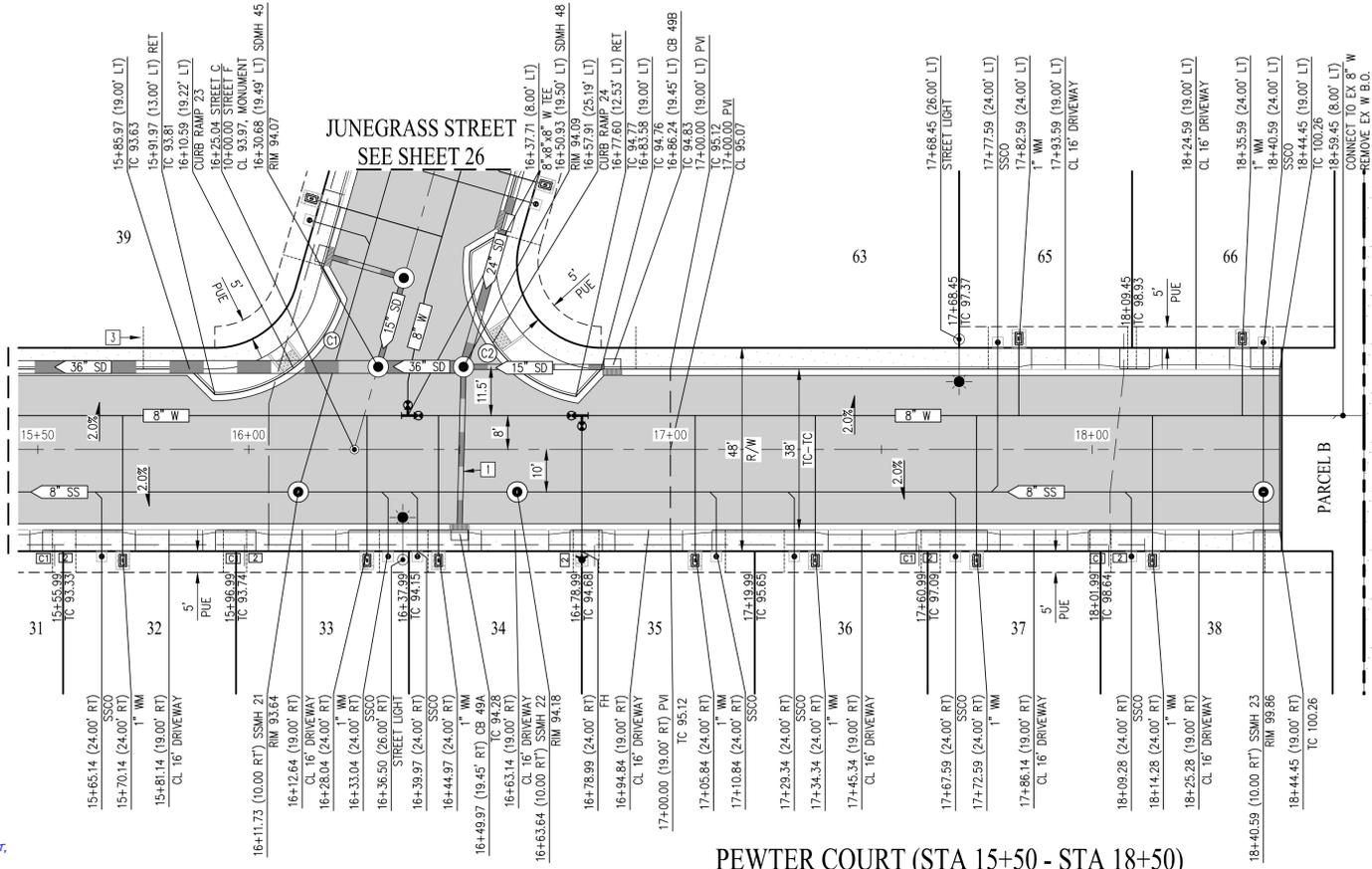


THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON PCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARITER STREET: SHEET 12 (STA 10+00 - 12+84-88)
DATURIA STREET: SHEET 15 (STA 10+00 - 11+82-55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46-95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45-49 & 10+66-30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

MATCHLINE (STA 15+50)
SEE SHEET 18



KEY MAP
NOT TO SCALE

CONSTRUCTION NOTES

- UTILITY CROSSING 13, 14. SEE SHEET 36 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

NOTES:

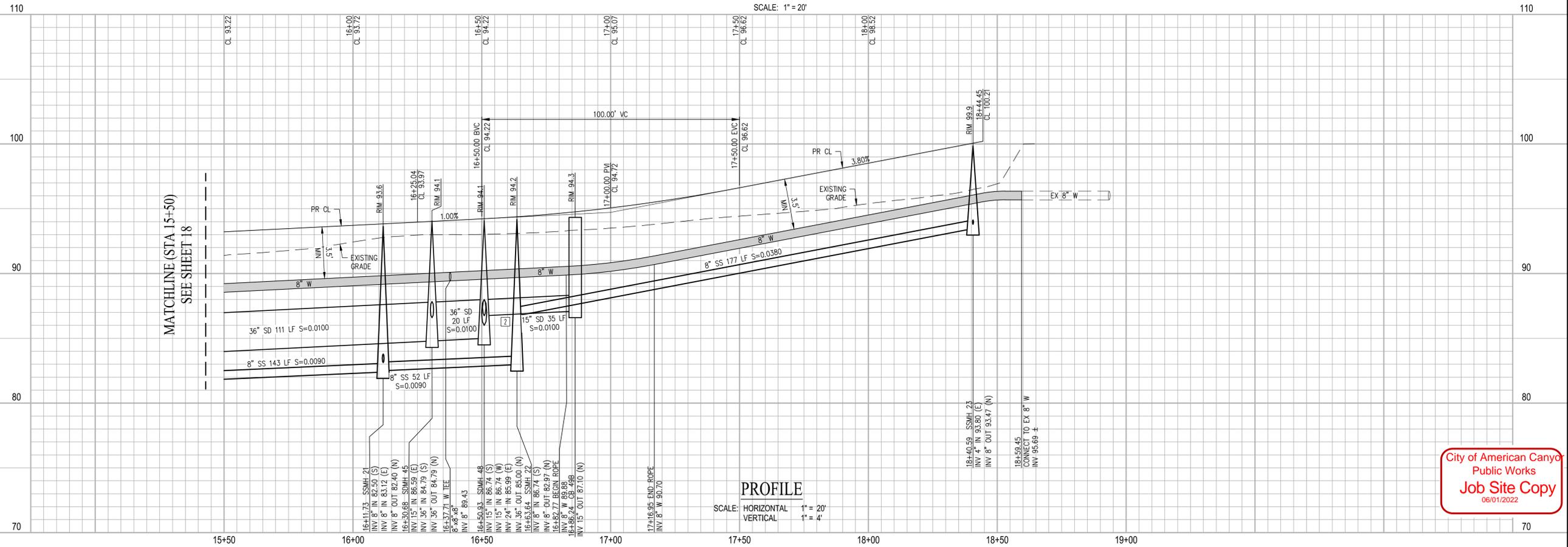
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1" MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

NO	RADIUS	DELTA	LENGTH	DESC
C1	31.00'	73°51'30"	39.96'	TC
C2	31.00'	86°23'22"	46.74'	TC

PEWTER COURT (STA 15+50 - STA 18+50)

SCALE: 1" = 20'

MATCHLINE (STA 15+50)
SEE SHEET 18



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE:	MAY 3, 2022		
DRAWN BY:	AVG		
PROJ. ENGR.:	JH		
PROJ. MGR.:	WPC		
NO.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
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CIVIL
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
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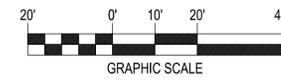
PLANNERS
SURVEYORS
CIVIL ENGINEERS

AT WATSON RANCH
CALIFORNIA

LOT 10
CITY OF AMERICAN CANYON

IMPROVEMENT PLANS
PEWTER COURT (STA 15+50 - STA 18+50)

SHEET NUMBER
19
19 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	31.00'	71°10'51"	38.51' TC
C2	31.00'	60°1'16"	32.47' TC

- CONSTRUCTION NOTES**
- UTILITY CROSSING 14. SEE SHEET 36 FOR CROSSING PROFILE.
 - CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
 - CONSTRUCTION PHASING BOUNDARY (STA. 10+46.95). SEE ENGINEER'S NOTE 39 ON SHEET 2 FOR DETAILS.
 - INSTALL TEMPORARY B.O. VALVE IN PHASE 1. (STA 10+64.00) CONTRACTOR TO REMOVE B.O. VALVE WITH CONSTRUCTION OF PHASE 2.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

- NOTES:**
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR.:	JH
PROJ. MGR.:	WPC
NO. BY:	DATE
REVISIONS	
APPROVAL	

cbg
CIVIL ENGINEERS

AT WATSON RANCH
CALIFORNIA

W.P. Carlson
REGISTERED PROFESSIONAL ENGINEER
89309
CIVIL
STATE OF CALIFORNIA

PLANNERS
SURVEYORS

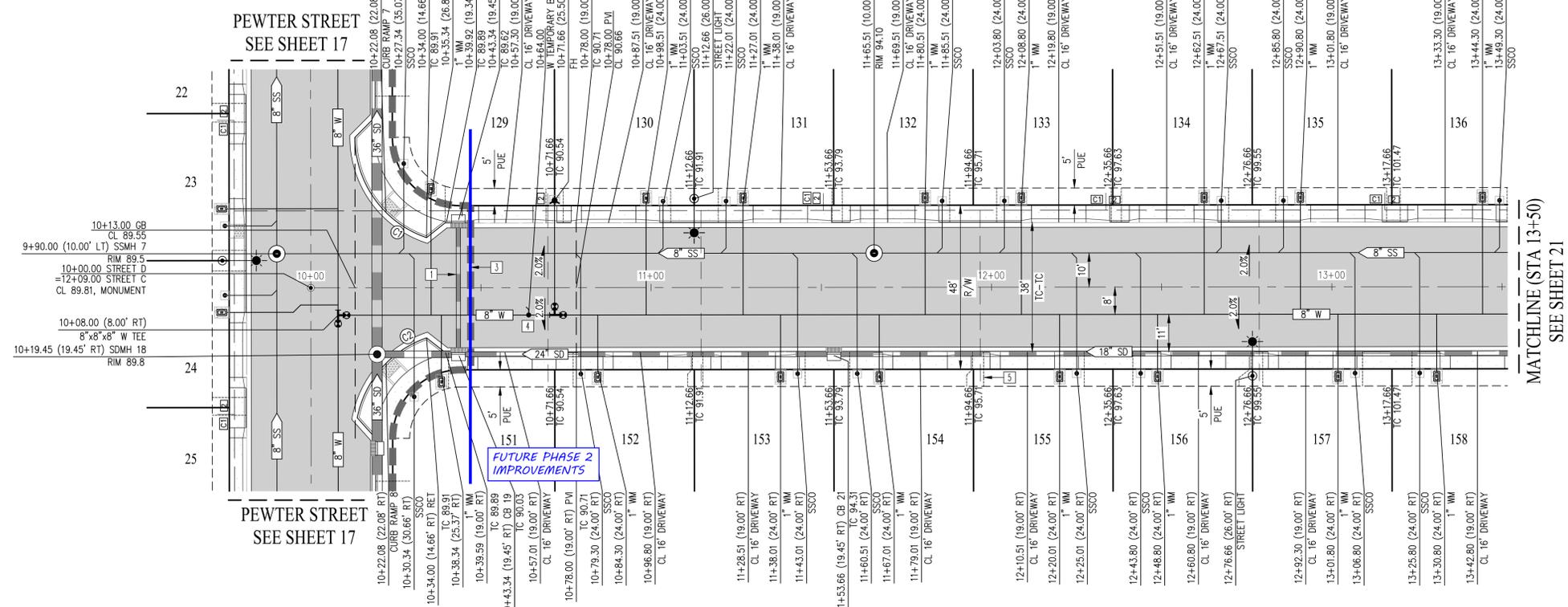
• (925) 866-0322
• (916) 788-4456
WWW.CBAG.COM

IMPROVEMENT PLANS
ERICSON STREET (STA 10+00 - STA 13+50)

LOT 10

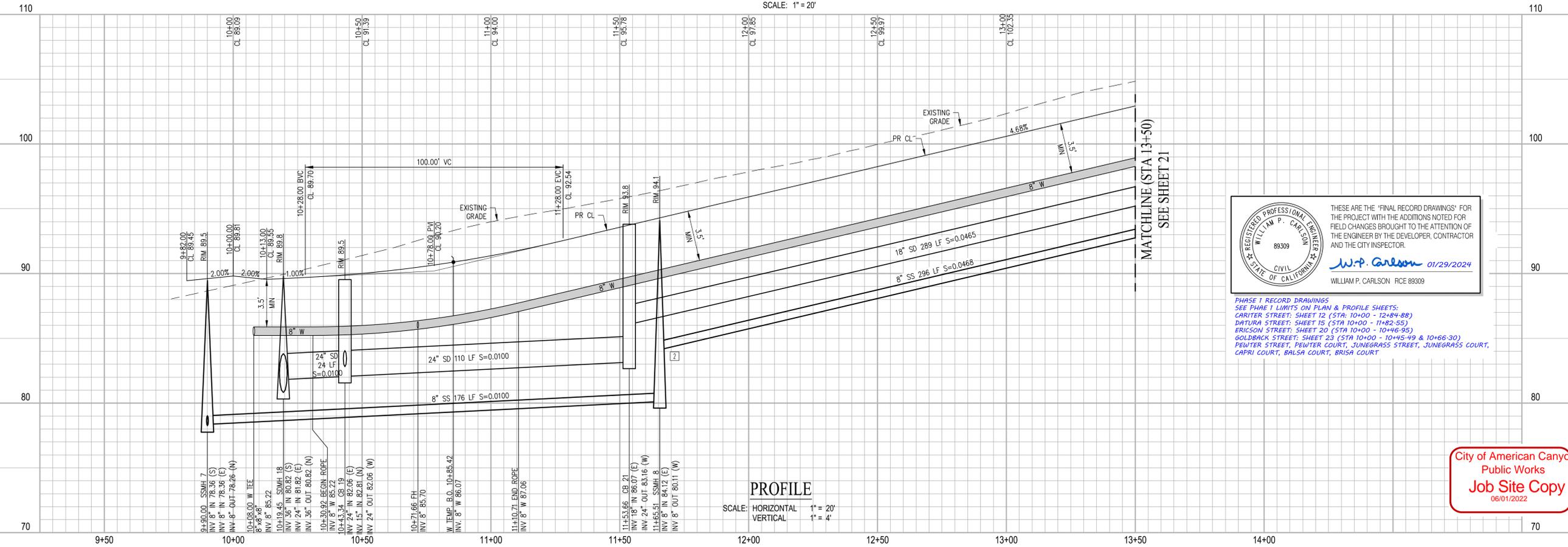
SHEET NUMBER
20
20 OF 47

JOB NUMBER
1217-062



ERICSON STREET (STA 10+00 - STA 13+50)

SCALE: 1" = 20'

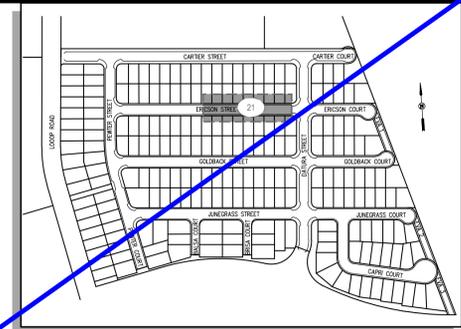
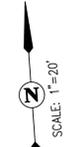
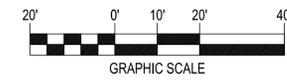


THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
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GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNGRASS STREET, JUNGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT

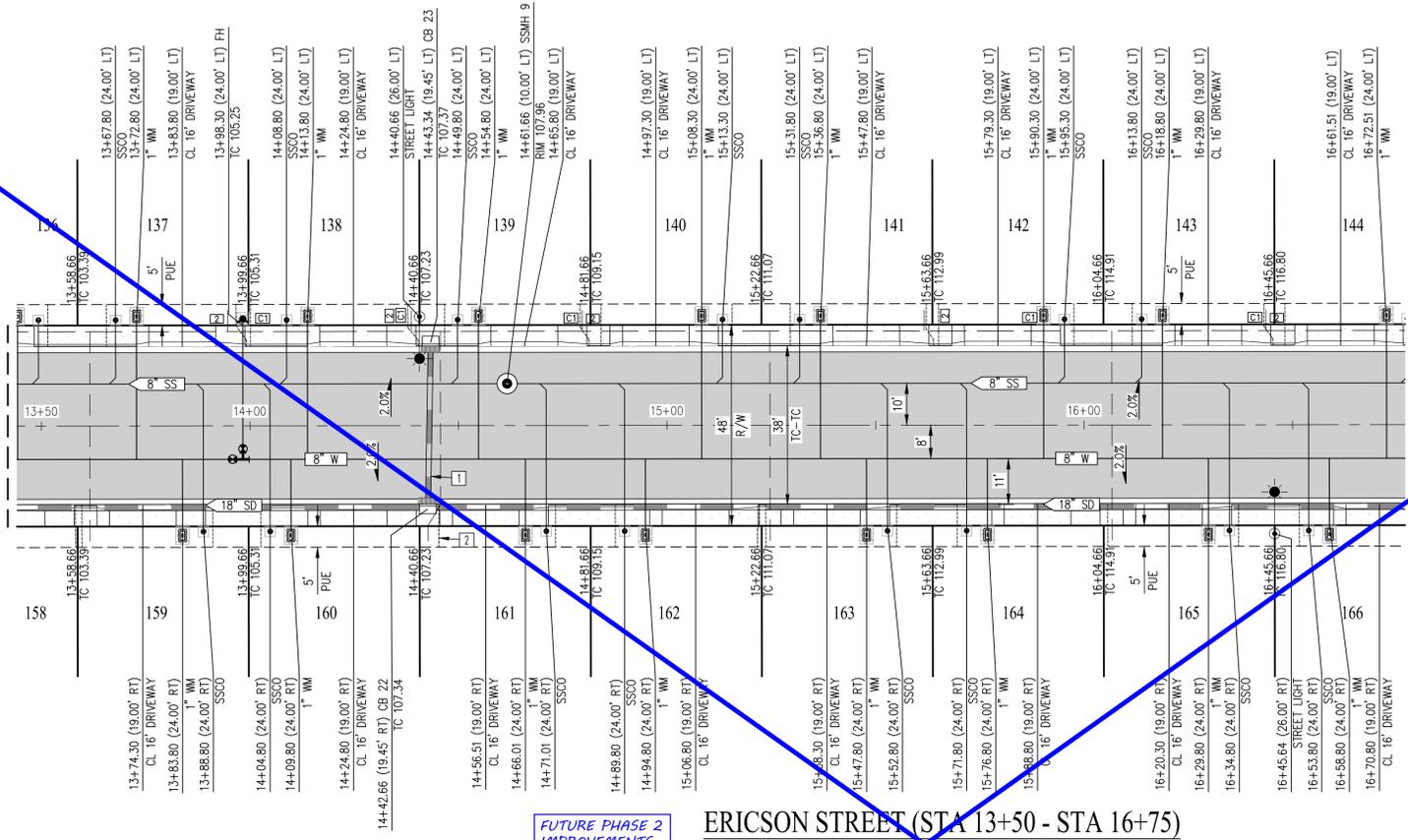
City of American Canyon
Public Works
Job Site Copy
06/01/2022



KEY MAP
NOT TO SCALE

MATCHLINE (STA 13+50)
SEE SHEET 20

MATCHLINE (STA 16+75)
SEE SHEET 22



THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

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ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
CAFRI COURT, BALSAC COURT, BRISA COURT

FUTURE PHASE 2 IMPROVEMENTS

ERICSON STREET (STA 13+50 - STA 16+75)

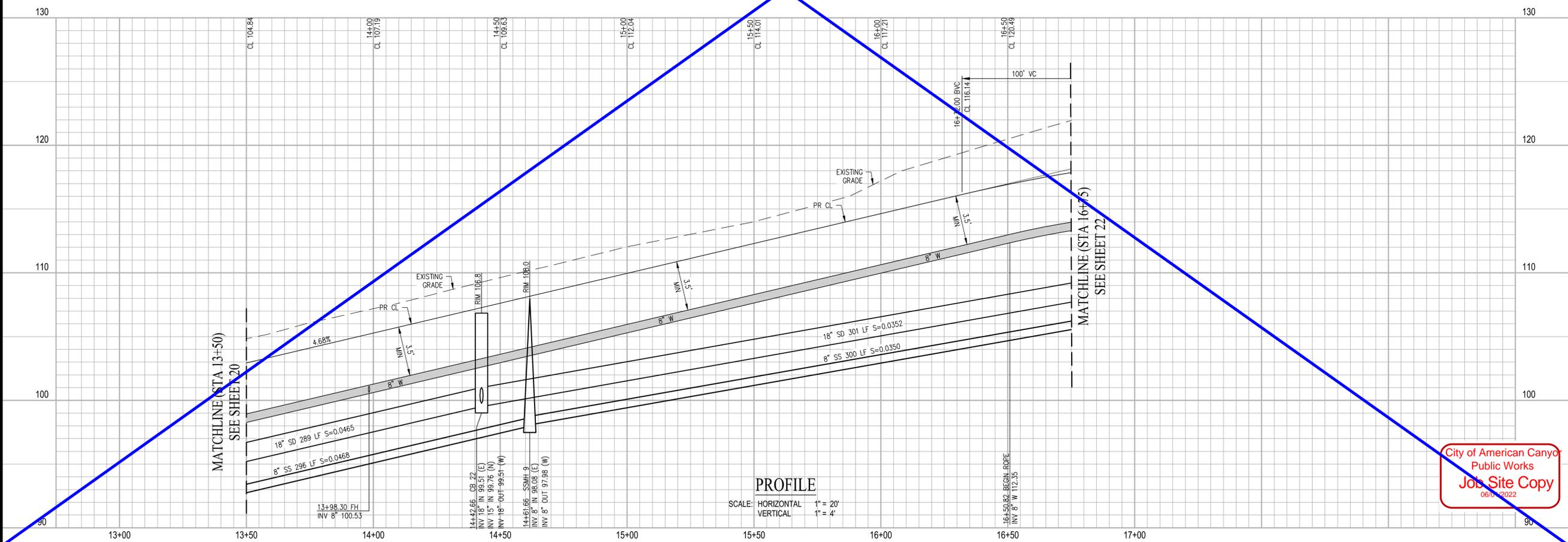
SCALE: 1" = 20'

CONSTRUCTION NOTES

- 1 UTILITY CROSSING 15. SEE SHEET 36 FOR CROSSING PROFILE.
- 2 THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

NOTES:

- 1. SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- 2. SEE SHEETS 38-40 FOR CURB RAMP DETAILS.



City of American Canyon
Public Works
Job Site Copy
06/01/2022

LOT 10
AT WATSON RANCH
CITY OF AMERICAN CANYON
CALIFORNIA

IMPROVEMENT PLANS
ERICSON STREET (STA 13+50 - STA 16+75)

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

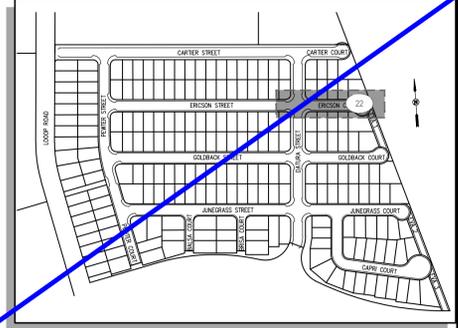
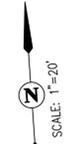
NO. BY DATE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBAG.COM

PLANNERS
SURVEYORS
CIVIL ENGINEERS

LOT 10
SHEET NUMBER
21
21 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE

CAUTION EXISTING LIVE GAS LINE!!
CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOILING AND WORKING NEAR EXISTING PG&E GAS LINES.
LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.
EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	DESC
C1	31.00'	84°41'36"	45.82'	TC
C2	31.00'	77°24'22"	41.88'	TC
C3	35.00'	44°24'55"	27.13'	TC
C4	28.00'	224°24'56"	109.67'	TC
C5	31.00'	77°24'22"	41.88'	TC
C6	31.00'	84°41'36"	45.82'	TC

CONSTRUCTION NOTES

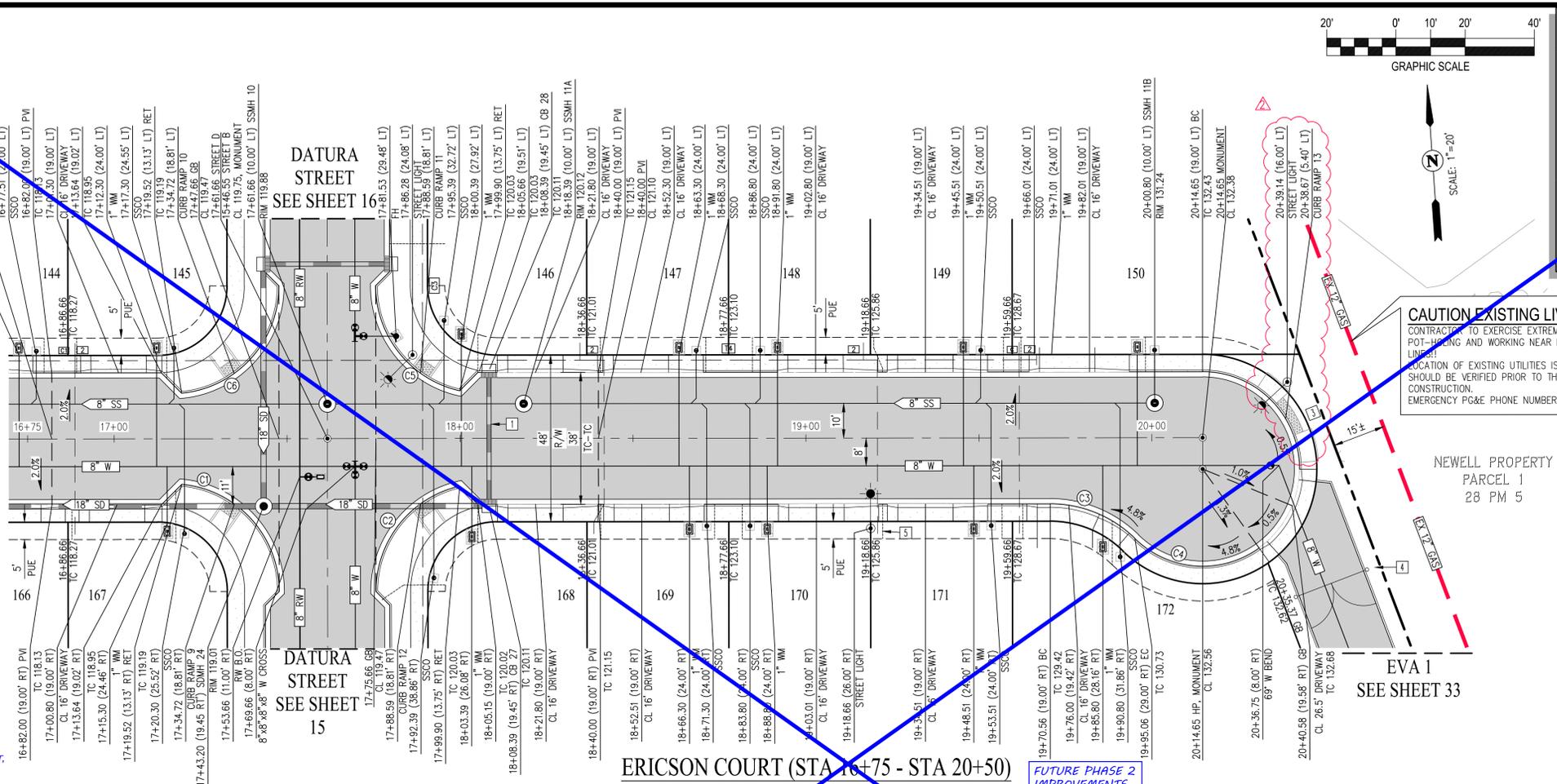
- UTILITY CROSSING 16. SEE SHEET 37 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
- CONTRACTOR TO INSTALL TEMP BARRICADE AT END OF RAMP.
- SWING GATE, SEE SHEET 4 FOR DETAILS.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

NOTES:

- SEE SHEETS 36 AND 37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.
- ALL DRIVEWAYS BEYOND STA. 18+00 SHALL BE 5" BEVELED CURB. SEE SHEET 3 FOR BEVELED CURB DETAILS.

MATCHLINE (STA 16+75)
SEE SHEET 21

MATCHLINE (STA 16+75)
SEE SHEET 21



ERICSON COURT (STA 16+75 - STA 20+50)

FUTURE PHASE 2 IMPROVEMENTS

NEWELL PROPERTY
PARCEL 1
28 PM 5

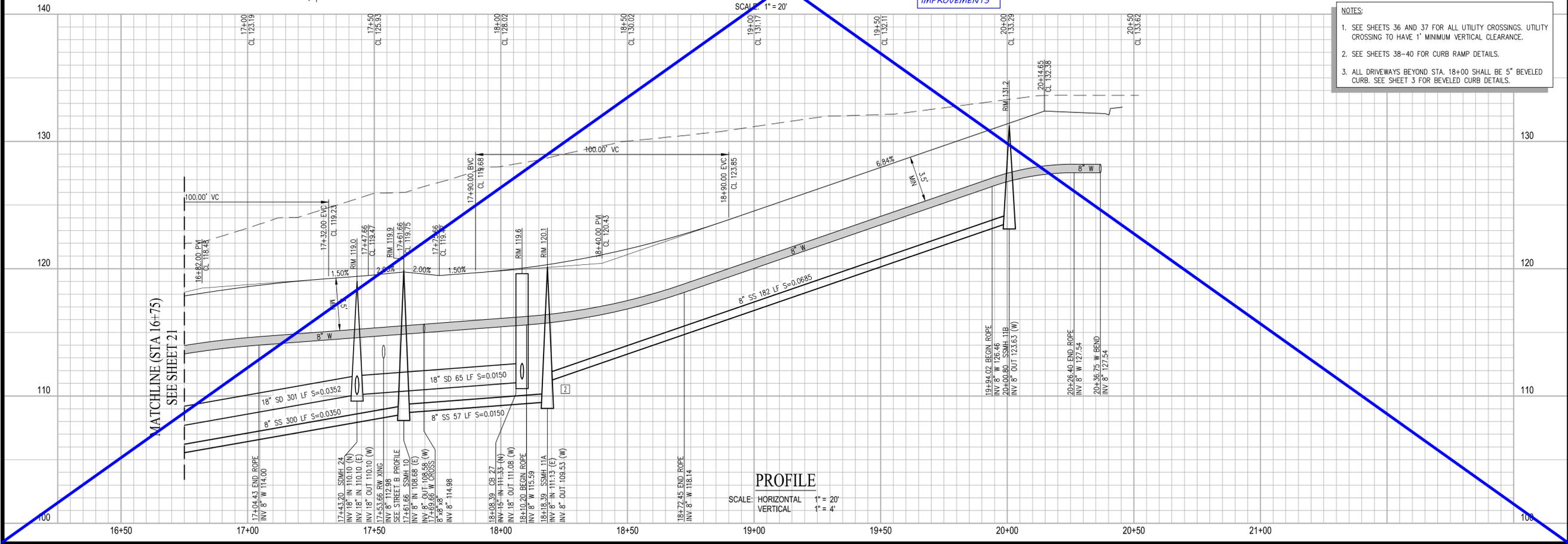
EVA 1
SEE SHEET 33

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024

WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
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DATURA STREET: SHEET 15 (STA 10+00 - 17+82.55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT



NO.	BY	DATE	REVISIONS
1	JH	8/22	CURB RAMP REVISIONS

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL ENGINEER
STATE OF CALIFORNIA

cbg
CIVIL ENGINEERS

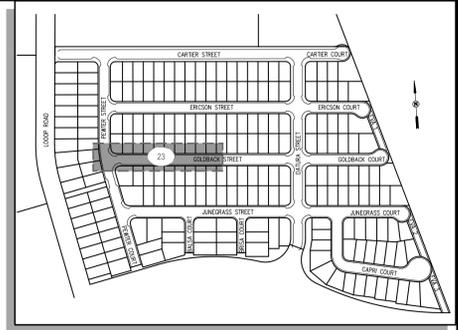
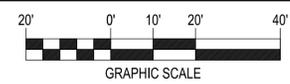
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ROSEVILLE • (916) 788-4456
WWW.CBAG.COM

PLANNERS
SURVEYORS

AT WATSON RANCH
IMPROVEMENT PLANS
ERICSON COURT (STA 16+75 - STA 20+50)

LOT 10
SHEET NUMBER
22
22 OF 47
JOB NUMBER
1217-062

CITY OF AMERICAN CANYON
CALIFORNIA



KEY MAP
NOT TO SCALE

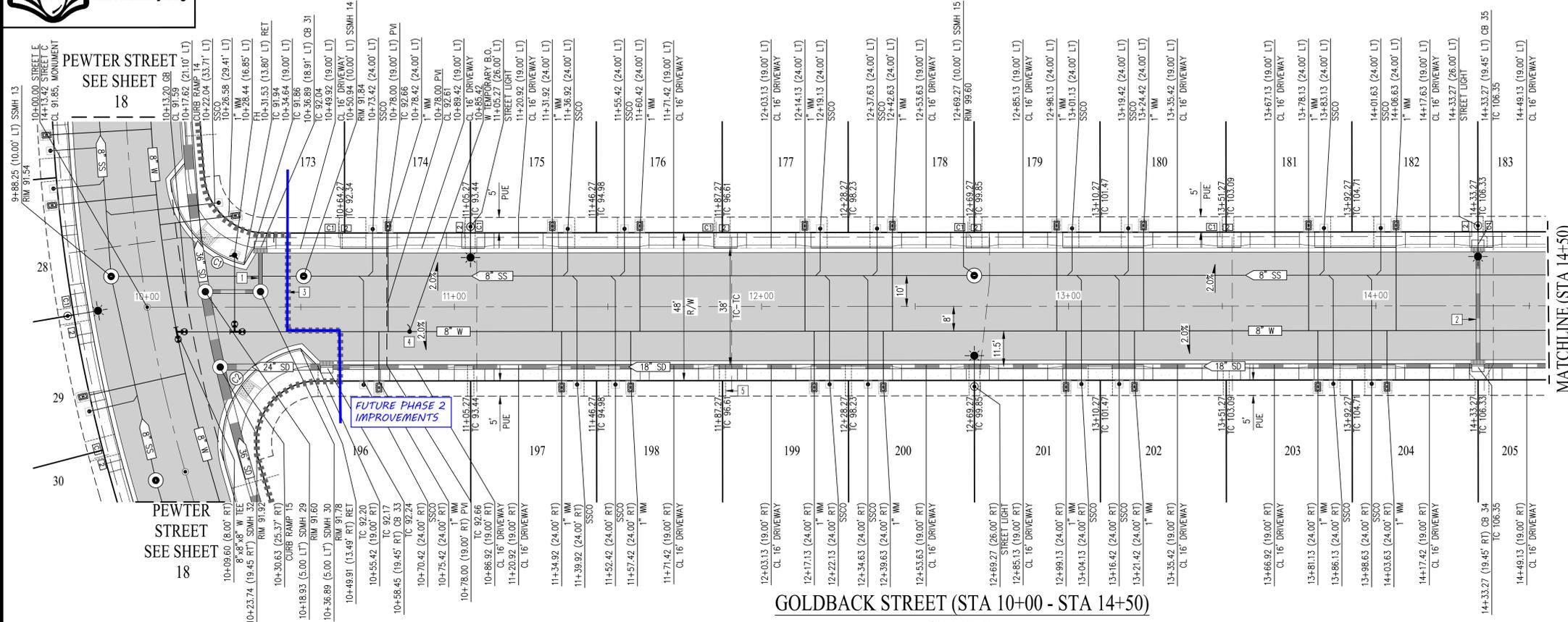
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	31.00'	71°44'20"	38.81'
C2	31.00'	95°54'33"	51.89'

CONSTRUCTION NOTES

- UTILITY CROSSING 17. SEE SHEET 37 FOR CROSSING PROFILE.
- UTILITY CROSSING 18. SEE SHEET 37 FOR CROSSING PROFILE.
- CONSTRUCTION PHASING BOUNDARY (STA. 10+66.30 & STA 10+45.49). SEE ENGINEER'S NOTE 39 ON SHEET 2 FOR DETAILS.
- INSTALL TEMPORARY B.O. VALVE IN PHASE 1. (STA 10+85.42) CONTRACTOR TO REMOVE B.O. VALVE WITH CONSTRUCTION OF PHASE 2.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

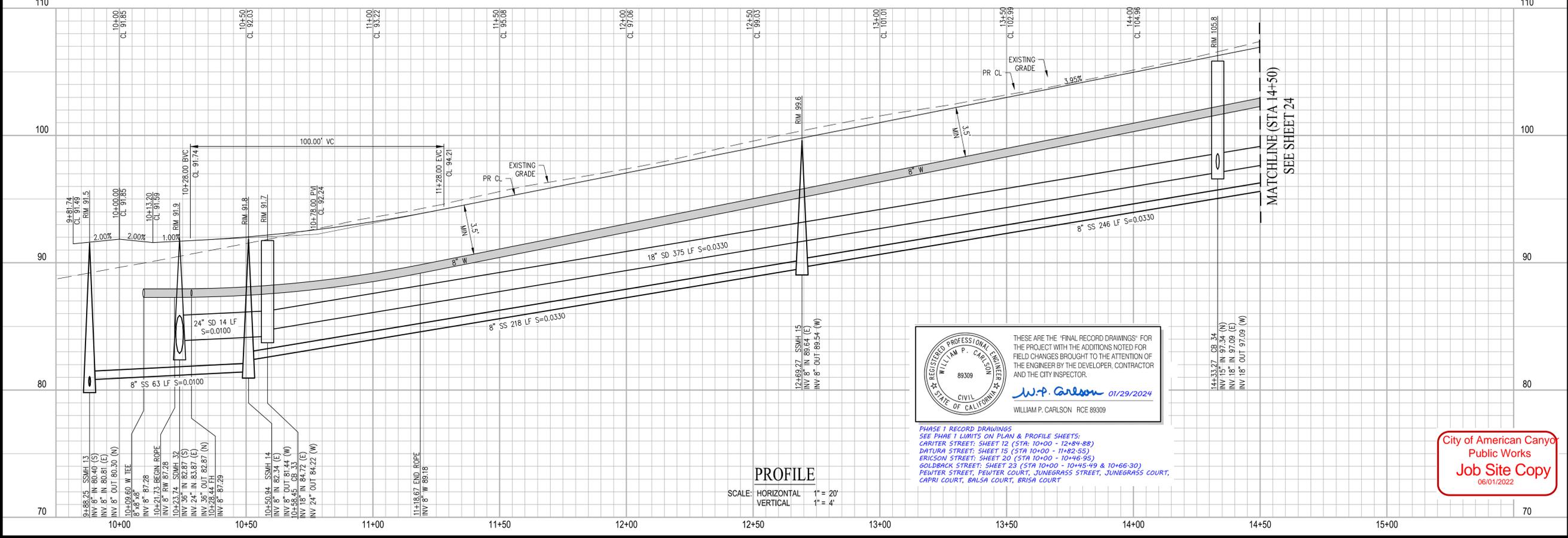
NOTES:

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- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.



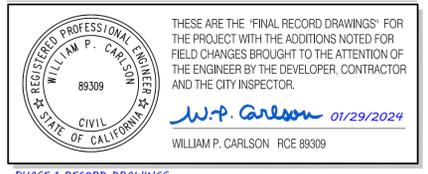
GOLDBACK STREET (STA 10+00 - STA 14+50)

SCALE: 1" = 20'



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON PCE 89309

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ERICSON STREET: SHEET 20 (STA 10+00 - 10+46-85)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45-49 & 10+66-30)
PEWTER STREET, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT



LOT 10
AT WATSON RANCH
IMPROVEMENT PLANS
GOLDBACK STREET (STA 10+00 - STA 14+50)
CITY OF AMERICAN CANYON
CALIFORNIA

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

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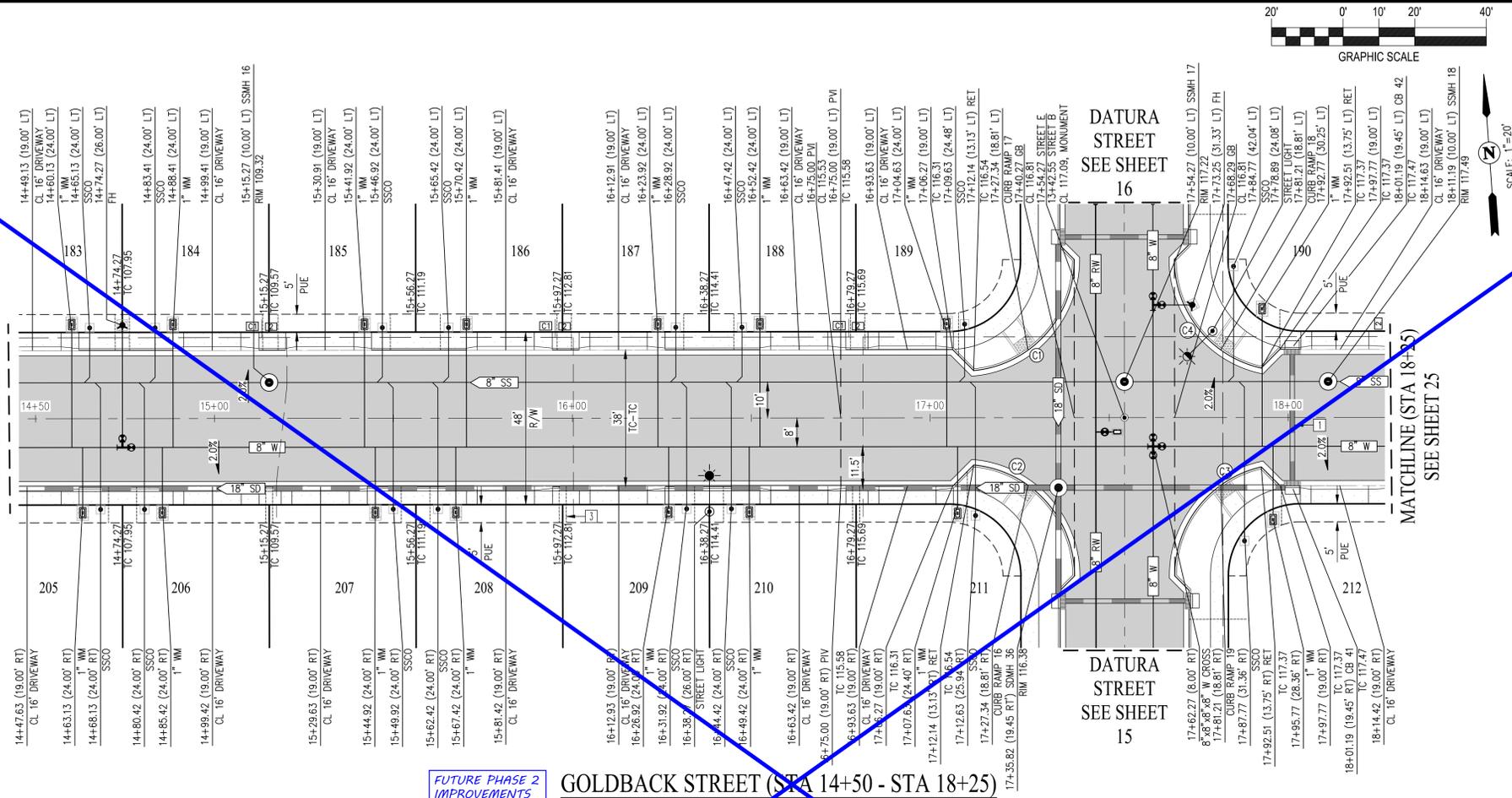
PLANNERS
SURVEYORS
CIVIL ENGINEERS

LOT 10
SHEET NUMBER
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OF 47
JOB NUMBER
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City of American Canyon
Public Works
Job Site Copy
06/01/2022



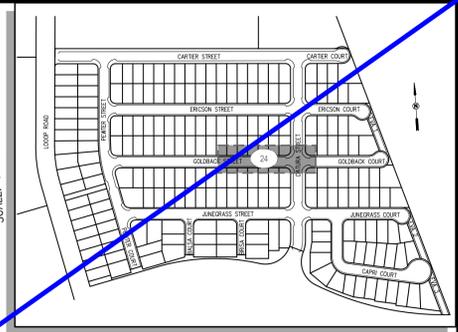
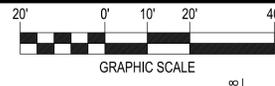
MATCHLINE (STA 14+50)
SEE SHEET 23



FUTURE PHASE 2 IMPROVEMENTS

GOLDBACK STREET (STA 14+50 - STA 18+25)

SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	31.00'	84°41'36"	45.82'
C2	31.00'	84°41'36"	45.82'
C3	31.00'	77°24'22"	41.88'
C4	31.00'	77°24'22"	41.88'

CONSTRUCTION NOTES

- UTILITY CROSSING 19. SEE SHEET 37 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

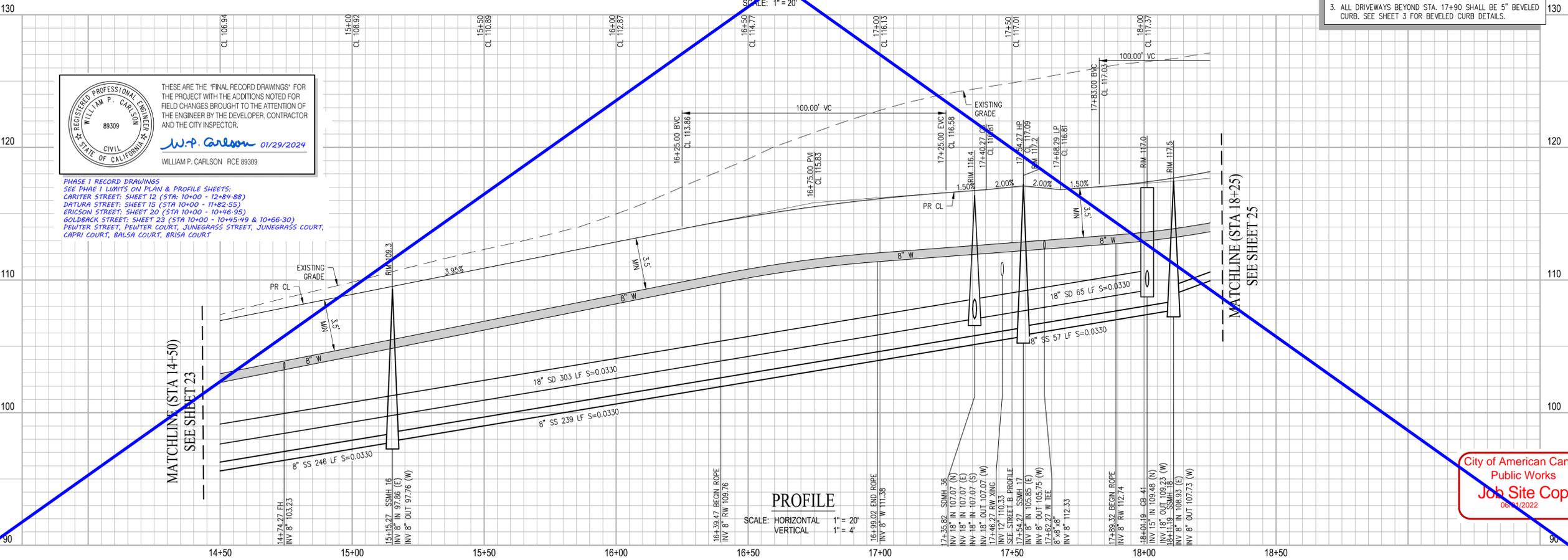
NOTES:

- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.
- ALL DRIVEWAYS BEYOND STA. 17+90 SHALL BE 5" BEVELED CURB. SEE SHEET 3 FOR BEVELED CURB DETAILS.

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WILLIAM P. CARLSON RCE 89309

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GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45+49 & 10+66+30)
FEWTER STREET, FEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, GAPRI COURT, BALSAL COURT, BRISA COURT



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

MATCHLINE (STA 14+50)
SEE SHEET 23

MATCHLINE (STA 18+25)
SEE SHEET 25

City of American Canyon
Public Works
Job Site Copy
06/11/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

APPROVAL

RESIGNED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
STATE OF CALIFORNIA
W.P. Carlson

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CIVIL ENGINEERS SURVEYORS PLANNERS

cbg

AT WATSON RANCH
IMPROVEMENT PLANS
GOLDBACK STREET (STA 14+50 - STA 18+25)
CALIFORNIA

LOT 10
SHEET NUMBER 24
24 OF 47
JOB NUMBER 1217-062



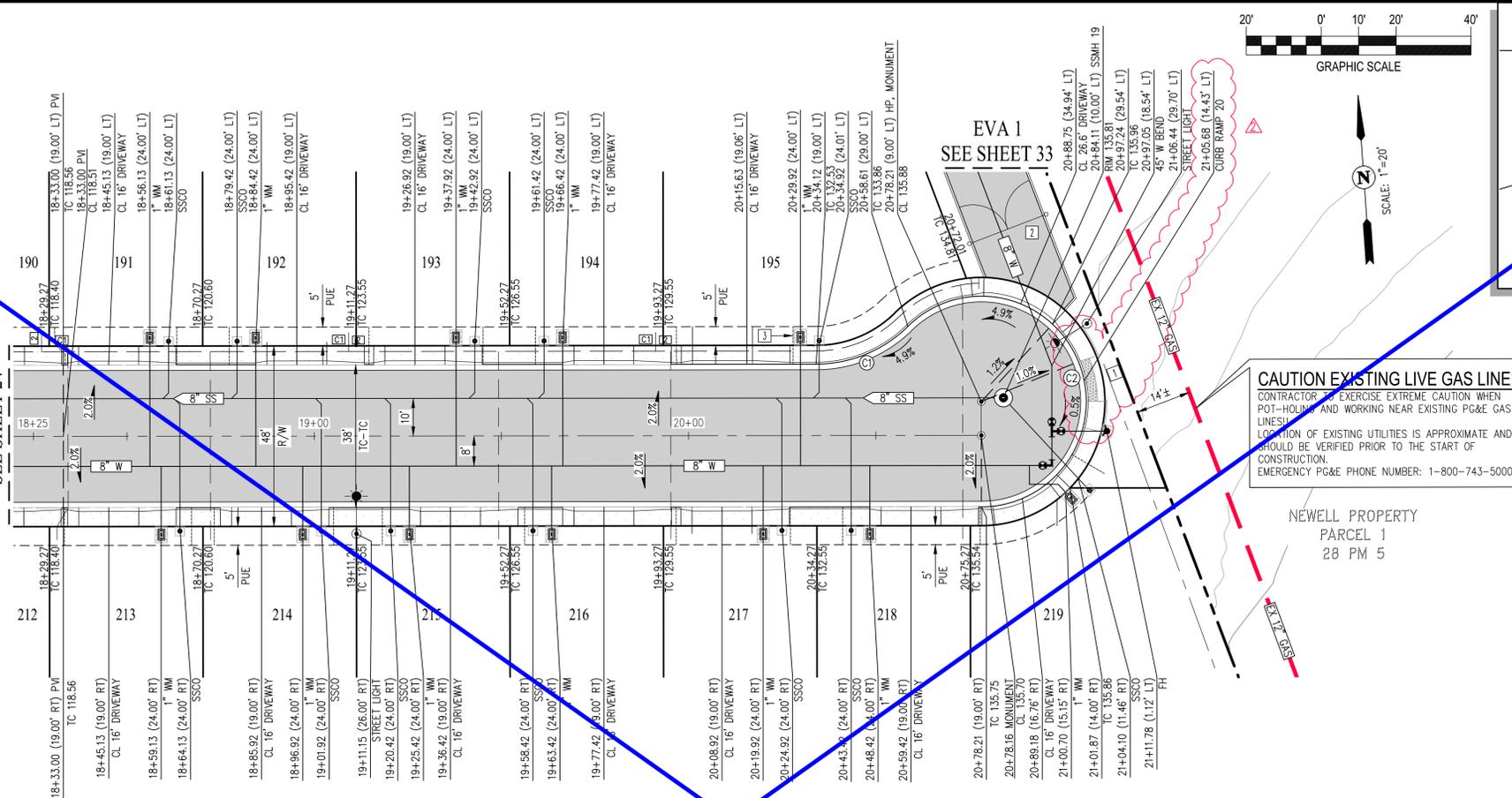
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 CARITER STREET: SHEET 12 (STA. 10+00 - 12+84.88)
 DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
 ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
 GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
 PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

MATCHLINE (STA 18+25)
SEE SHEET 24



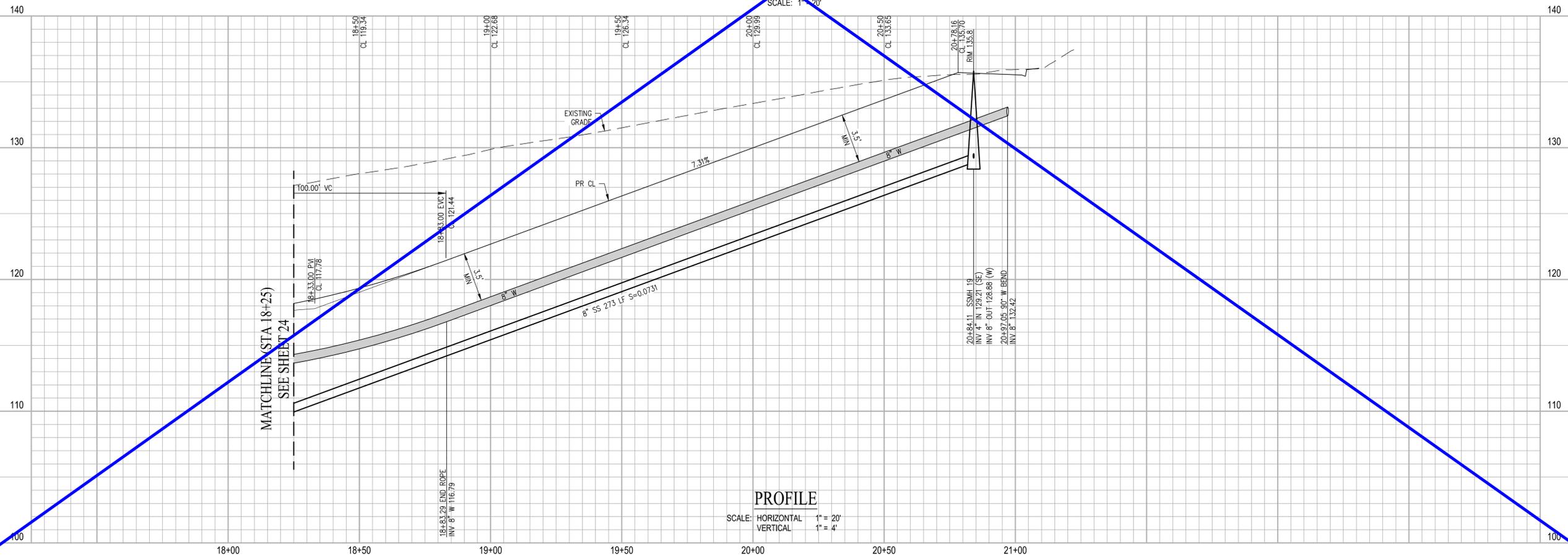
GOLDBACK COURT (STA 18+25 - STA 21+00)

FUTURE PHASE 2 IMPROVEMENTS

MATCHLINE (STA 18+25)
SEE SHEET 24

PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

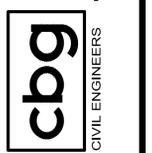


NO.	BY	DATE	REVISIONS
1	JH	8/22	CURB RAMP REVISIONS

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANG.COM

PLANNERS
 SURVEYORS
 CIVIL ENGINEERS



AT WATSON RANCH
IMPROVEMENT PLANS
 GOLDBACK COURT (STA 18+25 - STA 21+00)

LOT 10
 SHEET NUMBER **25**
 25 OF 47
 JOB NUMBER 1217-062

CITY OF AMERICAN CANYON
 CALIFORNIA



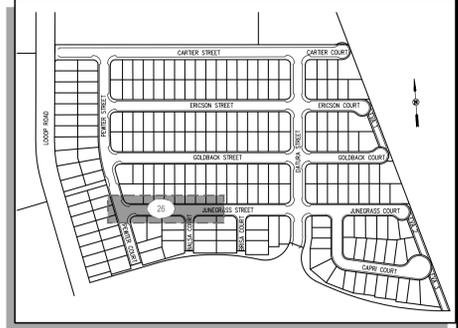
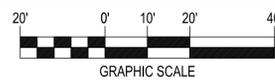
PEWTER STREET
SEE SHEET 18

PEWTER COURT
SEE SHEET 19

BALSA COURT
SEE SHEET 29

JUNEGRASS STREET (STA 10+00 - STA 14+00)

SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	DESC
C1	31.00'	73°51'30"	39.96'	TC
C2	31.00'	86°23'22"	46.74'	TC
C3	25.00'	90°00'00"	39.27'	TC
C4	20.50'	90°00'00"	32.20'	TC

CONSTRUCTION NOTES

- UTILITY CROSSING 20. SEE SHEET 37 FOR CROSSING PROFILE.
- UTILITY CROSSING 21. SEE SHEET 37 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

NOTES:

- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

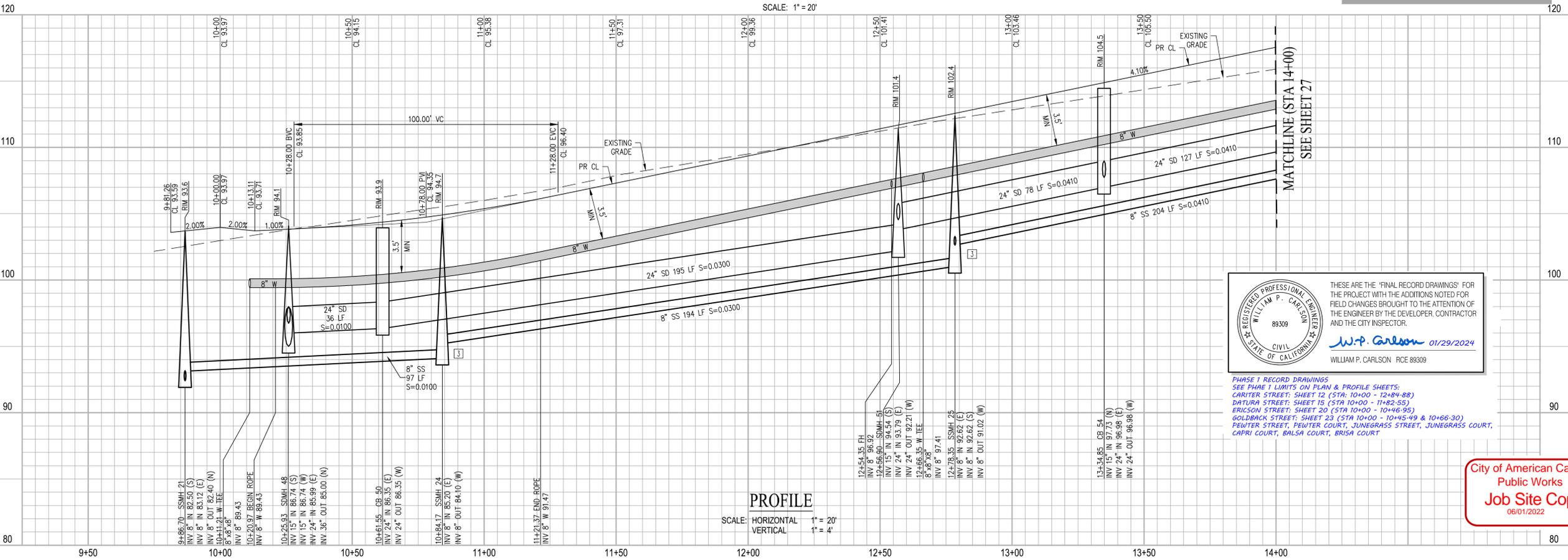
THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTER STREET: SHEET 12 (STA: 10+00 - 12+84+88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82+55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46+95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45+49 & 10+46+30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT: JUNEGRASS STREET (STA 10+00 - STA 14+00)
PROJ. ENGR: W.P. Carlson
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT: JUNEGRASS STREET (STA 10+00 - STA 14+00)
PROJ. ENGR: W.P. Carlson
PROJ. MGR: WPC

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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PLANNERS
SURVEYORS
CIVIL ENGINEERS

AT WATSON RANCH
LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

IMPROVEMENT PLANS
JUNEGRASS STREET (STA 10+00 - STA 14+00)

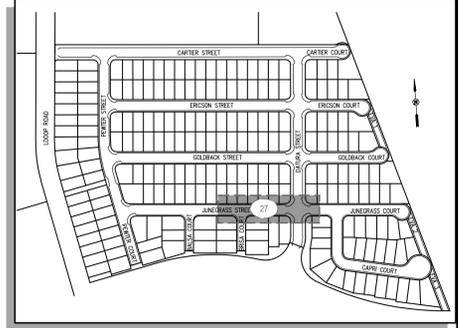
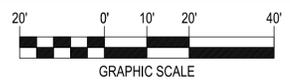
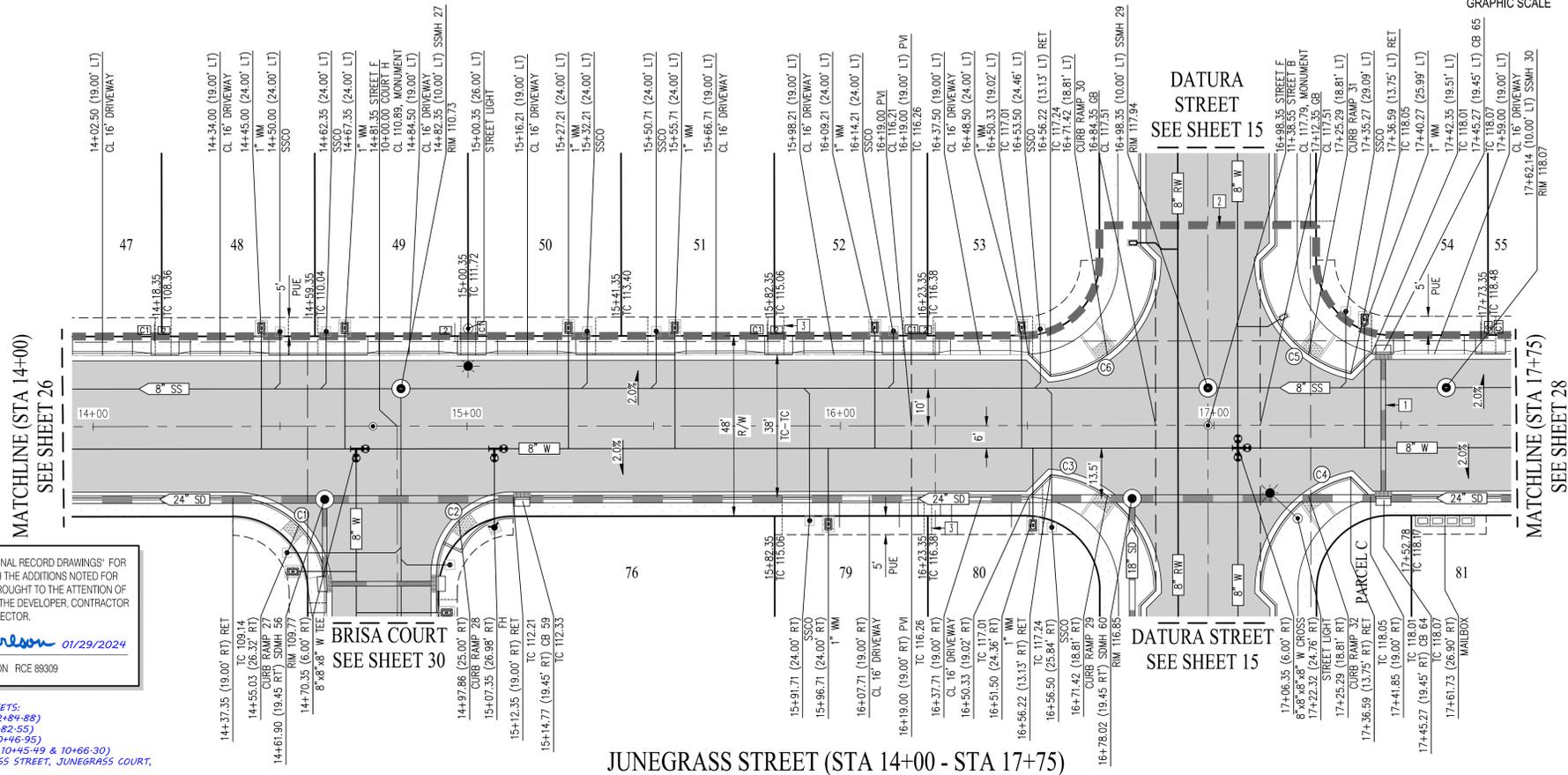
SHEET NUMBER
26
26 OF 47
JOB NUMBER
1217-062



THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS.
CARTER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
FEUTER STREET, FEUTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BRISA COURT, BRISA COURT

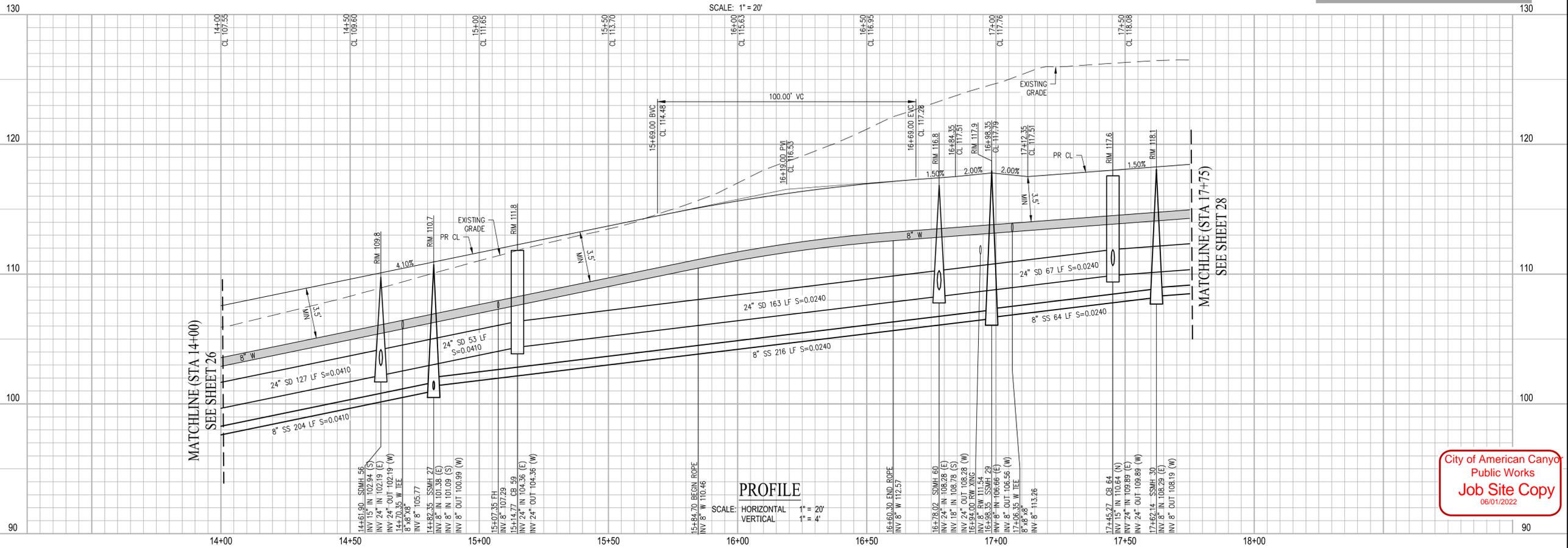


CURVE TABLE

NO	RADIUS	DELTA	LENGTH	DESC
C1	25.00'	90°00'00"	39.27'	TC
C2	20.50'	90°00'00"	32.20'	TC
C3	31.00'	84°41'36"	45.82'	TC
C4	31.00'	77°24'22"	41.88'	TC
C5	31.00'	77°24'22"	41.88'	TC
C6	31.00'	84°41'36"	45.82'	TC

- CONSTRUCTION NOTES
- UTILITY CROSSING 22. SEE SHEET 37 FOR CROSSING PROFILE.
 - CONSTRUCTION PHASING BOUNDARY. SEE ENGINEER'S NOTE 39 ON SHEET 2 FOR DETAILS.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

- NOTES:
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.
 - ALL DRIVEWAYS BEYOND STA. 17+40 SHALL BE 5" BEVELED CURB. SEE SHEET 3 FOR BEVELED CURB DETAILS.



PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

City of American Canyon
Public Works
Job Site Copy
06/01/2022

LOT 10
AT WATSON RANCH
CITY OF AMERICAN CANYON
CALIFORNIA

IMPROVEMENT PLANS
JUNEGRASS STREET (STA 14+00 - STA 17+75)

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

SAN RAMON (925) 866-0322
ROSEVILLE (916) 768-4456
WWW.CBANG.COM

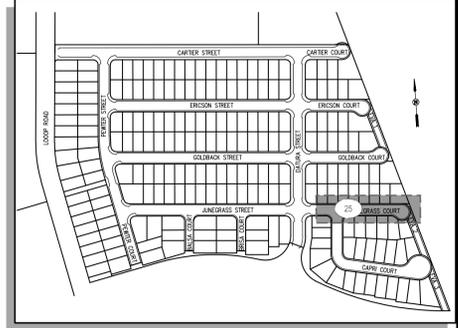
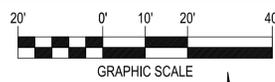
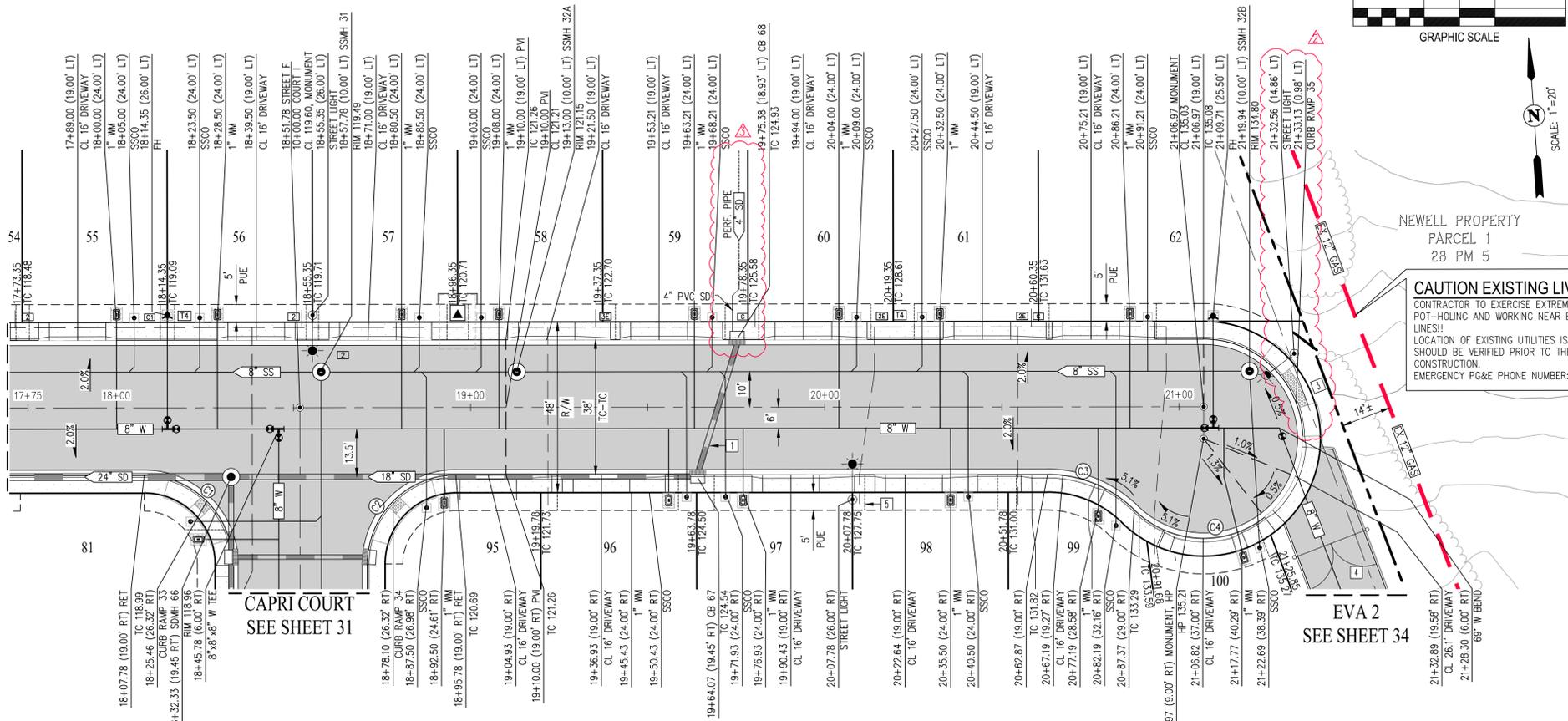
cbg
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NUMBER
27
27 OF 47
JOB NUMBER
1217-062

931217-062ACAD/PI/27.DWG



MATCHLINE (STA 17+75)
SEE SHEET 27



CAUTION EXISTING LIVE GAS LINE!!
CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!
LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.
EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000

KEY MAP
NOT TO SCALE

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	25.00'	90°00'00"	39.27'
C3	35.00'	44°24'56"	27.13'
C4	28.00'	224°24'55"	109.67'

CONSTRUCTION NOTES

- UTILITY CROSSING 23. SEE SHEET 37 FOR CROSSING PROFILE.
- CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
- CONTRACTOR TO INSTALL TEMP BARRICADE AT END OF RAMP.
- SWING GATE. SEE SHEET 4 FOR DETAILS.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

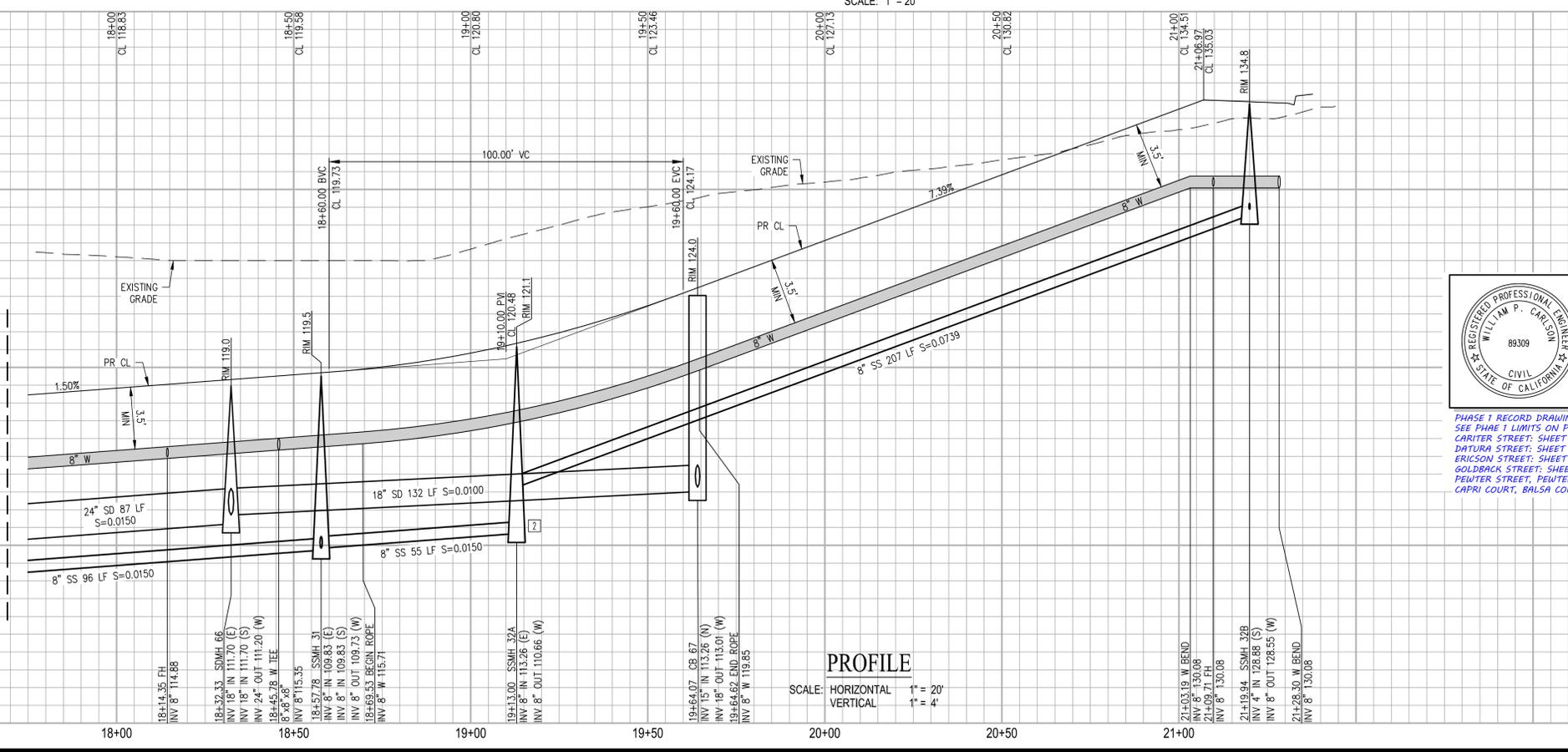
NOTES:

- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.
- ALL DRIVEWAYS BEYOND STA. 17+40 SHALL BE 5" BEVELED CURB. SEE SHEET 3 FOR BEVELED CURB DETAILS.

JUNEGRASS COURT (STA 17+75 - STA 21+50)

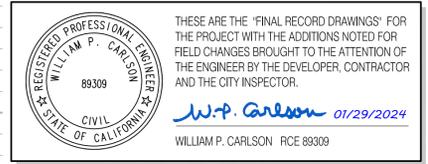
SCALE: 1" = 20'

MATCHLINE (STA 17+75)
SEE SHEET 27



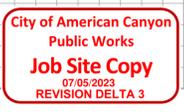
PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'



THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.
W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARITER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICKSON STREET: SHEET 20 (STA 10+00 - 10+66.95)
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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

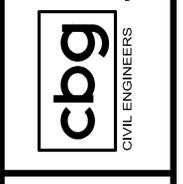


NO.	BY	DATE	REVISIONS
1	JH	6/23	LOT 59 SUBDRAIN
2	JH	6/22	CURB RAMP REVISIONS

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

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ROSEVILLE (916) 788-4456
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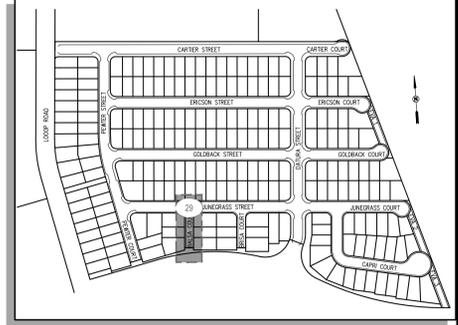
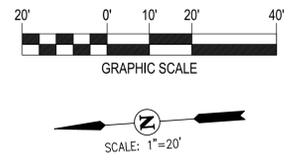
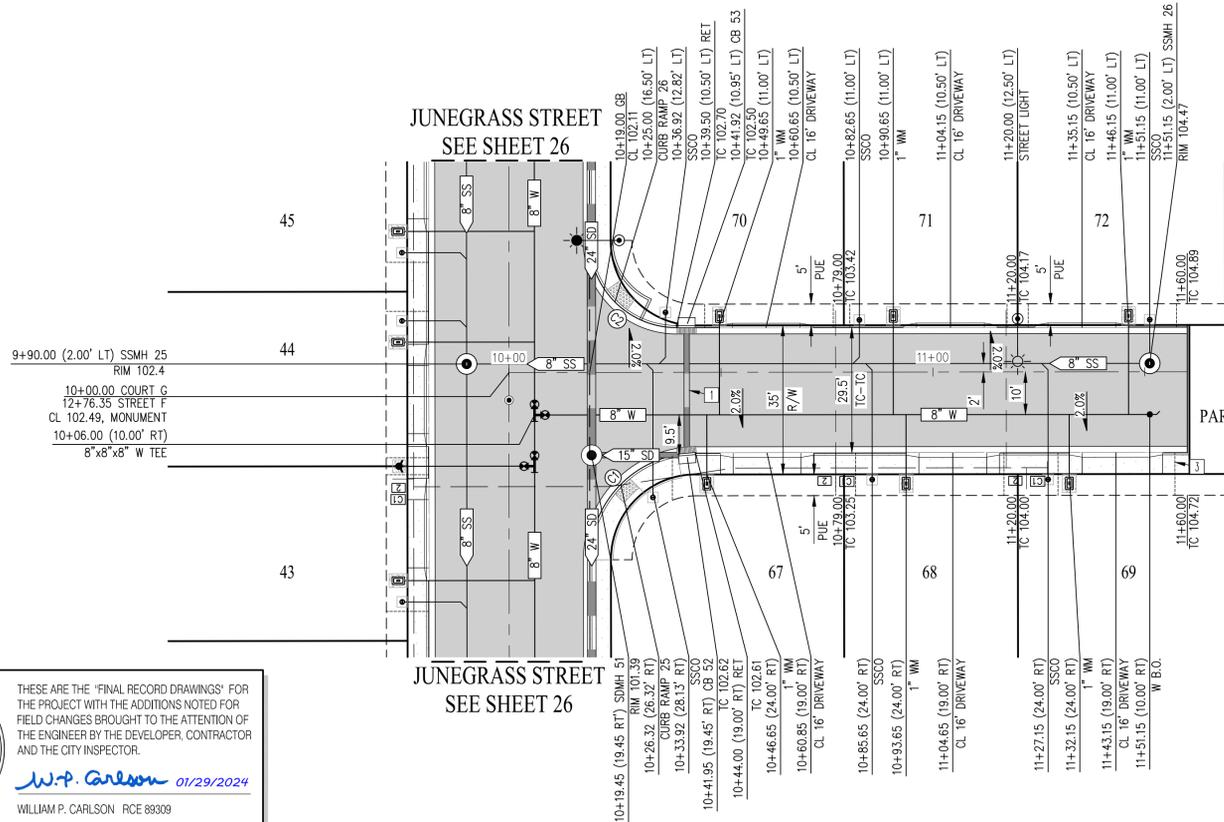
PLANNERS
SURVEYORS
CIVIL ENGINEERS



AT WATSON RANCH
IMPROVEMENT PLANS
JUNEGRASS COURT (STA 17+75 - STA 21+50)

LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

SHEET NUMBER
28
28 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

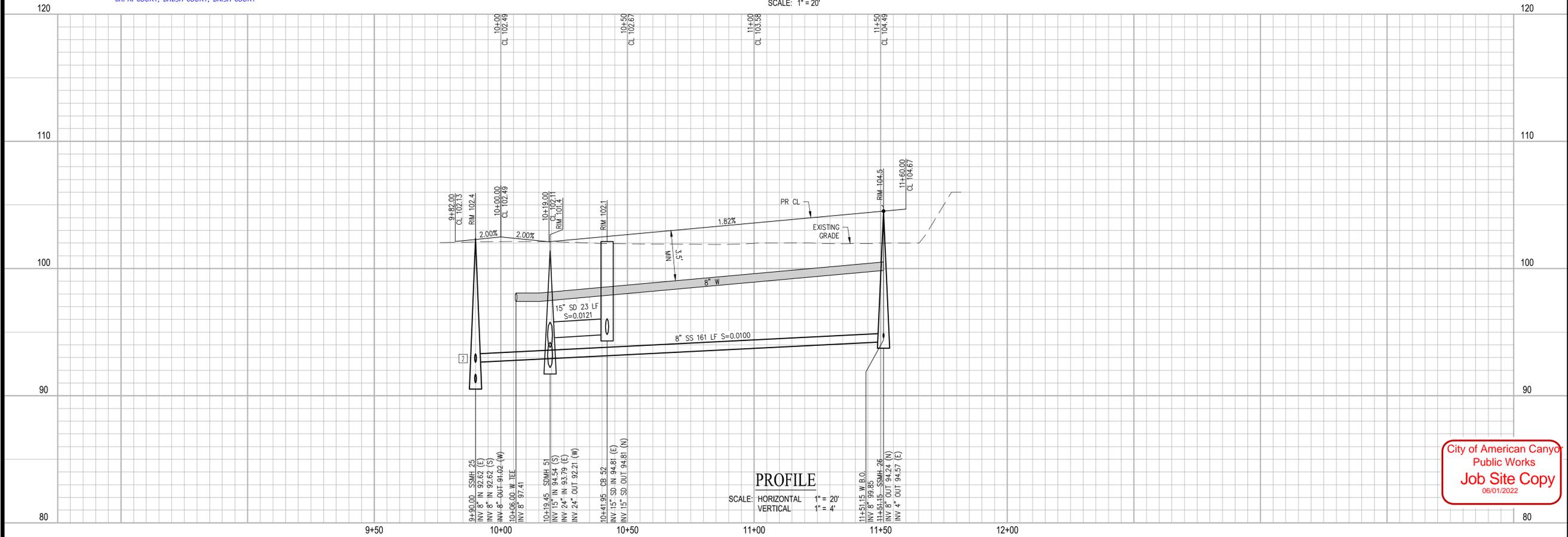
W.P. Carlson 01/29/2024
WILLIAM P. CARLSON PCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARITER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURIA STREET: SHEET 15 (STA: 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA: 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA: 10+00 - 10+45.49 & 10+66.30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
CAPRI COURT, BALSAC COURT, BRISA COURT

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	DESC
C1	25.00'	90°00'00"	39.27'	TC
C2	20.50'	90°00'00"	32.20'	TC

- CONSTRUCTION NOTES**
- UTILITY CROSSING 24. SEE SHEET 37 FOR CROSSING PROFILE.
 - CONTRACTOR TO INSTALL DROP BOWL IN SSMH. SEE SHEET 4 FOR DETAILS.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.
- NOTES:**
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

BALSAC COURT (STA 10+00 - STA 11+82)



PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

NO. BY DATE
REVISIONS

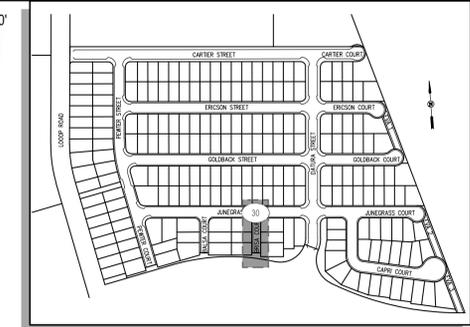
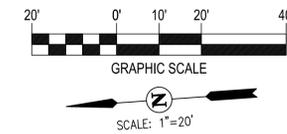
REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

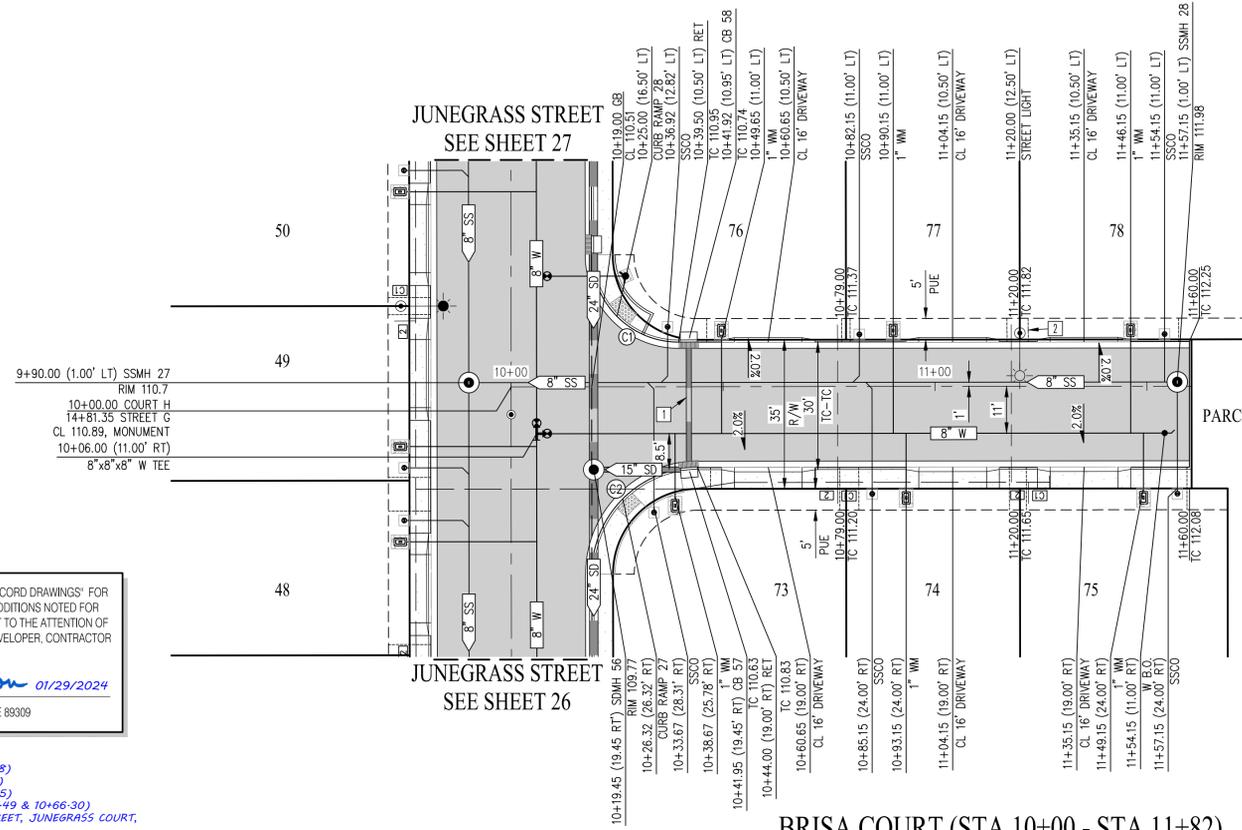
PLANNERS
SURVEYORS
CIVIL ENGINEERS

AT WATSON RANCH
IMPROVEMENT PLANS
BALSAC COURT (STA 10+00 - STA 11+82)
CITY OF AMERICAN CANYON
CALIFORNIA

LOT 10
SHEET NUMBER
29
29 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE



BRISA COURT (STA 10+00 - STA 11+82)

SCALE: 1" = 20'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.50'	90°00'00"	32.20'
C2	25.00'	90°00'00"	39.27'

CONSTRUCTION NOTES

- UTILITY CROSSING 25. SEE SHEET 37 FOR CROSSING PROFILE.
- THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

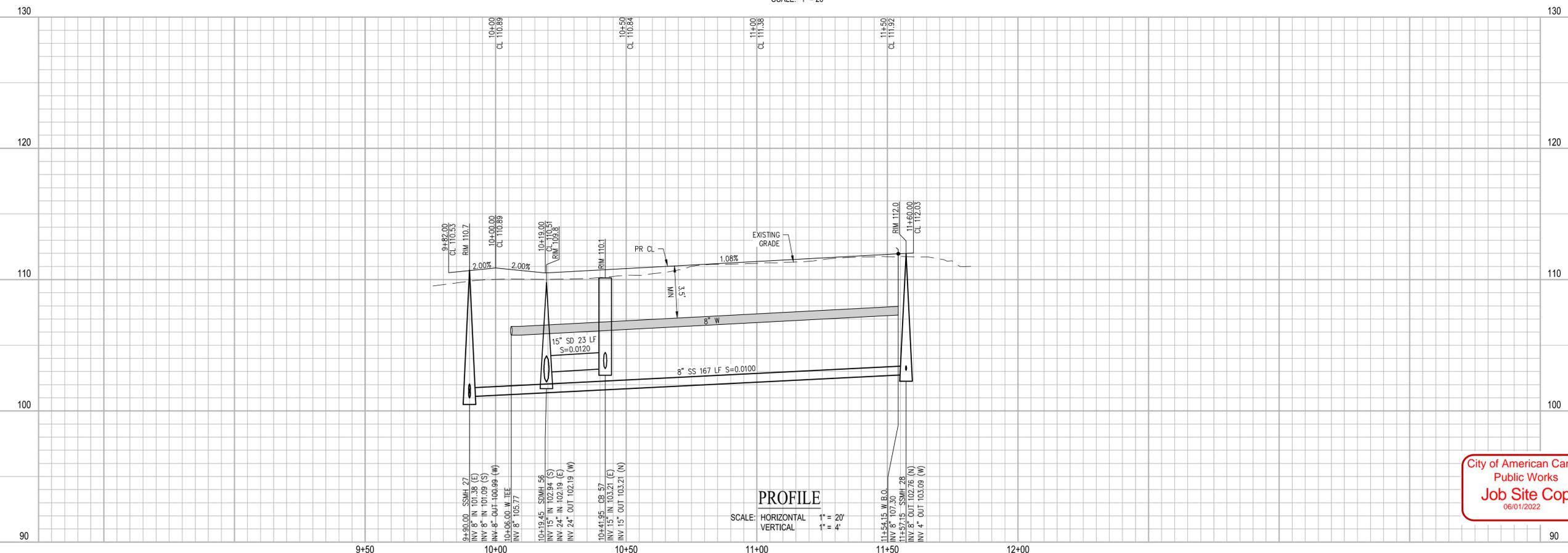
NOTES:

- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
- SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

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W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS;
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ERICKSON STREET: SHEET 20 (STA 10+00 - 10+46-95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45-49 & 10+66-30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
CAPRI COURT, Balsa Court, BRISA COURT



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

APPROVAL

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL ENGINEER
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
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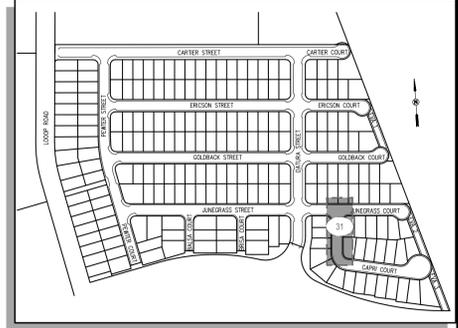
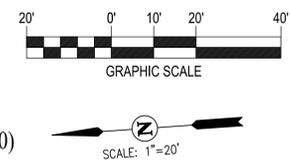
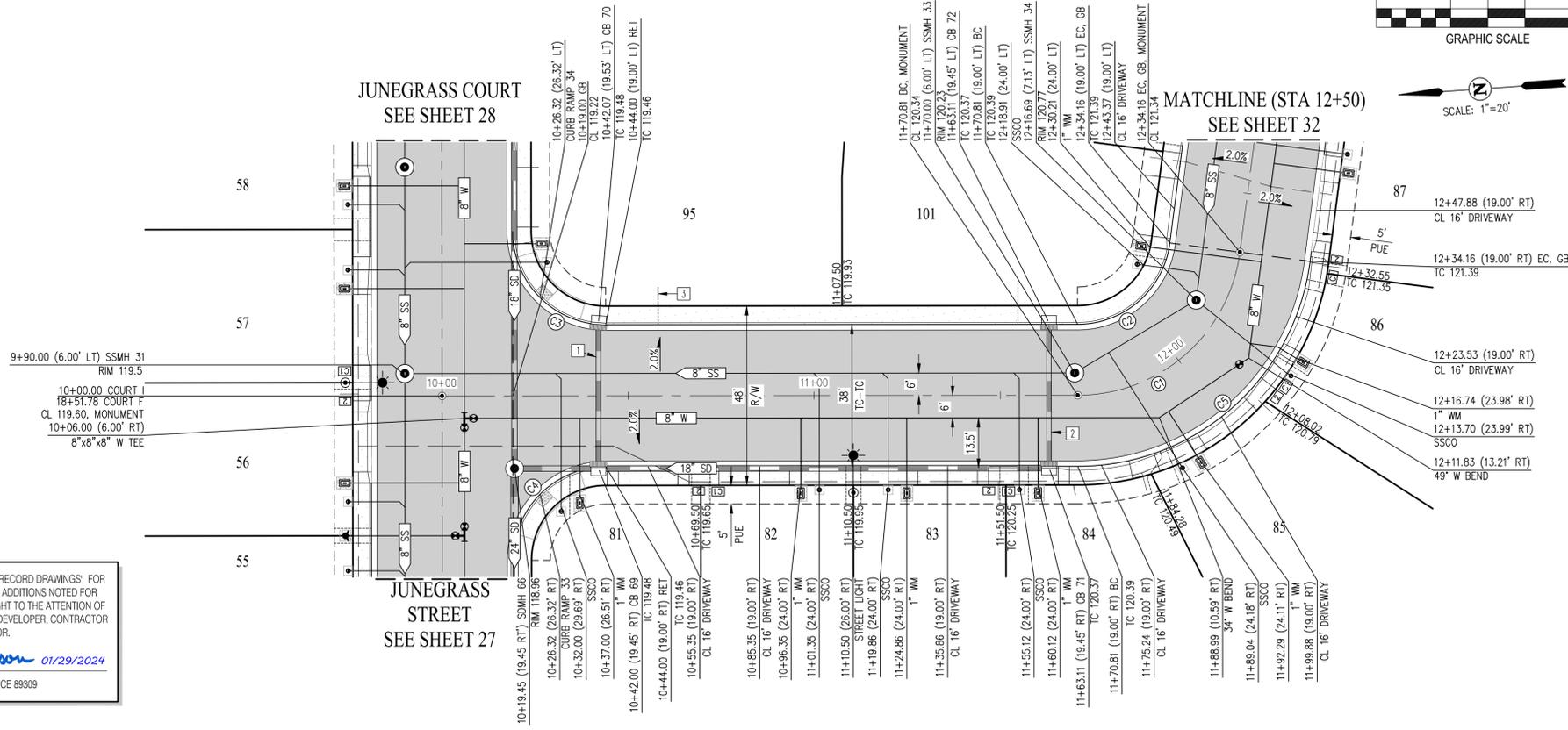
PLANNERS
SURVEYORS
CIVIL ENGINEERS

AT WATSON RANCH
IMPROVEMENT PLANS
BRISA COURT (STA 10+00 - STA 11+82)
CITY OF AMERICAN CANYON
CALIFORNIA

LOT 10

SHEET NUMBER
30
30 OF 47

JOB NUMBER
1217-062



CURVE TABLE

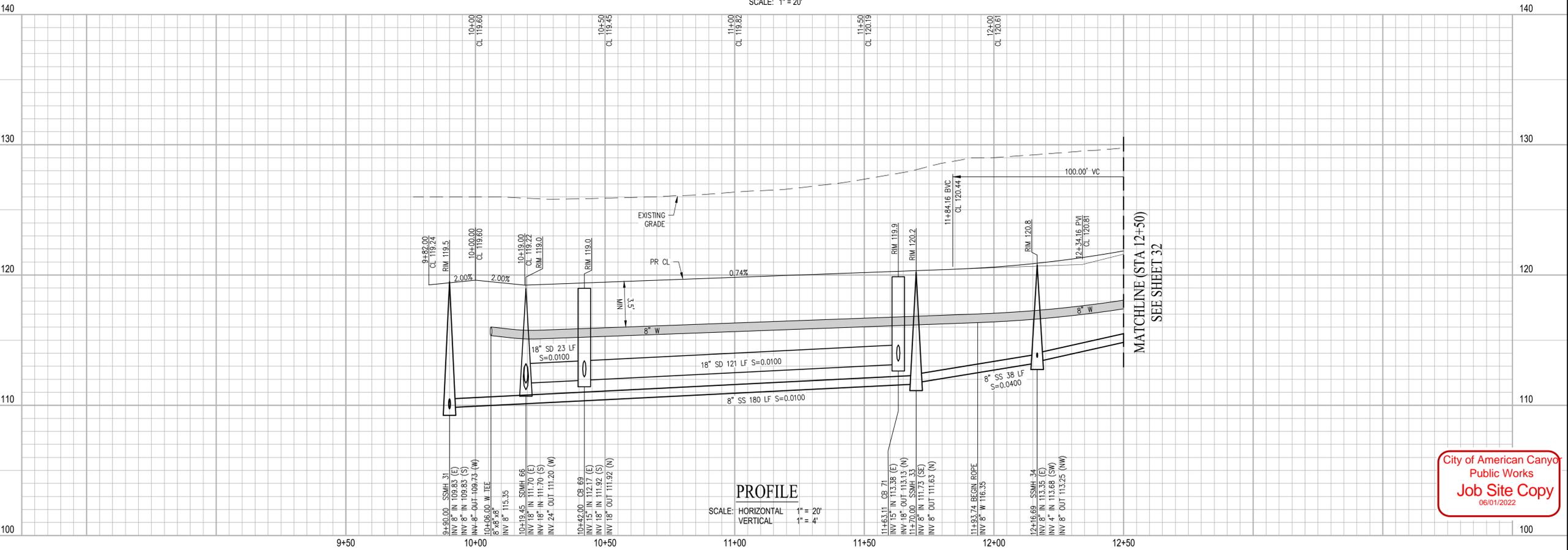
NO	RADIUS	DELTA	LENGTH	DESC
C1	44.00'	82°30'00"	63.36'	TC
C2	25.00'	82°30'00"	36.00'	TC
C3	25.00'	90°00'00"	39.27'	TC
C4	25.00'	90°00'00"	39.27'	TC
C5	63.00'	82°30'00"	90.71'	TC

- CONSTRUCTION NOTES**
- UTILITY CROSSING 26. SEE SHEET 37 FOR CROSSING PROFILE.
 - UTILITY CROSSING 27. SEE SHEET 37 FOR CROSSING PROFILE.
 - THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.
- NOTES:**
- SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1' MINIMUM VERTICAL CLEARANCE.
 - SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

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W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

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SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
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ERICSON STREET: SHEET 20 (STA 10+00 - 10+46-95)
GOLDRACK STREET: SHEET 23 (STA 10+00 - 10+45-49 & 10+66-30)
PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, Balsa COURT, BRISA COURT



City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REVISIONS

NO. BY DATE

APPROVAL

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
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PLANNERS
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CIVIL ENGINEERS

cbg

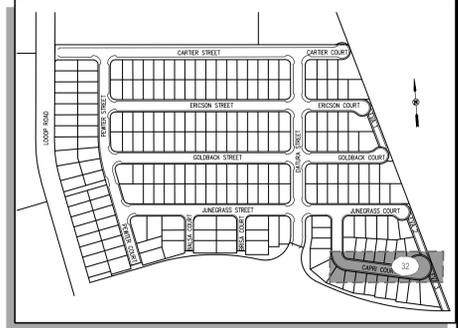
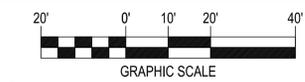
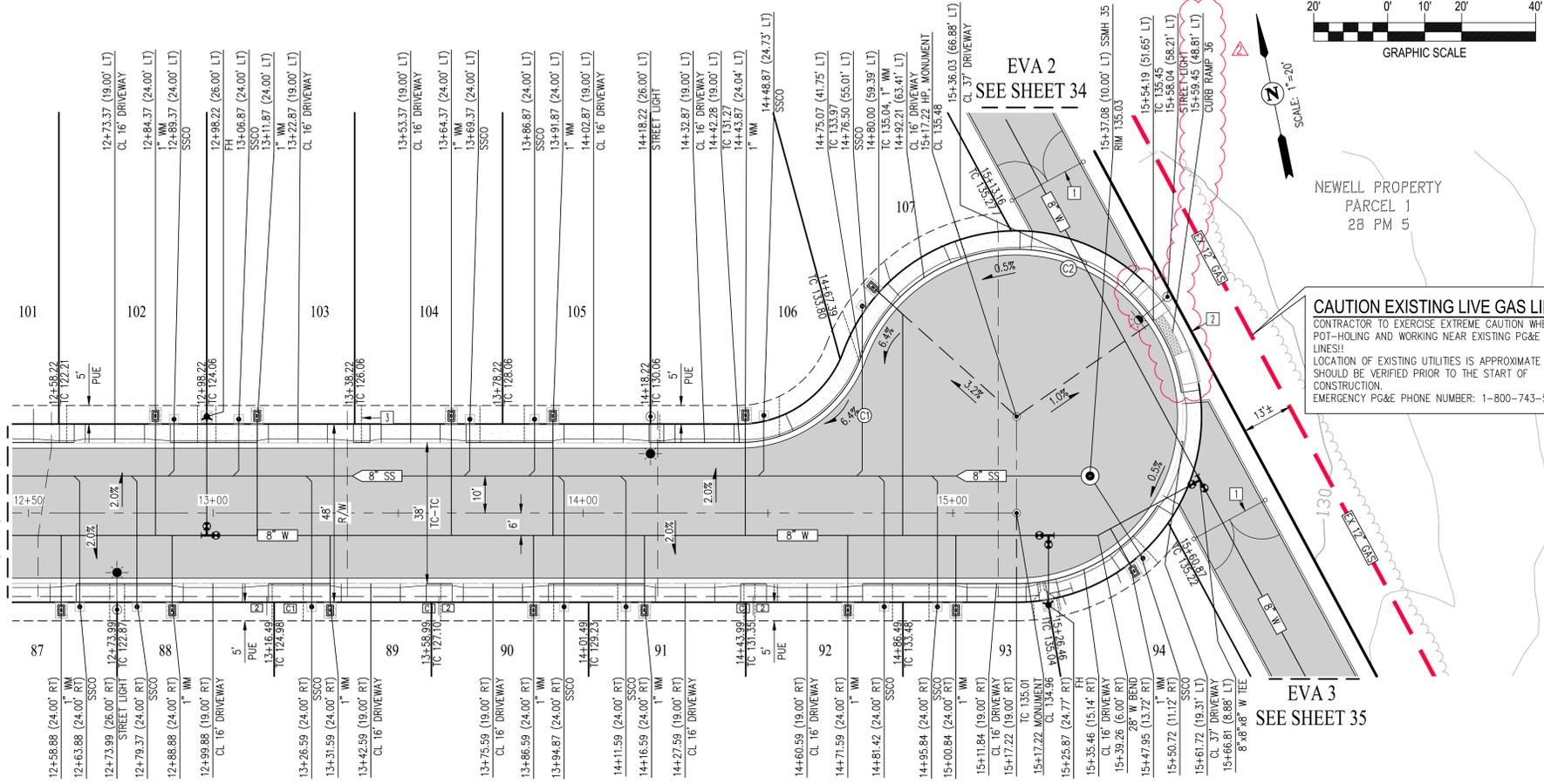
AT WATSON RANCH
IMPROVEMENT PLANS
CAPRI COURT (STA 10+00 - STA 12+50)

LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

SHEET NUMBER
31
31 OF 47
JOB NUMBER
1217-062



MATCHLINE (STA 12+50)
SEE SHEET 31



- CONSTRUCTION NOTES**
- 1 SWING GATE. SEE SHEET 4 FOR DETAILS.
 - 2 CONTRACTOR TO INSTALL TEMP BARRICADE AT END OF RAMP.
 - 3 THRU-CURB DRAIN (TYP). SEE LOT FINISHED GRADING DETAIL SHEET 3.

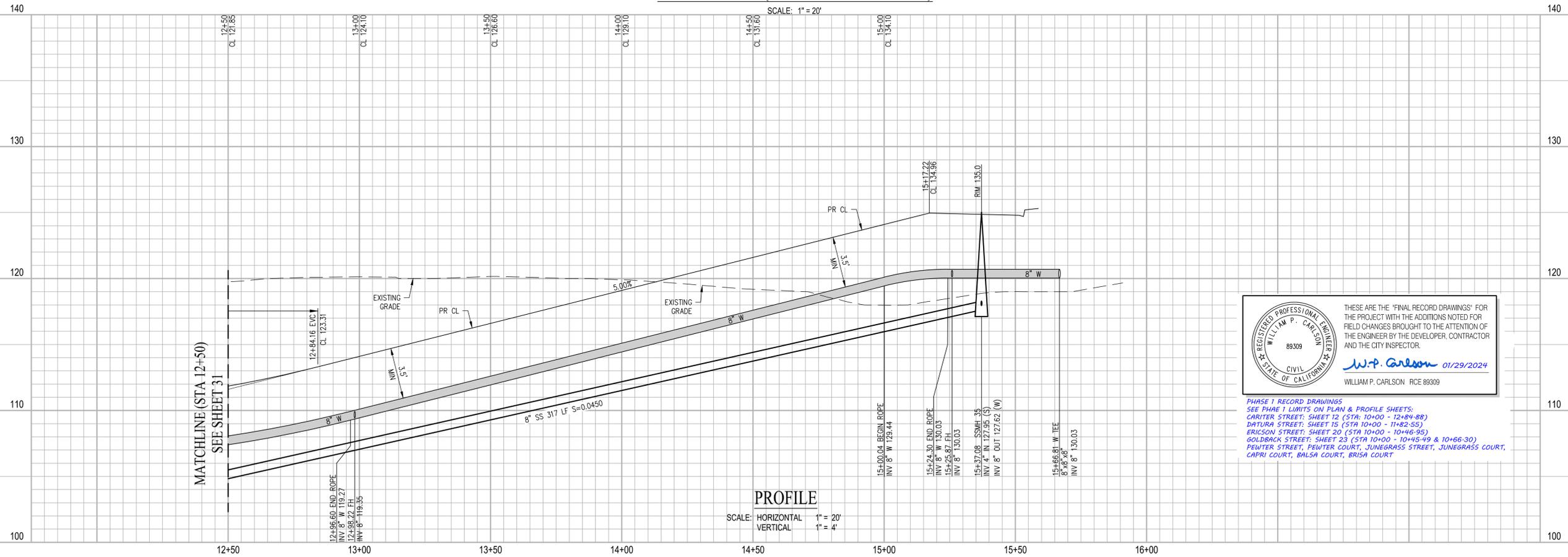
CURVE TABLE

NO	RADIUS	DELTA	LENGTH	DESC
C1	35.00'	44°56'09"	27.45'	TC
C2	45.00'	249°30'46"	195.97'	TC

- NOTES:**
1. SEE SHEETS 36,37 FOR ALL UTILITY CROSSINGS. UTILITY CROSSING TO HAVE 1" MINIMUM VERTICAL CLEARANCE.
 2. SEE SHEETS 38-40 FOR CURB RAMP DETAILS.

CAPRI COURT (STA 12+50 - STA 15+50)

SCALE: 1" = 20'



PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARITER STREET: SHEET 12 (STA: 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERIGSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
FEWTER STREET, FEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

NO.	BY	DATE	REVISIONS
1	JH	6/22	CURB RAMP REVISIONS

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA

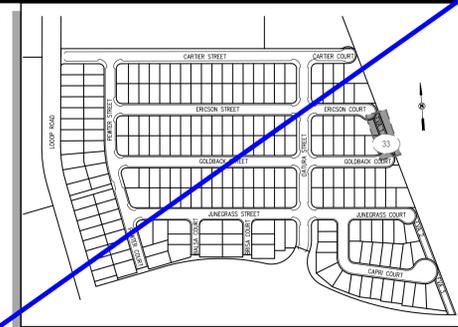
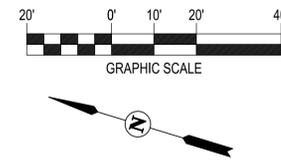
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PLANNERS
SURVEYORS



AT WATSON RANCH
IMPROVEMENT PLANS
CAPRI COURT (STA 12+50 - STA 15+50)
LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

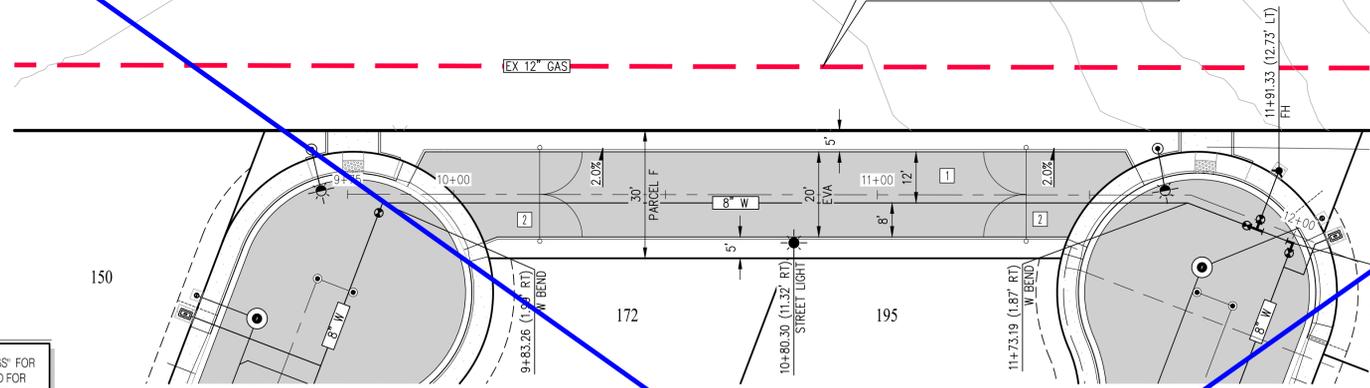
SHEET NUMBER
32
32 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE

NEWELL PROPERTY
PARCEL 1
28 PM 5

CAUTION EXISTING LIVE GAS LINE!!
CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!
LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.
EMERGENCY PG&E PHONE NUMBER: 1-800-743-5000



ERICSON COURT
SEE SHEET 22

GOLDBACK COURT
SEE SHEET 25

PARCEL F & EVA 1 (STA 9+75 - STA 11+75)

FUTURE PHASE 2 IMPROVEMENTS

CONSTRUCTION NOTES

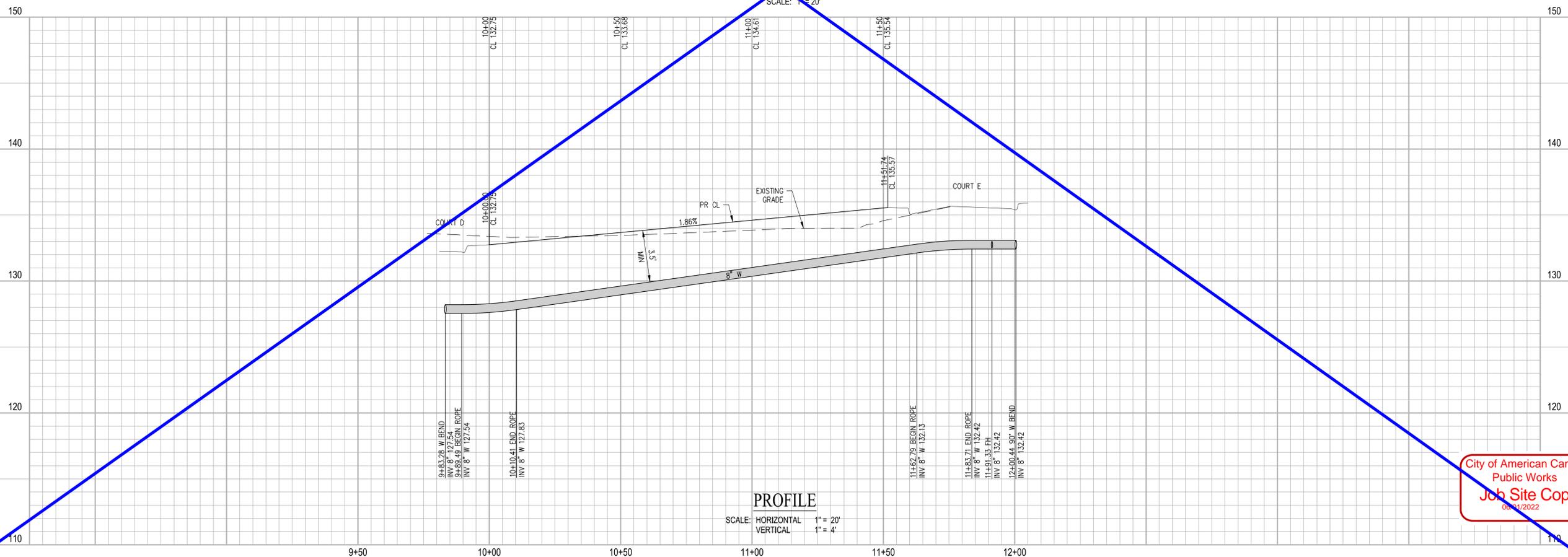
- 1 SEE LANDSCAPE PLANS FOR EVA SURFACING (GRAVELPAVE2). SEE PAVEMENT DESIGN CHART ON SHEET 3 FOR TOTAL STREET SECTION.
- 2 SWING GATE. SEE SHEET 4 FOR DETAILS.

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024

WILLIAM P. CARLSON RCE 89309

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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT



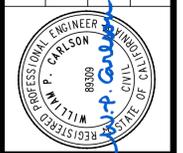
PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

City of American Canyon
Public Works
Job Site Copy
06/11/2022

NO.	BY	DATE	REVISIONS

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC



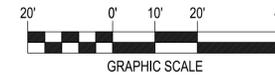
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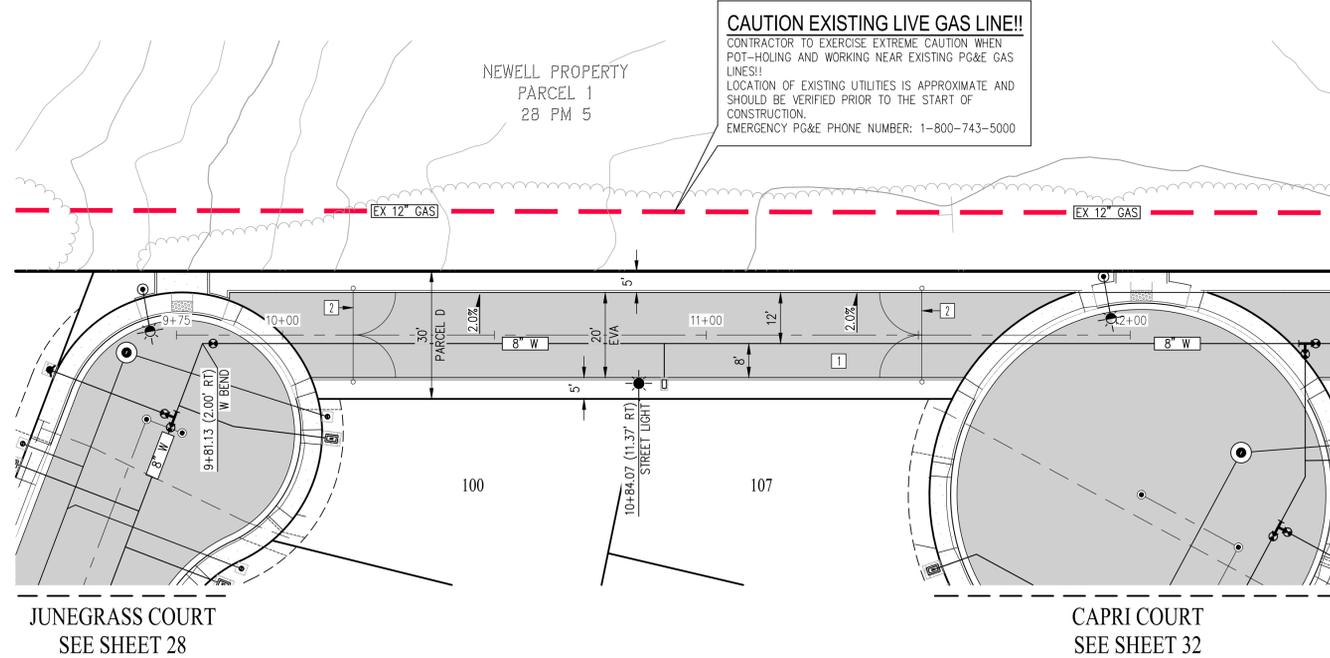


AT WATSON RANCH
LOT 10
IMPROVEMENT PLANS
PARCEL F & EVA 1 (STA 9+75 - STA 11+75)
CITY OF AMERICAN CANYON
CALIFORNIA

SHEET NUMBER
33
33 OF 47
JOB NUMBER
1217-062



KEY MAP
NOT TO SCALE



CAUTION EXISTING LIVE GAS LINE!!
CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN POT-HOLING AND WORKING NEAR EXISTING PG&E GAS LINES!!
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- CONSTRUCTION NOTES**
- 1 SEE LANDSCAPE PLANS FOR EVA SURFACING (GRAVELPAVE2). SEE PAVEMENT DESIGN CHART ON SHEET 3 FOR TOTAL STREET SECTION.
 - 2 SWING GATE. SEE SHEET 4 FOR DETAILS.

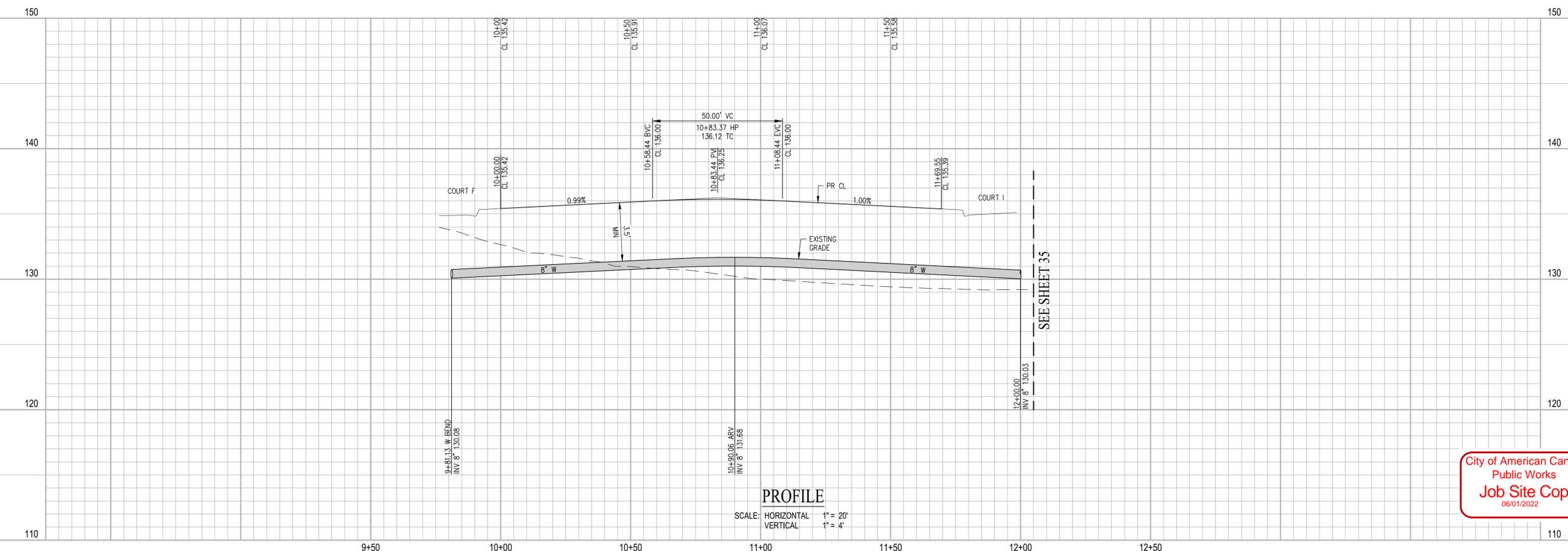
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W.P. Carlson 01/29/2024
WILLIAM P. CARLSON PCE 88309

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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAR COURT, BRISA COURT

PARCEL D & EVA 2 (STA 9+75 - STA 12+00)

SCALE: 1" = 20'

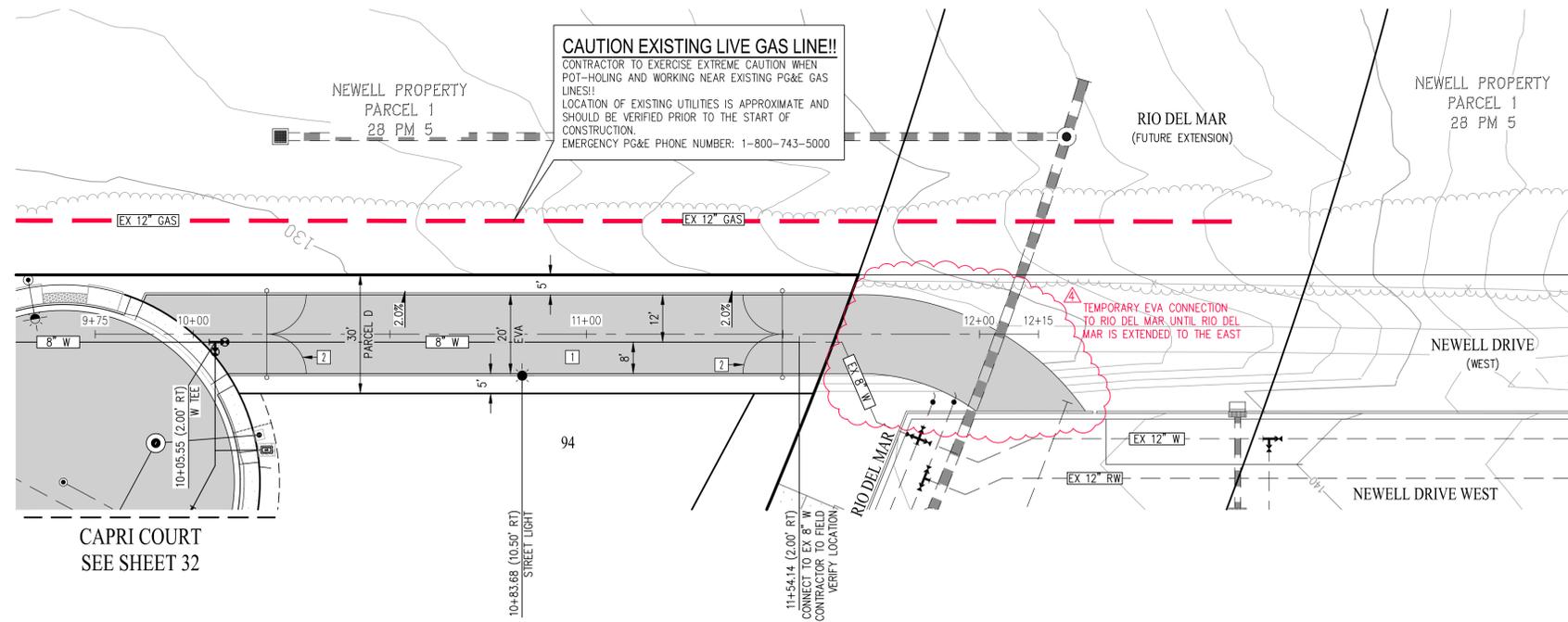
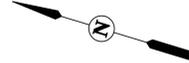


PROFILE

SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

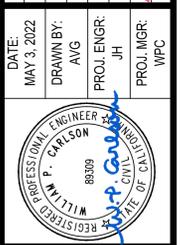
City of American Canyon
Public Works
Job Site Copy
06/01/2022

DATE: MAY 3, 2022	DRAWN BY: AVG	PROJ. ENGR: JH	PROJ. MGR: WPC
<p>SAN RAMON (925) 866-0322 ROSEVILLE (916) 788-4456 WWW.CBANDG.COM</p> <p>PLANNERS SURVEYORS CIVIL ENGINEERS</p>			
<p>AT WATSON RANCH IMPROVEMENT PLANS PARCEL D & EVA 2 (STA 9+75 - STA 12+00) LOT 10 CITY OF AMERICAN CANYON CALIFORNIA</p>			
SHEET NUMBER		34	
34 OF 47		JOB NUMBER	
1217-062			



- CONSTRUCTION NOTES**
- SEE LANDSCAPE PLANS FOR EVA SURFACING (GRAVELPAVE2). SEE PAVEMENT DESIGN CHART ON SHEET 3 FOR TOTAL STREET SECTION.
 - SWING GATE. SEE SHEET 4 FOR DETAILS.

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR:	JH
PROJ. MGR:	WPC
NO. BY DATE	8/23
REVISIONS	RECORD INFORMATION
APPROVAL	

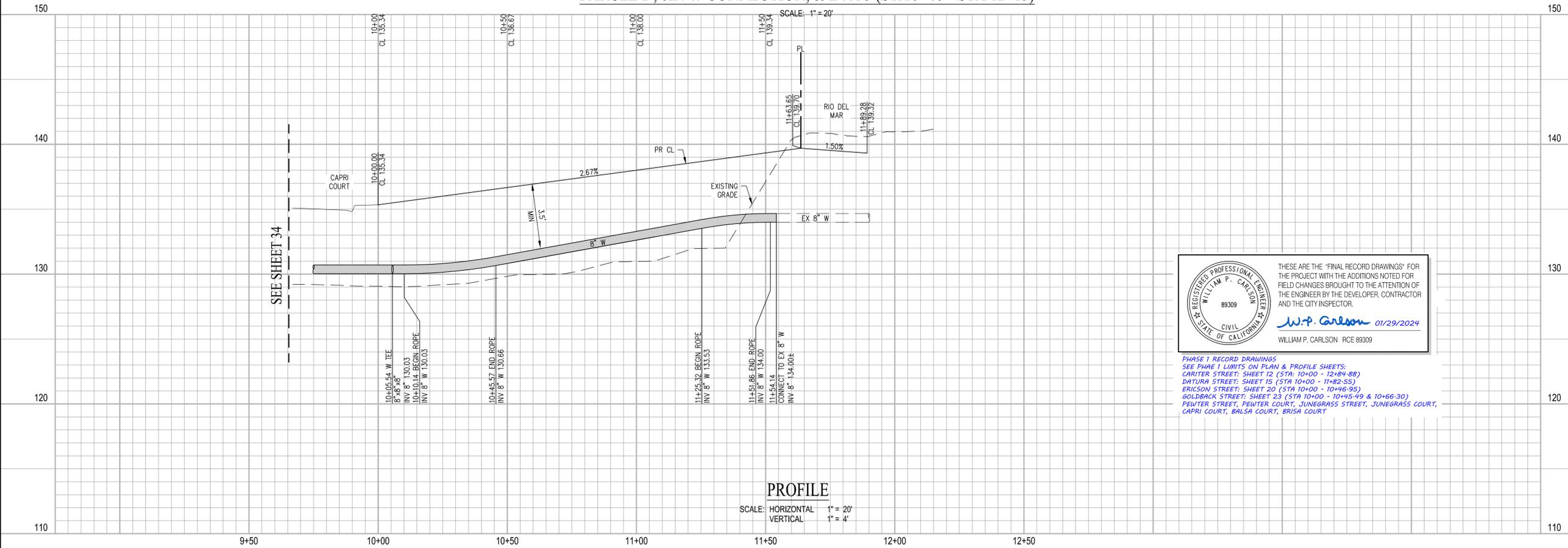


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PARCEL D, 8IN W CONNECTION, & EVA 3 (STA 9+75 - STA 12+15)



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W.P. Carlson 01/29/2024
 WILLIAM P. CARLSON RCE 89309

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 PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, Balsa Court, BRISA COURT

AT WATSON RANCH
IMPROVEMENT PLANS
 PARCEL D, 8IN W CONNECTION, & EVA 3 (STA 9+75 - STA 12+15)
 CITY OF AMERICAN CANYON
 CALIFORNIA

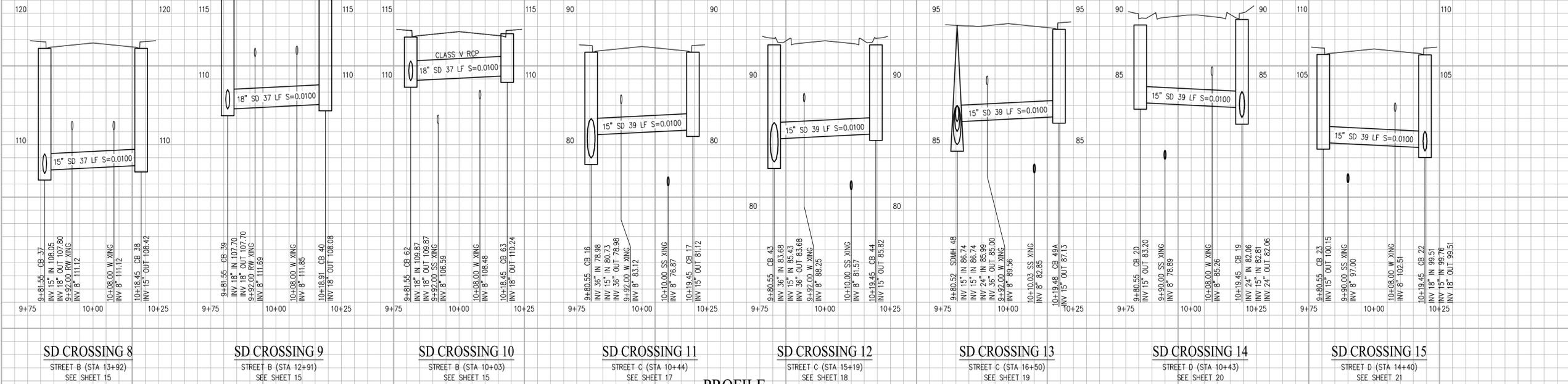
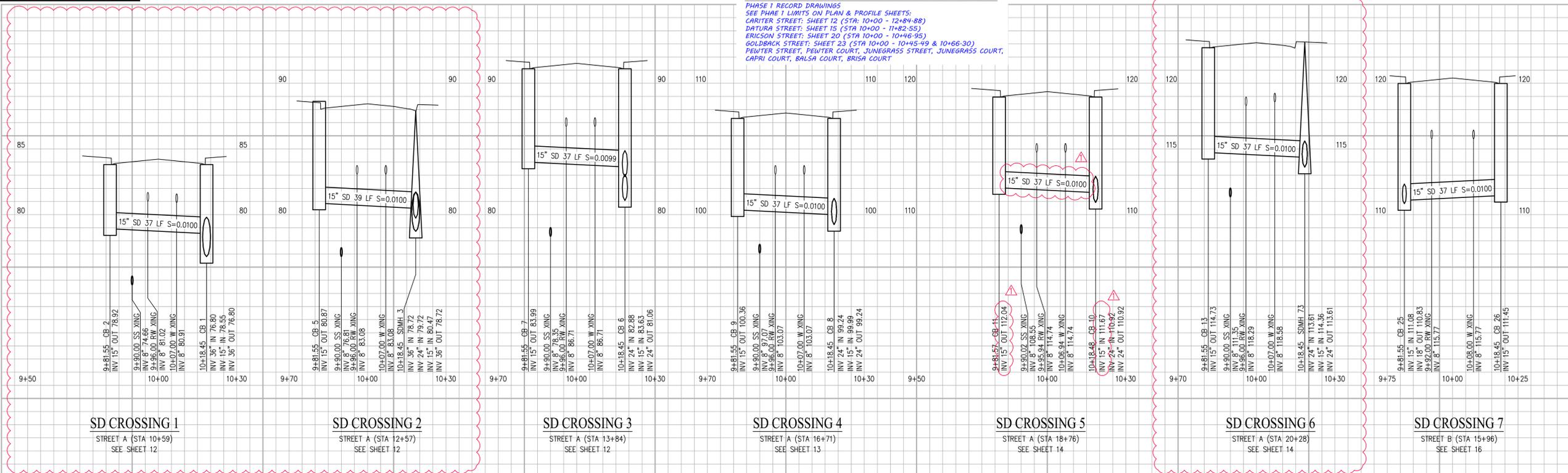
LOT 10
 SHEET NUMBER
35
 35 OF 47
 JOB NUMBER
 1217-062



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WILLIAM P. CARLSON RCE 89309

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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSALVA COURT, BRISA COURT



PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

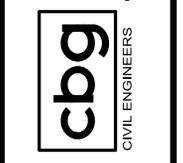
City of American Canyon
Public Works
Job Site Copy
07/15/2022
REVISION DELTA 1

DATE: MAY 3, 2022	DRAWN BY: AVG	PROJ. ENGR: JH	PROJ. MGR: WPC
NO. BY: JH	DATE: 6/22	LOT 19: ADDITIONAL 25 LOTS	REVISIONS

RESIGNED
WILLIAM P. CARLSON
REGISTERED PROFESSIONAL ENGINEER
CIVIL
89309
W.P. Carlson

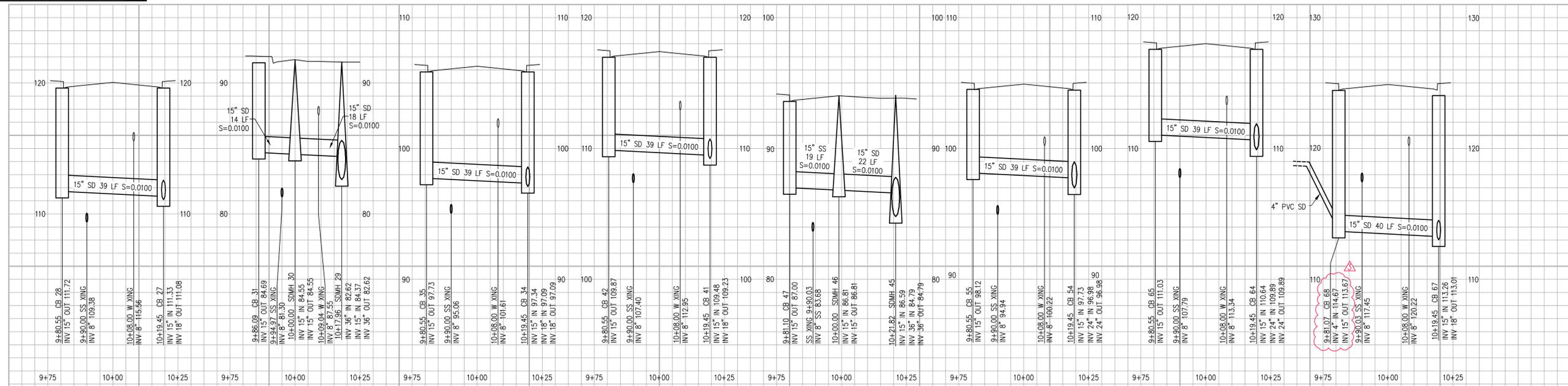
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CIVIL ENGINEERS SURVEYORS PLANNERS



AT WATSON RANCH
IMPROVEMENT PLANS
UTILITY CROSSINGS
CITY OF AMERICAN CANYON
CALIFORNIA

LOT 10
SHEET NUMBER
36
36 OF 47
JOB NUMBER
1217-062



SD CROSSING 16
STREET D (STA 18+08)
SEE SHEET 22

SD CROSSING 17
STREET E (STA 10+38)
SEE SHEET 23

SD CROSSING 18
STREET E (STA 14+33)
SEE SHEET 23

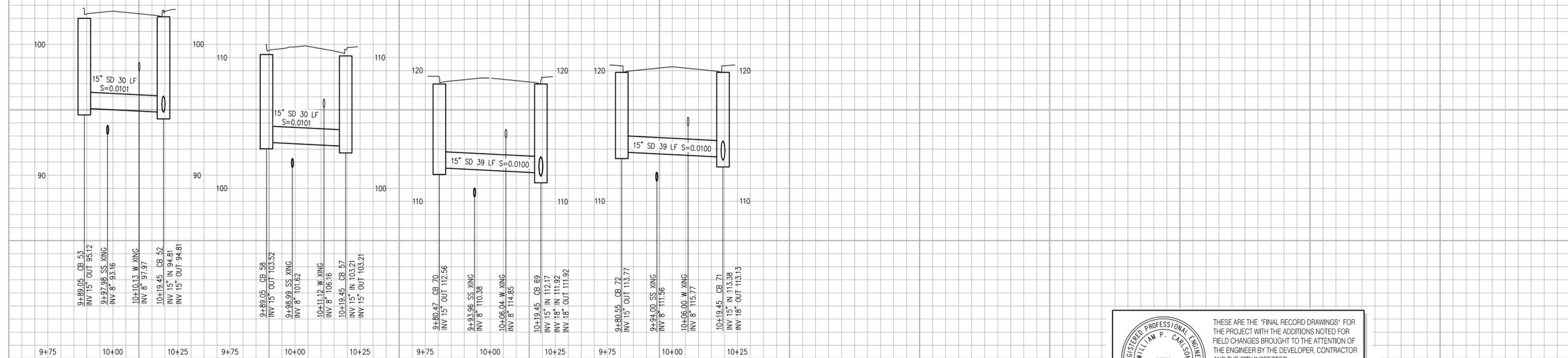
SD CROSSING 19
STREET E (STA 18+01)
SEE SHEET 24

SD CROSSING 20
STREET F (STA 10+42)
SEE SHEET 26

SD CROSSING 21
STREET F (STA 13+34)
SEE SHEET 26

SD CROSSING 22
STREET F (STA 17+45)
SEE SHEET 27

SD CROSSING 23
STREET F (STA 18+97)
SEE SHEET 28



SD CROSSING 24
STREET G (STA 10+41)
SEE SHEET 29

SD CROSSING 25
STREET H (STA 10+41)
SEE SHEET 30

SD CROSSING 26
STREET I (STA 10+42)
SEE SHEET 31

SD CROSSING 27
STREET I (STA 11+63)
SEE SHEET 31

PROFILE
SCALE: HORIZONTAL 1" = 20'
VERTICAL 1" = 4'

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W.P. Carlson 01/29/2024
WILLIAM P. CARLSON PCE 89309
CIVIL ENGINEER
STATE OF CALIFORNIA

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PELTER STREET, PELTER COURT, JUNEGRASS STREET, JUNEGRASS COURT,
CAPRI COURT, BALSAC COURT, BRISA COURT

City of American Canyon
Public Works
Job Site Copy
07/05/2023
REVISION DELTA 3

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR.:	JH
PROJ. MGR.:	WPC
NO. BY:	NI
DATE:	6/23
REVISIONS:	LOT 59 SUBDRAN

RESIGNED
WILLIAM P. CARLSON
89309
CIVIL ENGINEER
STATE OF CALIFORNIA

PLANNERS
SURVEYORS

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ROSEVILLE (916) 788-4456
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AT WATSON RANCH
IMPROVEMENT PLANS
UTILITY CROSSINGS
LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

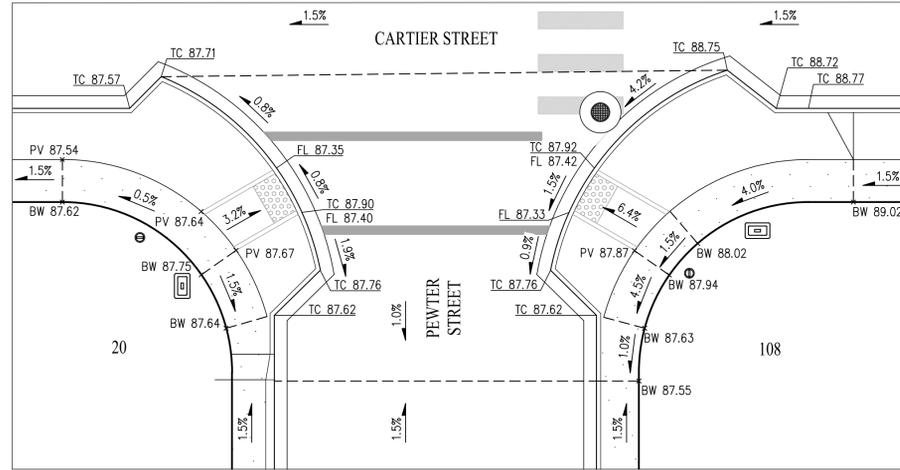
SHEET NUMBER
37
37 OF 47
JOB NUMBER
1217-062



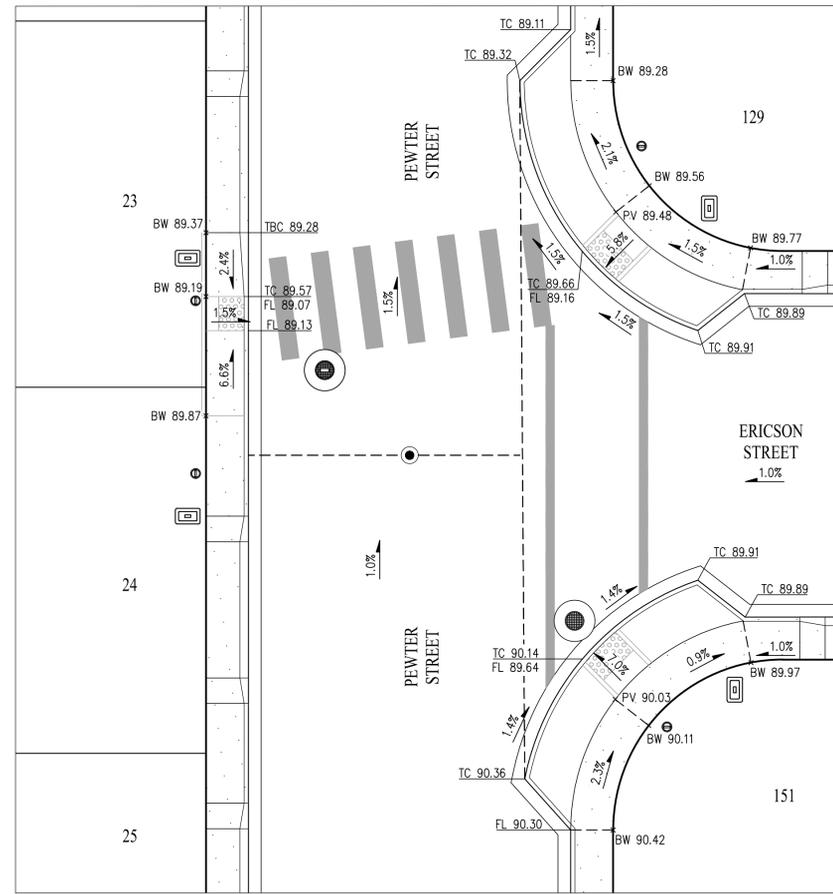
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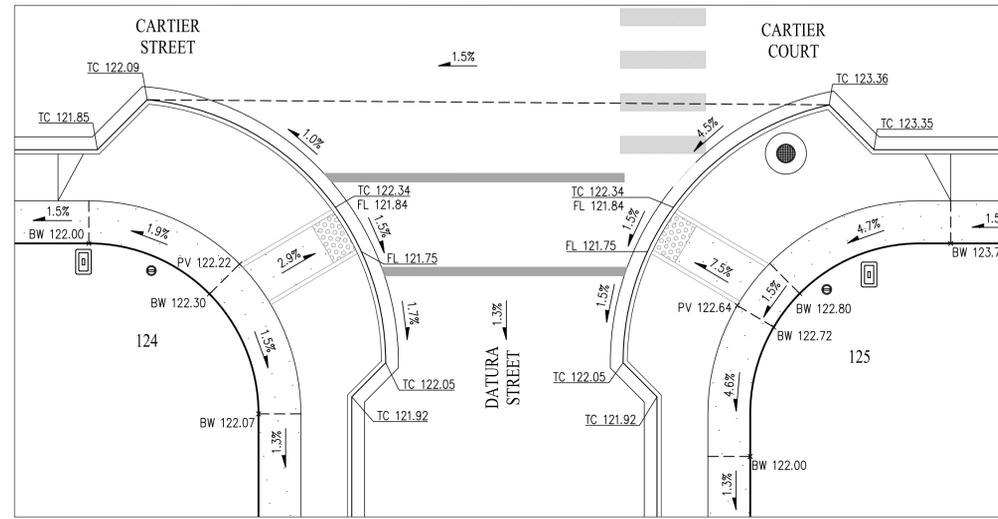
PHASE I RECORD DRAWINGS
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PEWTER STREET: PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT



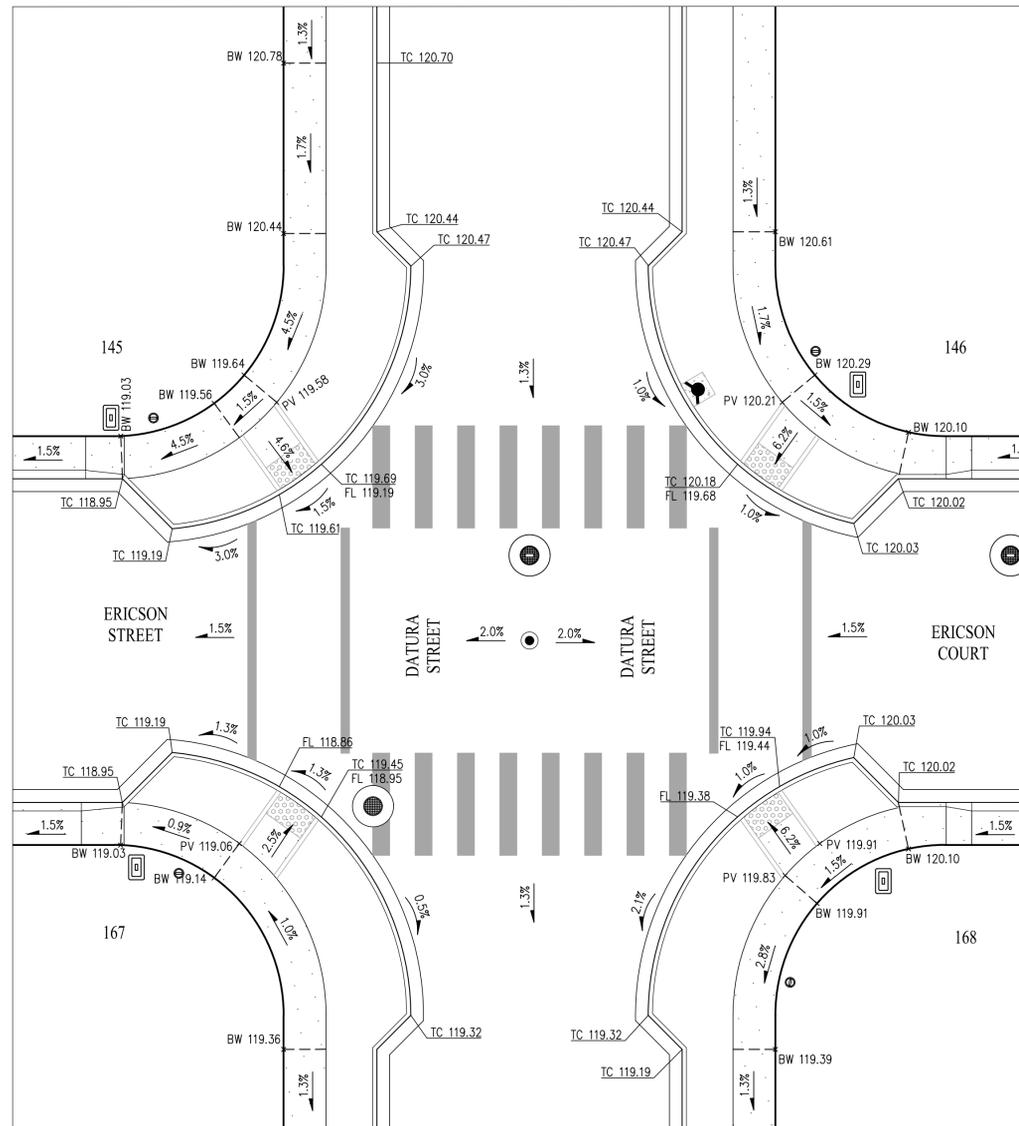
CURB RAMPS 1-2
SEE SHEET 12 & 17
SCALE: 1"=10'



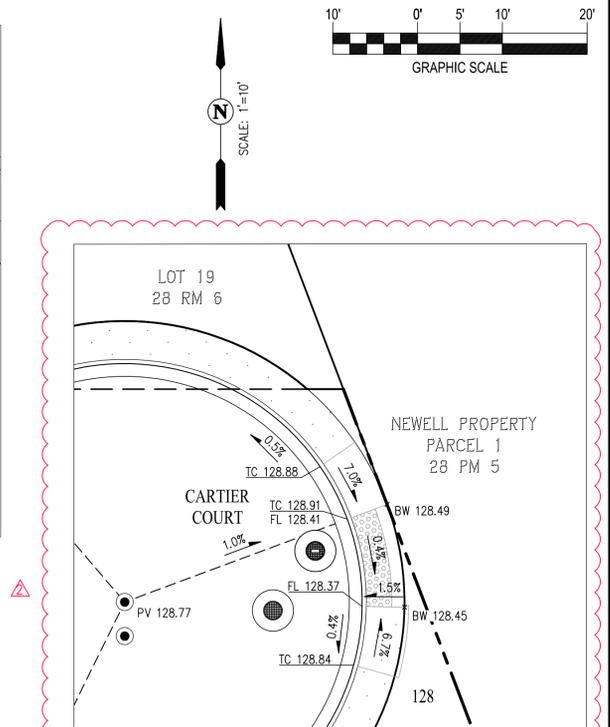
CURB RAMPS 6-8
SEE SHEET 17 & 20
SCALE: 1"=5'



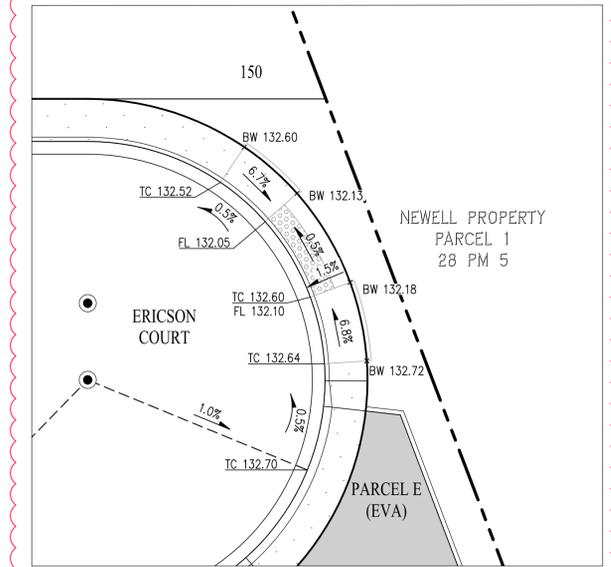
CURB RAMPS 3-4
SEE SHEET 14 & 16
SCALE: 1"=10'



CURB RAMPS 9-12
SEE SHEET 16 & 22
SCALE: 1"=10'

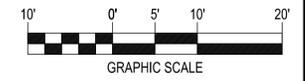


CURB RAMP 5
SEE SHEET 14
SCALE: 1"=10'



CURB RAMP 13
SEE SHEET 22
SCALE: 1"=10'

- NOTES:
1. DETECTABLE WARNING TO BE 36" MINIMUM DEPTH, COLOR YELLOW, AND SET IN PLACE (SURFACE MOUNT NOT ACCEPTABLE).
 2. JOINT TRENCH AND LANDSCAPE SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS.

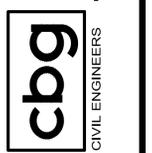


DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR.:	JH
PROJ. MGR.:	WPC
NO. BY DATE	JH 6/22
REVISIONS	CURB RAMP REVISIONS
APPROVAL	

REGISTERED PROFESSIONAL ENGINEER
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AT WATSON RANCH
LOT 10
CITY OF AMERICAN CANYON
CALIFORNIA

IMPROVEMENT PLANS
CURB RAMP DETAILS

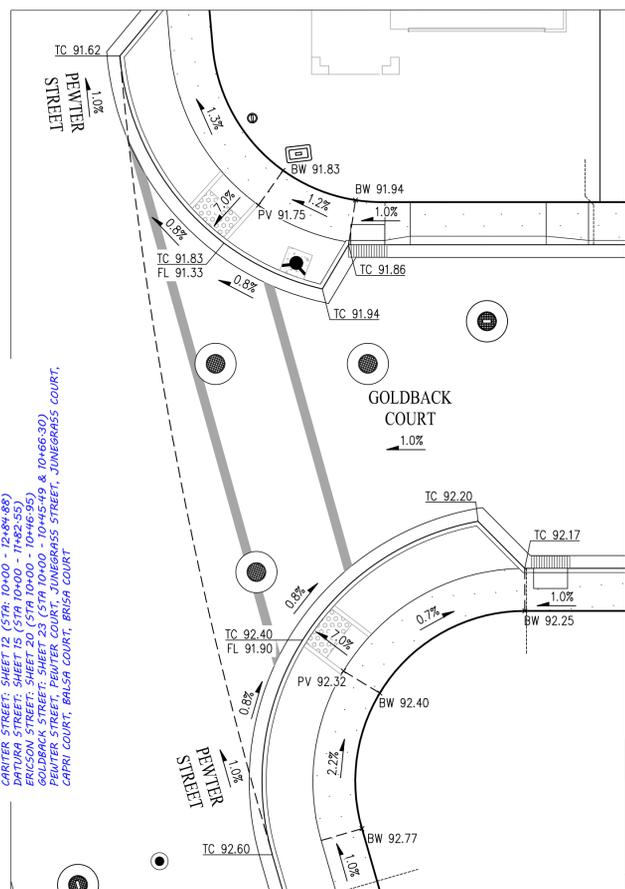
SHEET NUMBER
38
38 OF 47
JOB NUMBER
1217-062



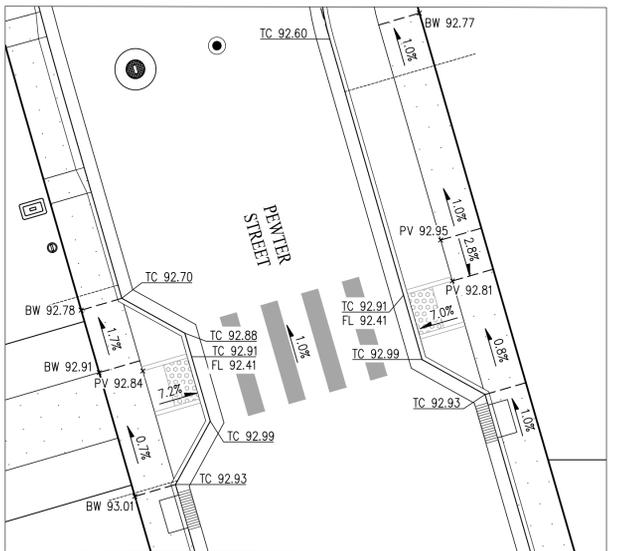
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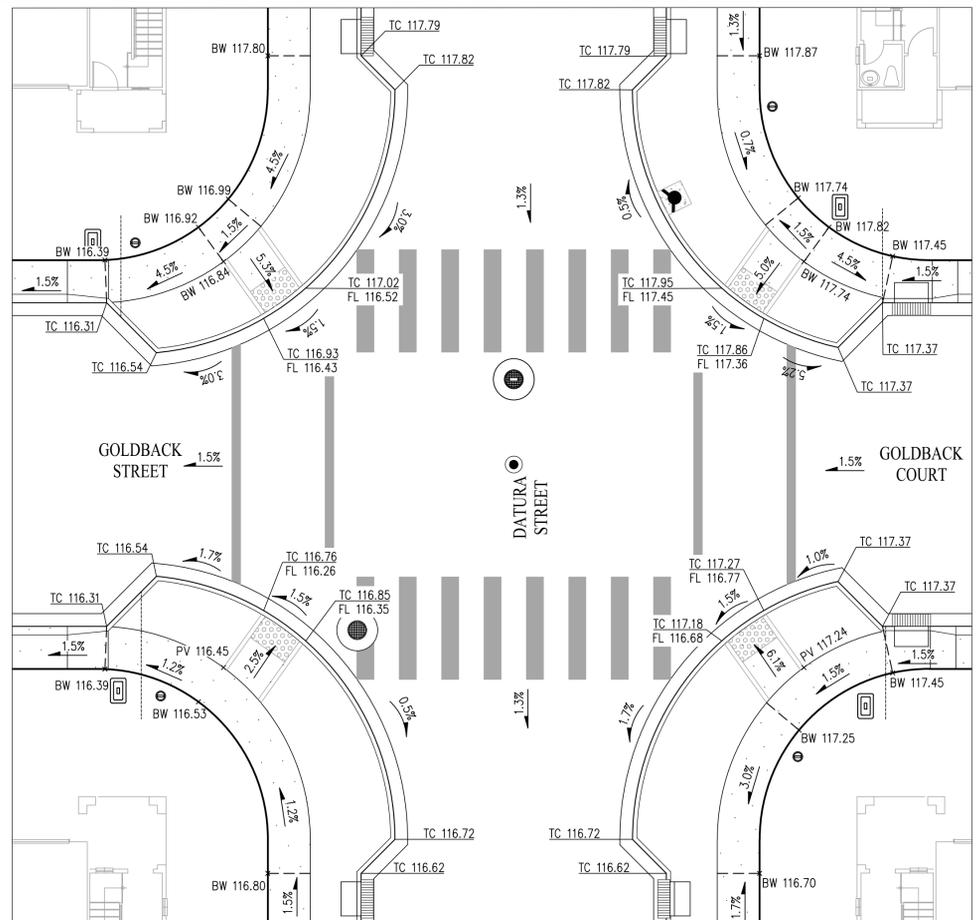
PHASE 1 RECORD DRAWINGS
 SEE SHEET LIMITS ON PLAN & PROFILE SHEETS:
 GARITER STREET: SHEET 12 (STA 10+00 - 12+84.88)
 DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
 GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+46.49 & 10+66.30)
 PENTER STREET: SHEET 23 (STA 10+00 - 10+46.49 & 10+66.30)
 GARI COURT, BALSAR COURT, JUNEGRASS COURT, GOLDBACK COURT



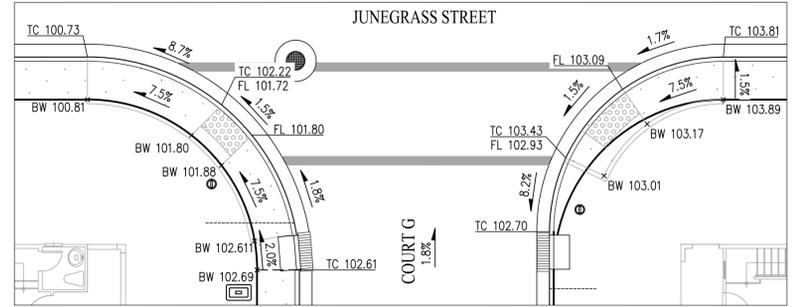
CURB RAMPS 14-15
 SEE SHEET 18 & 23
 SCALE: 1"=10'



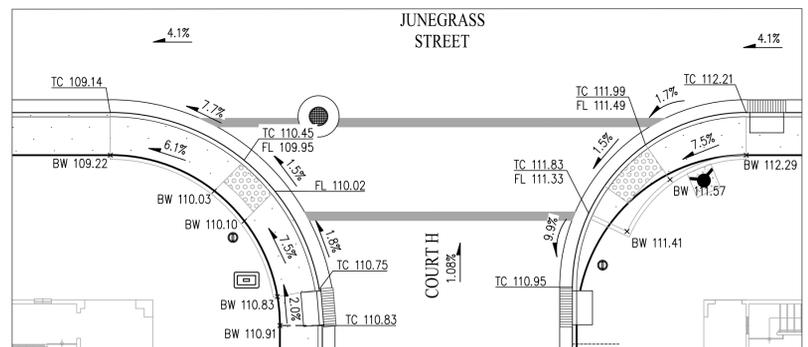
CURB RAMPS 21-22
 SEE SHEET 18
 SCALE: 1"=10'



CURB RAMPS 16-19
 SEE SHEET 15 & 24
 SCALE: 1"=10'

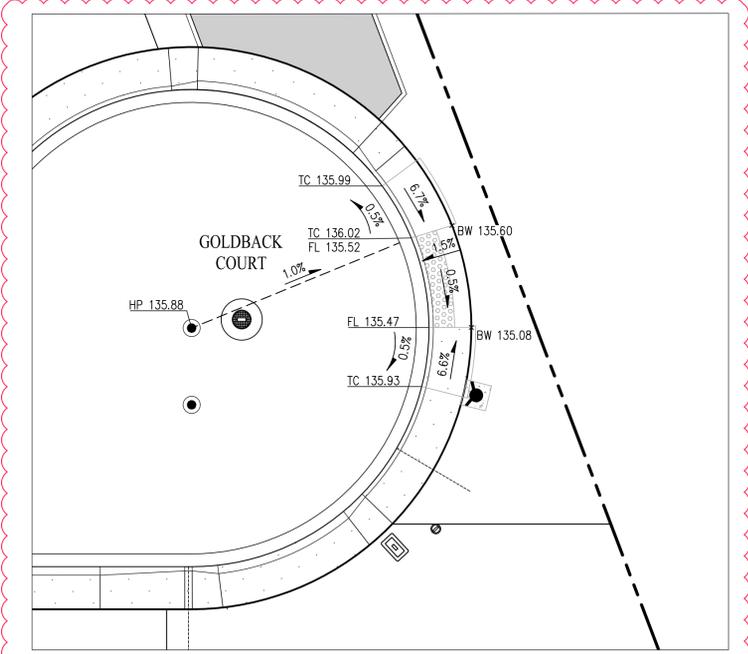
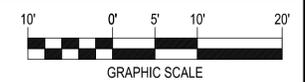


CURB RAMPS 25-26
 SEE SHEET 26 & 29
 SCALE: 1"=10'

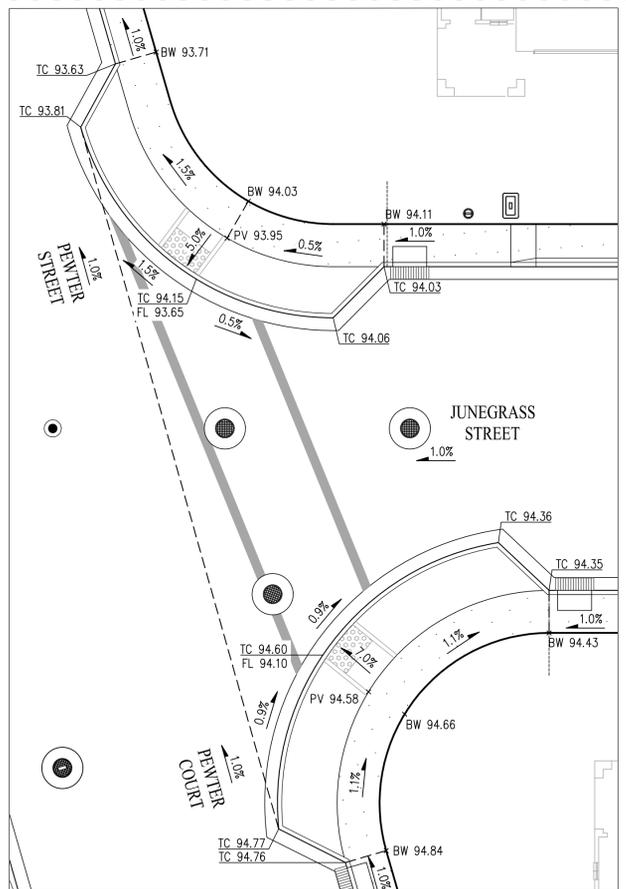


CURB RAMPS 27-28
 SEE SHEET 27 & 30
 SCALE: 1"=10'

NOTES:
 1. DETECTABLE WARNING TO BE 36" MINIMUM DEPTH, COLOR YELLOW, AND SET IN PLACE (SURFACE MOUNT NOT ACCEPTABLE).
 2. JOINT TRENCH AND LANDSCAPE SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS.



CURB RAMP 20
 SEE SHEET 25
 SCALE: 1"=10'



CURB RAMPS 23-24
 SEE SHEET 19 & 26
 SCALE: 1"=10'

NO.	BY	DATE	REVISIONS
1	JH	8/22	CURB RAMP REVISIONS

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

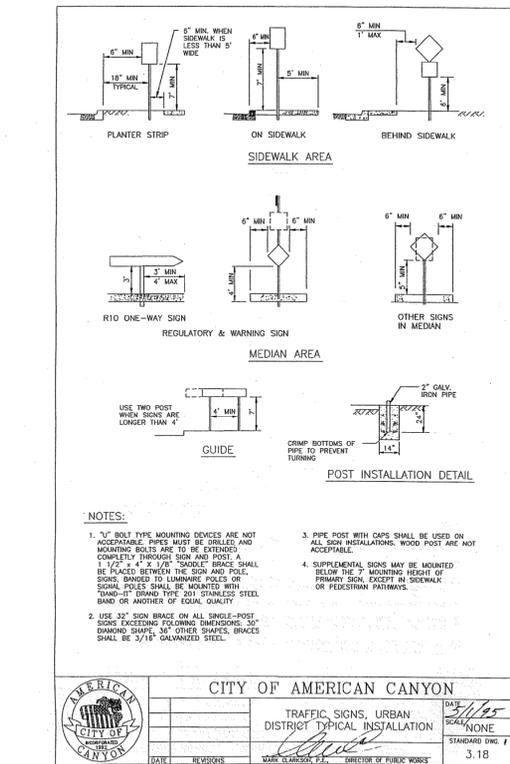
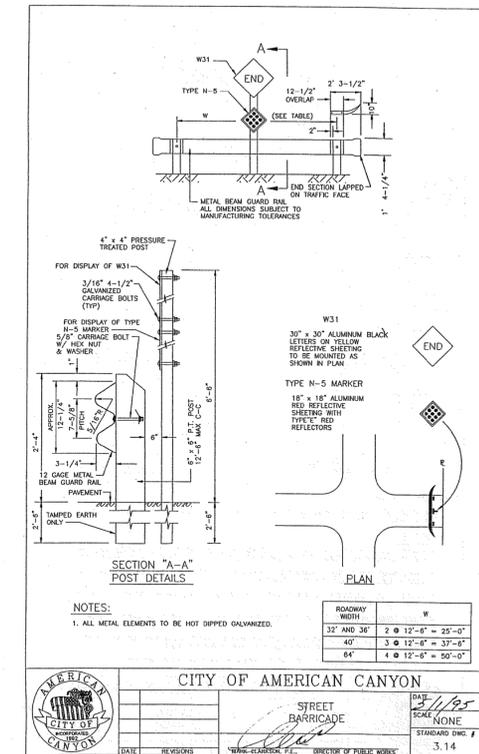
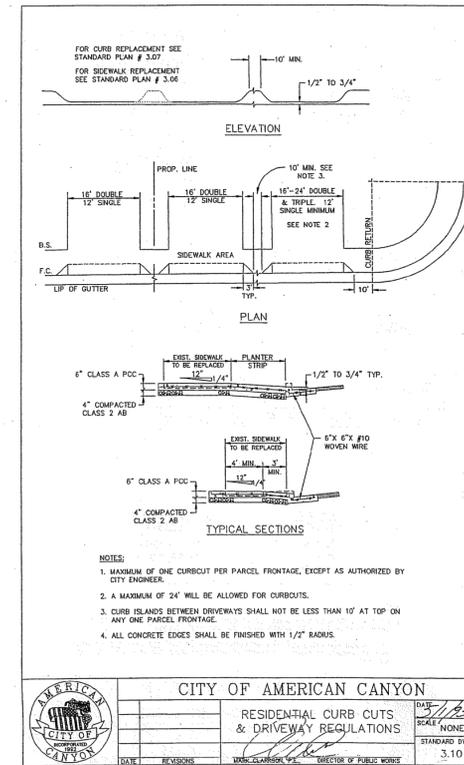
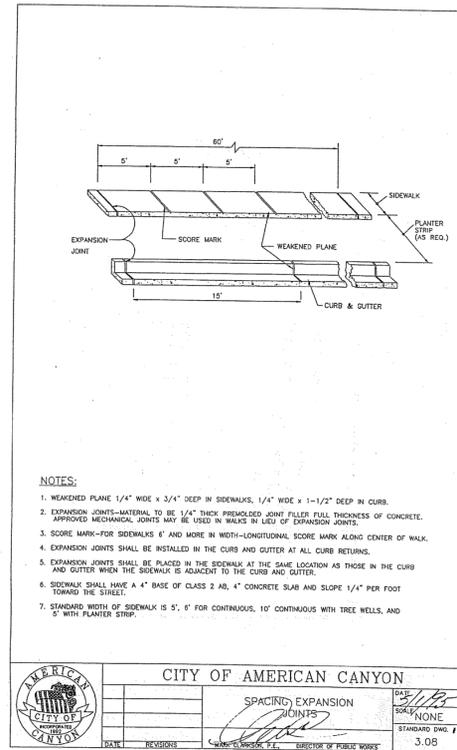
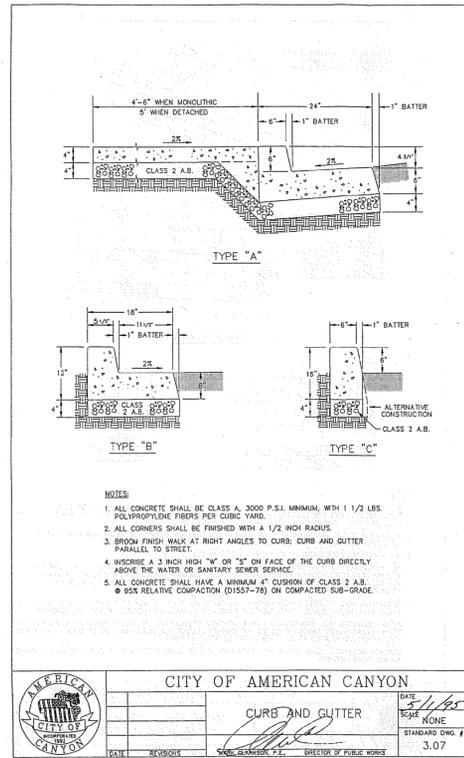
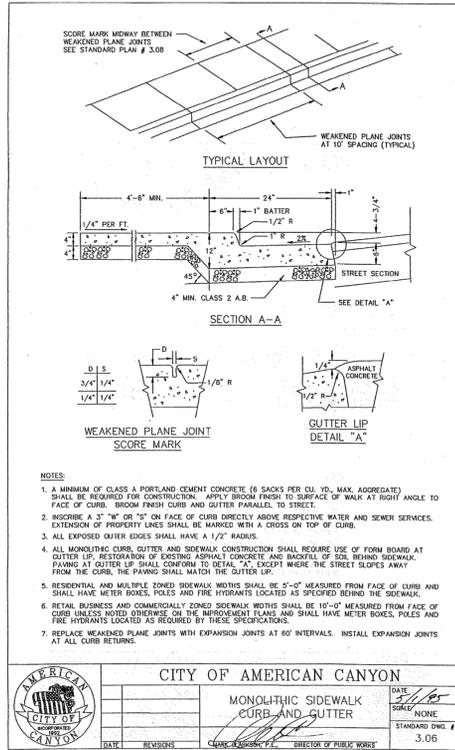
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AT WATSON RANCH
 CALIFORNIA

IMPROVEMENT PLANS
 CURB RAMP DETAILS

LOT 10
 SHEET NUMBER
39
 39 OF 47
 JOB NUMBER
 1217-062



THESE ARE THE 'FINAL RECORD DRAWINGS' FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 07/29/2024
WILLIAM P. CARLSON RCE 89309

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSAC COURT, BRISA COURT

City of American Canyon
Public Works
Job Site Copy
06/01/2022

AT WATSON RANCH
IMPROVEMENT PLANS
CITY DETAILS (NOT LIMITED TO)

LOT 10
SHEET NUMBER **41**
41 OF 47
JOB NUMBER 1217-062

CITY OF AMERICAN CANYON
CALIFORNIA

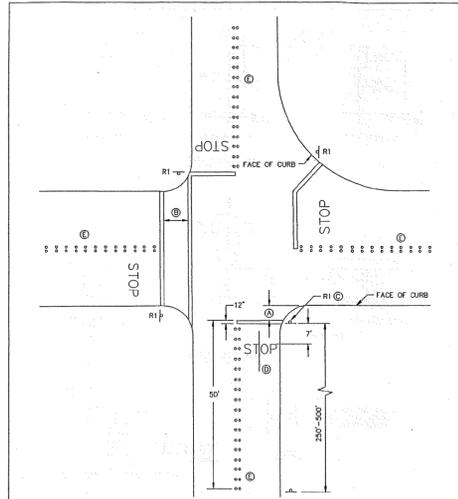
REVISIONS
NO. BY DATE

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT ENGR: W.P. Carlson
PROJ. MGR: WPC

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
STATE OF CALIFORNIA
CIVIL

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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PLANNERS
SURVEYORS
CIVIL ENGINEERS

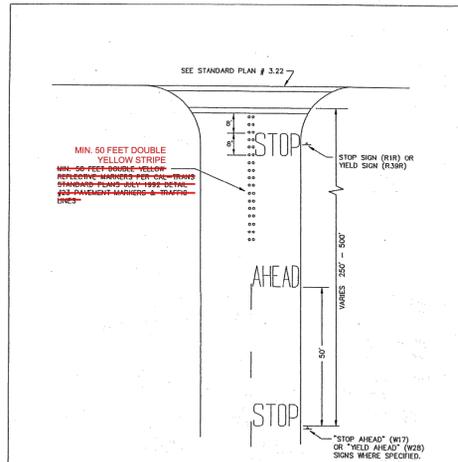


- NOTES:
- THE LIMIT LINE SHALL BE PLACED AT THE DESIRED STOPPING POINT. THE LIMIT SHALL NOT BE CLOSER THAN 4' FROM THE CURB LINE, 0' IS TYPICAL. OMIT LIMIT LINE @ CROSSWALK LOCATIONS.
 - CROSSWALK WIDTH IS 10 FEET.
 - STOP SIGN IS TO BE ALIGNED WITH THE LIMIT LINE OR THE NEAR CROSSWALK LINE OR THE POINT OF OPTIMUM VISIBILITY. DISTANCE BETWEEN STOP SIGN AND LIMIT LINE SHALL NOT EXCEED 50'.
 - STOP PAVEMENT MARKING IS TO BE CENTERED IN LANE AND CONFORM TO STANDARD PLAN # 3.20.
 - MINIMUM 50' DOUBLE YELLOW REFLECTIVE MARKERS CAL-TRANS STANDARD PLANS JULY 1992 DETAIL #23 PAVEMENT MARKERS AND TRAFFIC LINES.
 - ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CONFORM TO CAL-TRANS STANDARD SPEC. 84-2.0.

CITY OF AMERICAN CANYON

STANDARD STOP SIGN LOCATION

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 3.19

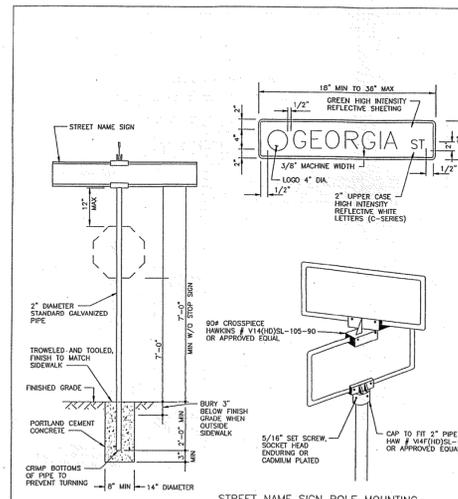


- NOTES:
- USE "STOP AHEAD" MARKINGS AT SPECIFIED LOCATIONS ONLY (SUPPLEMENTAL TO W17 SIGN).
 - STOP SIGN NORMALLY LOCATED AT CURB RETURN OR POINT OF OPTIMUM VISIBILITY. DISTANCE BETWEEN STOP SIGN AND LIMIT LINE SHALL NOT EXCEED 50'.
 - OMIT LIMIT LINE AT CROSSWALK LOCATIONS.
 - TO BE USED ON ROADS WITH 25 MPH SPEED LIMIT OR HIGHER.
 - ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CONFORM TO CAL-TRANS STANDARD SPEC. 84-2.0.

CITY OF AMERICAN CANYON

STOP AND YIELD MARKINGS

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 3.20

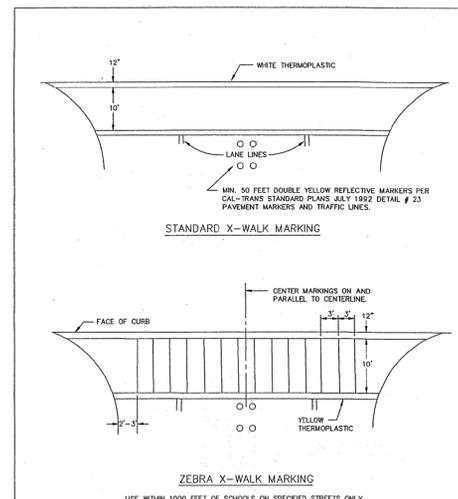


- NOTES:
- BLANKS ARE "ODD" ALUMINUM PER CALTRANS SPECIFICATION.
 - SIGNS TO BE DOUBLE FACED.
 - CITY LOGO TO BE SILK-SCREEN, 4" DIAMETER PROVIDED BY THE CITY.
 - CITY LOCATION TO BE DETERMINED BY THE CITY ENGINEER.
 - NAME AND MOUNTING ASSEMBLIES TO MEET THE CITY, STREET SIGN SPECIFICATIONS.
 - SIGNS TO BE COATED WITH GRAFFITI PROOF COATING.

CITY OF AMERICAN CANYON

STREET NAME SIGN AND POLE MOUNTING

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 3.21

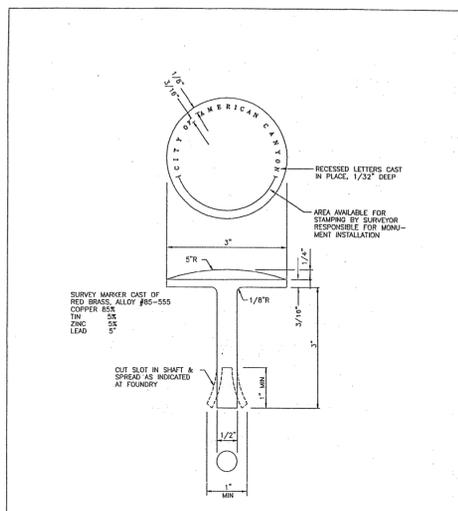


- NOTES:
- DOUBLE YELLOW REFLECTIVE MARKERS AND LANE LINES TO STOP AT X-WALK.
 - WIDTH OF LINES 12 INCHES STANDARD.
 - WIDTH OF WALK 10 FEET.
 - LANE LINES AS PER CAL-TRANS PAVEMENT MARKINGS STANDARD PLANS.
 - ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CONFORM TO CAL-TRANS STANDARD SPEC. 84-2.0 (1992).

CITY OF AMERICAN CANYON

STANDARD X-WALK MARKINGS

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 3.22

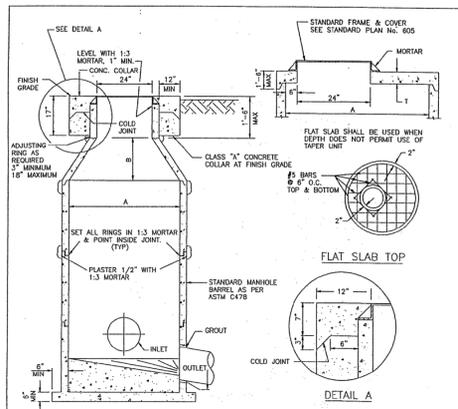


- NOTES:
- BRASS SURVEY MARKERS WILL BE FURNISHED BY THE CONTRACTOR.
 - ONE No. 8 REBAR 30" LONG WILL BE CENTERED IN CONCRETE FOOTING.
 - CALTRANS TYPE D ALTERNATE No. 2 SURVEY MONUMENT SHALL BE USED.

CITY OF AMERICAN CANYON

BRASS SURVEY MARKER

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 3.24

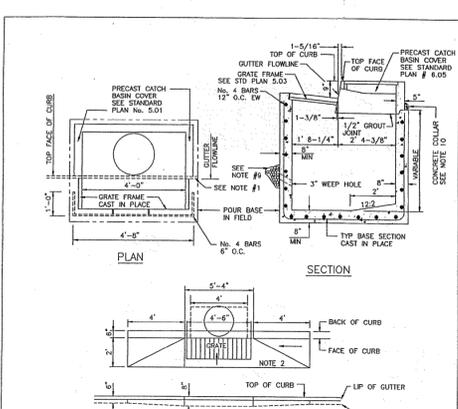


- NOTES:
- ECCENTRIC CONES SHALL BE USED WHERE SPECIFIED ON THE PLANS. JOINTS MAY BE EITHER KEYED OR TONGUE AND GROOVE.
 - RAM-HEX OR APPROVED EQUAL MAY BE USED IN JOINTS, ELIMINATING NECESSITY FOR OUTSIDE PLASTERING OF JOINTS.
 - CONCRETE SECTION MAY BE EITHER CONCENTRIC OR ECCENTRIC.
 - LARGER DIAMETER BARRELS MAY BE REQUIRED UNDER SPECIAL CIRCUMSTANCES, SEE TABLE.
 - CONCRETE BLOCK AND BASE SHALL BE A MIN. OF CLASS A/3000 PSI CONCRETE.
 - ALL CONCRETE JOINTS SHALL BE CLEANED, WETTED AND MORTARED PRIOR TO SETTING NEXT JOINT. JOINTS SHALL THEN BE PATCHED, TROWELED AND BRUSED SMOOTH. BASE OF MANHOLE SHALL BE GROUTED AND SACKED.
 - MANHOLE COVER FRAME SHALL BE ADJUSTED TO GROVE AND CROSS-SLOPE OF PAVEMENT PRIOR TO POURING CONCRETE BLOCK.

CITY OF AMERICAN CANYON

STANDARD PRECAST MANHOLE (DRAINAGE)

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 5.01



- NOTES:
- GRATE FRAME TO BE INSTALLED TIGHT AGAINST NOSE OF CURB INLET.
 - CONNECTION PIPES MAY BE PLACED IN ANY POSITION AROUND THE WALLS PROVIDED THEY POINT IN THE PROPER DIRECTION.
 - CURVATURE OF THE LIP AND SIDEWALLS AT GUTTER OPENING SHALL BE FORMED BY CURVED FORMS AND SHALL NOT BE MADE BY FRATTING.
 - FLOOR OF BASIN SHALL BE TROWELED AND RETROWELED TO PRODUCE A HARD, POLISHED SURFACE OF MAXIMUM STRENGTH AND SMOOTHNESS. SLOPE OF FLOOR PARALLEL WITH CURB SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.
 - INLET AND OUTLET PIPES SHALL BE TRIMMED TO THE FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
 - SURFACE OF EXPOSED CONCRETE IN BASIN SHALL CONFORM IN SLOPE, GRADE, COLOR, FINISH, AND SCORING TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO THE BASIN.
 - WHEN THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH A SIDEWALK, THE TOP OF THE BASIN SHALL BE POURED MONOLITHIC WITH THE SIDEWALK USING THE SAME CLASS OF CONCRETE AS IN THE SIDEWALK.
 - KEYS REQUIRED WHEN FLOOR POURED SEPARATE FROM WALLS.
 - INSTALL 1" DEEP HOLES WITH 1.00 CUBIC FOOT OF DRAIN ROCK IN BURLAP SACK OUTSIDE WHEN NECESSARY.

CITY OF AMERICAN CANYON

TYPE I CATCH BASIN

DATE: 5/1/25 SCALE: NONE STANDARD DWG. #: 5.03

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W.P. Carlson 01/29/2024

WILLIAM P. CARLSON RCE 89309

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City of American Canyon
 Public Works
 Job Site Copy
 06/01/2022

AT WATSON RANCH
 LOT 10
 IMPROVEMENT PLANS
 CITY DETAILS (NOT LIMITED TO)
 CALIFORNIA
 CITY OF AMERICAN CANYON

DATE: MAY 3, 2022
 DRAWN BY: AVG
 PROJ. ENGR: JH
 PROJ. MGR: WPC

RESERVED FOR WILLIAM P. CARLSON PROFESSIONAL ENGINEER 89309 CIVIL STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

LOT 10 SHEET NUMBER 42 OF 47 JOB NUMBER 1217-062



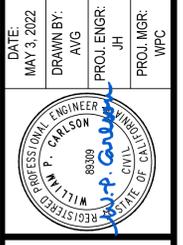
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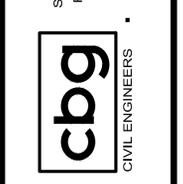
NO.	BY	DATE	REVISIONS

DATE: MAY 3, 2022
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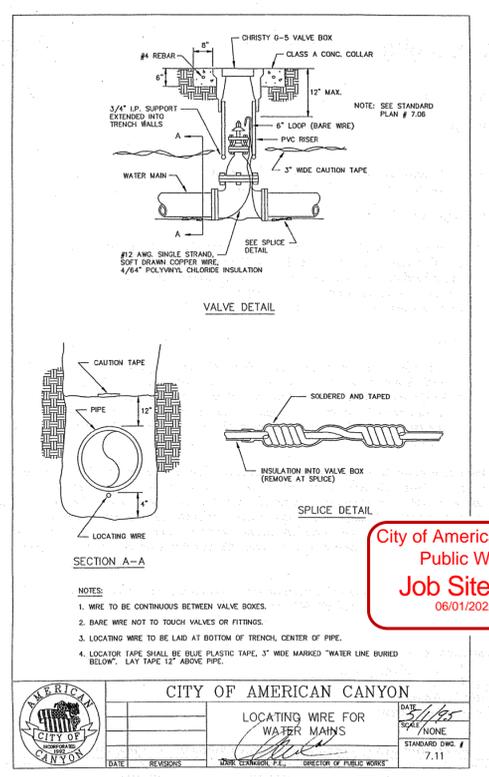
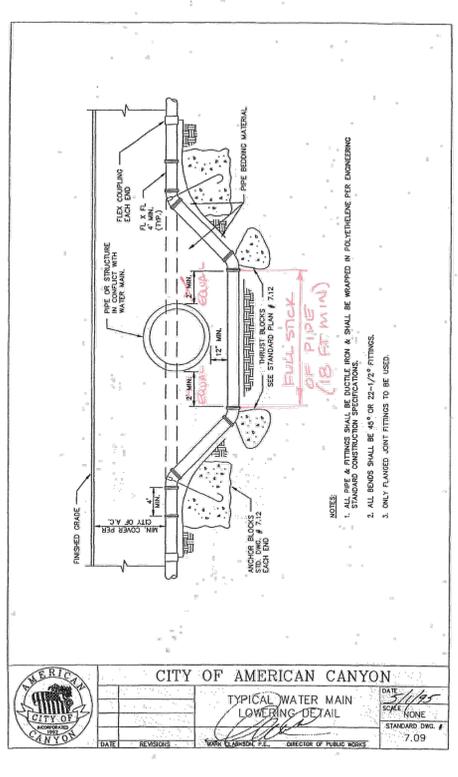
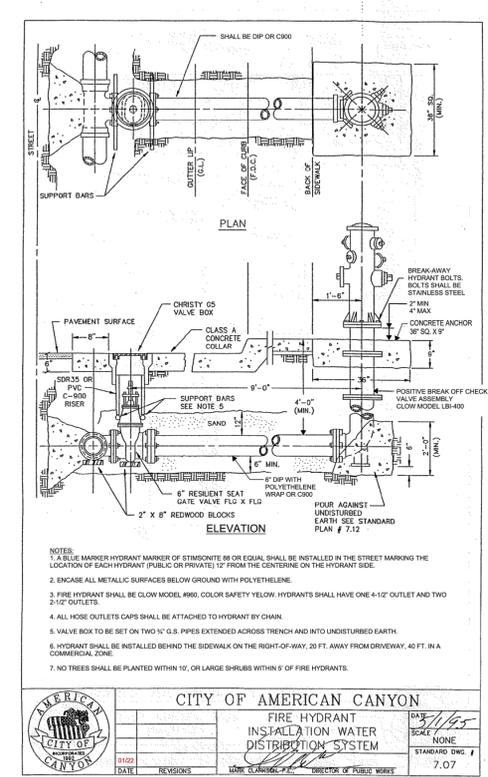
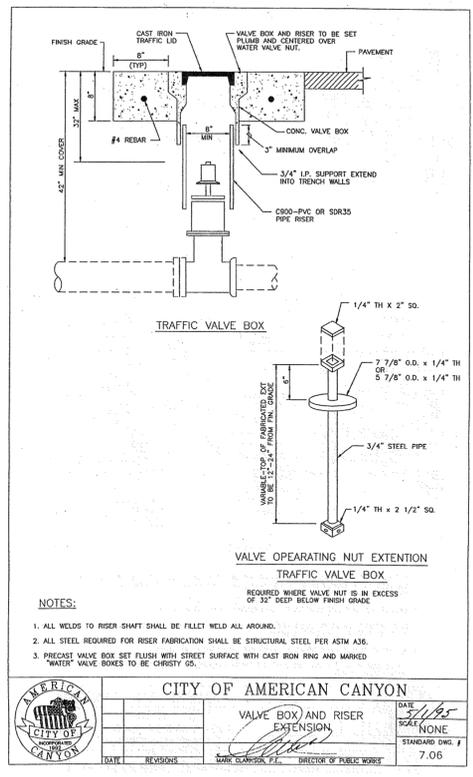
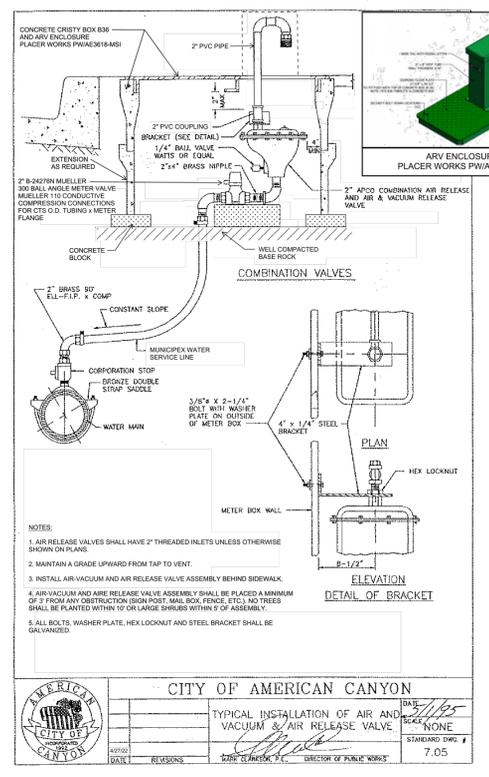
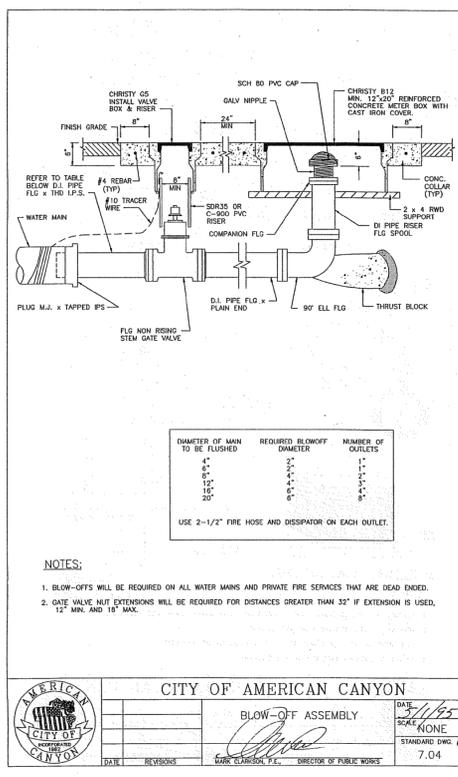
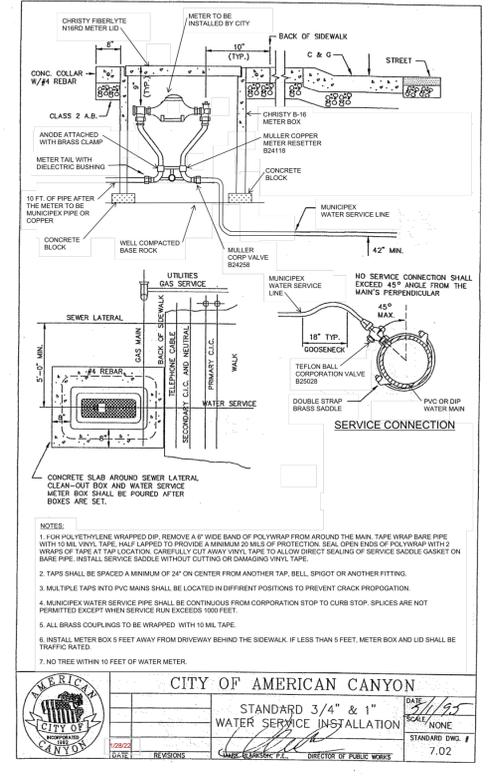
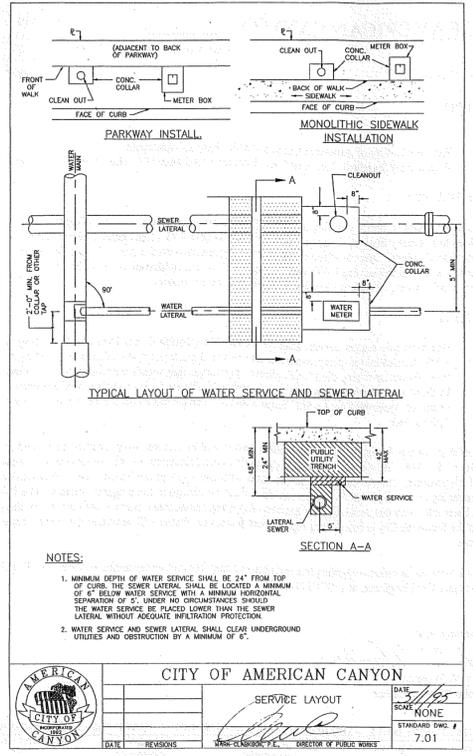
CIVIL ENGINEERS SURVEYORS PLANNERS



AT WATSON RANCH
IMPROVEMENT PLANS
CITY DETAILS (NOT LIMITED TO)

CITY OF AMERICAN CANYON
CALIFORNIA

LOT 10
SHEET NUMBER
44
44 OF 47
JOB NUMBER
1217-062



City of American Canyon
Public Works
Job Site Copy
06/01/2022



REQUIRED BEARING AREA - TOTAL SQUARE FEET						
TYPE OF FITTING	90° BEND	45° BEND	1 1/4" OR 2 1/2" BEND	TEE OR DEAD END	TEE W/PLUG	CROSS W/PLUG
4"	3	2	1	2	3	4
6"	4	3	2	3	4	5
8"	7	5	4	5	7	8
10"	12	8	6	8	12	14
12"	16	10	8	12	16	18

BEARING AREA - TOTAL SQUARE FEET
ANCHOR BLOCK - MINIMUM VOLUME CUBIC YARDS

DETAIL OF ANCHOR BLOCK SHOWN BELOW

SECTION "A-A"

PIPE SIZE | THE RODS | STEEL CLAMPS

6"	3/8"	3" X 1/4"
8"	3/4"	3-1/4" X 1/4"
10"	1"	3-1/2" X 1/2"
12"	1-1/4"	4" X 1/2"

NOTES:

- THRUST BLOCKS AND ANCHOR BLOCKS TO BE CONSTRUCTED OF CLASS B CONCRETE.
- AREAS OPEN ARE FOR CLASS 150 PIPE AT TEST PRESSURE OF 150 PSI IN SOIL WITH PIP BEARING CAPACITY. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES AND/OR SOIL TYPES SHOULD ADJUST AREAS ACCORDINGLY SUBJECT TO APPROVAL OF ENGINEER.
- BLOCKS TO BE POURED AGAINST UNDISTURBED SOIL. WHERE UNDISTURBED SOIL IS NOT AVAILABLE, SIZE THE THRUST BLOCK ACCORDING TO THE VOLUME OF CONCRETE REQUIRED FOR ANCHOR BLOCK.
- JOINTS AND FACE OF PLUGS TO BE KEPT CLEAR OF CONCRETE.
- USE MECHANICAL JOINT RETAINER GLANDS AT ALL ANCHOR BLOCK FITTINGS.
- POLYWRAP FITTINGS IN ACCORDANCE WITH ENGINEERING STANDARD SPECIFICATIONS.

CITY OF AMERICAN CANYON

THRUST BLOCK & ANCHOR BLOCKS DETAILS

DATE: 5/1/25
SCALE: NONE
STANDARD DWG #: 7.12

SECTION A-A

1/2" - 13 NO. HEAVY SQUARE NUT OR EQUIV. TAPPED BAR WELDED TO INSIDE OF POLE

2" THICK SAND BASE

CAST-IN-DRILLED-HOLES FOUNDATION DETAILS

BASE DETAILS

NOTES:

- CAP. STEEL WITH SET SCREWS
- POLE AND ARM: 11 GAUGE STEEL WITH A YIELD STRENGTH OF 33,000 PSI MINIMUM. THE POLE AND ARM SHALL BE CYLINDRICAL WITH A TAPER OF ABOUT 0.14 INCH PER FOOT. ARM O.D. AT SMALL END TO BE 2.37 INCHES. "OVALIZE" LARGE END TO ABOUT 2.5 INCHES IN THE HORIZONTAL DIMENSION.
- HANDHOLE: 4" X 6-1/2" WITH A WELDED REINFORCING FRAME. FURNISH A COVER AND MOUNTING HARDWARE.
- ANCHOR BOLTS: 4 EACH 1" X 36" X 4" WITH 6 INCH MINIMUM THREAD LENGTH. FURNISH 2 HEX NUTS AND 2 ROUND WASHERS WITH EACH BOLT.
- FINISH: GALVANIZE ALL PARTS AFTER ALL CUTTING AND WELDING. POLE AND ARM PER ASTM 123. REMOVAL PARTS PER ASTM 153.

GENERAL NOTES:

- WHEN SETTING POLES IN WIDE SIDEWALKS (GREATER THAN 6' WIDE), SET C OF POLE 2'-0" FROM FACE OF CURB.
- WHEN SETTING POLES PROVIDE A DRAINAGE HOLE UNDER THE STEEL PLATE TO THE CENTER OF THE POLE. FORM HOLE BEFORE CONCRETE SETS USING A PIECE OF REINFORCING ROD OR EQUIVALENT.
- 8-FOOT MAST ARMS FOR RESIDENTIAL STREETS, 10-FOOT MAST ARMS FOR MAJOR COMMERCIAL STREETS.
- INSTALL A NO. 3-1/2 PULLBOX PER CAL-TRANS STANDARD EVERY 200 FEET AND AT EVERY POLE LOCATION.
- MOUNTING HEIGHT FOR RESIDENTIAL OR OUL-DE-SAC SHALL BE 28'. OTHERS SHALL BE 32'.

CITY OF AMERICAN CANYON

STANDARD STREET LIGHT POLE

DATE: 5/1/25
SCALE: NONE
STANDARD DWG #: 8.01

4" INLINE BLOW-OFF ASSEMBLY DETAIL

NOTES:

- FITTINGS SHALL BE DUCTILE IRON, AWWA C110 OR C153.
- PROVIDE 6 INCHES SAND BEDDING, BACKFILL WITH SAND TO 8 INCHES ABOVE THE TOP OF PIPE. COMPACT TO SOLE RELATIVE COMPACTION.
- JOINTS MAY BE FLANGED, RESTRAINED MECHANICAL JOINT WITH APPROVED RESTRAINING DEVICES, OR PUSH-ON WITH U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUAL.
- ALL BURIED METAL SHALL BE ENCASED WITH 8 MIL POLYETHYLENE SO THAT NO SOIL IS IN CONTACT WITH METAL.
- RECYCLED AND NONPOTABLE WATER: THE TOP SURFACES OF BOXES AND LIDS SHALL BE COATED PURPLE PRIOR TO INSTALLATION PER STANDARD SPECIFICATIONS. LIDS SHALL BE PURPLE AND MARKED "RECYCLED WATER".

UNLESS OTHERWISE SPECIFIED ON THE PLANS, LOCATION OF VALVE AND BLOW-OFF BOX SHALL CONFORM TO THE FOLLOWING:

A (SEE PLANS)	B	C
3'	1.5'	1.5'
4'	2.5'	1.5'
≥ 5'	AS REQD.	4'

STANDARD BLOW-OFF

SEE PLANS

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024

WILLIAM P. CARLSON PCE 89309

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL
STATE OF CALIFORNIA #

PHASE 1 RECORD DRAWINGS
SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
CARTER STREET: SHEET 12 (STA. 10+00 - 12+84.88)
DATURA STREET: SHEET 15 (STA 10+00 - 11+82.55)
ERICSON STREET: SHEET 20 (STA 10+00 - 10+46.95)
GOLDBACK STREET: SHEET 23 (STA 10+00 - 10+45.49 & 10+66.30)
FEWTER STREET, FEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

City of American Canyon
Public Works
Job Site Copy
06/01/2022

AT WATSON RANCH

LOT 10

IMPROVEMENT PLANS
CITY DETAILS (NOT LIMITED TO)

CITY OF AMERICAN CANYON

CALIFORNIA

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJECT ENGR: W.P. Carlson
PROJ. MGR: JH
WPC

REVISIONS

NO. BY DATE

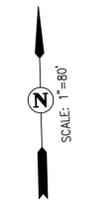
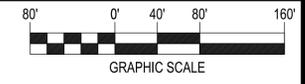
PLANNERS
SURVEYORS
CIVIL ENGINEERS

cbg

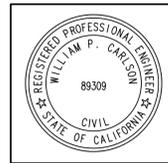
WILLIAM P. CARLSON
REGISTERED PROFESSIONAL ENGINEER
89309
CIVIL
STATE OF CALIFORNIA #

SAN RAMON (925) 866-0322
ROSEVILLE (916) 768-4456
WWW.CBANG.COM

SHEET NUMBER
45
45 OF 47
JOB NUMBER
1217-062



EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER & SIDEWALK
		PUBLIC WATER PIPE
		PRIVATE FIRE PIPE
		FIRE HYDRANT
		FIRE ACCESS GATE (SEE SHEE 4 FOR DETAILS)



THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309

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SEE PHASE 1 LIMITS ON PLAN & PROFILE SHEETS:
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PEWTER STREET, PEWTER COURT, JUNEGRASS STREET, JUNEGRASS COURT, CAPRI COURT, BALSA COURT, BRISA COURT

NO.	BY	DATE	REVISIONS
1	JH	6/22	ADDITIONAL 25 LOTS

DATE: MAY 3, 2022
DRAWN BY: AVG
PROJ. ENGR: JH
PROJ. MGR: WPC

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBAGS.COM

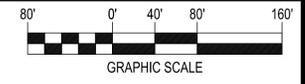
CIVIL ENGINEERS SURVEYORS PLANNERS



AT WATSON RANCH
IMPROVEMENT PLANS
FIRE WATER PLAN
CITY OF AMERICAN CANYON
CALIFORNIA

City of American Canyon
Public Works
Job Site Copy
07/15/2022
REVISION DELTA 1

LOT 10
SHEET NUMBER
FS-1
46 OF 47
JOB NUMBER
1217-062

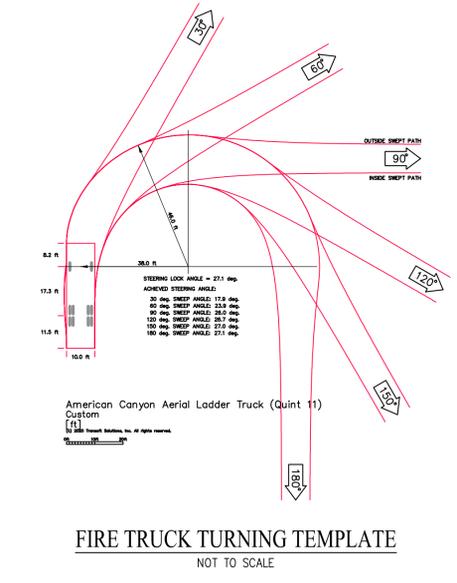


- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPOSED PAVEMENT AREA (FIRE ACCESSIBLE ROADWAY)
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE ACCESS GATE (SEE SHEET 4 FOR DETAILS)

THESE ARE THE "FINAL RECORD DRAWINGS" FOR THE PROJECT WITH THE ADDITIONS NOTED FOR FIELD CHANGES BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE DEVELOPER, CONTRACTOR AND THE CITY INSPECTOR.

W.P. Carlson 01/29/2024
WILLIAM P. CARLSON RCE 89309
CIVIL ENGINEER
STATE OF CALIFORNIA

PHASE 1 RECORD DRAWINGS
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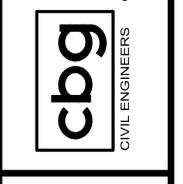
FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

DATE:	MAY 3, 2022
DRAWN BY:	AVG
PROJ. ENGR.:	JH
PROJ. MGR.:	WPC
NO.:	1
BY:	DATE
REVISIONS:	
RECORD INFORMATION:	6/23
LOT 19: ADDITIONAL 25 LOTS:	6/22

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. CARLSON
89309
CIVIL ENGINEER
STATE OF CALIFORNIA

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PLANNERS
SURVEYORS
CIVIL ENGINEERS



AT WATSON RANCH
CITY OF AMERICAN CANYON
CALIFORNIA

LOT 10

IMPROVEMENT PLANS
FIRE ACCESS PLAN

SHEET NUMBER
FS-2
47 OF 47

JOB NUMBER
1217-062



**Watson Ranch; D.R. Horton Lot 10
Corrective Action / Punch List Report
01-30-2024**

Punch List Items								
Item #	Category	Description	Date Created	Completed	Days to Resolution	Attached Files (before / after)	Attached Photos (before / after)	Urgency
13	Storm Drain	CB 16 to SDMH 3	Oct 17 2022 11:44 am	[]	470	0/0	0/0	Level 1
35	Concrete	Sidewalk Goldback st. Sta. 10+50	Jun 13 2023 12:55 pm	[]	231	0/0	3/0	Level 1
48	Water, Domestic	Cathodic protection Domestic water valve	Dec 06 2023 11:41 am	[]	55	0/0	1/0	Level 1
50	Water, Domestic	Lot #126 water service damaged	Dec 06 2023 11:54 am	[]	55	0/0	0/0	Level 1
51	Water, Domestic	Lot #147 service lateral was damaged	Dec 06 2023 03:33 pm	[]	55	0/0	1/0	Level 1
52	Striping/Legends	thermo plastic paint for roadway stiping	Jan 04 2024 03:30 pm	[]	26	0/0	0/0	Level 1
53	Asphalt	distressed asphalt Cartier @ Pewter	Jan 04 2024 03:32 pm	[]	26	0/0	2/0	Level 1
54	Asphalt	Distressed asphalt Pewter st.	Jan 04 2024 03:34 pm	[]	26	0/0	2/0	Level 1
55	Asphalt	Damaged asphalt Junegrass sta.12+30 lt cl	Jan 04 2024 03:37 pm	[]	26	0/0	1/0	Level 1
56	Asphalt	Damaged asphalt Junegrass sta.12+30 lt cl	Jan 04 2024 03:37 pm	[]	26	0/0	0/0	Level 1
58	Asphalt	Capri ct asphalt damaged	Jan 04 2024 03:41 pm	[]	26	0/0	1/0	Level 1
59	Asphalt	Capri ct. asphalt damaged	Jan 04 2024 03:42 pm	[]	26	0/0	1/0	Level 1
62	Water, Domestic	Lot 94 meter lid is damaged	Jan 04 2024 03:47 pm	[]	26	0/0	0/0	Level 1

Item #	Category	Description	Date Created	Completed	Days to Res	Att Files	Att Photos	Urgency
66	Asphalt	Capri ct. adjacent to #43 Capri ct. asphalt damaged	Jan 04 2024 04:07 pm	[]	26	0/0	0/0	Level 1
67	Concrete	55 Capri ct. chipped curb	Jan 04 2024 04:09 pm	[]	26	0/0	0/0	Level 1
68	Asphalt	Capri ct lot 85	Jan 04 2024 04:11 pm	[]	26	0/0	0/0	Level 1
69	Concrete	Capri ct. lot 84	Jan 04 2024 04:12 pm	[]	26	0/0	0/0	Level 1
70	Concrete	Capri ct lot s 84 and 83	Jan 04 2024 04:15 pm	[]	26	0/0	0/0	Level 1
71	Concrete	Capri ct. concrete cracked	Jan 04 2024 04:17 pm	[]	26	0/0	0/0	Level 1
72	Sewer	collar for sewer clean out lot 81 (model parking)	Jan 04 2024 04:18 pm	[]	26	0/0	0/0	Level 1
73	Concrete	Capri ct. lot 95, sidewalk and curb/gutter	Jan 04 2024 04:21 pm	[]	26	0/0	0/0	Level 1
74	Concrete	Capri ct. west side of lot 101 concrete cracking	Jan 04 2024 04:22 pm	[]	26	0/0	0/0	Level 1
79	Concrete	Pewter st. , street light apron damaged	Jan 04 2024 04:31 pm	[]	26	0/0	1/0	Level 1



TITLE

Certification of Sufficiency of Measure "K" Initiative Petition - An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon accepting the certification of the Napa County Clerk Ex-Officio Registrar of Voters as to the sufficiency of the initiative petition entitled "An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code".

CONTACT

Taresa Geilfuss, CMC, City Clerk
William D. Ross, City Attorney

BACKGROUND & ANALYSIS

On October 20, 2023, American Canyon registered voter Francis Lemos submitted a "notice of intention" to circulate a petition for an ordinance initiative entitled "*An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code*" (Attachment 1A).

Thereafter, the City Attorney prepared and provided an official "ballot title and summary" for the proposed initiative for use by the proponents for publication and circulation of the petition (see section below).

The following is the full text of the Ballot Title and Summary which was prepared by the City Attorney and Published and Circulated by the Proponents during their collection of signatures:

Ballot Title and Summary

This Initiative Measure would establish by amendment to the City of American Canyon (City) Municipal Code, a ministerial, nondiscretionary permitting process to incentivize development of sustainable, energy-efficient warehouse facilities (Projects).

To qualify as a sustainable, energy-efficient Project, the following would need to be determined by the City Community Development Director:

- 1) Compliance with landscape, site design, and design guidelines that promote "green building" design, water conservation, and energy conservation, including affordable and economic passive solar technology; and
- 2) Mitigation of significant impacts on the environment, including emissions of greenhouse gases and vehicle miles traveled, through implementation of feasible mitigation measures and use of renewable energy sources; and
- 3) Preservation of biologically sensitive on-site areas as open space where feasible.

The Initiative Measure indicates that a Project would not require review under the California Environmental Quality Act because it establishes a ministerial review and permitting process for Projects. Projects would be exempt from design review under the City Municipal Code. Objective standard conditions of approval may be imposed.

Ministerial approval does not preclude imposition of standard conditions of approval for lighting, air quality, wildlife (after biological studies of impacts on Swainson's Hawk, Golden Eagle, Northern harrier, short-eared owl and burrowing owl), wetlands (there shall be no net-loss of wetlands), cultural resources (after assessment of Archeologists, Coroner/Medical Examiner and the Native American Heritage Commission), geology, greenhouse gas emissions (including best management practices), stormwater, noise, and landscaping.

The Initiative Measure establishes minimum standards and protections for design and appearance, sustainability including stormwater and drainage, collection of recyclable materials, waste management, tobacco smoke control, light pollution reduction, water efficiencies, low volatile organic compounds, structuring, electric vehicle charging stations, bicycle parking, preservation of open space and wetlands, and greenhouse gas emissions and energy.

The Initiative Measure also provides current detailed requirements for building and safety, fire protection, and public works. Prior to issuance of certain permits and certificates of occupancy, the developer will be required to submit documentation to confirm specific conditions have been met.

If the Initiative Measure receives 10% of valid registered voter signatures, it would be forwarded to the City Council for adoption or placement on the ballot at a date to be determined. If approved, the Initiative Measure will become effective at the earliest date authorized by law.

The Initiative Measure indicates that it may not be amended or repealed until January 1, 2029, after that it may be amended or repealed by a majority vote of the City Council.

Sufficiency of Petition

On January 4, 2024, proponents filed the circulated and signed petition with City Clerk. Following a review by the City Clerk and City Attorney, the petition was delivered to the Napa County Clerk Ex-Officio Registrar of Voters for signature verification. On January 12, 2024, the Napa County Clerk Ex-Officio Registrar of Voters returned a Certificate of Sufficiency (Attachment 1B).

Certification of Sufficiency

The Elections Official shall certify the results of the examination to the City Council (California Elections Code sections 9211 and 9114-9115).

Staff recommends the City Council accept the certification of the Napa County Clerk Ex-Officio Registrar of Voters as to the sufficiency of the initiative petition.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

ATTACHMENTS:

1. [Resolution - Accepting Sufficiency of Initiative Petition](#)
2. [Exhibit A - Initiative Petition](#)
3. [Exhibit B - Clerk's Certificate to Initiative Petition](#)

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON,
CALIFORNIA, ACCEPTING THE CERTIFICATION OF THE NAPA COUNTY REGISTRAR
OF VOTERS AS TO SUFFICIENCY OF THE INITIATIVE PETITION ENTITLED “AN
INITIATIVE MEASURE ESTABLISHING A MINISTERIAL PERMITTING PROCESS FOR
DEVELOPMENT OF CERTAIN WAREHOUSE FACILITIES BY AMENDING THE CITY OF
AMERICAN CANYON MUNICIPAL CODE”**

WHEREAS, on October 20, 2023, proponents of an initiative measure entitled “An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code” submitted a Notice of Intention and written text of the measure and requested that a title and summary be prepared by the City Attorney for the measure to circulate the petition; and

WHEREAS, on November 6, 2023, the City Attorney prepared and provided an official ballot title and summary for the proposed Initiative for use by the proponents for publication and circulation of the petition; and

WHEREAS, the City Clerk contacted the Napa County Clerk Ex-Officio Registrar of Voters’ Office to determine the number of registered voters in the City of American Canyon, as of its last report to the Secretary of State pursuant to Elections Code Section 2187, and the City Clerk determined that the number of registered voters in the City was 13,232; and

WHEREAS, the initiative petition would require at least 1,323 (10%) valid signatures to be sufficient to qualify for either: City Council approval or placement of the matter before voters at a regular or special election; and

WHEREAS, the petitions regarding the initiative were filed with the City Clerk on December 21, 2023, and were then submitted to the Napa County Clerk Ex-Officio Registrar of Voters on January 4, 2024, for signature verification; and

WHEREAS, the results of the signature verification conducted by the Napa County Clerk Ex-Officio Registrar of Voters, which is done by reviewing a portion of the signatures, established that 500 of the 1,850 signatures on the petition were examined of which 443 were found to be sufficient; and

WHEREAS, the number of signatures qualified, 1,609, is in excess of the minimum number of signatures required for a regular or special election pursuant to Election Code sections 9215 and 1405; and

WHEREAS, the Napa County Clerk Ex-Officio Registrar of Voters has prepared the Certificate of Sufficiency of the Initiative Petition attached as Exhibit “A”; and

WHEREAS, Elections Code Section 9114 and 9211 requires that the voter initiative petitions be submitted to the City Council at the next regular City Council (County) meeting following the certification.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of American Canyon hereby accepts and confirms the Certificate of Sufficiency regarding the initiative petition.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

The city attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

AN INITIATIVE MEASURE ESTABLISHING A MINISTERIAL PERMITTING PROCESS FOR DEVELOPMENT OF CERTAIN WAREHOUSE FACILITIES BY AMENDING THE CITY OF AMERICAN CANYON MUNICIPAL CODE

This Initiative Measure would establish by amendment to the City of American Canyon (City) Municipal Code, a ministerial, nondiscretionary permitting process to incentivize development of sustainable, energy-efficient warehouse facilities (Projects). To qualify as a sustainable, energy-efficient Project, the following would need to be determined by the City Community Development Director: 1) Compliance with landscape, site design, and design guidelines that promote “green building” design, water conservation, and energy conservation, including affordable and economic passive solar technology; 2) Mitigation of significant impacts on the environment, including emissions of greenhouse gases and vehicle miles traveled, through implementation of feasible mitigation measures and use of renewable energy sources; and 3) Preservation of biologically sensitive on-site areas as open space where feasible. The Initiative Measure indicates that a Project would not require review under the California Environmental Quality Act because it establishes a ministerial review and permitting process for Projects. Projects would be exempt from design review under the City Municipal Code. Objective standard conditions of approval may be imposed. Ministerial approval does not preclude imposition of standard conditions of approval for lighting, air quality, wildlife (after biological studies of impacts on Swainson’s Hawk, Golden Eagle, Northern harrier, short-eared owl and burrowing owl), wetlands (there shall be no net-loss of wetlands), cultural resources (after assessment of Archeologists, Coroner/Medical Examiner and the Native American Heritage Commission), geology, greenhouse gas emissions (including best management practices), stormwater, noise, and landscaping. The Initiative Measure establishes minimum standards and protections for design and appearance, sustainability including stormwater and drainage, collection of recyclable materials, waste management, tobacco smoke control, light pollution reduction, water efficiencies, low volatile organic compounds, structuring, electric vehicle charging stations, bicycle parking, preservation of open space and wetlands, and greenhouse gas emissions and energy. The Initiative Measure also provides current detailed requirements for building and safety, fire protection, and public works. Prior to issuance of certain permits and certificates of occupancy, the developer will be required to submit documentation to confirm specific conditions have been met. If the Initiative Measure receives 10% of valid registered voter signatures, it would be forwarded to the City Council for adoption or placement on the ballot at a date to be determined. If approved, the Initiative Measure will become effective at the earliest date authorized by law. The Initiative Measure indicates that it may not be amended or repealed until January 1, 2029, after that it may be amended or repealed by a majority vote of the City Council.

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the person whose name appears hereon of her intention to circulate the petition within the City of American Canyon for the purpose of enacting an ordinance relating to warehouse facilities in the City. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

The people of the City of American Canyon (“City”) find and declare that the streamlined development of sustainable energy-efficient warehouse facilities, as provided for in the Net-Zero Energy Facilities Initiative, would:

- 1) Promote the use in new warehouse facilities of sustainable energy sources, including solar photovoltaic power.
- 2) Provide that such new warehouse facilities be subject to design and site guidelines and conditions of approval that promote “green building” design, water conservation, and energy conservation, including affordable and economic passive solar.
- 3) Preserve biologically sensitive on-site areas as open space where feasible.
- 4) Mitigate significant impacts on the environment through implementation of feasible mitigation measures.
- 5) Promote economic growth in the City by attracting new industries.
- 6) Streamline development that generates net positive tax revenues for the City by generating more in new tax revenues than are consumed by City expenditures on services provided to the development.
- 7) Create new employment opportunities for residents of the City, Napa County, and the surrounding region.
- 8) Improve the City’s job-housing ratio by adding new employment opportunities.
- 9) Further the goals and policies of the City’s General Plan by developing land contemplated to support urban development to its highest and best use.

/s/ Frances L. Lemos

Fran Lemos

TO THE HONORABLE CLERK OF THE CITY OF AMERICAN CANYON:

We, the undersigned, registered, qualified voters of California, residents of the City of American Canyon, hereby propose an ordinance relating to warehouse facilities in the City, and petition you to immediately submit this initiative to the City Council for adoption without alteration, or alternatively for immediate submission to the voters of the City of American Canyon at a special election or the next regular municipal election for which it qualifies, pursuant to Elections Code section 9215. The proposed ordinance reads as follows:

INITIATIVE MEASURE

The people of the City of American Canyon do ordain as follows:

Section 1. Title.

This initiative measure shall be known as the “Net-Zero Energy Facilities Initiative” (the “Initiative”).

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Section 2. Findings and Purpose.

A. Findings. The people of the City of American Canyon (“City”) find and declare that the streamlined development of sustainable energy-efficient warehouse facilities, as provided for in the Net-Zero Energy Facilities Initiative, would:

- 1) Promote the use in new warehouse facilities of sustainable energy sources, including solar photovoltaic power.
- 2) Provide that such new warehouse facilities be subject to design and site guidelines and conditions of approval that promote “green building” design, water conservation, and energy conservation, including affordable and economic passive solar.
- 3) Preserve biologically sensitive on-site areas as open space where feasible.
- 4) Mitigate significant impacts on the environment through implementation of feasible mitigation measures.
- 5) Promote economic growth in the City by attracting new industries.
- 6) Streamline development that generates net positive tax revenues for the City by generating more in new tax revenues than are consumed by City expenditures on services provided to the development.
- 7) Create new employment opportunities for residents of the City, Napa County, and the surrounding region.
- 8) Improve the City’s job-housing ratio by adding new employment opportunities.
- 9) Further the goals and policies of the City’s General Plan by developing land contemplated to support urban development to its highest and best use.

B. Purpose. The purpose of this Initiative ordinance is to establish a ministerial, non-discretionary review and permitting process to incentivize development of sustainable, energy-efficient warehouse projects. Eligible projects would be required, at a minimum, to:

- 1) Comply with landscape, site design, and design guidelines that promote “green building” design, water conservation, and energy conservation, including affordable and economic passive solar.
- 2) Mitigate significant impacts on the environment, including emissions of greenhouse gases and vehicle miles traveled, through implementation of feasible mitigation measures and use of renewable energy sources.
- 3) Preserve biologically sensitive on-site areas as open space where feasible.

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Section 3. Code Amendment.

The following chapter would be added to the City's municipal code.

Chapter 19.54 SUSTAINABLE, ENERGY-EFFICIENT WAREHOUSE DESIGN PERMIT

Section 19.54.010 Purpose and applicability.

This chapter establishes a new City development entitlement known as the Sustainable, Energy-Efficient Warehouse Design Permit, which is ministerial and thus is not subject to the California Environmental Quality Act (CEQA). This chapter establishes a non-discretionary review and permitting process designed to encourage landowners to seek the development of eligible projects, which will by necessity include design features and conditions of approval intended to facilitate sustainability and minimize the projects' environmental effects. This chapter applies to warehouse projects located in the GI (general industrial) district meeting the requirements of this chapter. Any requirements found outside this chapter (19.54) for projects in the GI district that are inconsistent with the requirements and streamlining provisions of this chapter (19.54) shall not apply to sustainable, energy-efficient warehouse projects that satisfy the requirements of this chapter (19.54) and therefore qualify for the benefits of its streamlined review and permitting process.

Section 19.54.020 Review.

A project shall be approved pursuant to the provisions of this chapter and all applicable and objective development standards in the zone in which the development occurs that are not inconsistent with the requirements and streamlining provisions of this chapter (19.54). Upon confirmation that the project meets the requirements of this chapter, the community development director will approve the application and issue a ministerial permit. Projects meeting the requirements of this chapter and subject to the standard conditions of approval set forth herein shall be exempt from design review under Chapter 19.41.

Section 19.51.030 Design and appearance.

(A) Warehouse buildings shall be of Type VB construction, site cast, tilted concrete panels with a variety of architectural elements.

(B) Typical wall panels shall be enhanced with reveals and a textured elastomeric, multicolored coating system.

(C) Areas around building entries must be enhanced with tinted glazing in aluminum frames with overhead steel-framed painted canopies. Placement of these enhancements should be focused on those locations most visible from the public roadways.

(D) Rooftop mechanical equipment for heating, ventilation, and air conditioning systems shall be screened with a roof parapet and/or with roof screens equal in height to the mechanical equipment.

Section 19.51050 Sustainability standards.

Eligible projects must include design elements or features that meet the following sustainability standards set forth in this section.

(A) Stormwater and drainage. A stormwater pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All stormwater runoff from impervious surfaces (roofs and paving) must be routed through a specially designed water quality detention and treatment basin. On-site detention must be provided to meet the City of American Canyon standards.

(B) Storage and collection of recyclable materials. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling.

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

(C) Construction waste management, including recycling. A minimum of 65 percent diversion of construction and demolition waste from landfills. All of trees, stumps, rocks and associated vegetation and soils resulting from land clearing shall be reused or recycled.

(D) Environmental tobacco smoke control.

(E) Light pollution reduction.

(1) All exterior site lighting, including mounted building lighting and lighting within the parking areas and along walkways shall provide a minimum of 1-foot candle illumination in these areas.

(2) Lighting shall be shielded as appropriate and avoid light spillage or glare from the project site.

(3) Exterior light fixtures on buildings shall be shielded to return potential light glare and impacts.

(F) Water-efficient landscaping.

(1) The project shall be landscaped using plants adapted to the of American Canyon climate. Low-water-use plants shall be primarily used, with moderate water use plants used at accent points, such as driveways and building entries.

(2) The project shall comply with Section 8.20.110 of the City of American Canyon Municipal Code, known as the Model Water Efficient Landscape Ordinance (MWELO).

(3) The landscape palette shall not include oleander.

(4) All landscaping shall be designed to use recycled water for irrigation. Recycled water landscaping shall be designed to comply with California Code of Regulations Title 22 and shall include design details to prevent runoff of recycled water. The irrigation system shall include an evapotranspiration/automatic (or smart) (ET/SMART) irrigation controller.

(G) Water use reduction methods.

(1) The project shall comply with the City's Zero Water Footprint policy adopted by the City Council on October 23, 2007. In this policy, "Zero Water Footprint" is defined as "no loss in reliability or increase in water rates for existing water service customers due to new demand for water within the City's Water Service Area.

(2) All buildings shall be dual plumbed to use recycled water for non-potable uses.

(H) Use of low volatile organic compound (VOC) emitting sealants, adhesives, coatings, floorings, and wood materials.

(1) "Low-VOC" architectural coatings used during project construction shall not exceed 50 grams of reactive organic gases (ROG) or VOC per liter of product.

(I) Roof structures that are designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays.

(J) California Green Building Code compliant electric vehicle charging stations must be provided as follows:

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

(1) Parking areas for passenger automobiles and trucks shall be designed and constructed to accommodate electric vehicle (EV) charging stations. At a minimum, the parking shall be designed to accommodate a number of EV charging stations equal to the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2 (or a successor section as it exists at the time of project approval).

(2) According to California Building Code section 11B-228.3.2.1, the applicable number of electric vehicle charging stations (EVCS) and van accessible EVCS spaces for the employee parking lot must be provided.

(K) Application of United States Green Building Council Leadership in Energy and Environmental Design (LEEDTM) techniques and practices to the project design and construction.

(L) Covered parking for bicycles.

(M) Preservation of open space and wetlands either onsite or offsite.

(N) Greenhouse gas emissions and energy.

(1) Buildings shall be designed and constructed to, at a minimum, the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards Code, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2.

(2) Parking areas for passenger automobiles and trucks shall be designed and constructed to accommodate electric vehicle (EV) charging stations. At a minimum, the parking shall be designed to accommodate a number of EV charging stations equal to the Tier 2 Nonresidential Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.

(3) Electricity demand will be satisfied with 100 percent carbon-free electricity sources, through means such as on-site solar panels, through the year 2045.

(4) To the extent permitted by federal law, the project shall be designed without the use of natural gas-fueled appliances or natural gas plumbing. If, in the judgment of the City Attorney at the time of City review of a proposed project, the City Attorney determines that the City is precluded by the federal Energy Policy and Conservation Act (42 U.S.C. § 6291 et seq.) from using its police power or building code(s) to prohibit the proposed project from using natural gas, the applicant may seek to obtain the streamlining benefits of this Chapter (19.54) by voluntarily foregoing the use of natural gas in its proposed qualifying project. Such a voluntary proposal shall be reflected in the submission of project documents and plans showing an absence of natural gas piping and other infrastructure.

(5) Project applicants shall incorporate GHG-reducing construction best management practices (BMPs), including use of alternative fueled construction vehicles and equipment, the use of local building materials, and the recycling and reuse of construction waste.

(6) Vehicle miles traveled (VMT) for the project shall be 15 percent or more below the regional average. As part of the project application, the applicant shall submit a transportation study prepared by a qualified transportation engineer or consultant demonstrating that VMT for both anticipated employee trips and anticipated truck trips associated with project operations will be at least 15 percent below the regional average, with the affected “region” being the nine-county geographic area (Bay Area) subject to the planning jurisdiction of the Metropolitan Transportation Commission.

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Section 19.51.060 Standard Conditions of Approval.

Approval of a ministerial permit pursuant to this Chapter (19.54) does not preclude imposition of the objective standard conditions of approval set forth in this section. These include objective process requirements related to issuance of a building permit. Any further approvals, such as demolition, grading, and building permits shall be issued on a ministerial basis subject to the objective standards set forth herein, compliance with which shall be required as conditions of approval included in the Sustainable, Energy-Efficient Warehouse Design Permit approved by the City pursuant to this chapter (19.54).

The conditions of this permit shall be printed on the first sheet of each plan set submitted for a building or other ministerial permit pursuant to this Sustainable, Energy-Efficient Warehouse Design Permit. This permit will be enforced pursuant to Chapter 19.02.

(A) Lighting. Prior to issuance of building permits for the project, the project applicant shall prepare and submit a photometric plan to the City of American Canyon for review and approval. The proposed plan shall demonstrate that all exterior light fixtures would be directed downward or employ full cut-off fixtures to minimize light spillage and avoid interference with aviation operations at the Napa County Airport. The approved plan shall be incorporated into the project.

(B) Air quality.

(1) The following best management practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be included in the design of the project and project approval documents, and shall be implemented during construction.

- a. All active construction areas shall be watered at least two times per day.
- b. All exposed non-paved surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and access roads) shall be watered at least three times per day and/or non-toxic soil stabilizers shall be applied to exposed non-paved surfaces.
- c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered and/or shall maintain at least 2 feet of freeboard.
- d. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- e. All vehicle speeds on unpaved roads shall be limited to 15 miles per hours. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling time shall be minimized either by shutting equipment off when in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. The prime construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. The City and the construction contractor shall take corrective action within 48 hours. The BAAQMD phone number shall be visible to ensure compliance with applicable regulations.

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(2) Prior to issuance of grading or building permits, the project applicant shall provide the City with documentation demonstrating the use of “Low-VOC” architectural coatings during project construction. “Low-VOC” architectural coatings shall not exceed 50 grams of reactive organic gases (ROG) or VOC per liter of product.

(3) Prior to issuing the certificate of occupancy for the project, the project applicant shall provide the City with documentation demonstrating the use of a truck fleet that complies with the California Air Resources Board’s On-Road Heavy-Duty Regulations (Cal. Code Regs., title 13, div. 3, ch. 1, art. 4.5, § 2025 et seq.) or superseding subsequently-enacted CARB regulations addressing the same subject matter. If the project applicant does not own the truck fleet that would be used during operation of the project, the project applicant shall provide the City with documentation from the truck fleet owner or operator demonstrating that trucks utilized for operation of the project will comply with these requirements. If any change occurs where a new truck fleet is utilized during operation of the project, the project applicant shall provide the City with documentation demonstrating that the new truck fleet meets or exceeds these requirements.

To monitor and ensure that truck fleet complies with the California Air Resources Board’s On-Road Heavy-Duty Regulations (Cal. Code Regs., title 13, div. 3, ch. 1, art. 4.5, § 2025 et seq.) or superseding subsequently-enacted CARB regulations addressing the same subject matter, the fleet operator shall maintain records available to the City upon request. Alternatively, the City may require periodic reporting and provision of written records by operators and conduct regular inspections of the records.

(4) Prior to issuance of the certificate of occupancy for a building with dock doors, signage shall be posted identifying idling restrictions and contact information to report violations to the building manager.

(5) Prior to the issuance of a certificate of occupancy, as part of future lease agreements, the project proponent shall provide all future tenants at the project site information on available California Air Resources Board and BAAQMD incentive programs, such as the Carl Moyer Program and the Voucher Incentive Program, that support upgrading truck fleets to clean air technology equipment.

(C) Wildlife.

(1) Swainson’s hawk.

a. The applicant must provide a biological study from a qualified biologist evaluating the project site for the presence of ecologically valuable hawk foraging habitat. The study must include conclusions as to whether any loss of habitat due to the project would create a significant environmental effect requiring mitigation, applying the significance threshold found in California Code of Regulations, title 14, section 15065, subdivision (a)(1) (whether the project would substantially reduce the number or restrict the range of the hawk). Any significant environmental effect to Swainson’s hawk habitat identified in a study prepared by a qualified biologist would be mitigated through off-site preservation of habitat at a 1:1 ratio. A specific strategy for how to achieve such off-site preservation shall be prepared by the qualified biologist and submitted to the City.

b. Pre-construction surveys for Swainson’s hawk shall be conducted in the project site vicinity prior to initiation of project construction activities. Agency protocol for conducting nesting surveys for Swainson’s hawk requires that three surveys be conducted during the nesting season, with the first one between March 20 and April 5, the second one between April 5 and April 20, and the third one between June 10 to July 30. Surveys shall be conducted each year following initiation of construction if project activities are delayed or discontinued for seven or more days prior to the first required survey period (March 20 to April 5) and are scheduled to recommence during the second survey period or before August 1. These pre-

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construction surveys shall include investigation of all potential nesting trees within a half-mile radius around all project activities and shall be completed for at least two survey periods immediately prior to commencement of project construction. Surveys shall be conducted in accordance with “Recommended timing and methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley” issued by the California Department of Fish and Wildlife (CDFW) (then the California Department of Fish and Game) in 2000 (or as updated) to maximize the potential for locating nesting Swainson’s hawk and reduce the potential for nest failures due to project activities and/or disturbances.

c. If no nesting Swainson’s hawk are found during the first or second required survey period starting March 20 and extending to April 20, then project construction may commence. If during the third surveys (June 10 to July 30) Swainson’s hawk are found to be nesting in the project vicinity and construction has commenced, it shall be assumed the Swainson’s hawk commenced nesting and thus the Swainson’s hawk are habituated to the ambient level of noise and disturbance emanating from the project site.

d. If Swainson’s hawk are found to be nesting within 0.25 miles of the project site, a non-disturbance buffer shall be established to keep all construction activities a minimum of 0.25 miles from the nest site. CDFW shall be consulted regarding the adequacy of the buffer established by the qualified Raptor Biologist. At that time the necessity for acquiring a Fish and Game section 2081 Incidental Take Permit (ITP) authorization would be determined. An ITP authorization shall be required if there were a valid concern the project activities would result in the “take” of an adult Swainson’s hawk, eggs, or nestlings.

e. Surveys and the biological study shall be conducted by a qualified raptor biologist with at least a minimum of a 4-year college degree in wildlife biology or related environmental science, familiarity with Swainson’s hawk and its local ecology, and 2 years of experience surveying for and detecting Swainson’s hawk pursuant to “Recommended timing and methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley” survey protocol. No disturbance such as construction or earthmoving activity shall occur within the established buffer zone until it is determined by a qualified Raptor Biologist that the young have fledged or that the nesting cycle is complete based on the monitoring of the active nest by a qualified Raptor Biologist.

(2) Golden eagle.

a. No more than 30 days prior to the first ground disturbance activity, pre-construction golden eagle nesting surveys shall be conducted in the project vicinity by a qualified raptor biologist. The qualified raptor biologist shall have a minimum of a 4-year college degree in wildlife biology or related environmental science and at least 2 years of experience surveying for and detecting nesting golden eagles and its local ecology. Preconstruction surveys shall include investigation of all potential nesting trees within a survey area determined by the qualified raptor biologist, but no less than a 1.0-mile radius around all project activities.

b. If active golden eagle nests are identified within any trees within the survey areas in a 1.0-mile radius of the project site, a qualified raptor biologist shall establish a protection buffer of approximately 1.0 mile that is adequate to ensure noise or activity from the project would not cause nest disturbance of young or adult bird mortality. Buffer zones may vary in size as some golden eagles are more acclimated to disturbance than others. Size of buffer zone may be modified by the qualified raptor biologist considering the type of construction activity that may occur and the behavioral factors and extent that golden eagle may have acclimated to disturbance.

c. No construction or earth moving activity shall occur within the established buffer zone until it is determined by a qualified raptor biologist that the young golden eagles have fledged or that the nesting cycle is complete based on monitoring of the active nest by the qualified raptor biologist.

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(3) Northern harrier and short-eared owl.

a. Prior to ground disturbance, a pre-construction nesting survey shall be conducted for northern harrier and short-eared owl by a qualified raptor biologist if construction is scheduled during the nesting season (February 1 through September 1). The qualified raptor biologist shall have at least 2 years of experience surveying for and detecting nesting northern harrier and short-eared owl.

b. To determine whether northern harrier or short-eared owl is nesting on-site, a qualified Raptor Biologist(s) shall conduct walking transects through the project site grassland habitat searching for nests within a minimum 500-foot radius from the project site. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified raptor biologist shall either contact the property owner for permission to physically access the property or conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope.

c. An active northern harrier or short-eared owl nest must be protected by implementing a minimum 500-foot radius buffer zone around the nest marked with orange construction fencing. If an active nest is located outside of the project site, the buffer shall be extended onto the project site and demarcated where it intersects the project site. Size of buffer zone could be increased considering the type of construction activity that may occur, physical barriers between the construction site and active nest, and the behavioral factors and extent that northern harrier or short-eared owl may have acclimated to disturbance.

d. No construction or earthmoving activity shall occur within the established buffer zone until it is determined by a qualified raptor biologist that the young have fledged or that the nesting cycle is otherwise determined to be complete based on monitoring of the active nest by a qualified raptor biologist.

(4) Burrowing owl. Prior to any ground disturbance, pre-construction surveys for burrowing owl shall be conducted within a minimum of 150 meters of the project site. Where the survey area encroaches onto private property not accessible to the public (e.g., fenced in commercial property, residential backyard, etc.), the qualified biologist shall either contact the property owner for permission to physically access the property or conduct a visual survey of adjacent areas by scanning with binoculars or a spotting scope. The pre-construction surveys shall be conducted by a qualified biologist following CDFW 2012 staff report survey methods and biologist qualifications to establish the status of burrowing owl on the project site.

a. If burrowing owl are found to occupy the project site during the nonbreeding season (September 1 to January 31), occupied burrows shall be avoided by establishing a no-disturbance buffer zone to a minimum of 100 feet around the burrow. Buffers may be adjusted to address site-specific conditions using the impact assessment approach described in the CDFW 2012 staff report. If a qualified Raptor Biologist determines the location of an occupied burrow(s) may be impacted even with the 100-foot buffer, or the burrow(s) are in location(s) on the project site where a buffer cannot be established without preventing the project from moving forward, then a passive relocation effort may be instituted to relocate the individual(s) out of harm's way pursuant to a Burrowing Owl Exclusion Plan prepared in accordance with the CDFW 2012 staff report.

b. If burrowing owl are found to be present during the breeding season (February 1 to August 31), the proposed project ground-disturbing activities shall follow the CDFW 2012 staff report recommended avoidance protocol whereby occupied burrows shall be avoided with a no-disturbance buffer.

c. If burrowing owls are ultimately found on the site and burrow eviction/relocation of burrowing owls during the non-nesting season is a selected strategy to move forward with the project without direct impacts to burrowing owl individuals, the applicant

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shall coordinate this effort with CDFW and provide habitat mitigation consistent with the 2012 CDFW Staff Report on burrowing owl.

(5) If construction occurs during the breeding season of migratory and resident birds (February 1 to August 31), a qualified Biologist shall conduct a pre-construction breeding bird survey in areas of suitable habitat within 7 days prior to the onset of construction activity. Surveys shall be conducted within the project footprint and 100 feet from the construction limits for nesting passerines, 250 feet from the construction limits for nesting accipiters and a minimum of 500 feet from the construction limits for nesting raptors. If the survey area is found to be absent of nesting birds, no further mitigation would be required. However, if construction activities are delayed by more than 7 days, an additional nesting bird survey shall be performed. If bird nests are found, appropriate buffer zones shall be established around all active nests to protect nesting adults and their young from direct or indirect impacts related to project construction disturbance. Size of buffer zones shall be determined per recommendations of the qualified Biologist based on site conditions and species involved, but typical buffers around active nests are 500 feet for large raptors such as buteos, 250 feet for small raptors such as accipiters, and 100 feet for passerines (songbirds) and other bird species. For special status species, a 0.25-mile shall be established for nesting Swainson's hawk; 1.0 mile for golden eagle; and a 500-foot buffer for nesting tricolored blackbirds. If an active nest is located outside of the project site, the buffer shall be extended onto the project site and demarcated where it intersects the project site. Buffer zones shall be maintained until it can be documented that either the nest has failed, or the young have fledged.

(D) Wetlands.

(1) There shall be no net loss of wetlands as a result of the project, as determined by a qualified aquatics resource specialist. Lost wetland functions must be restored through a mitigation process, devised by the qualified aquatics resource specialist, of creating new wetlands or preserving existing wetlands either onsite or offsite and enhancing their functionality prior to the occurrence of impacts to the onsite wetlands. The project applicant shall also obtain any permits for filling wetlands required by the U.S. Army Corps of Engineers (USACE), the United States Fish and Wildlife Service, the California Regional Water Quality Control Board for the San Francisco Region (San Francisco RWQCB), or the California Department of Fish and Wildlife.

(2) The project applicant shall submit to the City a jurisdictional delineation and report prepared by a qualified aquatics resource specialist for wetlands subject to jurisdiction of the USACE and/or San Francisco RWQCB identifying temporary and permanent impacts to wetlands resulting from the project and recommending a compensatory mitigation ratio (not less than 1:1) to minimize impacts that cannot be avoided. The mitigation ratio and any other recommendations in the report shall be incorporated into the project plans and all applicable construction-related permits.

(3) Prior to issuance of grading permits, the project applicant shall submit to the City a conceptual Wetland Mitigation and Monitoring Plan prepared by a qualified aquatics resource specialist in accordance with Subpart J – Compensatory Mitigation for Losses of Aquatic Resources outlined in the State Water Resources Control Board Procedures, and in accordance with the State Water Resources Control Board Implementation Guidance dated April 2020 and in accordance with the USACE Compensatory Mitigation Rule (33 Code of Federal Regulations Part 332). The Wetland Mitigation and Monitoring Plan shall address the loss wetlands impact as a result of the project.

(4) Prior to issuance of grading permits, the project applicant shall apply for and obtain a Nationwide Permit from the San Francisco District of the USACE for discharge within wetlands/waters of the United States under Clean Water Act section 404 jurisdiction. For the USACE permit to be valid, the applicant shall apply for and obtain the accompanying Section 401 Water Quality Certification from the San Francisco Bay RWQCB. The applicant shall apply for and obtain a separate Waiver of Waste Discharge Requirements from the San Francisco

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RWQCB for impacts to wetlands/waters of the State. The applicant shall implement the terms of the approved permit(s).

(5) Prior to issuance of a grading permit, the Wetland Mitigation and Monitoring Plan shall be submitted to the San Francisco Bay RWQCB for review as part of the process for obtaining a permit from the agency, if one is required.

(6) The Wetland Mitigation and Monitoring Plan shall include in irrevocable instrument (e.g., deed restriction or conservation easements) that shall restrict use of created/established wetlands. The Wetland Mitigation and Monitoring Plan shall also include a long-term endowment that would be fully funded by the proposed project to manage any open space preserve and created wetlands in perpetuity. The basic objective of the Wetland Mitigation and Monitoring Plan is to ensure that project wetland impacts, and compensatory mitigation proposed to offset the wetland impacts, shall provide a no-net-loss of area of wetlands, and wetlands established/created shall be in-kind to the wetlands impacted. In summary, the Wetland Mitigation and Monitoring Plan shall at a minimum:

a. Provide financial assurances to ensure a high level of confidence that the compensatory mitigation shall be successfully completed, in accordance with applicable performance standards.

b. Design ecological performance standards to assess whether the Wetland Mitigation and Monitoring Plan is achieving the overall objectives, so that it can be objectively evaluated to determine whether it is developing into the desired resource type (vernal pool, seasonal wetland e.g.), and attaining any other applicable metrics such as acres, number of native plant species, water saturation and/or ponding depth etc.

c. Monitor the site for a duration of time determined to be necessary by the qualified aquatics resource specialist, the United States Army Corps of Engineers, and/or the San Francisco Regional Quality Control Board to determine whether the Wetland Mitigation and Monitoring Plan is meeting the performance standards. This monitoring period may be extended if performance standards are not met due to how the wetlands were constructed or natural events such as severe droughts.

d. Protect preserved and created wetlands in perpetuity using an irrevocable instrument (e.g., deed restriction or conservation easement) and provide an endowment sufficient to fund the Long-Term Management Plan.

e. An overall assessment of the condition of the wetlands that shall be permanently impacted by the proposed project shall be conducted using the California Rapid Assessment Method (CRAM) for depressional wetlands, or a hybrid approach based on CRAM. Each similar wetland type that may be impacted shall be assessed to describe the floristic community and record the native and non-native dominant plants within the vernal pool and palustrine emergent wetlands. Physical structure such as topographic complexity and physical features that may provide habitat for aquatic species (e.g., boulders, woody debris etc.) shall be recorded and used to design the created/established wetlands. The purpose of this assessment is to ensure the design of the wetlands shall provide habitat that is similar to the wetlands being impacted to ensure the impacted wetlands are mitigated in-kind.

(E) Cultural Resources.

(1) Appropriate buffer zones shall be determined per recommendations of an Archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards (qualified Archaeologist to avoid or minimize disturbance of archaeological resources.

(2) An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology shall be present on-site during all earth disturbing

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activities. If prehistoric or historic-period archaeological resources are encountered, all construction activities within 100 feet of the find shall halt and the City of American Canyon shall be notified. Prehistoric archaeological materials may include obsidian and chert flaked stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil (“midden”) containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, hand stones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic- period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.

(3) The Archaeologist shall inspect the findings within 24 hours of discovery. If it is determined the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible because it would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the applicant, a qualified Archaeologist shall prepare and implement a detailed treatment plan. Treatment of unique archaeological resources shall follow the applicable requirements of Public Resources Code Section 21083.2. Treatment for most resources would consist of (but would not be limited to) sample excavation, artifact collection, and site documentation, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the proposed project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and State repositories, libraries, and interested professionals.

(4) In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and Section 5097.98 shall be followed. If during project construction, there is accidental discovery or recognition of any human remains, the following steps shall be taken:

a. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resource Code Section 5097.98.

b. Where the following conditions occur, the landowner or authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance:

i. The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

ii. The descendant identified fails to make a recommendation.

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- iii. The landowner or authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

(5) The project applicant must make reasonable efforts to consult with representatives of any California Native American Tribe, as defined in Public Resources Code section 21073 (e.g., the Yocha Dehe Wintun Nation), that might be interested in the project site based on the historical homelands of such tribes. The applicant must submit to the City written evidence of such reasonable efforts to conduct such consultation. Where the applicant has successfully engaged with an interested California Native American Tribe and has received input therefrom, the applicant shall offer to allow a tribal monitor representing the interested California Native American Tribe to be present during all project-related ground disturbance. The project applicant shall offer to follow the California Native American Tribe's treatment protocol for Tribal Cultural Resources (TCRs) meeting the definition found in Public Resources Code section 21074, if such a protocol exists and is made available to the applicant, except where compliance with such a protocol would preclude the construction of important structures or infrastructure or require exorbitant expenditures, as determined by the applicant.

a. Human Remains: Any human remains which are found in conjunction with projects on lands culturally affiliated with a California Native American Tribe that has engaged in consultation with the project application shall be treated in accordance with any applicable and reasonably available Tribal protocol for the disposition or treatment of such remains.

b. Inadvertent Discovery of Native American Human Remains: Whenever Native American human remains are found during the course of a project, the determination of Most Likely Descendant (MLD) under California Public Resources Code Section 5097.98 will be made by the Native American Heritage Commission (NAHC) upon notification to the NAHC of the discovery of said remains at a project site. If the location of the site and the history and prehistory of the area is culturally affiliated with the Tribe, the NAHC contacts the Tribe; a Tribal member will be designated by the Tribe to consult with the landowner and/or project proponents.

c. Treatment of Native American Remains: In the event that Native American human remains are found during development of a project and a California Native American Tribe or a member of such a Tribe is determined to be MLD, the following provisions shall apply. The Medical Examiner shall immediately be notified, ground-disturbing activities in that location shall cease and the Tribe shall be allowed, pursuant to California Public Resources Code Section 5097.98(a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity. The Tribe shall complete its inspection and make its MLD recommendation within 48 hours of getting access to the site. The Tribe shall have the final determination as to the disposition and treatment of human remains and grave goods. Said determination may include avoidance of the human remains, reburial on-site, or reburial on tribal or other lands that will not be disturbed in the future. The Tribe may wish to rebury said human remains and grave goods or ceremonial and cultural items on or near the site of their discovery, in an area which will not be subject to future disturbances over a prolonged period of time. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code Sections 5097.98(a) and (b). The term "human remains" encompasses more than human bones because the Tribe's traditions call for the burial of associated cultural items with the deceased (funerary objects), and/or the ceremonial burning of Native American human remains, funerary objects, grave goods, and animals. Ashes, soils, and other remnants of these burning ceremonies, as well as associated funerary objects and unassociated funerary objects buried with or found near the Native American remains are to be treated in the same manner as bones or bone fragments that remain intact.

d. Non-Disclosure of Location of Reburials: Unless otherwise required by law, the site of any reburial of Native American human remains shall not be disclosed and will

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not be governed by public disclosure requirements of the California Public Records Act, California Government Code Section 6250 et seq. The Medical Examiner shall withhold public disclosure of information related to such reburial pursuant to the specific exemption set forth in California Government Code Section 6254(r). Any involved California Native American Tribe may require that the location for reburial be recorded with the California Historic Resources Inventory System (CHRIS) on a form acceptable to the CHRIS center. The Tribe may also suggest the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

e. Treatment of Cultural Resources: Treatment of all cultural items, including ceremonial items and archaeological items will reflect the religious beliefs, customs, and practices of any California Native American Tribe with whom the project applicant has successfully consulted. All cultural items, including ceremonial items and archaeological items, that may be found at a project site shall, if requested by the Tribe, be turned over to the Tribe for appropriate treatment, unless ordered by a court or agency of competent jurisdiction. The project proponent shall waive any and all claims to ownership of Tribal ceremonial and cultural items, including archaeological items, which may be found on a project site in favor of the Tribe. If any intermediary (for example, an Archaeologist retained by the project proponent) is necessary, said entity or individual shall not possess those items for longer than is reasonably necessary, as determined solely by the Tribe.

f. Inadvertent Discoveries: If additional significant sites or sites not identified as significant in a project environmental review process, but later determined to be significant, are located within a project impact area, such sites will be subjected to further archaeological and cultural significance evaluation by the project proponent, the Lead Agency, and the Tribe to determine whether additional mitigation measures are necessary to treat sites in a culturally appropriate manner consistent with CEQA requirements for mitigation of impacts to cultural resources. If there are human remains present that have been identified as Native American, all work will cease for a period of up to 30 days in accordance with Federal Law.

(F) Geology.

(1) Where a project site lies astride, or immediately adjacent to, the West Napa Fault, the project applicant shall, prior to the issuance of any building permits, submit plans to the City of American Canyon that demonstrate a minimum 50-foot setback between the West Napa Fault and each building. The approved plans shall be incorporated into the proposed project.

(2) Prior to the issuance of building permits for any phase of the project, the project applicant shall submit a design-level Geotechnical Investigation to the City of American Canyon for review and approval. The investigation shall be prepared by a qualified engineer and identify grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code (CBC) geologic, soils, and seismic requirements, including abatement of expansive soil conditions. The report shall also determine the final design parameters for walls, foundations, foundation slabs, and surrounding related improvements (e.g., utilities roadways, parking lots, and sidewalks). The measures identified in the approved report shall be incorporated into the project plans and all applicable construction-related permits.

(3) If potential fossils are discovered during project implementation, all earthwork or other types of ground disturbance within 100 feet of the find shall stop immediately until a qualified professional Paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the Paleontologist shall either record the find and recommend that the applicant allow work to continue or recommend salvage and recovery of the fossil. The Paleontologist shall, if required, propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If necessary, treatment for fossil remains

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shall include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and, if required, shall also include preparation of a report for publication describing the finds.

(G) Greenhouse gas emissions.

(1) Prior to the issuance of any grading permits, the project applicant shall provide the City of American Canyon with documentation (e.g., site plans) demonstrating project construction will include the following construction Best Management Practices (BMPs):

a. At least 15 percent of the construction fleet for each project phase shall be alternatively fueled or electric.

b. At least 10 percent of building materials used for project construction shall be sourced from local suppliers.

c. At least 65 percent of construction and demolition waste materials shall be recycled or reused.

d. At least one contractor that has a business location in American Canyon shall be contracted for project construction.

e. All construction contracts shall include language that requires all off-road equipment with a power rating below 19 kilowatts (e.g., plate compactors, pressure washers) using during construction be electrically powered.

f. Architectural coatings used for project construction shall be “Low-VOC,” containing no greater than 50 grams of volatile organic compounds (VOC) per liter of product.

g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure [ATCM] Title 13, Section 2485 of California Code of Regulations). Clear signage regarding idling restrictions shall be provided for construction workers at all access points.

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

i. The prime construction contractor shall post a publicly visible sign with their telephone number and contractor to contact. The construction contractor shall take corrective action within 48 hours. The BAAQMD’s phone number shall also be identified and visible to ensure compliance with applicable regulations.

(2) Prior to issuance of any building permits, the project applicant shall demonstrate to the satisfaction of the City of American Canyon (e.g., shown on-site plans), that the proposed buildings are designed and will be built to, at a minimum, the Tier 2 advanced energy efficiency requirements of the Nonresidential Voluntary Measures of the California Green Building Standards Code, Division A5.2, Energy Efficiency, as outlined under Section A5.203.1.2.2.

(3) Prior to issuance of any building permits, the project applicant shall demonstrate to the satisfaction of the City of American Canyon (e.g., shown on site plans), that the proposed parking areas for passenger automobiles and trucks are designed and will be built to accommodate electric vehicle (EV) charging stations. At a minimum, the parking shall be designed to accommodate a number of EV charging stations equal to the Tier 2 Nonresidential

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Voluntary Measures of the California Green Building Standards Code, Section A5.106.5.3.2.

(4) Prior to the issuance of any building permit for a proposed project, the project applicant shall provide the City with documentation (e.g., site plans) demonstrating that the electricity demand will be satisfied with 100 percent carbon-free electricity sources, through means such as on-site solar panels, through the year 2045.

(H) Stormwater.

(1) Prior to issuance of grading permits for the proposed project, the applicant shall submit to the City of American Canyon a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit (Order No. 2009-0009-DWQ as amended) and stamped by a professional engineer with at least three years of experience in preparing stormwater plans (qualified stormwater engineer). The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources (e.g., runoff), including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity, are controlled; (2) where not otherwise required to be under a RWQCB permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) (e.g., silt fencing, street sweeping, routine inspection, etc.) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association (CASQA) Stormwater Best Management Handbook–Construction or the California Department of Transportation (Caltrans) Stormwater Quality Handbook Construction Site BMPs Manual. The SWPPP shall be implemented during construction.

(2) Prior to the issuance of building permits, the project applicant shall submit a Stormwater Control Plan to the City of American Canyon signed and stamped by a qualified stormwater engineer. The plan shall be developed using the California Stormwater Quality Association (CASQA) “New Development and Redevelopment Handbook” and include applicable provisions of Section C.3 of the San Francisco Bay Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (Order No. R2-2015- 0049, NPDES Permit No. CAS612008 (or more recent permit). The Stormwater Control Plan shall identify pollution prevention measures and Best Management Practices (BMPs) to control stormwater pollution from operational activities and facilities and provide maintenance in perpetuity. The Stormwater Control Plan shall include Low Impact Development (LID) design concepts, as well as concepts that accomplish a “first flush” objective that remove contaminants from the first 2 inches of stormwater before it enters area waterways. The project applicant shall also prepare and submit an Operations and Maintenance Agreement to the City, identifying procedures to ensure stormwater quality control measures work properly during operations.

(I) Noise.

(1) Implementation of the following multi-part mitigation measure is required to reduce potential construction period noise impacts:

a. The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers that are in good condition and appropriate for the equipment.

b. The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.

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c. The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.

d. At all times during project grading and construction, the construction contractor shall ensure that stationary noise- generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.

e. The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.

(2) The construction contractor shall ensure that all on-site construction activities, including the operation of any tools or equipment used in construction, drilling, repair, alteration, grading, or demolition work, are limited to between the daytime hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No construction shall be permitted on Sundays and federal holidays.

(J) Landscaping.

(1) Prior to building permit issuance, Landscape plans must comply with the State of California Water Efficient Landscape Ordinance. A landscape architect shall document and attest to the compliance with the State ordinance on the landscape plans.

(2) All trees shown on the landscape plans must be 15 gallons in size or larger

(3) The landscape plans must provide cross sections for landscaping areas showing trees, landscaping, etc, that ensure that proposed trees would not be planted above proposed utilities or inappropriately planted in bio-retention areas. Landscape plans must be reconciled with any civil plans and continue to provide a robust tree palette.

(4) Prior to issuance of a certificate of occupancy, the project landscape architect shall certify that all plant materials have been installed in accordance with the landscape plan submitted with the application materials.

(5) 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.

(6) Clear sight triangles shall be maintained at all driveways. Low-lying plantings and other site fixtures, including signs, shall be no taller than 30 inches within the site vision triangles.

(7) 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 ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be maintained in sound operating conditions with heads periodically cleaned and replaced when missing to insure continued regular watering of landscaped areas, and health and vitality of landscape materials.

(K) Building and Safety.

(1) Construction and grading activities on the site shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. Work between the hours of 6:00 p.m. and 7:00 a.m. and work on weekends and holidays requires prior written approval from the Building Official. If weekends and holiday work is approved construction and grading activities on the site shall be limited to between 8:00 a.m. to 6:00 p.m. on Saturdays and between 10:00 a.m. and 6:00 p.m. on Sundays and State and federal holidays.

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(2) 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 only by the California Code if any conflicts arise.

(3) Prior to the final inspection, the applicant or developer shall submit a letter of certification to the Building Official from the project architect, civil engineer, and landscape architect certifying that all improvements have been constructed in accordance with the approved building plans. A Certified Access Specialist (CASP) shall also submit a letter certifying that all improvements have been constructed in compliance with applicable State and federal accessibility standards. Determination of consistency shall be subject to the review and approval of the Building Official.

(4) Prior to issuance of a building permit, the applicant shall submit a Construction Waste Management Plan for the diversion of at least 65 percent of the debris from the building demolition and construction. The plan shall include the qualified recycler that will be used, the methods of managing diversion of construction materials on site, and the proposed documentation that will be submitted to confirm that the diversion goal has been met.

(L) Fire Protection.

The following conditions shall be satisfactorily addressed on the building permit submittal:

(1) Prior to issuance of any building permits, the project applicant shall pay Fire Impact Fees (see current Standards Fees and Charges adopted by resolution).

(2) Where a qualified engineer determines that the payment of Fire Impact Fees will not be sufficient to compensate the American Canyon Fire Protection District (ACFPD) for any identified fire service deficiencies attributable solely to the proposed project, the project applicant shall, prior to the issuance of building permits, take whatever additional steps (e.g., the formation of a Mello-Roos Community Facilities District or similar financing mechanism) to make up for such deficiency.

(3) There shall be no deferred submittals for fire protection equipment and related utilities. Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection, and Civil plans.

(4) All fire-related underground piping and fire appurtenances shall be shown on the Civil plan submittal, at least one (1) plan set under separate cover shall be submitted to the Building Division for routing to the Fire Protection District detailing all underground piping and related fire appurtenances including but not limited to underground piping, underground sweep detail, underground trench details showing depth of burial, type of backfill, manufacturer's specifications of piping, valve joints, fittings and calculated size and locations of thrust blocks, hydrant locations (designate public or private), gate shut-off valves, PIVs, FDCs, fire pumps, fire pump and/or riser rooms. The applicant will need to submit all related fire information on a separate plan for fire review. The fire-related portions of the Civil plan shall not be bound with the building plan.

(5) Prior to issuance of a building permit, the underground utility contractor, architect, and fire sprinkler contractor shall coordinate the location of risers and control valves.

(6) An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. The square footage of each building and the required fire flow information must be demonstrated on the plan submittal. The number and spacing of onsite fire hydrants shall meet requirements of the California Fire Code.

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- (7) New buildings and additions to existing buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City standards and nationally recognized standards.
- (8) The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment.
- (9) Prior to issuance of a building permit, a fire department circulation plan using the City's ladder struck and demonstrating clear turning movements into and out of the project shall be provided. The final design of fire department access components shall be reviewed and approved by the Fire Marshal prior to installation. The circulation plan must show how a fire apparatus can position near the building on either side, with the ability to turn the apparatus around to leave the project site.
- (10) Fire apparatus access roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City and the applicable Public Works Standard.
- (11) Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb to curb) and a minimum unobstructed vertical clearance of 13' 6". Such roads shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds.
- (12) Fire apparatus access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all buildings from an approved exterior route. If this cannot be achieved, fire apparatus turn-arounds will be needed.
- (13) Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed bumps, humps or dips are prohibited along fire access roads without prior approval from the Fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.
- (14) When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards.
- (15) Where applicable, plan submittals shall include locations of fire lane red curbing and fire lane signage. Please refer to and include City Public Works Standard FP-2A & 2B with plan submittals for permitting.
- (16) The City requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.
- (17) The Fire Department Connections (FDCs) shall be located not more than 100ft. from the nearest fire hydrant.
- (18) Plans submitted for permit shall include City of American Canyon "Underground" standards, detail drawings and the applicable City of American Canyon Public Works Standard detail (W-7A, B, C or D) for Fire Service double detector check installations. A separate set of plans shall be submitted detailing all related underground fire utilities and appurtenances including but not limited to, all underground piping, type, sizes, depth of burial, fittings, thrust blocks, risers, pumps, hydrants, FDCs, etc.
- (19) System Protection Area Limitations NFPA 13-8.2.1 Maximum floor area on any one floor to be protected by sprinklers supplied by any one sprinkler system riser or combined system riser shall be as follows.

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- a. Light Hazard – 52,000 sf – per riser
- b. Ordinary Hazard - 52,000 sf – per riser
- c. *Extra Hazard – Hydraulically calculated - 40,000 sf – per riser
- d. Storage – High-piled storage (as defined in 3.9.1.16) and storage covered by other NFPA standards – 40,000 sf – per riser

(M) Public Works.

(1) The applicant shall be responsible for all City plan check and inspection costs. The applicant shall establish a Developer Deposit Account with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual costs.

(2) All improvements shall be designed in accordance with the American Canyon Municipal Code (ACMC), City of American Canyon Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these conditions.

(3) All new utilities to serve the project, shall be placed underground with the exception of surface-mounted transformers, pedestal mounted terminal boxes, and meter cabinets.

(4) Unless otherwise explicitly permitted, all existing wells, septic tanks, and/or underground fuel storage tanks shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

(5) A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils, and seismic risk. The applicant's Building Permit Plan Set (including grading, utility, landscape, and building plans) shall incorporate all design and construction criteria recommended in the Geotechnical Report.

(6) A drainage report prepared by a California Registered Civil Engineer shall be submitted with the initial submittal of the Building Permit Plan Set. The report shall include detailed hydrologic and hydraulic calculations to support the design and sizing of all public and private drainage facilities including storm drains and detention facilities. The report shall address existing downstream storm drain facilities and hydraulic conditions which may impact the design of proposed facilities and improvements.

(7) A final detailed post-construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted to the City Engineer. The SWCP shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).

(8) A Post Construction Stormwater Operations Maintenance Plan meeting the definition found in Chapter 14.28 that includes a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be signed and stamped by a qualified stormwater engineer and submitted to the City Engineer. The property owner(s) shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the post-construction stormwater BMPs.

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(9) The applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite improvements. The applicant shall prepare all necessary legal descriptions and deeds.

(10) To the extent any offsite public improvements require the acquisition of property not currently owned by the applicant or the City, the applicant shall first make a good-faith effort to acquire the necessary property rights; however, if the applicant makes such an effort and is unable to acquire such rights, then the applicant may request the City acquire the necessary property rights through the exercise of eminent domain provided that the applicant first enters into an agreement with the City to pay for all costs incurred by the City to acquire such rights and if the City does not acquire the rights necessary to allow the offsite public improvements to be completed by the applicant within the statutory timeline provided by law, then the applicant shall be relieved of the obligation to construct those off-site improvements only to the extent they require property not currently owned by the applicant or the City. The applicant shall make a good-faith effort to identify and acquire the necessary property rights at the earliest opportunity.

(11) The applicant shall submit the Building Permit Plan Set, prepared by a registered Civil Engineer, to the City's Public Works Department. This is a separate submittal from the building permit application. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. No final grading or other construction shall be performed until the Building Permit Plan Set has been approved. The applicant shall not begin clearing, grubbing, or rough grading prior to the approval of the Building Permit Plan Set, unless explicitly approved by the City through the standard grading and utilities only permit process. An Encroachment Permit is required for any work within City right-of-way. Encroachments Permits will not be issued prior to the approval of the Improvement Plans.

(12) All public water service laterals or services (domestic, recycled, and fire water) shall include approved backflow prevention devices.

(13) Cathodic protection shall be provided for all water valves, fittings, hydrants, meters, backflow devices and other metal appurtenances, regardless of the findings of any soils corrosivity analysis.

(14) The applicant shall keep adjoining public and private streets free and clean of project, direct, mud, materials, and debris during the construction period in accordance with SWPPP using appropriate BMPs and as is found necessary by a qualified professional civil engineer.

(15) If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

(16) Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind the sidewalk. Public utilities, cable tv, sanitary sewers, and water lines shall be installed in a manner that will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

(17) Where soil or geologic conditions encountered in grading operations are different from that anticipated in the Soil and/or Geologic Investigation Report, or where such conditions warrant changes to the recommendations contained in the original Soil Investigation, a revised Soil or Geologic Investigation Report shall be submitted for approval by the City Engineer.

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(18) All new fire hydrants shall be covered with burlap sacks until the hydrants have been tested and found to be in conformance with City flow requirements. No storage of combustible materials or construction of building shall be permitted until all hydrants meet City flow requirements.

(19) Prior to placing the final lift of asphalt, all public storm drains and sanitary sewer lines shall be video inspected at the applicant's expense. All video media (CD, DVD, or portable hard drive) shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

(20) All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with the project shall be the responsibility of the applicant and shall be repaired to the satisfaction of the City at the applicant's expense.

(21) After all the new underground utilities within existing public streets have been installed, the entire affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.

(22) All construction stormwater pollution prevention BMPs shall be installed as the first order of work and in accordance with the State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ, as amended), the applicant's SWPPP, and the City's Erosion and Sediment Control Plan in accordance with the City's MS4 Permit. All stormwater BMPs shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD) and Qualified SWPP Practitioner (QSP).

(23) With the exception of water used for loading and testing of potable water lines, all construction water used for the project shall be obtained from a source other than American Canyon potable water sources. The applicant shall provide verification that an outside source of construction water, e.g., recycled water, has been established and will be available for the duration of the project construction.

(24) Plans submitted to Public Works shall be tied to the State of California coordinate system.

(25) The applicant shall construct all of the on-site private streets, water, recycled water, sewer, storm drainage and stormwater quality Private Improvements described below. All private street, water, recycled water, sewer, storm drainage and stormwater quality improvements shall be designed in accordance with City Standards, except as specifically noted otherwise in these Standard Conditions.

a. Storm Drain Facilities: Construct private on-site drainage facilities, detention facilities, and other appurtenances to collect and convey all surface drainage to an approved private storm drain facility or outfall. Onsite drainage facilities shall provide for the positive drainage of all adjacent upstream or upgrade properties to prevent ponding. Existing run-on from adjacent properties shall not be obstructed and shall be conveyed onsite. Off-site peak storm water discharge shall not exceed 90 percent of the undeveloped peak flow from the 24-hour, 100-year event. The storm drains and detention facilities shall be substantially consistent with any preliminary plans. The sizing of all storm drains and detention facilities shall be determined by the approved final drainage report.

b. Stormwater Quality Facilities: Permanent on-site private post-construction stormwater treatment BMPs shall be designed and constructed in accordance with the approved final SWCP.

c. Recycled Water Services: Separate recycled water services shall be provided for domestic non-potable uses and irrigation uses.

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(26) The applicant shall reimburse the City for the project's fair share of the costs for improvements to transportation facilities needed to handle traffic associated with the project within City level of service (LOS) requirements, as determined by the City Engineer with input from the applicant and the applicant's traffic consultant.

(27) The applicant shall reimburse the City for the project's fair share of the costs for any improvements to of the City's wastewater treatment pipeline system and treatment plant needed to handle wastewater generated by the project.

(28) Prior to submittal of the Building Permit Plan Set, the applicant shall:

a. Submit to the City a Building Permit Plan Set modeled on the City's "Improvement Plan Checklist."

b. Pay an initial cash deposit for City plan check services in an amount to be determined by the City prior to the time of submittal. The project engineer shall contact City staff to discuss submittal details to determine initial deposit amount.

c. Provide the following:

- i. Public Street Repair Plan
- ii. Utility Plan and Joint Trench Plan
- iii. SWPPP and City Erosion and Sediment Control Plan
- iv. Drainage Report
- v. Post-Construction SWCP
- vi. Geotechnical Report
- vii. Construction Traffic Control Plan
- viii. Traffic Impact Study
- ix. Application for Water and Sewer Service

(29) Pothole and physically determine (by way of a survey performed by the Engineer of Record) the actual horizontal location and vertical depth of all existing underground utilities throughout the proposed area of work and provide the design of all new utility installations required to serve the project including a schedule for implementation of such work as to prevent disrupting of utility service to adjacent properties.

(30) Prior to approval of the Building Permit Plan Set, the applicant shall:

a. Provide written acknowledgement by the Geotechnical Engineer of Record that the plans incorporate all design and construction criteria specified in the Geotechnical Report.

b. Furnish proof of acquisition of all rights of entry and/or temporary and permanent easements necessary to construct the project and the location of all such rights on the plans.

c. Furnish proof that all permits that may be required by the California Department of Fish & Wildlife, State and Regional Water Quality Control Board, U.S. Army Corps of Engineers and any other regulatory agencies with jurisdiction over the proposed construction have been obtained.

d. Fill out and submit the City's Erosion and Sediment Control Plan (ESCP) Template. Applicant may refer to a SWPPP, as appropriate, by referencing page number within the SWPPP that addresses the requirements of the ESCP.

e. Submit a copy of the Notice of Intent and Wastewater Discharge Identification Number (WDID#) for coverage under the State Water Resources Control Board's

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General Construction Permit for Stormwater Discharge Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ).

- (31) Prior to commencement of construction activities, the applicant shall:
- a. Pay off all current account balances with the City.
 - b. Pay an inspection fee in an amount to be determined at the time of commencement for the City's inspection of the Public Improvements.
 - c. Conduct a pre-construction meeting with representatives of the City whereby the applicant, the Legally Responsible Party (LRP), Qualified SWPPP (QSP), Qualified SWPPP Developer (QSD), and/or the Contractor provides the following:
 - i. Six (6) full-size bond copies of the approved Building Permit Plan Set for the City's use.
 - ii. One (1) job-site copy of the latest edition of the City Standards for the Contractor's use.
 - iii. One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.
 - iv. Electronic copies of Building Permit Plan Set and SWPPP.

(32) Prior to approval of a building permit, the applicant shall pay all account balances and current City and American Canyon Fire District fees (Mitigation & Capacity) based on the rates in effect at the time of permit issuance. These fees include but may not be limited to the following: Traffic Mitigation, General Plan Update, Civic Facilities, Fire District, Water Capacity, Wastewater Capacity, Zero Water Footprint Mitigation, and Affordable Housing Nexus.

(33) Prior to issuance of the first building permit, the applicant shall enter into a Recorded Transportation Demand Management Program Agreement (TDM Agreement) encompassing the entire project. The TDM Agreement shall be based on a traffic study prepared by a qualified transportation engineer. The study shall address whether the proposed project is consistent with the City's traffic level of service (LOS) policy as set forth in Guiding Policy 1.6 of the Circulation Element of the City of American Canyon General Plan, which is to "[a]chieve and maintain a Multimodal LOS D or better for roadways and intersections during peak-hours where possible and as long as possible," and shall include the components set forth in paragraphs a and b below.

a. Where the traffic study shows that a TDM agreement is necessary to achieve consistency with Guiding Policy 1.6, the TDM Agreement shall include a financial guarantee to the City in order to ensure the effectiveness of the TDM Agreement in achieving consistency with the Guiding Policy. Depending on the results of the traffic study, this guarantee may address the need to achieve specific AM peak-hour volumes and/or specific PM peak-hour volumes attributable to the project.

b. The TDM program shall be implemented at the applicant's cost, with no cost to the City, regardless of the eventual mix of uses and shall at a minimum include a permanent vehicle counting station at each public access point. The TDM program shall include a requirement to start and end workday shifts during off-peak hours (i.e., not between 7:00 a.m. to 9:00 a.m. or 3:00 p.m. to 6:00 p.m.).

In addition to requiring off-peak workday shift changes, additional examples of measures that may be considered as part of an effective TDM program include but are not limited to the following:

- i. Implement shuttle service to key employment centers or park-and-ride lots in the area for those employees whose workday shift start during peak hours.

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- ii. Car-share program
- iii. Shuttles to regional transit
- iv. Transit subsidies
- v. Carpool/vanpool subsidies
- vi. Employer-owned/sponsored vanpools
- vii. Flex-time and telecommute programs
- viii. Use of rail to transport employees and/or the delivery of goods

c. The applicant shall retain a transportation planning/engineering consultant to analyze the effectiveness of the TDM program in a written report. The TDM Report will include data collected from the permanent vehicle counting station and a determination of employee commute methods, which shall be informed by surveying all employees working at the site. The TDM Report shall be submitted to the City on a periodic on-going basis and it shall form the basis of on-going determinations as to the effectiveness of the TDM program.

d. If at any point the TDM program is not effective in achieving consistency with Guiding Principle 1.6, the applicant shall take additional steps in order to achieve such consistency. Possible steps could include the payment of Traffic Impact Fees or enhancements or additions to the measures included in the original TDM Program.

(34) Prior to occupancy of any building, the applicant shall:

a. Restore all adjacent off-site road surfaces to pre-project conditions (if applicable).

b. Submit a certification by the Geotechnical Engineer of Record that all work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.

c. Provide a mylar and digital copy of the Building Permit Plan Set that includes all as-built or field changes, digital (.pdf) and AutoCAD (.dwg) format, compatible with the City's current version, and tied to the City's coordinate system.

d. Provide a letter stating that all of the Standard Conditions of Approval set forth in this section have been met.

e. Provide a letter from the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in substantial conformance with the approved plans and City Standards.

f. Enter and record a post-construction Stormwater Operations and Maintenance Agreement with the City.

Section 4. Effective Date.

This initiative measure shall be binding and effective as of the earliest date allowed by law.

Section 5. Severability.

If any section, subsection, sentence, phrase, or clause of this initiative is declared invalid by a court of competent jurisdiction, the remaining sections, subsections, sentences, phrases and clauses shall remain valid and enforceable. The voters declare that they would have passed all sections, subsections, sentences, phrases and clauses of this initiative without the section, subsection, phrase or clause declared invalid by a court of competent jurisdiction.

Section 6. Conflicts with State and Federal Law.

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

The provisions of this initiative measure shall not apply to the extent that they would violate state or federal laws.

This initiative shall not be applied in a manner that would result in an unconstitutional taking of private property.

Section 7. Relationship to Municipal Code.

If any provision of this initiative conflicts with other provisions contained in the City of American Canyon Municipal Code, the provisions of the initiative ordinance shall supersede any other conflicting provision. This initiative ordinance does not alter, modify, or eliminate any zoning or other requirements of the City of American Canyon Municipal Code other than the new chapter (19.54) created by the initiative.

Section 8. Amendments.

No provision of this initiative ordinance may be amended or repealed until January 1, 2029. After that date, the City Council shall have the power to amend or repeal the ordinance.

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DECLARATION OF CIRCULATOR: (To be handwritten by the circulator after above signatures have been obtained)
 I, _____, am 18 years of age or older. I reside at the following address:
(printed name)

(residence address, including street and number, city, state and zip)
 I circulated this section of the petition and witnessed each of the appended signatures being written. Each signature on this petition section is, to the best of my information and belief, the genuine signature of the person whose name it purports to be. All signatures on this document were obtained between the dates of _____ and _____.
(month, day, year) (month, day, year)
 I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
 Signed _____ of _____, at _____, CA. SIGNATURE: _____
(month, day) (year) (city)

CLERKS CERTIFICATE TO INITIATIVE PETITION

I John Tuteur, Registrar of Voters of Napa County, State of California, hereby certify: that on January 3, 2024 the City of American Canyon requested verification of the signatures on an initiative petition regarding Warehouse Permitting.

That each section contains signatures purporting to be the signatures of qualified electors of this county.

That attached to each section at the time it was delivered was an affidavit of the person who solicited the signatures containing the dates between which the purported qualified electors signed the petition.

That the affiant stated his or her own qualifications, that he or she had solicited the signatures upon that section, that all of the signatures were made in his or her presence and that to the best of his or her knowledge and belief each signature to that section was the genuine signature of the person.

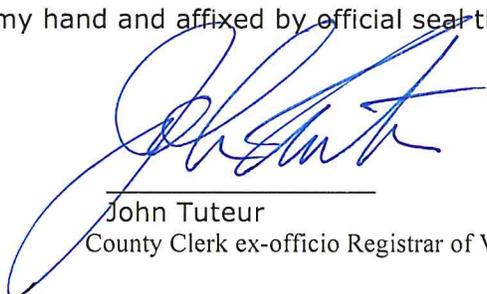
That upon the request of the City Clerk of the City of American Canyon, with whom the proponent filed this petition, we tabulated the number of valid signatures by examining the records of registration in the City of American Canyon, current and in effect at the respective dates of such signing, to determine what number of qualified electors signed the petition, and from that examination it has been determined;

- 1. Number of sections 120
- 2. Number of unverified signatures filed (raw count) 1,850
- 3. Number of signatures verified 500
 - a. Number of signatures found **sufficient** 443
 - b. Number of duplicate signatures 3

USING THE GUIDELINES SET FORTH BY THE CALIFORNIA SECRETARY OF STATE FOR CALCULATING SUFFICIENT SIGNATURES WHEN USING A RANDOM SAMPLE, I HAVE DETERMINED THAT THE PETITION HAS SUFFICIENT SIGNATURES TO QUALIFY FOR FURTHER ACTION BY THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON PURSUANT TO CALIFORNIA ELECTION CODE 9237

In witness whereof, I have hereunto set my hand and affixed by official seal this 12th day of January, 2024.

(seal)



John Tuteur
County Clerk ex-officio Registrar of Voters

SEAL AFFIXED



TITLE

Ordinances Establishing Industrial Use Sustainability Standards and Greenhouse Gas Emissions Standards.

RECOMMENDATION

Waive first reading, read by title only, and adopt the following:

1. An Ordinance of the City Council of the City of American Canyon, State of California, adopting an Ordinance to implement Industrial Use Greenhouse Gas Standards; and
2. An Ordinance of the City Council of the City of American Canyon, State of California, adopting an Ordinance to implement Industrial Commerce Centers Sustainability Standards.

CONTACT

William Ross, City Attorney

BACKGROUND & ANALYSIS

Implementing Industrial Use Green House Gas Standards

California has established the goal of carbon neutrality by 2045, which will require significant reductions and mitigation of greenhouse gas (“GHG”) emissions. Industrial land uses like freight, warehouse, and logistics centers often emit substantial GHG emissions and present some of the best and most efficient opportunities to reduce and mitigate GHG emissions. The City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability.

The California Environmental Quality Act (Pub. Res. Code § 21000 *et seq.*, “CEQA”) requires lead agencies to choose a threshold of significance to evaluate greenhouse gas emissions that is supported by substantial evidence and captures all significant impacts which may be one developed by an expert agency.

The City falls within the Bay Area Air Quality Management District (“BAAQMD”), which in 2022 issued GHG significance thresholds recommendations for residential and commercial projects, but did not recommend a threshold for industrial land uses. The South Coast Air Quality Management District (“SCAQMD”), which includes Los Angeles County, has developed a threshold of significance under CEQA for industrial land uses that is supported by substantial evidence and serves as a basis for mitigation of significant sources of GHG impacts.

Adopting a threshold of significance that combines BAAQMD’s baseline threshold with the SCAQMD’s threshold will capture the main sources of GHG emissions from industrial land uses.

The proposed threshold standards would be applied in a tiered evaluation system:

Tier 1: CEQA Categorical Exemptions

- Initially, determine if the project qualifies for any CEQA categorical exemptions. If it does not, proceed to Tier 2.

Tier 2: Consistency with Local GHG Reduction Plans

- Assess if the project aligns with a locally adopted GHG reduction plan. This plan must have undergone public hearing and CEQA review, have an approved inventory, and include monitoring. If the project is not consistent with such a plan, move to Tier 3.

Tier 3: Project Design Elements

- Evaluate the project against specific design elements:
 1. **Buildings:** a. The project should not include natural gas appliances or plumbing. b. The project should avoid wasteful or unnecessary energy use, as per CEQA guidelines.
 2. **Transportation:** a. The project must achieve a reduction in vehicle miles traveled (VMT) below the regional average, currently at least 15% as per the California Climate Change Scoping Plan. b. The project must comply with the latest CALGreen Tier 2 electric vehicle requirements.
- If the project does not incorporate these design elements, it is considered to have a significant GHG impact. If it does, move to Tier 4.

Tier 4: GHG Emissions Screening Threshold

- Determine if the project's GHG emissions exceed the South Coast Air Quality Management District’s threshold of 10,000 metric tons of CO₂ equivalent (MT CO₂e) per year for industrial uses and stationary projects. Projects exceeding this threshold are deemed to have a significant GHG impact.

Implementing Industrial Commerce Centers Sustainability Standards

Warehousing, logistics and distribution facilities are well-documented sources of air quality degradation that can create serious, negative health outcomes for surrounding communities; and these projects substantially increase air quality emissions through construction, operation, and vehicle-related emissions.

The City seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability.

The proposed Ordinance applying Industrial Commerce Center Sustainability Standards applies to warehousing, logistics and distribution facilities in the City for which a Notice of Preparation is issued after March 1, 2024 under CEQA. The Ordinance would apply zero or low emissions standards to various aspects of industrial commerce center(s), including zero-emission equipment, rooftop solar panels, and environmental compliance measures aimed at mitigating air quality degradation.

The proposed Ordinance established the following standards to all warehousing, logistics, and distribution facilities in the City where a Notice of Preparation is issued after March 1, 2024, under the California Environmental Quality Act (CEQA). It defines such facilities as those used for storing and consolidating manufactured goods, typically larger than 200,000 square feet with specific characteristics such as dock high loading doors and truck activities.

The following standards are applicable under the proposed Ordinance:

1. **Zero Emission Operational Equipment:** All on-site motorized operational equipment (forklifts, yard trucks, pallet jacks, etc.) must be zero-emission. This includes using electrical hookups instead of diesel-fueled generators for construction tools.
2. **Zero Emission Cargo Handling Equipment:** All outdoor cargo handling equipment must be zero-emission vehicles. Necessary charging stations or infrastructure for these vehicles must be included in each building.
3. **Rooftop Solar Panels:** Before issuing a business license, the City will ensure that rooftop solar panels are installed to supply 100% of the power needed for non-refrigerated parts of the facility, including parking areas.
4. **Refrigerated Space Requirements:** Facilities not committing to non-refrigerated use must install conduits during construction for potential refrigerated spaces. Electric plug-in units for refrigeration units must be installed at relevant dock doors.
5. **Zero Emission Construction Equipment:** All generators and diesel-fueled off-road construction equipment over 75 horsepower must be zero-emissions or have CARB Tier IV-compliant

engines. Exemptions are possible if such equipment is not reasonably available.

6. **Electric Vehicle Charging Stations:** Install infrastructure for Level 2 (or faster) EV charging stations for a percentage of employee parking spaces, increasing to 25% by 2030.
7. **Air Filtration Systems:** Install HVAC and/or HEPA air filtration systems in all warehouse facilities.

The Planning Commission at its January 25, 2024 meeting approved Resolutions recommending the City Council adopt the Proposed Ordinances. The Planning Commission Staff Report is available for review at: [Planning Commission Staff Report](#).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

Adopting the Ordinances are exempt from the California Environmental Quality Act (CEQA), as it is not a Project under CEQA Guidelines Section 15378(b), and is categorically exempt under CEQA Guidelines Section 15308 "Actions by Regulatory Agencies for Protection of the Environment."

ATTACHMENTS:

[Exh. 1 - Ordinance No. 2024- GHG \(Final\)](#)

[Exh. 2 - Ordinance No. 2024- Industrial Standards \(Final\)](#)

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA, ADOPTING INDUSTRIAL USE GREENHOUSE GAS STANDARDS

WHEREAS, California has established the ambitious goal of carbon neutrality by 2045, which will require significant reductions and mitigation of greenhouse gas (“GHG”) emissions; and

WHEREAS, industrial land uses like freight, warehouse, and logistics centers often emit substantial GHG emissions in their construction and operation, especially due to heavy-duty truck traffic; and

WHEREAS, new developments and land use proposals present some of the best and most efficient opportunities to reduce and mitigate GHG emissions; and

WHEREAS, mitigation of GHG emissions from individual projects often reduces co-emitted air pollutants, with advantages for nearby air quality and human health; and

WHEREAS, the City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability; and

WHEREAS, the California Environmental Quality Act (Pub. Res. Code § 21000 *et seq.*, “CEQA”) requires lead agencies to choose a threshold of significance to evaluate greenhouse gas emissions; lead agencies must choose a threshold that is supported by substantial evidence and captures all significant impacts; and lead agencies have the discretion to create their own threshold or adopt one developed by an expert agency; and

WHEREAS, in 2022 the Bay Area Air Quality Management District (“BAAQMD”) issued guidance recommending GHG significance thresholds of general applicability for residential and commercial projects; but did not recommend a threshold for industrial land uses; and

WHEREAS, BAAQMD’s thresholds for residential and commercial projects are insufficient for industrial land uses because they do not capture or consider the significant sources of GHG emissions from industrial land uses; and

WHEREAS, until BAAQMD develops a GHG threshold appropriate for industrial uses, the City will adopt its own threshold standards relying on the analysis and implement record of other rule-making actions of other local agencies to determine a threshold of applicability to industrial land uses; and

WHEREAS, the South Coast Air Quality Management District (“SCAQMD”) has developed a threshold of significance for industrial land uses that is supported by substantial evidence and captures the significant sources of GHG impacts; and

WHEREAS, a threshold of significance that combines BAAQMD’s baseline threshold with the SCAQMD’s threshold will capture the presently known GHG emissions from industrial land uses; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on January 25, 2024 on the subject ordinance, and recommends City Council approval; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon City Council on February 6, 2024 on the subject ordinance, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN THAT SECTION 19.01.061 IS HEREBY ADDED TO THE MUNICIPAL CODE OF THE CITY OF AMERICAN CANYON AS FOLLOWS:

19.01.061 Industrial Use Greenhouse Gas Standards

(A) Every Industrial Use Land Use Proposal for which the City of American Canyon is the Lead Agency shall use the following threshold to evaluate the significance of greenhouse gas (GHG) impact under the California Environmental Quality Act (CEQA):

- (1) **TIER 1.** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- (2) **Tier 2.** Consider whether the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, *etc.* If not, move to Tier 3.
- (3) **Tier 3.** Consider whether the project includes, at a minimum, the following project design elements:

1. Buildings

- a. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
- b. The project will not result in any wasteful, inefficient, or unnecessary energy use as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.

2. Transportation

- a. The project will achieve a reduction in project-generated vehicle miles traveled (“VMT”) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent).
- b. The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. If the project does not include the above project design elements, the Project has a significant GHG impact. If it does include the above project design elements, move to Tier 4.

- (4) **Tier 4.** Consider whether the project generates GHG emissions in excess of the South Coast Air Quality Management District’s 10,000 MT CO2e per year screening threshold for industrial uses and stationary projects. If so, the project has a significant GHG impact.

SECTION 1. CEQA FINDINGS. The City Council finds the municipal code amendments are exempt from environmental review under CEQA as it is not a Project under CEQA Guidelines Section 15378(b) and is categorically exempt under CEQA Guidelines Section 15308 “Actions by Regulatory Agencies for Protection of the Environment and a Notice of Exemption has been prepared for this proposed amendment.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code section 36937.

SECTION 3. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 4. CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk’s office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

The foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of American Canyon, State of California, held on the 6th day of February, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the _____ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA, ADOPTING AN ORDINANCE TO IMPLEMENT INDUSTRIAL COMMERCE CENTERS SUSTAINABILITY STANDARDS

WHEREAS, California has established the ambitious goal of carbon neutrality by 2045, which will require significant reductions and mitigation of greenhouse gas (“GHG”) emissions; and

WHEREAS, warehousing, logistics and distribution facilities are well-documented sources of air quality degradation that can create serious, negative health outcomes for surrounding communities; and these projects substantially increase air quality emissions through construction, operation, and vehicle-related emissions; and

WHEREAS, new developments and land use proposals present some of the best and most efficient opportunities to reduce and mitigate GHG emissions and air pollutants; and

WHEREAS, the City of American Canyon (“City”) seeks to be an environmental leader by attracting industrial development that meets the highest standards of environmental sustainability; and

WHEREAS, the municipal code amendments are exempt from the California Environmental Quality Act (CEQA), as it is not a Project under CEQA Guidelines Section 15378(b), and is categorically exempt under CEQA Guidelines Section 15308 “Actions by Regulatory Agencies for Protection of the Environment; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on January 25, 2024 on the subject ordinance, and recommends City Council approval; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon City Council on February 6, 2024 on the subject ordinance, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN THAT CHAPTER 19.09 - INDUSTRIAL COMMERCE CENTERS SUSTAINABILITY STANDARDS IS HEREBY ADDED TO THE MUNICIPAL CODE OF THE CITY OF AMERICAN CANYON AS FOLLOWS:

Chapter 19.09 – Industrial Commerce Centers Sustainability Standards

Sec. 19.09.010 – Applicability.

This Article is applicable to all warehousing, logistics and distribution facilities throughout the city for which a Notice of Preparation is issued after March 1, 2024 under the implementing Guidelines of the California Environmental Quality Act (CEQA).

A warehousing, logistics or distribution facility means facilities used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials and excludes bulk storage of materials, which are flammable or explosive or create hazardous or

commonly recognized offensive conditions) before their distribution to retail locations or other warehouses. The facilities are generally greater than 200,000 square feet in size, with a land coverage ratio of approximately 50 to 80 percent, and a dock-high loading door ratio of approximately 1:5,000—8,000 square feet. They are characterized by dock high loading doors, could be on opposing sides of the building (cross dock facility); significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and freeway access, including:

- Freight yards/forwarding terminals
- Warehousing distribution/high cube distribution centers
- Moving agencies
- Parcel delivery terminals
- Railroad freight stations
- Shipping/receiving yards
- Truck terminals

The following sections shall supersede any existing requirements in the Municipal Code and Specific Plans.

Sec. 19.09.020 – Requirements for warehousing, logistics or distribution facilities for which a Notice of Preparation is issued after March 1, 2024 under CEQA.

1. On-site motorized operational equipment, including but not limited to forklifts, yard trucks, and pallet jacks, shall be ZE (zero emission). This includes electrical hook ups to the power grid, rather than diesel-fueled generators, for contractors' electric construction tools, such as saws, drills and compressors.
2. All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and landscaping equipment) shall be zero-emission vehicles. Each building shall include the necessary charging stations or other necessary infrastructure for zero-emission cargo handling equipment.
3. Prior to issuance of a business license, the City shall ensure rooftop solar panels are installed and can be operated in such a manner that they will supply 100% of the power needed to operate all non-refrigerated portions of the facility including the parking areas.
4. Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to 100% of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.

5. All generators, and all diesel-fueled off-road construction equipment greater than 75 horsepower, will be zero-emissions or equipped with CARB Tier IV-compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. After either (1) the completion of grading or, (2) the completion of an electrical hookup at the site, whichever is first, require all generators and all diesel-fueled off-road construction equipment, to be zero-emissions or equipped with CARB Tier IV-compliant engines (as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations) or better by including this requirement in applicable bid documents, purchase orders, and contracts with successful contractors. An exemption from these requirements may be granted by the City in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.
6. Prior to certificate of occupancy, install conduit and infrastructure for Level 2 (or faster) electric vehicle charging stations on-site for employees for the percentage of employee parking spaces commensurate with Title 24 requirements in effect at the time of building permit issuance plus additional charging stations equal to 5% of the total employee parking spaces in the building permit, whichever is greater. By 2030 install Level 2 (or faster) electric vehicle charging stations for 25% of the employee parking spaces required.
7. Install HVAC and/or HEPA air filtration systems in all warehouse facilities.

SECTION 1. CEQA FINDINGS. The City Council finds the municipal code amendments are exempt from environmental review under CEQA as it is not a Project under CEQA Guidelines Section 15378(b) and is categorically exempt under CEQA Guidelines Section 15308 "Actions by Regulatory Agencies for Protection of the Environment and a Notice of Exemption has been prepared for this proposed amendment.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code section 36937.

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The foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of American Canyon, State of California, held on the 6th day of February, 2024, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the _____ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney



TITLE

Measure "K"

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon directing City Staff to prepare a Report pursuant to Elections Code section 9212.

CONTACT

William D. Ross, City Attorney

BACKGROUND & ANALYSIS

Measure K is a voter-led initiative measure establishing a ministerial permitting process for development of certain warehouse facilities by amending the City of American Canyon ("City") Municipal Code. See Consent Item No. 13 for detailed background and analysis prior to the City Council ("Council") accepting the Certificate of Sufficiency regarding the initiative petition.

On February 6, 2024, Staff recommended your Council accept the certification of the Napa County Clerk Ex-Officio Registrar of Voters ("Registrar") as to the sufficiency of the initiative petition. See, Agenda Item No. 13, Attachment 1B.

Upon the Council's acceptance the Registrar's certification, the Council has three options: 1) adopt the ordinance, without alteration; 2) submit the ordinance, without alteration, to the voters; or 3) order a report.

Pursuant to Elections Code section 9212, the Council may refer Measure K to a City agency (or agencies) for a report including:

- 1) Its fiscal impact.
- 2) Its effect on the internal consistency of the city's general and specific plans, including the housing element, the consistency between planning and zoning, and the limitations on city actions[...].
- 3) Its effect on the use of land, the impact on the availability and location of housing, and the ability of the city to meet its regional housing needs.
- 4) Its impact on funding for infrastructure of all types, including, but not limited to,

transportation, schools, parks, and open space. The report may also discuss whether the measure would be likely to result in increased infrastructure costs or savings, including the costs of infrastructure maintenance, to current residents and businesses.

- 5) Its impact on the community's ability to attract and retain business and employment.
- 6) Its impact on the uses of vacant parcels of land.
- 7) Its impact on agricultural lands, open space, traffic congestion, existing business districts, and developed areas designated for revitalization.
- 8) Any other matters the [City Council] requests to be in the report.

Staff recommends Option 3 to analyze the potential impact of Measure K as applied to remaining industrial zoning within the City, and any potentially related financial impacts regarding the industrial zoning.

If the Council orders a report, it must be presented within 30 days of today's date, which would be on or before March 7, 2024, and would be agendaized for review during the Council's Regular Meeting of March 5, 2024.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

The cost of completing the Report is expected to be minimal but will include Staff time to conduct the assessments.

ENVIRONMENTAL REVIEW

Not applicable.

ATTACHMENTS:

1. [Resolution - Ordering Report](#)

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON,
CALIFORNIA, ORDERING A REPORT PURSUANT TO ELECTIONS CODE SECTION 9212
REGARDING THE INITIATIVE PETITION ENTITLED “AN INITIATIVE MEASURE
ESTABLISHING A MINISTERIAL PERMITTING PROCESS FOR DEVELOPMENT OF
CERTAIN WAREHOUSE FACILITIES BY AMENDING THE CITY OF AMERICAN CANYON
MUNICIPAL CODE”**

WHEREAS, on October 20, 2023, proponents of an initiative measure entitled “An Initiative Measure Establishing a Ministerial Permitting Process for Development of Certain Warehouse Facilities by Amending the City of American Canyon Municipal Code” submitted a Notice of Intention and written text of the measure and requested that a title and summary be prepared by the City Attorney for the measure to circulate the petition; and

WHEREAS, on November 6, 2023, the City Attorney prepared and provided an official ballot title and summary for the proposed Initiative for use by the proponents for publication and circulation of the petition; and

WHEREAS, the petitions regarding the initiative were filed with the City Clerk on December 21, 2023, and were then submitted to the Clerk Ex-Officio Registrar of Voters on January 4, 2024 for signature verification; and

WHEREAS, the results of the signature verification conducted and qualified by the Napa County Registrar were in excess of the minimum number of signatures required for a regular or special election pursuant to Election Code sections 9215 and 1405; and

WHEREAS, the Clerk Ex-Officio Registrar of Voters has prepared the Certificate of Sufficiency of the Initiative Petition attached as Exhibit “A”; and

WHEREAS, the City Council of the City of American Canyon accepted the Certificate of Sufficiency regarding the initiative petition on February 6, 2024; and

WHEREAS, Elections Code section 9212 authorizes the City Council to refer an initiative measure to City agencies for a report regarding eight (8) delineated categories of impact;

WHEREAS, the City Council has determined a section 9212 report would provide valuable information regarding the execution of its ministerial duties under Elections Code section 9215 regarding Measure K, as well as to interested City residents.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of American Canyon does hereby

order, pursuant to its right and authority under Elections Code section 9212 as follows:

Section 1. City Staff to prepare a Report pursuant to Elections Code section 9212.

Section 2. The Report shall assess the impacts of Measure K pursuant to Elections Code section 9212 subsection (a)(1-8), including its application to remaining industrial zoning within the City, and any potentially related financial impacts regarding said industrial zoning.

Section 3. The Report shall be presented to the City Council at its March 5, 2024 Regular Meeting.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 6th day of February, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVE AS TO FORM:

Taresa Geilfuss, CMC, City Clerk

William D. Ross, City Attorney



Public Works Department

City Council Update

February 6, 2024



Employee Accomplishments

- Kristine Delos Santos, Engineering: Professional Engineers License
- Phil Camacho, Streets Maintenance: Water Distribution 1 Certification
- William De Leon , Streets Maintenance: Commercial Drivers License

Streets and Storm Drain Operations Highlights

- Storm drain inlet inspections and cleaning started continues through the rainy season.
- New street name sign replacement has been completed.
- Sidewalk replacements at Brophy and Gold Valley.



Capital Projects in Construction

RECYCLED WATER
EXPANSION PROJECT

GREEN ISLAND ROAD
UNDERGROUNDING

PLAYGROUND
REPLACEMENTS
(COORDINATION
WITH PARKS)

SKATEPARK
RELOCATION
(COORDINATION
WITH PARKS)

BENTON WAY
REHABILITATION
(2023 ANNUAL
PAVEMENT PROJECT)

VIA BELLAGIO
PLAYGROUND
SURFACE

ANDREW ROAD
EMERGENCY SEWER
REPAIR

Green Island Road Utility Undergrounding



Project Manager: Ron Ranada

The project includes relocating approximately 4,500 feet of overhead utility lines and poles to a new underground system known as a “joint trench” on Green Island Road from Paoli Loop to Commerce Boulevard.

Status

- Joint trench work is substantially complete, but is currently suspended pending weather, and completion of two service conversions
- PG&E is finalizing its efforts to begin electrical conversion
- AT&T and Comcast to follow

Change Orders/Risks

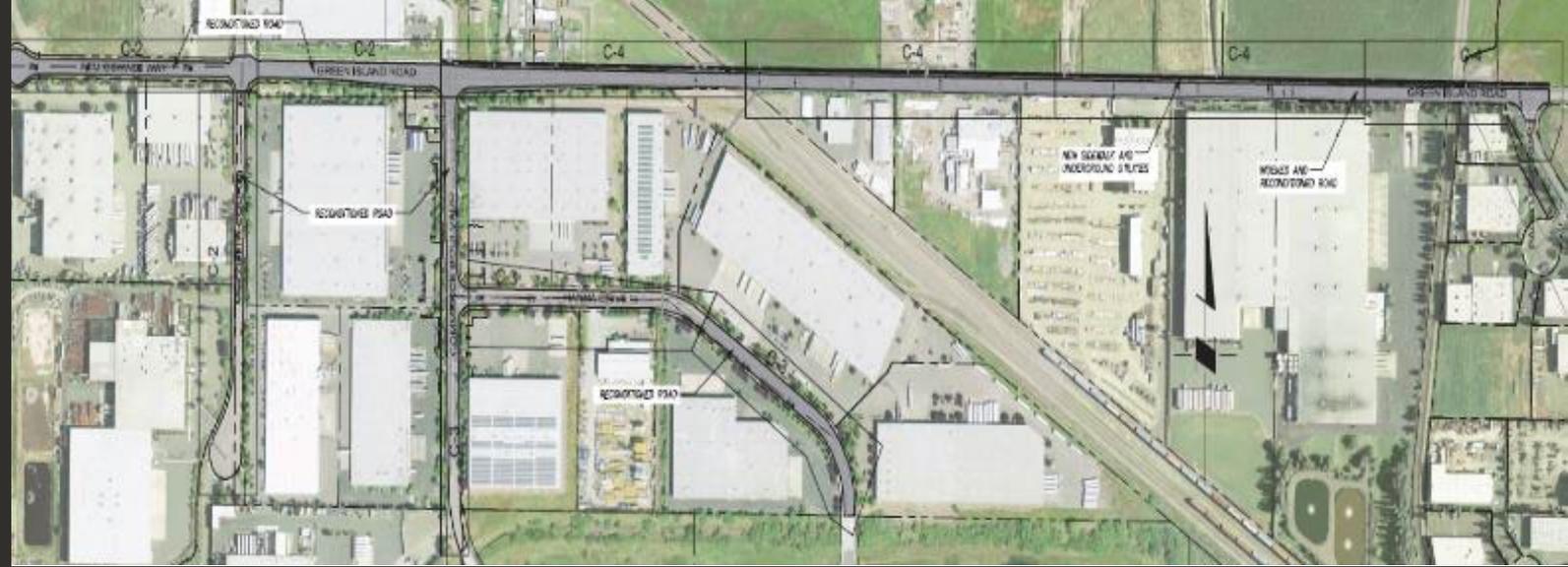
- Weather Delays and impacts
- Delays with work by Utility Partners (PG&E, AT&T, Comcast)
- Availability for AT&T to remove poles

Schedule

- Estimated completion - June 2024



Green Island Road Widening and Reconstruction



Project Manager: Ron Ranada

Following the undergrounding of Green Island Road, approximately 11,900 feet of existing roadways in the Green Island Industrial District will be reconstructed. Reconstruction of Green Island Road will include widening and the installation of approximately 4,200 feet of Class I facilities, including a portion of the Napa Valley Vine Trail.

Schedule

- Advertise: May 2024
- Contract award: July 2024

Funding Sources

- Local – Green Island Road Community Facilities District
- Federal – Economic Development Administration, and One Bay Area Grant 3

Recycled Water Expansion COMPLETED



BENTON WAY & SPIKERUSH CIRCLE



DEVLIN ROAD & TOWER ROAD



LOMBARD DRIVE & HESS DRIVE

Project Manager: Ron Ranada

The Project delivered 9,162 LF total of new recycled water mains and included the conversion of existing services from the domestic water system to the new recycled water system for the Benton and Spikerush Circle areas. The assignment of the Lombard-Hess portion of the Project to the Oat Hill development project has yet to start.

Schedule

- ✓ Notice of Completion: February 6, 2024

Funding Sources

Local – Zero Water Footprint and Interfund Loan Water Ops

Federal – Napa County: ARPA, and North Bay Water Reuse Authority: Bureau of Reclamation

Total Project Cost: \$3.7 million

2022 Annual Pavement Project COMPLETED

Project Manager: Ron Ranada

The Project delivered resurfaced roadways on Donaldson Way from Carolyn to Amarillo, Donaldson Way from Rio Del Mar to Eucalyptus, Elke, Gisela, Rita Court, Jana Way and Rebecca Court. Improvements also included ADA curb ramp upgrades, new striping including bike lane amenities, and enhanced crosswalk striping.

Schedule

- ✓ Notice of Completion: February 6, 2024

Funding Source

- Local – Measure T, RMRA, Water Operations, and Wastewater Operations
- Total Project Cost: \$2.0 million



Skatepark Relocation

Project Manager: Ginny Leija

The Project consists of relocating the existing skatepark from Benton Way to the Veterans Park.

Schedule

- ✓ Contract award: February 7, 2023
- Construction Completion: March 2024

Change Orders/Risks

- Claims
- Underground conflicts
- Weather delays and impacts

Funding Sources

- Local – Park Impact Fees
- Federal – ARPA





Project Manager: Alexandra Ikeda

Playground Replacement

The Project consists of replacing playground equipment at Linwood Park, Via Bellagio Park, and Northampton Park. Northampton will include all- inclusive play equipment.

Schedule

- Contract award: November 15, 2022
- Construction Completion: February 2024

Change Orders/Risks

- Playground Fabrication Delays/Delivery
- Weather delays and impacts

Funding Sources

- Local – LLAD for Via Bellagio Park and Park Impact Fees
- State – 2018 Parks Bond Act Per Capital Grant

Resurface the Via Bellagio Park playground to provide an all-access universal play experience for all

Schedule

- Contract award: October 2023
- Completion February 2024

Change Orders/Risks

- Underground conflicts
- Weather delays and impacts

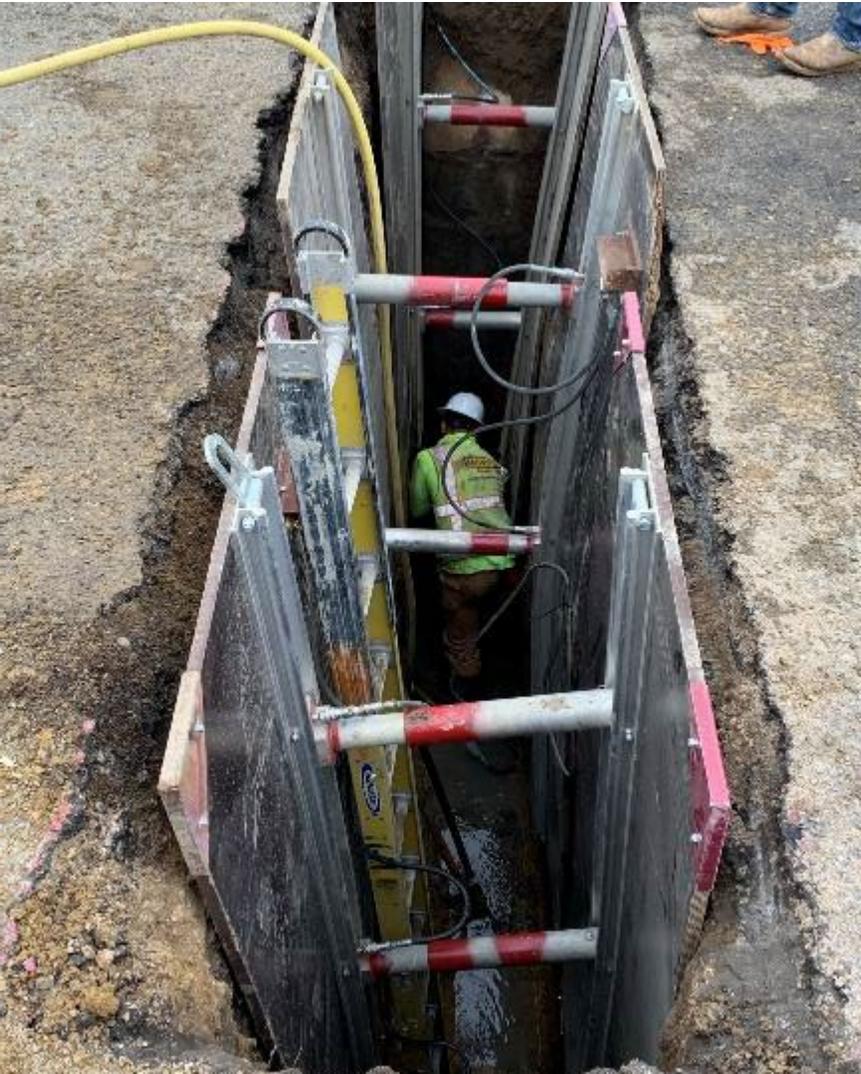
Funding Sources

- LLAD Zone 1

Via Bellagio Park Surface



ANDREW ROAD EMERGENCY SEWER REPAIR



Project Manager: Ron Ranada

Replace approximately 500 feet of compromised clay sewer main on Andrew Road between Thayer and Crawford Way.

Schedule

- ✓ Contract award: January 2024
- ☐ Completion February 2024

Change Orders/Risks

- Underground conflicts
- Weather delays and impacts

Funding Sources

- Wastewater Enterprise

Capital Projects in Design

Newell Trail Open
Space/Parking

Benton Way
Paving and
Striping

Wetlands
Restoration Plan

ARPA Melvin
Road Sidewalk

Broadway Sewer
Rehabilitation

Stormwater
Master Plan

Wetlands Edge
Enhancement

ARPA
Knightsbridge
Reconstruction

ARPA Rancho Del
Mar Area

Silver Oak And
Northampton
Bathroom Projects

Newell Trail Open Space

Project Manager: Ron Ranada

The project will provide ADA accessible improvements to the Newell Open Space parking lot and improved trail access up to the fenced woodland area. Project scope includes design, right of way acquisition and construction. 100% Plans and Specifications are being prepared.

Cost

- Pre-construction: \$340,000
- Construction: \$525,000

Tentative Timeline

- Property Acquisition: March 2024
- Advertise: April 2024
- Construction: June 2024

Funding Source

- Local – General Fund and Park Impact Fees
- State – Habitat Conservation Grant



Wetlands Restoration Plan

Project Manager: Erica Ahmann Smithies

The purpose of the project is to develop a Wetlands Restoration Plan to guide restoration, protection, and improvement of the North Slough and Lower Napa River wetlands and uplands along the City's shoreline. In order to establish a baseline for the Westland Restoration and Monitoring Plans, we need to conduct three feasibility studies: The North Slough Levee Flood Protection and Habitat Restoration Study, The Corp Yard Wastewater Overflow Pond and Environmental Education Facilities Opportunities Study, and The Kayak Launch Recreational Facility Study.

Schedule

- Three Feasibility Studies: July 1, 2023
- Draft Work Plan: February 10, 2024
- Final Plan: April 10, 2024
- Grant Completion: May 1, 2024

Funding Source

- State – Measure AA



Benton Way Rehabilitation and Enhanced Crosswalk

Project Manager: Ron Ranada

The project will rehabilitate the pavement on Benton Way from Wetlands Edge to Elliot Drive. Work will include ADA curb ramp upgrades, pavement reconstruction, new striping, enhanced crosswalk striping, and crosswalk improvements at the intersection of Chaucer and Benton Way.

Cost

- Pre-construction: \$102,100
- Construction: \$1,332,500

Schedule

- Complete Design: March 2024
- Advertise: April 2024
- Begin Construction: June 2024

Funding Source

- Local – Measure T
- State – RMRA/SB1
- Federal – ARPA Fund





Project Manager: Ginny Leija

Melvin Road Sidewalk and Drainage Improvements

The project will close sidewalk gaps and provide for drainage improvements between Melvin from Cassayre to James Road as well as close a couple of short sidewalk gaps on James Road to Donaldson.

Cost

- Pre-construction: \$150,000
- Construction: \$900,000

Schedule

- Complete Design: March 2024
- Advertise: April 2024
- Begin Construction: July 2024

Funding Source

- Local – Measure A
- Federal – ARPA

Stormwater Master Plan

Project Manager: Ron Ranada

The Stormwater Master Plan will identify system deficiencies and potential solutions to address them. The plan will also provide for a long-term capital improvement program and potential drainage impact fee on new private development.

Cost

- Design: \$196,397

Milestones

- Draft Model Results: January 2024
- Draft CIP List: February 2024
- Draft Plan: March 2024
- Final Plan: May 2024

Funding Source

- Local – Measure A



Wetlands Edge Enhancement



Project Manager: Parks/Public Works

This project will implement an outdoor educational area (open air seating area), landscape area and bathroom.

Cost

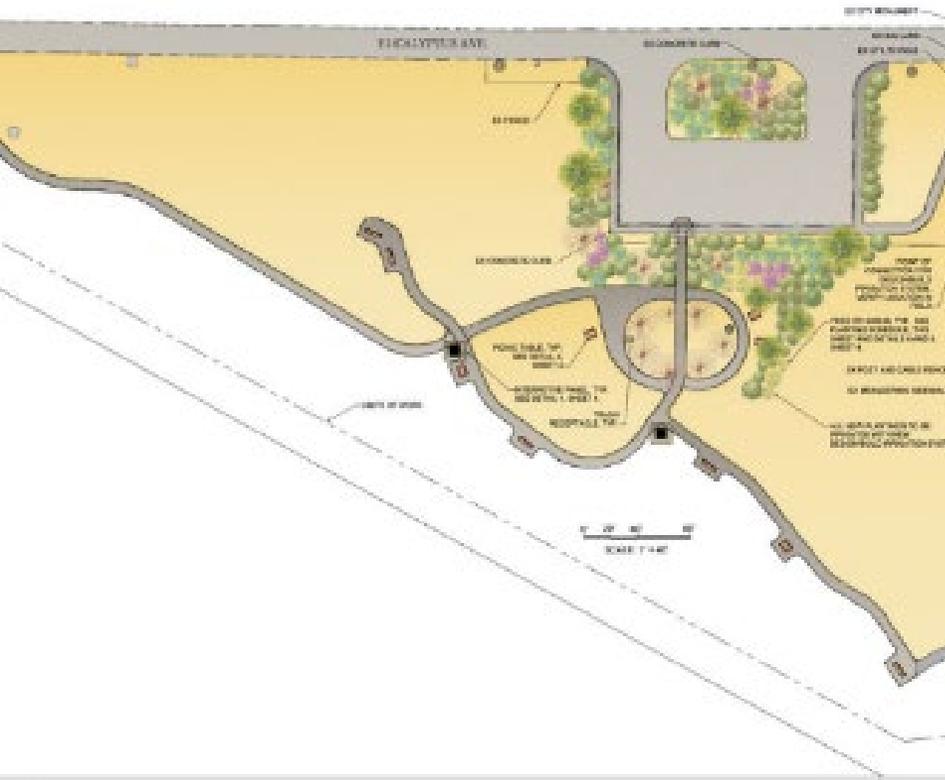
- Construction: \$250,000

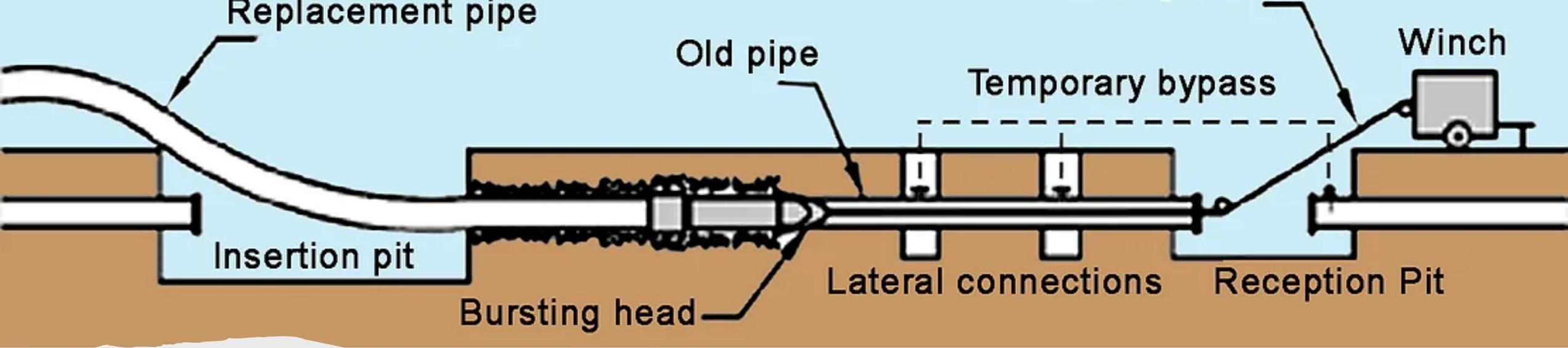
Milestones

- Design Award: December 2023
- Construction Award: August 2024
- Completion: December 2024

Funding Source

- Local – General Fund
- State – Educational Facilities Grant





PIPE BURSTING

Project Manager: Ron Ranada

SS4 Broadway Sewer Rehabilitation

This project will upsize the existing sewer main on Broadway between Crawford and Donaldson through a trenchless method. Staff is currently re-scoping and expanding the project to add an additional 1,900 linear feet north, to the up-sized crossing for Watson Ranch.

Cost

- Design: \$50,000*
- Construction: \$950,000*

Schedule

- Complete Design: February 2024
- Advertise: March 2024
- Begin Construction: June 2024

Funding Source

- Local – Wastewater Capacity Fees

* estimated costs to be updated per expanded scope



Knightsbridge Rehabilitation and Water Main Improvements

Project Manager: Ginny Leija

The project will replace the 8" water main on Knightsbridge between Danrose and Elliott including all the courts: Regent Court, Park Lane, Lansford Court, Arden Court, Linwood Lane. Work will include ADA ramp upgrades, pavement treatments on Knightsbridge and the courts, striping and crosswalk improvements.

Cost

- Design: \$210,000
- Construction: \$1,640,000

Milestones

- Complete Design: January 2024
- Advertise: February 2024
- Begin Construction: May 2024

Funding Source

- Local – Water Operations
- Federal – ARPA

Rancho Del Mar Paving and Utility Improvements

Project Manager: Ginny Leija

The project includes Rio Del Mar from Highway 29 to Carolyn Drive, all of Los Altos Place east of Carolyn Drive, Cassayre Drive, Flamingo Court, Del Rey Court, Alta Loma Drive, Joan Drive from Carolyn Drive to Los Altos Place, and Carolyn Drive from Rio Del Mar to Los Altos Place. Work includes ADA curb ramp upgrades, various pavement treatments, sewer CIPP and water main upgrades, striping and pavement marking upgrades.

Cost

- Design: \$590,000
- Construction: \$5,300,000

Milestones

- Complete Design: March 2024
- Advertise: May 2024
- Begin Construction: July 2024

Funding Source

- Local – Measure T, Water Operations, and Wastewater Operations
- Federal – ARPA



SILVER OAK AND NORTHAMPTON BATHROOM PROJECTS

Project Manager: Erica Smithies

The Project consists of installing bathrooms at Silver Oak and Northampton Parks. In addition, Northampton Park includes a shade structure.

Schedule

- Design awarded: December 2023
- Construction: TBD

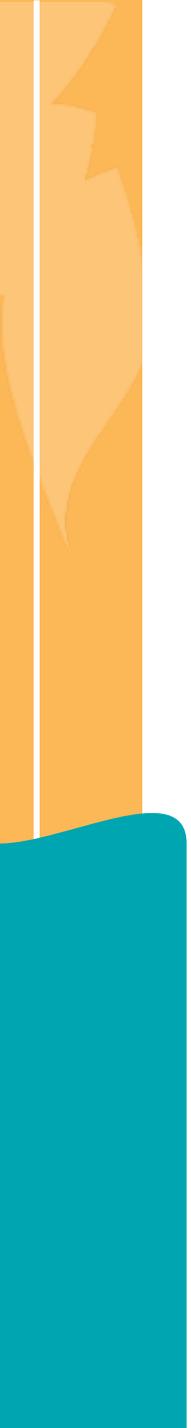
Change Orders/Risks

- Bathroom Fabrication
Delays/Delivery
- Weather delays and impacts

Funding Sources

- Local – LLAD for Silver Oak Park and Park Renovation and Replacement Fund





Commercial Development in 2023

Canyon Estates

COMPLETED

Project Manager: Edison Bisnar

The project is for the development of 35 lots custom estate homes. Work includes rough grading of lots. New onsite private roads, and utilities. Work also includes public improvements comprising of new sidewalk with landscaping on the east side of Newell Drive from Donaldson Way intersection up to the property line under the PG&E tower, improvement of the City's access road to the recycled water tank, installation of flashing beacons at crosswalks, and relocation of the City's recycled water and potable water pipelines.

- **Milestones**

- ✓ Begin Construction: March 2021
- ✓ On-site work completion: December 2022
- ✓ PG&E Connection: June 2023





Watson Ranch

Watson Ranch Backbone COMPLETED

Project Manager: Edison Bisnar

The Watson Ranch Project is anticipated to be completed in four Phases. Phase 1 includes new public streets comprising of Rio Del Mar East, extension of Rolling Hills Drive, Mallen Way connecting to the northern terminus of Newell Drive, Marcus Road and installing public utilities to serve all the developments within Watson Ranch. Also include in this phase are offsite utilities.

- **Milestones**

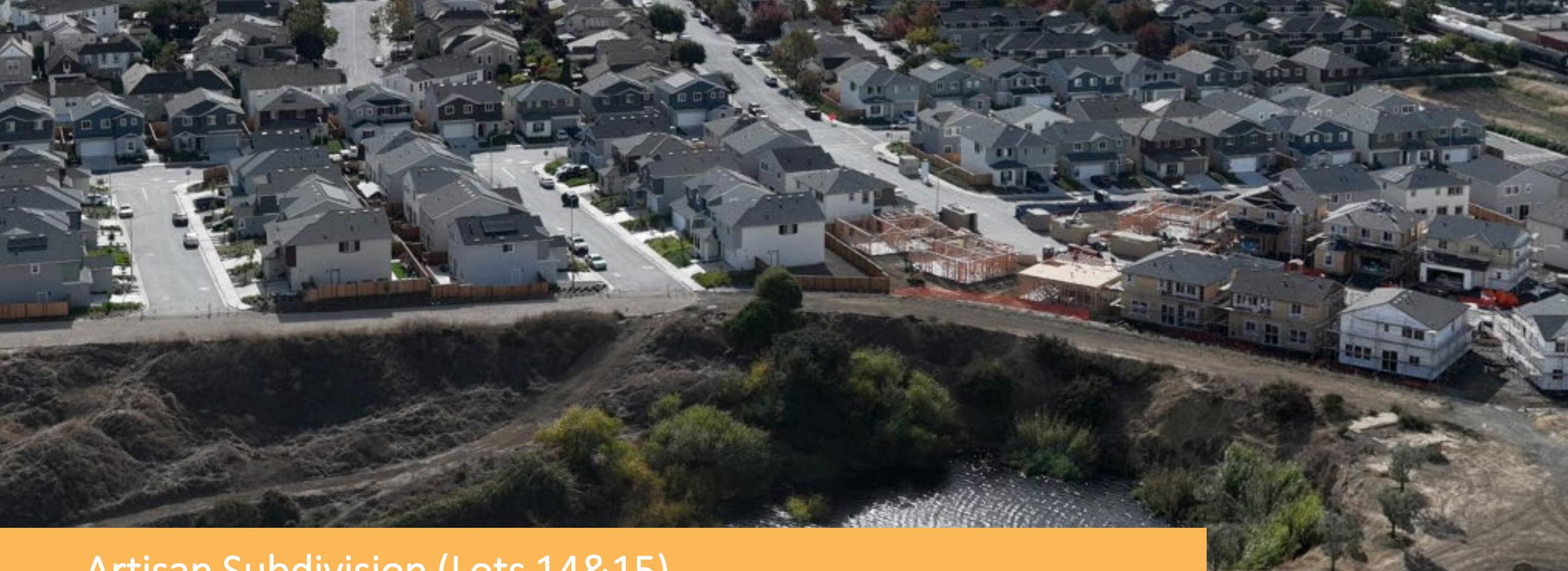
- ✓ Begin Construction: July 2021
- ✓ Completed: January 2024



Lemos Pointe

- **186-unit affordable apartments**
- **Began Construction: July 2021**
- **Occupancy Planned: Spring 2024**





Artisan Subdivision (Lots 14&15)

- **98 Lot Subdivision**
- **Began Construction: July 2021**
- **Work in Progress: 72 Homes Occupied**

Harvest Subdivision (Lot 10)



- **219 Lot Subdivision**
- **Began Construction: July 2021**
- **Work in Progress: 45 Homes Occupied**

Napa Cove Apartments

66 affordable dwelling units distributed over 3-two story and 3-story buildings at Melvin Road next to the tennis court.

- Began Construction: April 4, 2022
- Work in Progress



Home2Suites

Four story 102-rooms hotel with an outdoor pool and spa, along Broadway at the former strawberry fields.

- **Began Construction: Oct. 13, 2022**
- **Work in Progress**



PG&E Regional Service Center

Project is for the development of 98,000 square foot Regional Service Center at Boone Drive in Napa Logistics Park. The facility comprise of 4 buildings, laydown yard. Storage and parking lot.

- Began Construction: Oct. 13, 2022
- Work in Progress

NAPOLEON REGIONAL SERVICE CENTER

WE DELIVER ENERGY

OWNER
PG&E GAS & ELECTRIC COMPANY

GENERAL CONTRACTOR
CONSTRUCTION COMPANY

ENGINEERING | ARCHITECTURE | INTERIORS

LANDSCAPE
ENVIRONMENTAL FORESIGHT, INC.

STRUCTURAL
KPW STRUCTURAL ENGINEERS, INC.

MECHANICAL / PLUMBING /
ELECTRICAL / TECHNOLOGY
SYSKA HENNESSY GROUP





Copart

Project is for an automotive storage facility at 1660 Green Island Road.

- **Began Construction: February 7, 2022**
- **Work in Progress**

Oat Hill

Project for is for the development of 291-unit apartment within two parcels at Oat Hill along Napa Junction Road west. Amenities includes parking, community building, swimming pool and a public trail. The project will also undertake public improvements including, extending approximately 1,300 lineal feet of a new 8-inch recycled water main from end of Lombard Road to Little League Fields, replace approximately 1,800 lineal feet of the existing 6-inch sanitary sewer mains with a new 10-inch between Napa Junction Road, top of the hill, to Theresa Ave. across the senior housing, replace approximately 590 lineal feet of the existing 6-inch water main with a new 12-inch between Napa Junction at Hess Drive and Theresa Ave., and extend Napa Junction Road from the frontage of the old Napa Junction School to Hess Drive intersection.

- Began Construction: December 19, 2022
- Work in Progress: Mass grading





SDG 217

Project is for a new 217,294 square foot wine Warehouse on a 10.39 Acre site at 1075 Commerce Court. This project will extend the bike trail at end of Commerce Court to Eucalyptus and Wetlands Edge intersection.

- Began Construction: April 24, 2023
- Work in Progress

WE SAFE STREETS



CityofAmericanCanyon.org/SafeStreets



CITY OF
AMERICAN
CANYON

Questions?



City Council Committee Report

Submitted by: * Councilmember Mark Joseph

Council Meeting Date: 02/06/2024

Event Date: 2024-01-17

Event Type: Committee Report

Event Title: * Napa Valley Transportation Authority (NVTA)

Event Report: The highlight of this meeting was a board discussion over the final details of the proposed Measure X (a refinement of the current Measure T funding for Streets, but adds bonding authority). After a good discussion, the Board added two adjustments: first, that no jurisdiction would get less than 3% of the tax proceeds; and second, that we would modify the "regional projects" list to ensure the fourth project--emergency response--could include expenditures for evacuation routes. This was a big concern for the UpValley cities. However, we avoided earmarking funds for any specific route--all the regional projects must compete for the \$80 million funding pot.

After that, the rest of the meeting went well. Some highlights:

- We approved the Environmental Review of our SR29 Corridor project--it should be completed by the end of 2025, and will give us plenty of opportunity to evaluate Roundabouts.
- We received a quarterly project update report (see attached)
- Approved a new contract to conduct a Countywide Accessible Transportation Needs Assessment, particularly for seniors
- Approved funding for a second voter poll regarding Measure X; and
- Heard an update on pending State/Federal legislation impacting transportation.

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3.7MB

Max file size for all uploads is 25 MB

Event Date: 2024-01-26

Event Type: Committee Report

Event Title: * Climate Action Committee

Event Report:

- Heard from several community members about the need for a wildlife conservation plan, consider replacing Ag Burning with the use of wood chippers, how Napa City received funding for its Biogas project (producing renewable diesel) while also learning the State may ban any diesel-powered trucks (including renewable diesel!); and from Students 4 Climate Action, encouraging the County to support a Fossil Free Future by banning gas stations.
- Re-elected Liz Alessio and Joelle Gallagher as Chair and Vice-Chair, respectively;
- Viewed a video that emphasized what individuals can do to reduce GHG;
- Discussed progress on a Countywide Electric Reach Code;
- Heard a presentation on a new regional grant funding source, that would focus on "de-carbonizing" homes, and reducing vehicle miles traveled. This could provide funding for similar projects in American Canyon.
- Discussed next year's priorities and how that will impact our budget requirements. There was a consensus around the smaller cities potentially sharing a position, so we can all provide more local attention to Climate Action efforts.
- Reviewed the progress on the CAC's ad hoc committee relating to a project to monitor GHG in Napa County on a 24/7 real time basis.

On a related note, also connected with Napa Climate NOW to discuss their interim efforts to develop a "Dashboard" of Climate Action Metrics--ultimately, the Regional Climate Action & Adaptation Plan (RCAAP) will also develop an online metric.

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Event Date: 2024-01-11

Event Type Committee Report

Event Title: * Napa County League of Governments (NCLOG)

Event Report: This was our first all-County meeting of the year. We met at the Kennedy Golf Course meeting room (basically a heated tent where we had dinner and the meeting). This was the first time I had been inside--it was a nice facility.

The main topic was water distribution systems and we heard from all the jurisdictions. It was a good introduction to the topic, and one of the main takeaways is that we are already all interconnected (or at least all the jurisdictions along SR29). This means we can share water now, even without a consolidated organization. We also learned that there is a lot of collaboration currently going on, particularly in terms of shared services and supplies.

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Event Date:

Event Type Other

Event Title: * Various Community Events and Activities

Event Report:

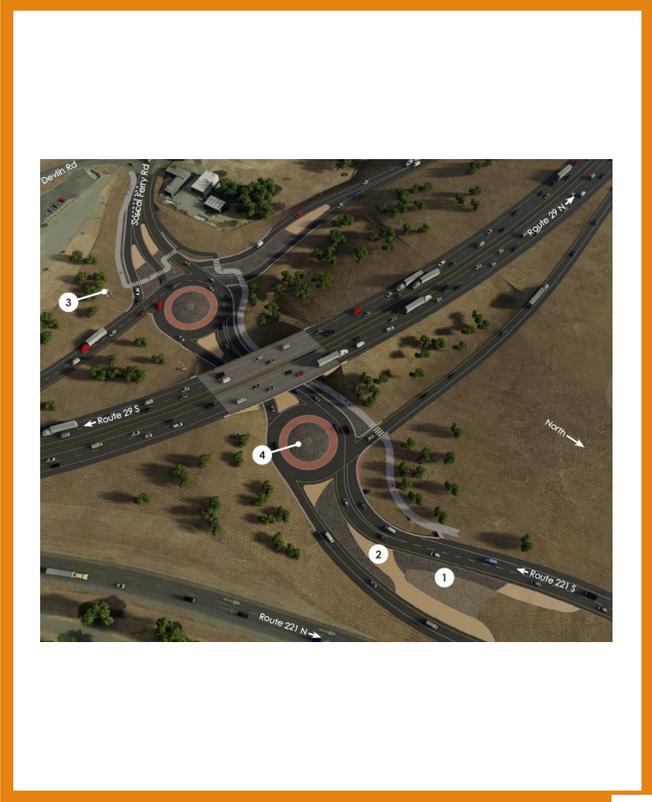
- Met with ACHS staff to continue planning for the Arts Foundation's second annual ACHS Arts & Music Fest, March 16. This is funded in part by a grant from Napa Valley Presents.
- Also met with City staff to begin planning efforts for ACAF's Juneteenth Celebration, in partnership with Brenda Knight Events.
- Attended the annual membership dinner meeting for ACAF--and accepted the role as President (mainly, to give Clarence a break!) We also added two new board members--Elizabeth Sabee and Cherol Ockrassa.
- Helped with the Kiwanis Food Distribution at our new facility--bigger turnout than last month, and still no traffic problems!
- Attended the monthly Kiwanis Membership Meeting and heard updates on the Food Pantry and upcoming Crab Feed (March 9--you can still buy tickets!)
- Helped with the ACHS Academic Decathlon, along with Sindy Biederman. We were judges for the students last practice round, before their regional event. Turns out ACHS took Third Overall. Congrats!
- Attended the Chamber's monthly coffee chat
- Met with City staff and former Gateway Award Winners (Gators) to review the Volunteer Recognition Ball process and to set a price of \$50 per person for the dinner. It will be at the DoubleTree on April 27.

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NVTA Project Update

GRANT BAILEY, PE
PROGRAM MANAGER – ENGINEER

JANUARY 17, 2024



Vine Trail -St. Helena to Calistoga

Project Manager: Grant Bailey

Project will build an 8-mile segment of the Vine Trail connecting Calistoga and St. Helena and furthers the ultimate buildout of the 47-mile Vine Trail that connects Calistoga and Vallejo.

Milestones

- ❑ ~75% of project paved in October 2023
- ❑ Reach 7 work complete December 2023

Upcoming Work

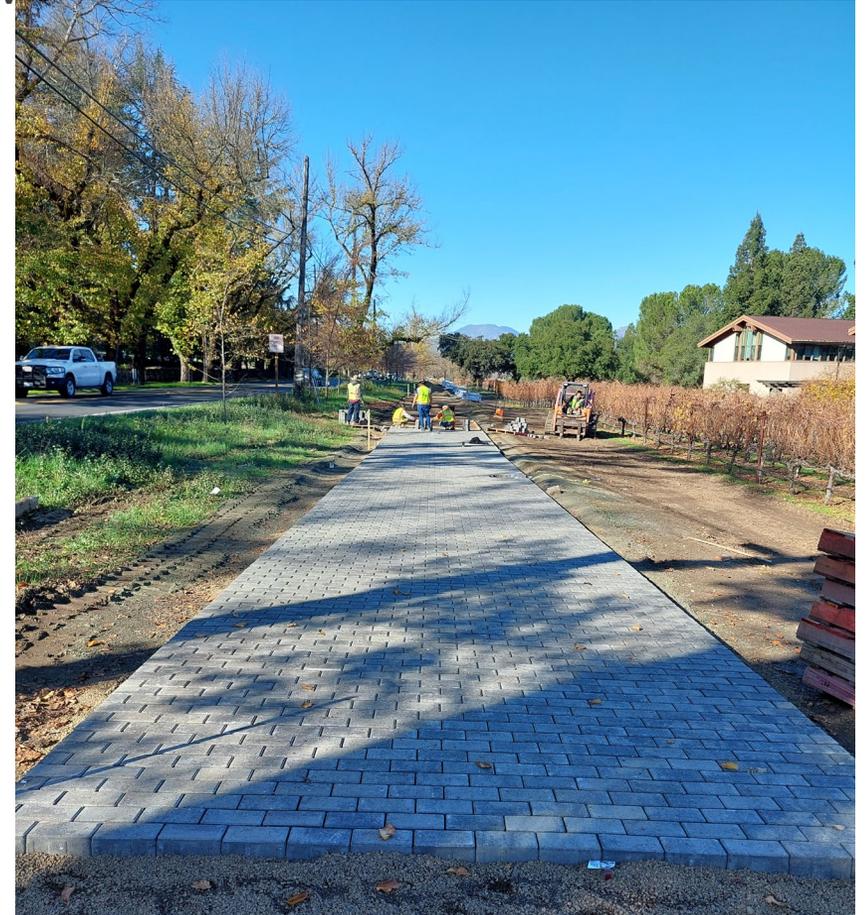
- ❑ Paver installation north of Pratt Ave
- ❑ Planting
- ❑ Winter suspension

Issues/Risks

- ❑ Delays due to wet weather season
- ❑ Unidentified buried objects/Archaeological Discoveries
- ❑ HAWK Crossing Electrification

Costs

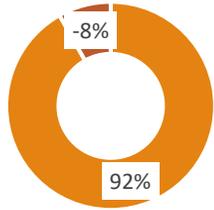
- ❑ Preconstruction: \$3.2M
- ❑ Construction: \$15.2M



Vine Trail -St. Helena to Calistoga

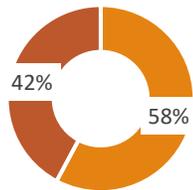
Progress through Dec 2023

Working Days



■ Days Worked ■ Days Remaining

Progress Payments



■ Payments Made ■ Payments Remaining



Vine Bus Maintenance Facility

Project Manager: Grant Bailey

The project located on Sheehy Court replaces the current outdated facility on Jackson Street with a new modern 6 bus bay maintenance facility and operations center and bus wash. The new facility will accommodate NVRTA's new zero emission bus fleet transition.

Milestones

- ❑ Facility electrification: December 2023

Current Status

- ❑ Building commissioning
- ❑ Furniture & Office Equipment Procurement
- ❑ Move in tentatively scheduled February 2024
- ❑ Photovoltaic system design and permitting

Issues/Risks

- ❑ Building commissioning
- ❑ Furniture Procurement

Costs

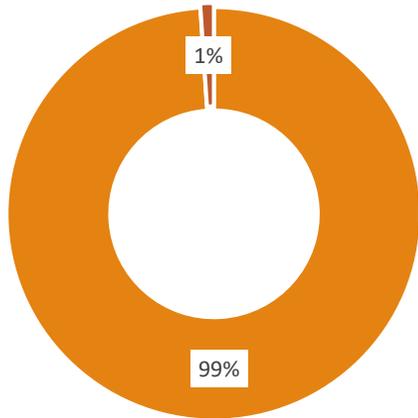
- ❑ Preconstruction: \$2.9M
- ❑ Construction: \$31.5M



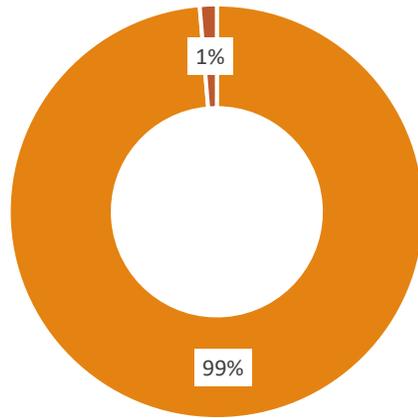
Vine Bus Maintenance Facility

Project Progress through December 2023

Working Days



Progress Payments



■ Days Worked ■ Days Remaining ■ Payments Made ■ Payments Remaining

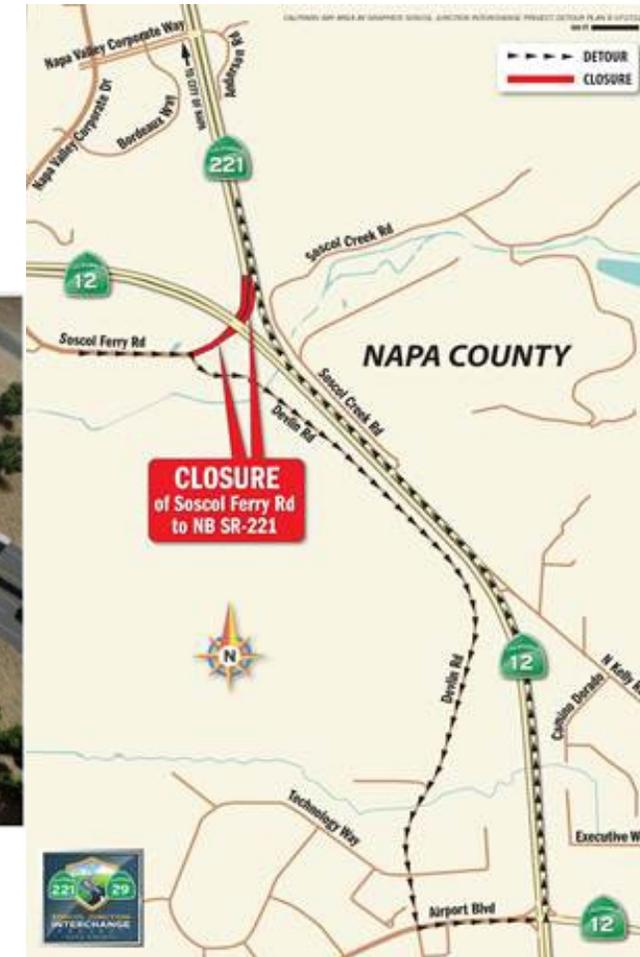


Soscol Junction Project

Project will reduce congestion on SR 29 by removing a signalized intersection at SR 221/Soscol Ferry Rd and SR 29 through grade separated roundabouts.

Project Manager: Grant Bailey

- ❑ Status
 - ❑ Soscol Ferry Rd closed to SR 29 & SR 221 - detoured
 - ❑ Roundabout construction ongoing
- ❑ Upcoming Work/Risks –
 - ❑ Shift traffic to bridge crossing
 - ❑ Lane closures in January 2024 for schedule acceleration
 - ❑ Winter weather
- ❑ Soscol Junction Schedule:
 - ❑ Groundbreaking – June 22, 2022
 - ❑ Construction – June 2022 - October 2024
 - ❑ Substantial Completion Target: May 2024
- ❑ Costs
 - ❑ Preconstruction: \$11.4M
 - ❑ Construction: \$37.7M
 - ❑ Construction Support: \$5.7M



SR 29 American Canyon Multimodal Improvements

Project will make operational and intersection improvements and add multimodal facilities along SR 29 between Napa Junction Road and American Canyon Road.

Project Manager: Danielle Schmitz

Cost

- Pre-construction - \$20 million
- Construction - \$55 million

Status

- Consultant Selected for PA&ED
- Recommending contract award in January 2024

Schedule (pending funding)

- 2023 – PID approval (complete)
- 2024-25 – Environmental
- 2025-26 – Design
- 2025-26 – Right-of-way
- 2026 – Construction (funding dependent)



Napa Valley Forward - SR 29 Intersection Improvements

Project Managers: Danielle Schmitz and Kate Miller

Intersection improvements including roundabouts and/traffic calming for all modes at the following intersections on SR29:

Phase 1:

- Rutherford Rd
- Oakville Cross Rd

Phase 2:

- Madison Ave

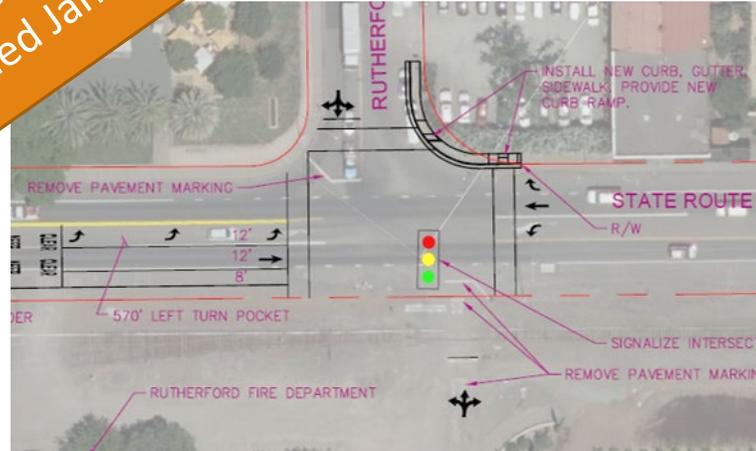
Phase 1 Project Cost

Pre-construction - \$3 million

Construction - \$9.5 million

Draft EIR released - public comment period ended Jan 2.

Traffic Signal Control



Roundabouts



Risks:

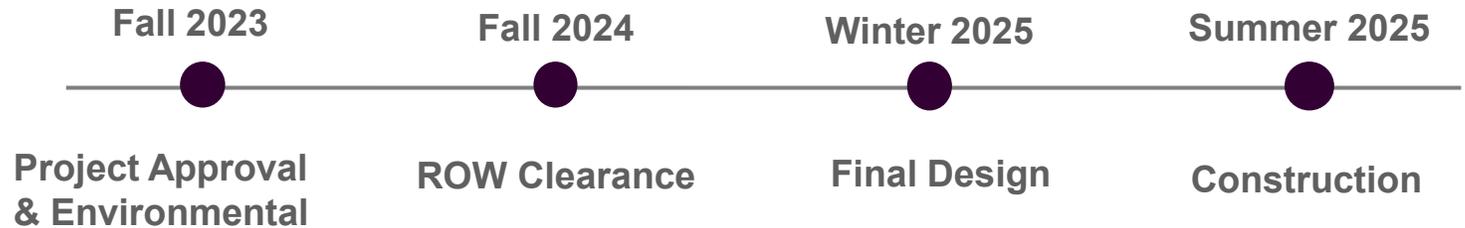
Right of way approval, environmental mitigation and costs

Potential Funding Opportunities:

Federal Grants – RAISE

State Funds – LPP

Regional Funds – MTC Bay Area Forward





Imola Corridor Complete Streets Improvements

The Imola Corridor Complete Streets Project proposes improvements along Imola Avenue from Foster Rd. in the City of Napa to Fourth Avenue in unincorporated Napa County.

- Class I, II & IV Bike Facilities
- High visibility crossings
- Sidewalk & Curb Ramp Improvements
- Floating Transit Islands
- Green Streets Improvements

Cost:

Pre-construction: \$3.5 million

Construction: \$17.5 million

Potential funding sources:

Local – Measure T, Local funds

State – SHOPP, ATP, HSIP

Federal – Safe Streets for All

State Route 37

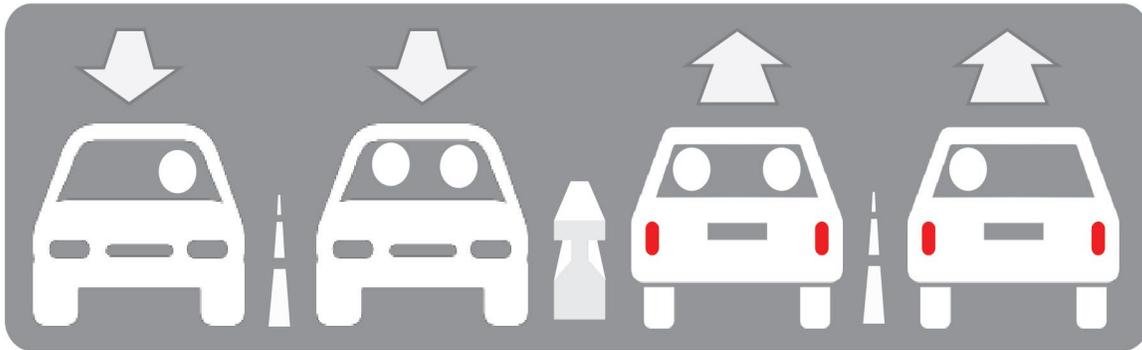
Congestion Relief and Flood Protection

- Sears Point to Mare Island
- 5-7 Years/\$450 million
- CTC Tolling Approved
- Design Kicked Off in July 2023
- \$50M awarded through LTCAP



Resilient 37

- Planning and Environmental Linkage Complete
- Segment prioritization
- 15-20 years/\$6.3-\$11.1 Billion



4-Lane Highway

(requires mitigation for bike access)

