



REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
March 28, 2024
6:30 PM

Chair: Brando Cruz
Vice Chair: Davet Mohammed
Commissioners: Eric Altman, Andrew Goff, Crystal Mallare
Youth Commissioner: DeAndre Lendsey

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.

Planning Commission 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 or via Zoom. 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 Planning Commissioners 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: 876 0659 2529 **Passcode:** 123456

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: Planning Commission 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 Planning Commission 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.

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE

ROLL CALL

PUBLIC COMMENT

*This time is reserved for members of the public to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Planning Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Planning Commission on items on the Agenda should comment via email prior to the start of the meeting, or to verbally comment on the item during the meeting, click the "raise your hand" button if joining by computer, or press *9 if joining by phone, when the item is called. The Planning Commission 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 Planning Commission does not respond to public comment at this time. Speakers are asked to please speak clearly, and provide their name. Any handouts for distribution to the Planning Commission must be emailed by 3:00 p.m. on meeting day.*

AGENDA CHANGES

CONSENT CALENDAR

1. **Minutes of February 22, 2024**
Recommendation: Approve the minutes of February 22, 2024

PUBLIC HEARINGS

2. **Napa Junction Mini Storage Design Permit and Variance**
Recommendation: A Resolution of the Planning Commission of the City of American Canyon, California, approving a Design Permit and Variance for redevelopment of a construction yard and boat and RV storage yard, into a 540-unit Mini Storage facility at 4484 Hess Road in the General Industrial (GI) Zoning District, APNs 058-320-003 and 058-320-002 (File No. PL22-0031)
3. **Watson Ranch Lot 8 Subdivision**
Recommendation: A Resolution of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon approve a Vesting Tentative Subdivision Map for Watson Ranch Lot 8 to create 25 single family home

lots on 2.3 acres within the Watson Ranch Specific Plan Medium Density Residential-16 zoning district located north of Cartier Street, Assessor's Parcel Numbers 059-430-012 and 059-430-037 (File No. PL22-0024)

MANAGEMENT AND STAFF ORAL REPORTS

4. **Active Planning Projects**

Recommendation: Review March 2024 Active Planning Projects

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

I, Nicolle Hall, Administrative Technician for the City of American Canyon, do hereby declare that the foregoing Agenda of the Planning Commission was posted in compliance with the Brown Act prior to the meeting date.

Nicolle Hall, Administrative Technician

**CITY OF AMERICAN CANYON
REGULAR PLANNING COMMISSION MEETING**

ACTION MINUTES
February 22, 2024

6:00 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

Action: The Planning Commission meeting was called to order at 6:00 p.m.

ROLL CALL - CLOSED SESSION

Present: Commissioner Eric Altman, Commissioner Andrew Goff, Commissioner Crystal Mallare, Vice Chair Davet Mohammed, Chair Brando Cruz

Absent: None

Excused: None

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Action: Chair Cruz called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

The Planning Commission convened in Closed Session.

MEETING RECESS - PLANNING COMMISSION TO CONVENE IN CLOSED SESSION

6:00 P.M. CLOSED SESSION ITEMS

Conference with Legal Counsel – Anticipated Litigation. Authorized pursuant to Government Code Section 54956.9 (d)(2). One (1) Matter.

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

CALL TO ORDER - PLANNING COMMISSION TO RECONVENE IN OPEN SESSION

Action: The Planning Commission reconvened in Open Session at 6:36 p.m.

PLEDGE OF ALLEGIANCE

Action: The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Commissioner Eric Altman, Commissioner Andrew Goff, Commissioner Crystal Mallare, Vice Chair Davet Mohammed, Chair Brando Cruz

Absent: Youth Commissioner DeAndre Lendsey

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.

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

Chair Cruz called for public comments. Written comments: None. Oral comments: Justin Hole was called to speak. The public comments period was closed.

AGENDA CHANGES

There were no agenda changes.

CONSENT CALENDAR

1. Minutes of January 26, 2024

Action: Motion to adopt CONSENT CALENDAR made by Commissioner Eric Altman, seconded by Vice Chair Davet Mohammed, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Vice Chair Davet Mohammed, Chair Brando Cruz, Commissioner Crystal Mallare

Nays: None

Abstain: None

Absent: None

Excused: None

PUBLIC HEARINGS

2. Chicken Guy Restaurant Major Modification

Senior Planner William He reported on the item and shared a PowerPoint presentation. Community Development Director Brent Cooper reported on the legal analysis of the condition of approval.

Speakers: City Attorney William Ross

Chair Cruz opened the public hearing. Written comments: Donna Ryan, Jerry Hoffman, Jeannette Goyetche, William Baker. Oral comments: Terry Johnson, was called to speak; William Baker

was called to speak; Valerie Zizak-Morais, was called to speak. Chair Cruz closed the public hearing. Commissioners deliberated on the item.

Action: Motion to adopt Resolution 2024-04 approving a Major Modification to Condition 23 for the Chicken Guy Restaurant Conditional Use Permit to substitute a utility undergrounding requirement with a financial contribution at 200 American Canyon Road, APN 059-110-056 (File No. PL23-0021) made by Vice Chair Davet Mohammed, seconded by Commissioner Andrew Goff, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Vice Chair Davet Mohammed, Chair Brando Cruz, Commissioner Crystal Mallare

Nays: None

Abstain: None

Absent: None

Excused: None

3. Housing Element Implementation Program C Municipal Code and Accessory Dwelling Unit Ordinance updates

Community Development Director Brent Cooper reported on the item and shared a PowerPoint Presentation. Commissioners discussed the item. Chair Cruz opened the Public Hearing. Written comments: none Oral comments: none. Chair Cruz closed the Public Hearing.

Action: Motion to adopt Resolution 2024-05 of the Planning Commission of the City of American Canyon recommending the City Council of the City of American Canyon amend the American Canyon Municipal Code Chapter 19.39 "Accessory Dwelling Units," and additional amendments consistent with current State Law and Housing Element Implementation Program C. made by Commissioner Eric Altman, seconded by Commissioner Crystal Mallare, and CARRIED by roll call vote.

Ayes: Commissioner Eric Altman, Commissioner Andrew Goff, Vice Chair Davet Mohammed, Chair Brando Cruz, Commissioner Crystal Mallare

Nays: None

Abstain: None

Absent: None

Excused: None

BUSINESS

4. 2023 Calendar year Housing Element Progress Report

Senior Planner William reported on the item and shared a PowerPoint presentation. Commissioners discussed the item. Chair Cruz opened Public Comments. Written comments: none. Speakers: Fran Lemos was called to speak. Chair Cruz closed public comments.

Action: The 2023 Housing Element Annual Progress Report was received and filed.

5. 2023 General Plan Annual Progress Report

Community Development Director Brent Cooper reported on the item. Commissioners discussed the item. Chair Cruz opened public comment. Written comments: none. Speakers: none. Chair Cruz closed public comment.

Action: The 2023 Calendar Year Housing Element Progress Report was received and filed.

MANAGEMENT AND STAFF ORAL REPORTS

6. Active Planning Projects

Community Development Director Brent Cooper reported on Active Planning Projects including the Density Bonus Ordinance Update and the pre-zoning for the Paoli Watson annexation.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

Action: The meeting adjourned at 8:32 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Administrative Technician



TITLE

Napa Junction Mini Storage Design Permit and Variance

RECOMMENDATION

A Resolution of the Planning Commission of the City of American Canyon, California, approving a Design Permit and Variance for redevelopment of a construction yard and boat and RV storage yard, into a 540-unit Mini Storage facility at 4484 Hess Road in the General Industrial (GI) Zoning District, APNs 058-320-003 and 058-320-002 (File No. PL22-0031)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Industrial (I)
Zoning District	General Industrial (GI)
Site Size	8.44 Acres
Present Use	Outdoor Boat and RV Storage Facility, Contractor Business
Surrounding Zoning and Uses	North: GI / Maher's Construction Yard South: Medium Residential (RM) / Domaine Apts East: Public (P) / "Napa Junction Community Center" West: Light Industrial w/ Commercial Overlay (LI: CS) / vacant
Access	Napa Junction Rd and Hess Rd
Napa Junction Road Setback	Required: 20 feet Provided: 22 feet minimum
Hess Road Setback	Required: 15 feet Provided: 10 feet

History: The proposed Napa Junction Mini Storage is located at 4484 Hess Rd. This site is divided into two parcels: Parcel A is an upper 5.84-acre site in the west. Parcel B is a lower 2.6-acre site in the east. A location map is included in Attachment 2.

Each parcel has its own access to Napa Junction Road.

- Parcel A consists of an office, two warehouses, and a contractor's yard.
- Parcel B consists of boat and RV storage with chain link fencing.

Proposed Development: On September 5, 2023, RH Hess Development submitted a Design Permit and Variance application to redevelop the sites and install 540 storage units.

The existing improvements on both parcels will be removed except for the office building at the south entry of Parcel A. Parcel A will have 259 self-storage units. Parcel B will have 281 self-storage units. The proposed storage units will range in size from 100 to 300 square feet.

The project includes new landscaping and sidewalks along Hess Road and Napa Junction Road and the site will be enclosed by an 8-foot-tall steel tube fence. The slope between Parcel A and B will be landscaped with a ground cover. A red photinia hedge located at the top of the slope will screen ministorage units in Parcel A. The western half of Parcel A will remain undeveloped and in its current "natural" condition.

Both parcel entries will be gated. Customer access to storage units will be available seven days a week from 5am to 9 pm. According to the applicant, the office will be staffed by one employee. The office will be open Monday, Wednesday, and Friday from 10 am to 5 pm.

Site Specific Issues:

Demolition: The Project redevelopment will demolish several structures. On Parcel A, the applicant will remove two buildings, a light standard, and interior fences and gates. On Parcel B, existing chain link fencing will be replaced and the existing asphalt parking lot will be removed. The applicant is required to obtain a demolition permit prior to doing the demolition work.

Site Development: The site access is from Napa Junction Rd and a secondary access from Hess Road. The applicant will provide a new sidewalk along the Napa Junction Rd and Hess Rd property frontage. According to the civil plans, the applicant will underground overhead utilities along the Napa Junction Road property frontage.

The applicant will landscape the site perimeter up to the new sidewalk within public right-of-way along Napa Junction Road and Hess Road. The Napa Junction Road frontage will receive crape myrtle and columnar oak trees. The Hess Road frontage will receive a red photinia hedge, coffee berry and pine grevillea shrubs, and groundcover.

Alquist-Priolo Earthquake Zone: The site is located in the Alquist-Priolo (AP) Earthquake Zone. A prior study identified an approximate fault line across both parcels (See Attachment 1.2 Design Permit and Variance Plans, Sheet 1). According to State Law, no structure for human occupancy may

be placed within 50 feet of an active fault (Ca. Department of Conservation, “[Alquist-Priolo Earthquake Fault Zones](#)”, accessed March 12, 2024). Human occupancy is not permitted in the proposed self-storage units. Therefore, the proposed project complies with AP Zone occupancy limitations.

Security: The project will include an 8-foot-tall steel tube perimeter fence. According to the applicant, the site will have gated entries and several security cameras around the site.

Variance: According to APMC Section 19.14.060, Industrial Zone Development Standards, the required setback for the street side of a corner lot is 15 feet. This corner lot setback applies to Hess Road along the east side of Parcel B. The applicant is requesting to reduce this setback from 15 feet to 10 feet because the hillside property is a special circumstance that significantly reduces buildable area.

For example, Parcel A consists of 5.84 acres. Over half of the site (approximately 3.29 acres), is hillside. Within the 3.29 acres, west of the proposed mini storage units, the slope ascends from 100 to 160 feet. Additionally, there are two earthquake faults running across both parcels, which limit the available use classes.

The hillside area limits the property owner’s developable area and the earthquake faults limit the owner’s type of uses. Given the topographical constraints, the applicant does not enjoy the same privileges as other property owners in the same zoning district. Approval of the Napa Junction Mini Storage Variance requires findings be made pursuant to American Canyon Municipal Code Section 19.43.030 (see Attachment 1).

Granting the variance reduces the landscape setback along Hess Road but does not conflict with applicable Building and Fire codes, or Public Works standards. The reduced setback allows the property-owner to marginally increase developable space within a topographically restrained site. The steel tube fence, photinia hedge, shrubs, and groundcover on the remaining 10-feet of Hess Road setback and a new sidewalk will provide an attractive edge to the project. A graphic depicting the hillside area and earthquake fault areas are shown in Attachment 3.

Self-Storage Units: The proposed storage units are developed by Janus International. The modular prefabricated units are made of corrugated metal panels and painted in earth tone colors. The units will be anchored to a permanent foundation. The units range from 100 SF (10’ x 10’) to 300 SF (10’ x 30’), with a maximum height of 9’. The storage units size meets the threshold for a structure that requires a building permit in accordance with the California Building Code. Specification sheets of the storage units are shown in Attachment 4.

Traffic Impact: The applicant provided a traffic impact report on January 23, 2024. The report, developed by Abrams Associates, provided a trip generation analysis that examined the existing uses and the proposed uses. The existing uses of the office and boat and RV vehicle storage generate 20

daily trips. The proposed office and 540 mini storage units generate 9 daily trips. Because the proposed use would result in fewer daily trips, the project is not subject to traffic impact fees. The trip generation analysis is available in Attachment 5.

General Plan Update, Civic Facility, and Affordable Housing Nexus Impact Fees: The City has adopted a variety of impact fees to address the impact of new development on city facilities and affordable housing demands. As described in the traffic impact report and the environmental exemption, the proposed project, by reconstructing an older site to a new use, will not result in any employment increases that warrant fees to address impacts to the general plan, civic facilities and affordable housing. For this reason, the project will not be assessed impact fees for these purposes.

Public Outreach:

City outreach occurred between September 26, 2023, and March 27, 2024. A copy of the public notification addresses and map is included in Attachment 6. Specific events are outlined below:

Sept. 25 – Project Posted on website

Sept. 25 – Project Information Announcement to GovDelivery Recipients (4,150+/-)

Sept. 26 - Neighborhood letters sent within 500 feet

March. 15 – Public Hearing Notice mailed to property owners and residents within 500 feet

March. 15 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,340 + people)

March. 16 – Public Hearing Notice Published in the Vallejo Times Herald

March. 22 – Staff Report published on City Website and emailed to GovDelivery Recipients

March. 22 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,340 + people)

March. 26 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,340 + people)

Throughout the public review period, Staff received no comments.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Economic Development and Vitality: "Attract and expand diverse business and employment opportunities."

FISCAL IMPACT

The Napa Junction Mini Storage Design Permit and Variance application required a developer deposit for review and processing, so there is no fiscal impact for staff time.

ENVIRONMENTAL REVIEW

The proposed Design Permit and Variance is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, Class 2 (Section 15302) – Reconstruction of Existing Facilities, and Class 4 (Section 15304) – Minor Alterations to Land.

ATTACHMENTS:

- 1.0. Napa Junction Mini Storage Design Permit and Variance - Resolution
- 1.1. Exhibit A Project Description
- 1.2. Exhibit B Design Permit Plans
- 1.3. Exhibit C Landscape Plans
- 1.4. Exhibit D Yocha Dehe Protocols
- 1.5. Exhibit E Confirmation of Conditions of Approval
2. Location Map
3. Site Plan with Hillside and Earthquake areas
4. Mini Storage Spec Sheets
5. Trip Generation Analysis
6. Public Outreach

PC RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A DESIGN PERMIT AND VARIANCE FOR REDEVELOPMENT OF A CONSTRUCTION YARD AND BOAT AND RV STORAGE YARD, INTO A 540-UNIT MINI STORAGE FACILITY AT 4484 HESS ROAD IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT, APNS 058-320-003 AND 058-320-002 (FILE NO. PL22-0031)

WHEREAS, on September 5, 2022, RH Hess Development (Applicant) submitted a Design Permit and Variance application for development of a 540-unit mini storage facility at 4484 Hess Road in the General Industrial (GI) zoning district (File no. PL22-0031); and

WHEREAS, the Project site consists of Parcel A, a 5.84 acres site with a construction yard, and Parcel B, a 2.6-acres site with boat and RV storage; and

WHEREAS, mini storage facilities are permitted uses in the General Industrial Zoning District; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed development was exempt as set forth in CEQA Sections 15301(Existing Facilities), and 15304 (Minor Alterations to Land); and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on March 28, 2024 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal, and all comments were reviewed and considered.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of American Canyon hereby approves the Napa Junction Mini Storage Design Permit and Variance (File No. PL22-0031) with the findings from sections 2 and 3.

SECTION 1: Findings Regarding Environmental Review pursuant to the California Environmental Quality Act (CEQA).

The proposed Design Permit and Variance are exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities and Class 4 (Section 15304) – Minor Alterations to Land, for the reasons explained below.

- a. 15301 (Existing Facilities): The Project involves the demolition of two warehouse buildings in Parcel A and repaving of Parcel B to develop mini storage units. There would be no expansion of size in the existing office building. All public services are available to serve the site and the site is not located in an environmentally sensitive area. The site has previously been graded and used as a construction yard and vehicle storage facility. The project involves negligible or no expansion of uses.
- b. 15304 (Minor Alterations to Land): Project is located on a site with a slope of less than 10 % and not located in any waterway or wetland, new landscaping would be water efficient. The grading would be to address storm water run-off, create 5 parking spaces in Parcel A and 7 parking spaces in Parcel B, add ADA access and other site amenities.

SECTION 2. VARIANCE FINDINGS

According to ACMC Section 19.14.060, Industrial Zone Development Standards, the required setback for the street side of a corner lot is 15 feet. The applicant is requesting a reduction from 15 feet to 10 feet for the Parcel B eastern setback, along Hess Road. Approval of the Napa Junction Mini Storage Variance requires all the following findings be made pursuant to American Canyon Municipal Code Section 19.43.030:

- A. Special circumstances exist applicable to the subject property, including size, shape, topography, location, existing improvements, or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and in the same zoning district(s).

Parcels A and B are in the General Industrial Zoning District. While Parcel A consists of 5.84 acres, 3.29 acres, or over half of the site, is on a hillside. Within the 3.29 acres, north of the proposed mini storage units, the slope ascends from 100 to 160 feet. Additionally, there are two identified earthquake faults running across both parcels, which limit the available use classes within 50 feet. The setback area covered by the earthquake fault lines is approximately 3.07 acres. Given the topographical constraints, the applicant does not enjoy the same privileges as other property owners in the same zone.

- B. Granting of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district(s) in which such property is located.

The applicant agreed to provide 10 feet of landscaping along Hess Road instead of 15 feet. The applicant is required to install new sidewalks along Hess Road and their frontage along Napa Junction Road. The variance allows the applicant to use their site more fully, in a site challenged by topography. The variance does not grant special privileges inconsistent with properties in the vicinity.

- C. Granting of the variance will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity.

Granting the variance does not conflict with safety standards in the Building or Fire Codes. The depth of the landscaping is reduced, but the applicant is adding a 6-foot-high fence to screen the storage units. The reduction in the side yard setback will not be detrimental to the public health, safety, or welfare or to property or residents in the vicinity.

- D. Granting of the variance does not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel.

The requested variance only pertains to setbacks. It does not request changes to permitted uses.

- E. Granting of the variance will not result in an inconsistency with the general plan, including policies related to airport compatibility.

The structures on site comply with the height and bulk requirements of the General Industrial Zone. The development is in the Airport Land Use Compatibility Plan Zone D, which does not prohibit self-storage units.

SECTION 3. DESIGN PERMIT FINDINGS

Approval of the Napa Junction Mini Storage Design Permit requires all the following findings be made, pursuant to American Canyon Municipal Code Section 19.41.050:

- A. The project complies with all applicable provisions of this title and any applicable approvals granted for the project by any decision-making authority.

The Napa Junction Mini Storage proposed at 4484 Hess Road is a permitted use class in the General Industrial Zoning District in accordance with the Zoning Code.

- B. The project and its design comply with any applicable design guidelines.

The project consists of one existing office building and 540 self-storage units on site. The structures are single-story and proposed within the setbacks of the parcels. As shown in the table below, the project complies with the design guidelines of the Zoning Code.

<i>General Industrial Development Standards</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
<i>Minimum area</i>	<i>40,000 SF</i>	<i>8.44 acres</i>	<i>Yes</i>
<i>Minimum width</i>	<i>150 ft</i>	<i>468 ft</i>	<i>Yes</i>
<i>Minimum depth</i>	<i>150 ft</i>	<i>445 ft plus</i>	<i>Yes</i>
<i>Minimum front yard building setback</i>	<i>20 ft</i>	<i>22 ft</i>	<i>Yes</i>
<i>Minimum side yard, street side corner lot</i>	<i>15 ft</i>	<i>10 ft</i>	<i>Variance</i>
<i>Minimum side yard</i>	<i>10 ft</i>	<i>10 ft</i>	<i>Yes</i>
<i>Minimum rear yard</i>	<i>10 ft</i>	<i>10 ft</i>	<i>Yes</i>
<i>Maximum floor area ratio (low-labor uses)</i>	<i>70%</i>	<i>21%</i>	<i>Yes</i>
<i>Maximum number of stories</i>	<i>3</i>	<i>1</i>	<i>Yes</i>
<i>Maximum building height</i>	<i>40 ft</i>	<i>< 20 ft</i>	<i>Yes</i>

- C. The project and its design complies with all applicable general plan policies.

The project redevelops an existing contractor’s yard and vehicle storage facility into a mini storage facility. The mini storage units comply with the height, bulk, and setback requirements in the GI zoning district. The site will include a fence at the perimeter and landscaping along Napa Junction Rd and Hess Road. The project complies with applicable general plan policies.

- D. The project complies with applicable policies of the Napa County Airport land use compatibility plan.

The project site is in Zone D of the Napa County Airport Land Use Compatibility Plan (ALUC Plan). Mini storage units are permissible in Zone D.

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

The project would redevelop an existing contractor’s yard and vehicle storage facility into mini storage units. The units will be painted in earthtone colors, with a light grey top and doors and beige trims. The site would include a fence and landscaping, which would improve the appearance of the industrial area.

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

The project consists of renovating an existing single-story office building and installing single-story mini storage units, which gives the structures a low profile. The site is located south of a concrete contractor’s yard and north of three-story apartment buildings under construction. The project site includes an 8-foot-tall steel perimeter fence and landscaping, which makes the design of the site compatible with its neighbors.

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

As explained in section E and F, the project site includes mini storage units that will be painted in earthtone colors which are screened from public view with landscaping and fencing. The project would be an improvement of the existing contractor's yard and vehicle storage with chain linked fence.

- H. The proposed design promotes a harmonious transition in terms of scale and character between areas of different general plan land use designations and zoning districts.

The project is located on Oat Hill, west of Highway 29. The neighboring parcels are industrial and multi-family residential. A mini storage yard would promote a harmonious transition between the contractor's yard in the north.

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

Parcels A and B are accessible from Napa Junction Road and Parcel B has secondary access on Hess road. The sites include ADA parking and accessible paths of travel. The project is proposed on an approved site with adequate vehicular and pedestrian circulation.

SECTION 4. CONDITIONS OF APPROVAL

General

1. The Design Permit and Variance approval is granted for redevelopment of an existing construction yard and RV/ boat storage yard into a mini storage facility at 4484 Hess Road (File No. PL22-0031), which shall be substantially as shown on file in the Community Development Department, except as modified by conditions of approval in this approval. Exhibits A through C consist of the following:
 - a. Project Narrative, prepared by the RH Hess Development, dated August 31, 2023.
 - b. Preliminary Civil Plans prepared by CBG, consisting of 12 sheets, dated January 22, 2024.
 - c. Preliminary Landscaping Plan prepared by Great Valley Design, consisting of two sheets, dated January 24, 2024.
 - d. Yocha Dehe Protocols for Native American Cultural Resources
 - e. Design Permit and Variance Confirmation of Conditions of Approval
2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

The obligation to defend, indemnify and hold the City harmless shall include the payment of all legal costs and attorney's fees (including a third party award of attorney's fees), arising out of, resulting from, or in connection with the City's act or acts leading up to and including approval of any environmental document or mitigation plan granting approvals to the applicant, incurred on behalf of, or by, the City, its elected and appointed officials, officers, employees, representatives, attorneys, boards, commissions, volunteers and agents in connection with the defense of any claim, action, or proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

The obligation to defend, indemnify, and hold the City harmless shall include, but not be limited to, the cost of preparation of any administrative record by the City, staff time, copying costs, court costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of a permit, approval, conditional approval, entitlement, environmental document, mitigation plan, environmental clearance, or any other document or approval related to the applicant's project.

The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or the City fails to cooperate fully in the defense, the applicant shall not be responsible to defend, indemnify, or hold harmless the City.

In the event a legal challenge to a City permit, approval, conditional approval, environmental document, environmental clearance, mitigation plan, entitlement or any other document, proceeding, determination, or action related to the applicant's project is successful, and an award of attorneys' fees is granted against the City, the applicant shall be responsible to timely pay the full amount of such an award.

3. The approval shall become effective on the expiration of the appeal period, ten calendar days following the decision, unless an appeal to the City Council is filed. An appeal may be filed with the Community Development Director by filling out an Appeal Form accompanied by a fee of \$774.
4. This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner as incorporated in this Resolution as Exhibit D. Should an appeal period end on a Saturday, Sunday or holiday, the final day for filing an appeal shall be the following Monday, or the next business day following a holiday. If there is no appeal, this approval will be final on April 8, 2024.
5. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.
6. The date upon which the approval is final shall be considered the day of the imposition of the fees, dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.
7. Expiration of this Approval. If no construction permits have been issued and construction commenced within two years of the date upon which this approval is final, the approval shall become null and void and of no effect (see American Canyon Municipal Code (ACMC) 19.42.030(A)). An extension of time may be granted by the Community Development Director upon the written request by a responsible party before the expiration of the two-year period, provided that the Director can make the findings that there have been no substantial changes in the approved plans, and that there has been no change of circumstances which would prevent any of the required findings of approval to be made.

8. All plans submitted for review and approval and all development shall be in substantial conformance with the approved exhibits, except where modified by a condition of approval. The Community Development Director or designee may approve minor changes to the project as approved by the Planning Commission on the plans submitted for the construction permits with a determination that the changes are in substantial compliance with the representation of the project as reviewed by the Planning Commission and City Council, that the proposed change will be in compliance with the required development standards, and the change will not materially affect adjacent private or public property.
9. Prior to obtaining a building permit, all parties working on the project must obtain a business license from the City.
10. According to the applicant, customers will have access to their storage units 7 days a week from 5:00 AM to 9:00 PM, and the office will be open on Mondays, Wednesdays, and Friday from 10:00 AM to 5:00 PM.
11. Prior to issuance of each building permit, the applicant shall submit a Certificate of Compliance from the Napa Valley Unified School District (NVUSD). For more information contact NVUSD Developer Fees - developerfees@nvusd.org.
12. The Applicant is responsible to remove any graffiti that occurs on the site within 24 hours.
13. The Applicant is responsible to maintain the site free of all litter and debris and ensure that all facilities and grounds are properly maintained.
14. In the event any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented as included as Appendix D to the Design Permit.
15. According to the California Business and Professions Code Section 21701, no occupant may use a self-service storage facility for residential purposes.

Planning

16. The conditions of this Permit shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Conditional Use Permit, under the title "Conditional Permit Conditions". The second sheet may also be used if the first sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.
17. According to the applicant, the Parcel A office building was completed in the 1980's. While the building is in proximity to the earthquake fault line, the Chief Building Official confirmed that proximity to the earthquake fault does not prevent aesthetic (non-structural) improvements to the building. According to General Plan Section 1.22.4, Industrial Districts Design and Development Principles, all development is required to be designed to achieve a high level of quality and compatibility with existing uses, including architectural treatment of all building elevations. Prior to the issuance of the first building permit, the applicant shall identify aesthetic renovations to the Parcel A Office Building to the satisfaction of the Community Development Director. These improvements shall include, but are not limited to, updated siding, windows, and roof. The building shall be painted in an earthtone color, consistent with the surrounding area.



Figure 1: Parcel A Office Building, facing west, along Napa Junction Rd.

18. All new rooftop equipment on the office building shall be screened with one or more opaque roof screens equal in height to the top of the rooftop mechanical equipment subject to approval by the Community Development Director.
19. Signs for the project shall obtain sign permit approval from the Community Development Department. This requirement does not apply to traffic signs, building addressing or directional signs for wayfinding.
20. Prior to the demolition of the two warehouse buildings on the north side of Parcel A, the applicant is required to obtain a demolition permit (J. Number) from the Bay Area Air Quality Management District (BAAQMD).
21. The storage units shall be painted an earthtone color scheme. An example of an acceptable color scheme is the beige and tan combination, as shown below:



Figure 2: Storage units shall be of an earthtone color, similar to the photo.

22. According to ACMC Section 19.21.030(l)(3), the use of parking space tire stops is prohibited.
23. According to CBC Section 5.106.4.1.2, long term parking spaces must equal 5 percent of new motorized vehicle parking spaces. 30 parking spaces, 1.5 spaces, or 2 long-term bicycle parking spaces are required. Prior to the issuance of the first building permit, provide a minimum of 2 long-term bicycle parking spaces.

24. Prior to issuance of a building permit, the applicant shall demonstrate that all exterior lighting shall be shielded as appropriate to direct light downward and avoid light spillage or glare from the project site.

Landscape and Irrigation Plans

25. According to APMC Section 19.14.060, Industrial Zone Development Standards, the required setback for the street side of a corner lot is 15 feet. Because of the proposed variance, the streetside yard setback along Hess Road is reduced to 10 feet. According to APMC 19.22.040(A)(1), Water-Efficient Landscaping General Requirements and Standards, the setbacks from streets required by the schedule of zoning district regulations shall be fully landscaped. Revise the landscaping plans to provide a 10-foot-wide landscaping area along Hess Road. Ensure the landscaping includes trees, shrubs, and groundcover. Revise the civil plans to be consistent with the landscaping plans.
26. Prior to the issuance of the Building Permit, the applicant shall provide a Landscape Plan. The landscape plan shall comply with the requirements of the California Government Code 65591 et. seq. known as the Water Conservation in Landscaping Act as set out in the model water efficient landscape ordinance adopted by the California Department of Water Resources and amended in 2015. All plant material shall be served by a city-approved automatic irrigation system.
27. The London Plane is not an approved tree species. Prior to issuance of a building permit, the applicant shall submit a revised landscape plan that replaces the 3 proposed London Plane trees with 3 Quercus robur 'Columnaris' trees.
28. All trees shall be 15 gallons in size or larger.
29. Prior to the issuance of a certificate of occupancy, all landscaping shall be completed and the project's landscape architect shall provide a written certification that all plant materials have been installed in accordance with the approved landscape plan.
30. 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 fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.
31. 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.
32. 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's vision triangles.

Building and Safety

33. Prior to the final inspection, the applicant 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.
34. 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 pm and 7:00 am 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.

35. Recycling of Construction and Demolition Debris: Prior to issuance of a building permit, the applicant shall submit a plan for the diversion of at least 70 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.
36. Deferred Submittals: Prior to issuance of a building permit, the applicant shall submit a request to the Chief Building Official for any proposed deferred submittals on a form provided by the Building and Safety Division. The Deferred Submittal request shall include a justification for each proposed deferred submittal. The Chief Building Official shall issue a determination on each proposed deferred submittal request.
37. Accessibility: Prior to the final inspection, a Certified Access Specialist (CAsp) shall 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.

Fire District

38. New and modified buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, as amended by the City of American Canyon and American Canyon Fire Protection District, and Nationally Recognized Standards.
39. 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.
40. All Fire related underground piping and fire appurtenances shall be shown on the Civil plan submittal. In addition to the Civil plan submittal, at least (1) plan set under separate cover shall be submitted to American Canyon Building Division for routing to the American Canyon 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, valves joints, fittings and calculated size and locations of thrust blocks, hydrants locations (designate public or private), gate shut-off valves, PIV's, FDC's, fire pumps, fire pump and/or riser rooms.
41. Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a building permit.
42. Fire Department plan review shall be based on the information submitted at the time of permit application. Any changes to the approved/permitted scope of work including additions, alterations, demolition, repair or a change in occupancy/use may impact the project requirements, including but not limited to the installation of additional fire protection systems or components.
43. 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. Applicant shall demonstrate on plan submittal; square footage of

each building on plan and provide the required fire flow information. Applicant shall demonstrate that the number and spacing of onsite fire hydrants meets the California Fire Code.

BUILDING FIRE FLOW REQUIREMENTS – CFC TABLES B105.2 & B105.1(2)
INFORMATION BELOW IS A SAMPLE AND FOR REFERENCE ONLY

Table B105.1(2) – Building size = 129, 600 square feet

Construction type = Type IIA

FF = 5,250 gpm at 20 psi

Duration = 4 hours

Table B105.2 – Fire sprinkler allowance = - 50%

5,250 – 2,625 = 2,625 gpm

FF = 2,625 gpm @ 20 psi

Duration = 2 hours

Table CC105.1 – Approximate number of hydrants = 3

Average spacing = 400 feet + 25% allowable increase = 500

Maximum distance from street or frontage = 225 feet = 50% allowable
increase = 337.5

44. Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the City of American Canyon and the applicable National Fire Protection Association Standard.
45. 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.
46. 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 of American Canyon and the applicable Public Works Standard.
47. 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". They shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds. Where hydrants are provided – the width shall be a minimum of 26-feet.
48. 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 building from an approved exterior route. If this cannot be achieved fire apparatus turnarounds will be needed.
49. 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 of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.
50. 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.

51. Where applicable improvement plan submittals for permit 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.
52. The City of American Canyon 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.
53. Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.

Public Works General Conditions of Approval

54. 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.
55. 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.
56. 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.
57. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
58. A drainage report prepared by a California Registered Civil Engineer shall be submitted for review with the initial submittal of the Improvement Plans. 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. The report shall include a hydraulic grade line analysis of the proposed detention system and calculations for the design of the detention outlet metering manhole.
59. 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 for review and approval. 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). It is the City's discretion whether to accept alternative treatment facilities other than bioretention.
60. A Post Construction Stormwater Operations and Maintenance Plan 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 submitted for review and approval by the City Engineer. Once approved,

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 Best Management Practices.

61. 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.
62. 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 enters first 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 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.
63. The Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City's Public Works Department. **Please be aware that this is 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 Improvement Plans have been approved. The Applicant shall not begin clearing, grubbing, or rough grading at the site prior to approval of the Improvement Plans, unless explicitly approved by the City of American Canyon through the standard grading and utilities only permit process. An Encroachment Permit is required for any work within City right of way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
64. All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.
65. Cathodic protection shall be provided for all water valves, fittings, hydrants, meters, backflow devices, ductile iron pipe, and other metal appurtenances, regardless of the findings of any soils corrosivity analysis.
66. The Applicant shall keep adjoining public and private streets free and clean of project dirt, mud, materials, and debris during the construction period in accordance with an approved SWPPP and Erosion and Sediment Control Plan using appropriate BMPs and as is found necessary by the City Engineer.
67. 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.
68. 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.

69. 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 report shall be submitted for approval by the City Engineer. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
70. 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 buildings shall be permitted until all hydrants meet City flow requirements.
71. 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.
72. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
73. After all of 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.
74. All construction stormwater pollution prevention best management practices (BMP's) 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 2022-0057-DWQ, as amended)*, the Applicant's Storm Water Pollution Prevention Plan (SWPPP), and the City's Erosion and Sediment Control Plan in accordance with the City's MS4 Permit. All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.
75. 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.
76. The development shall comply with the City's Zero Water Footprint policy.
77. 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 ET/SMART controller.

Public Works Special Conditions of Approval

78. The Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the preliminary Civil Design Plans for Napa Junction Self Storage prepared by CBG Engineers dated January 22, 2024 (referred to hereafter as Preliminary Plans), except as modified by these conditions.
79. Improvement Plans shall be tied to the State of California coordinate system.

80. The Applicant shall design and construct all of the **Public Improvements** generally shown on the Preliminary Plans and more specifically described below.
- a. Construct new sidewalk along the frontage of the property at Napa Junction Road and Hess Road.
 - b. Construct new concrete driveway aprons consistent with the City's Standard Drawing #3.11.
 - c. Install new streetlights along the frontage of the property at Hess Road.
 - d. Provide landscaping within the public right-of-way along the frontage of the property at Napa Junction Road. The recycled water along Hess Road shall be the source for irrigation. The applicant shall agree to a licensing agreement that requires them to maintain the landscaping within the public right-of-way along the project frontage. Prior to final inspection of the building permit, the applicant shall amend their facilities operation and maintenance plan (O&M plan) to include this activity.
 - e. The existing overhead utilities along the frontage of the property at Napa Junction Road, and new utilities to serve the project, shall be placed underground. Exceptions may be allowed for surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.
81. The Applicant shall construct all of the on-site private drive aisles, parking spaces, walks, water, recycled water, sanitary sewer, storm drainage and stormwater quality and landscaping "**Private Improvements**" generally shown on the Preliminary Plans and more specifically described below. All private drive isles, parking spaces, walks, water, sewer, storm drainage and stormwater quality improvements shall be designed in accordance with the City of American Canyon Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these 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% of the undeveloped peak flow from the 24-hour, 100-year event. 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. Runoff from all roof drains shall be conveyed to the onsite stormwater treatment facilities.
 - c. Recycled Water:
Provide separate recycled water service for landscape irrigation.
82. Prior to SUBMITTAL OF THE IMPROVEMENT PLANS, the Applicant shall:
- a. Submit the City's "Improvement Plan Checklist".

- b. Pay an initial cash deposit for City plan check services in 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 the initial deposit amount.
- c. Provide the following:
 - (1) Public Street Repair Plan
 - (2) Utility Plan and Joint Trench Plan
 - (3) Construction Storm Water Pollution Prevention Plan (SWPPP) and a City Erosion and Sediment Control Plan (ESCP)
 - (4) Drainage Report
 - (5) Post-Construction Stormwater Control Plan (SWCP)
 - (6) Geotechnical Report
 - (7) Construction Traffic Control Plan
 - (8) Submit application for Water and Sewer Will Serve.
- d. 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.

83. Prior to APPROVAL OF THE IMPROVEMENT PLANS, the Applicant shall:

- a. Provide written acknowledgment by the Geotechnical Engineer of Record that the Plans incorporate all design and construction criteria specified in the Geotechnical Report.
- b. Complete 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.
- c. Submit a copy of the Notice of Intent and WDID# for coverage under the State Water Resources Control Board' General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2022-0057-DWQ).
- d. Record a private storm drain easement over Parcel A in favor of Parcel B. The draft legal description of plant and deed shall be submitted to the City for review prior to dedication.

84. Prior to COMMENCEMENT OF CONSTRUCTION ACTIVITIES, the Applicant shall:

- a. Pay off all current account balances with the City of American Canyon.
- b. Pay an inspection fee in 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 Practitioner (QSP), Qualified SWPPP Developer (QSD), and/or the Contractor provides the following:
 - (1) Six (6) full-size bond copies of the approved Improvement Plans for the City's use.
 - (2) One (1) job-site copy of the latest edition of the City Standards for the Contractor use.
 - (3) One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.
 - (4) Electronic copies of Improvement Plans and SWPPP

85. Prior to APPROVAL OF A BUILDING PERMIT, the Applicant shall:

- a. 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: Fire District, Water Capacity, Zero Water Footprint Mitigation and Wastewater Capacity.

86. Prior to ACCEPTANCE OF IMPROVEMENTS, the Applicant shall:

- a. Restore all adjacent off-site road surfaces to pre-project conditions.
- b. Submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
- c. Provide a digital copy of the Improvement Plans that include all as-built or field changes, in pdf and AutoCAD Civil 3D (.dwg), void of any AutoCAD blocks format preventing full editing capabilities of the drawings, compatible with the City's current Civil 3D version, tied to the NAD83 (California Zone 2, feet) coordinate system and (.pdf) format.
- d. Provide a letter stating that all of the Developer's Conditions of Approval 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 into and record a post-construction Stormwater Operations and Maintenance Agreement with the City.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 28th day of March, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Brando Cruz, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Hall, Administrative Technician

William D. Ross, City Attorney

EXHIBITS:

- A. Project Narrative
- B. Design Permit Plans
- C. Landscaping Plans
- D. Yocha Dehe Protocols
- E. Applicant confirmation of Conditions of Approval



EXHIBIT E
Applicant Confirmation of Conditions of Approval
Napa Junction Mini Storage Design Permit and Variance
(FILE NO. PL22-0031)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Planning Commission Resolution dated March 28, 2024.

Applicant's signature

Date

Applicant's name

Property Owner's signature

Date

Property Owner's name

Please return signed confirmation to the City of American Canyon Community Development Department,
4381 Broadway, Suite 201, American Canyon, CA 94503

Napa Junction Mini Storage

Project Description

4484 Hess Rd. American Canyon Ca. 94503

8/31/2023

General Description:

The proposed project is to be a newly constructed, state of the art Mini storage facility on two Parcels in American Canyon on a site that is zoned for General Industrial uses.(APN #058-320-000 & 058-320-002). Not only will this use provide a service in high demand, but the City will also benefit from developing and beautifying a piece of land that has historically been used as a construction yard and a RV/Boat storage facility with old beat up vehicles that has little to no landscape screening. These benefits to the community come with very low traffic generation, low environmental impact, low impact to the adjacent uses, and an equally low demand on public services.

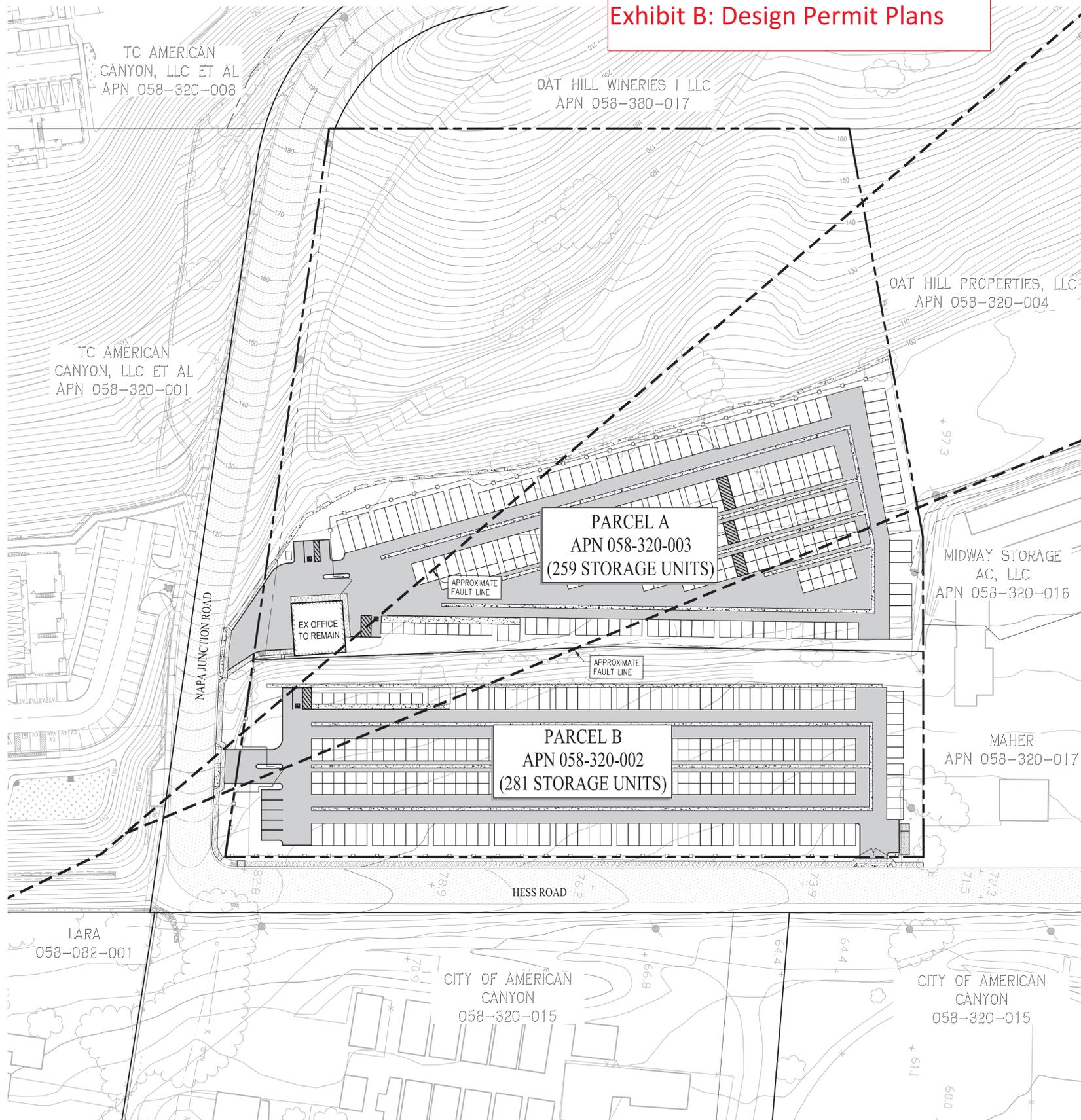
The subject site will be accessed from Napa Junction Road. The surrounding area to the north is primarily industrial uses, while residential neighborhoods are located to the south.

Site Plan Summary:

The proposed project is on two parcels, parcel A (____ acres) and parcel B (____ acres). The facility will consist of a small existing leasing office and mini storage units consisting of 10x10, 10x15, 10x20, and 10x30 sized units. The site will be fenced with steel fencing which adds significant security for the customers and serves to screen the units from public view. The office will be located at the entry of the top Parcel (Parcel A). There will be no onsite manager apartment included in the office building. The project is proposing to provide screening by using landscaping and metal fencing.

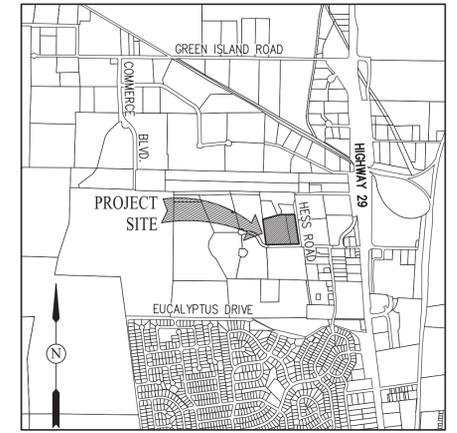
The interior vehicular circulation is designed to meet Fire Department turning radius requirements. The office building at the facility entry is positioned to be able to view onsite activities as well as customers entering and exiting the gated entry. Access to the site will be computer controlled via gate keypads for both entering and exiting the facility. Setbacks, building heights, and other zoning parameters are all intended to comply with City standards.

Napa Junction Mini Storage Exhibit B: Design Permit Plans



GENERAL NOTES

1. OWNER: HAROLD & BOBBIE HESS
3423 BROADWAY, SUITE D-5
AMERICAN CANYON, CA 94503
2. DEVELOPER: RH HESS DEVELOPMENT
3423 BROADWAY, SUITE D-5
AMERICAN CANYON, CA 94503
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
COLT ALVERNAZ, PE 75740
4. SOIL ENGINEER: REESE & ASSOCIATES
134 LYSTRA COURT
SANTA ROSA, CA
(707) 528-3078
5. ASSESSORS PARCEL NO. 058-320-003 & 058-320-002
6. SITE AREA: PARCEL A: 5.84± ACRES
PARCEL B: 2.60± ACRES
7. PARCELS: 2
8. STORAGE UNITS: PARCEL A: 259
PARCEL B: 281
9. SITE FLOOR AREA RATIO: PARCEL A: 0.15
PARCEL B: 0.32
10. EXISTING GENERAL PLAN: INDUSTRIAL (I)
PROPOSED GENERAL PLAN: INDUSTRIAL (I)
11. EXISTING ZONING: GENERAL INDUSTRIAL (GI)
PROPOSED ZONING: GENERAL INDUSTRIAL (GI)
12. EXISTING LAND USE: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL (SELF STORAGE)
13. BENCHMARK: NAPA COUNTY BENCHMARK BM 934C, STATE WELL MONUMENT
STAMPED B-55 IN CUL DE SAC AT NORTH END OF LOMBARD
ROAD.
EL = 58.37 FEET (NGVD29)
NAVD88 = NGVD29 + 2.4
14. BASIS OF BEARINGS: BETWEEN TWO FOUND MONUMENTS IN EUCALYPTUS DRIVE, THE
BEARING BEING N89°26'36"W, PER 23 RM 25, RECORDED JUNE
28, 2002, IN THE OFFICE OF THE COUNTY RECORDER
15. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
FLOOD INSURANCE RATE MAP, MAP NUMBER 06055C0617F
DATE: AUGUST 3, 2016
16. UTILITIES: WATER: CITY OF AMERICAN CANYON
SEWER (OFF-SITE): CITY OF AMERICAN CANYON
STORM DRAIN (OFF-SITE): CITY OF AMERICAN CANYON
GAS & ELECTRIC: PG&E
TELEPHONE: PACIFIC BELL
17. BOUNDARY: AS SHOWN WAS COMPILED FROM RECORD INFORMATION AND
DOES NOT REPRESENT A SURVEY OF THE PROPERTY.
18. BUILDING OCCUPANCY: S-1



VICINITY MAP

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		CURB, GUTTER & SIDEWALK
		VALLEY GUTTER

ABBREVIATIONS

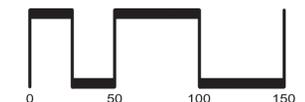
AC	ACRES
BBC	BACK OF BEVELED CURB
BC	BACK OF CURB
BD	BOUNDARY
BW	BACK OF WALK
CL	CENTERLINE
DW	DRIVEWAY
DU	DWELLING UNITS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LS	LANDSCAPE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL

SHEET INDEX

SHEET NO.	SHEET TITLE
1	PROJECT OVERVIEW
2	EXISTING CONDITIONS
3	TECHNICAL SITE PLAN - PARCEL A
4	TECHNICAL SITE PLAN - PARCEL B
5	GRADING & DRAINAGE - PARCEL A
6	GRADING & DRAINAGE - PARCEL B
7	UTILITY PLAN - PARCEL A
8	UTILITY PLAN - PARCEL B
9	GRADING SECTIONS
10	STORMWATER CONTROL PLAN
11	STORMWATER CONTROL DETAILS
12	FIRE ACCESS PLAN

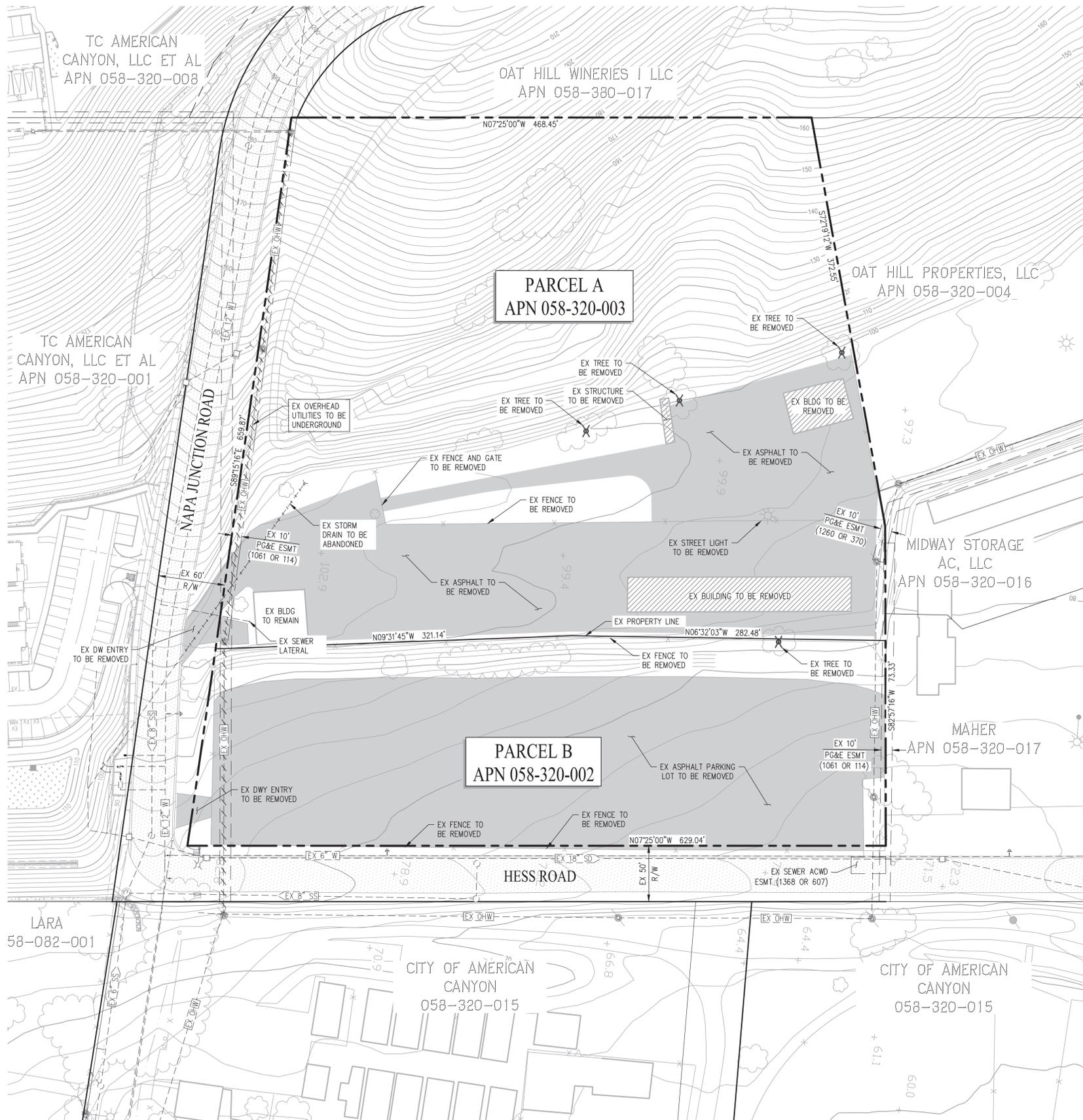
DESIGN PERMIT PROJECT OVERVIEW NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: JANUARY 22, 2024



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
1
OF 12 SHEETS



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY
---	RIGHT-OF-WAY
---	EASEMENT
---	ADJACENT LOT LINE
---	CURB, GUTTER & SIDEWALK
---	FENCE
x 62.0	SPOT ELEVATIONS
□	CATCH BASIN
○	FIRE HYDRANT
○	MANHOLE
⊙	STREET LIGHT
⊙	UTILITY POLE
---	STORM DRAIN
---	SANITARY SEWER
---	WATER LINE
---	GAS
---	OVERHEAD LINE
○	TREE
█	EXISTING ASPHALT ROAD/PARKING TO BE REMOVED
▨	EXISTING BUILDING/STRUCTURE TO BE REMOVED

ABBREVIATIONS

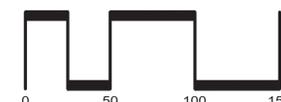
ACWD	AMERICAN CANYON WATER DISTRICT
BLDG	BUILDING
BD	BOUNDARY
CL	CENTERLINE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
LS	LANDSCAPE
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TYP	TYPICAL
VG	VALLEY GUTTER
W	WATER

PERMIT NOTE

APPLICANT MUST OBTAIN A DEMOLITION PERMIT FROM THE BUILDING DEPARTMENT AND OBTAIN A J-PERMIT FROM THE AIR DISTRICT PRIOR TO DEMOLITION PERMIT ISSUANCE.

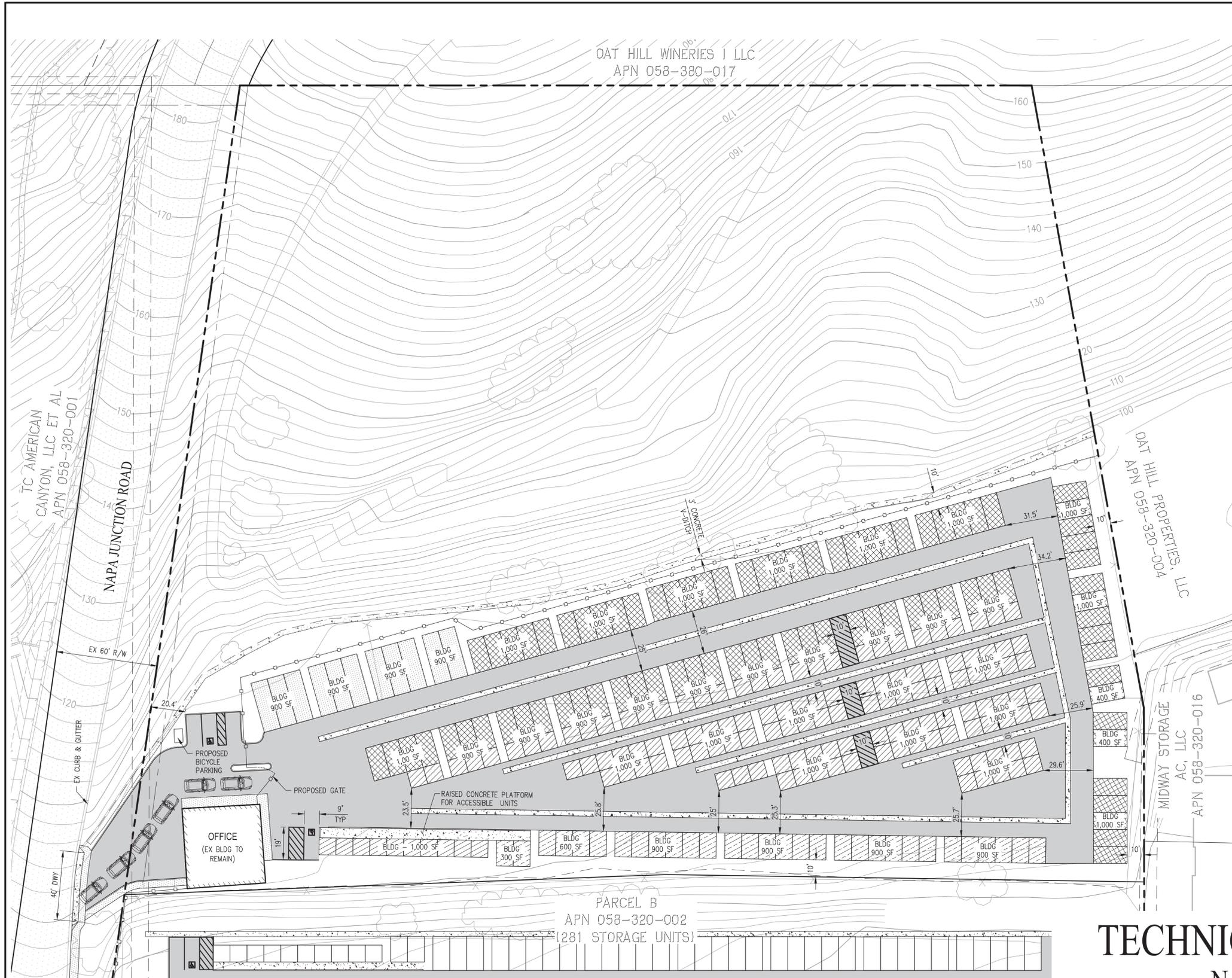
**DESIGN PERMIT
EXISTING CONDITIONS
NAPA JUNCTION SELF STORAGE**

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: JANUARY 22, 2024



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SHEET NO.
2
OF 12 SHEETS



PARCEL B
APN 058-320-002
(281 STORAGE UNITS)

LEGEND

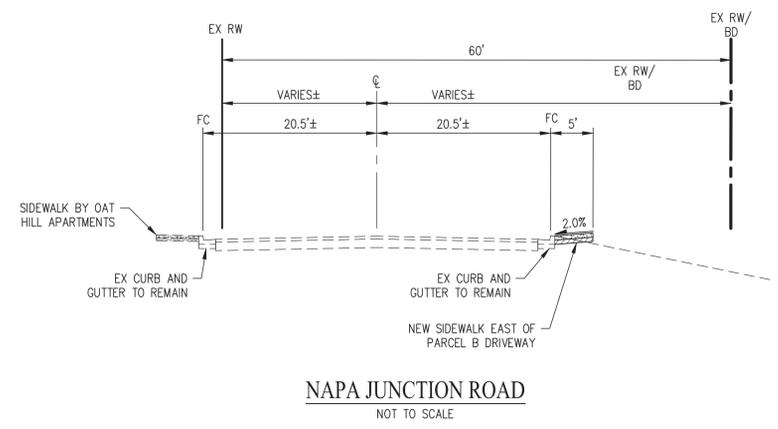
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	CURB, GUTTER & SIDEWALK
---	---	VALLEY GUTTER

ABBREVIATIONS

BLDG	BUILDING
BD	BOUNDARY
CL	CENTERLINE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VG	VALLEY GUTTER

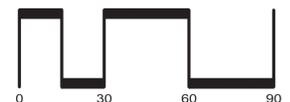
UNIT MIX SUMMARY - PARCEL A

UNIT SIZE	UNIT COUNT	% MIX	AREA (SF)
10 X 10	135	52%	13,500
10 X 15	30	12%	4,500
10 X 20	83	32%	16,600
10 X 30	11	4%	3,300
TOTAL	259	100%	37,900



DESIGN PERMIT
TECHNICAL SITE PLAN - PARCEL A
NAPA JUNCTION SELF STORAGE

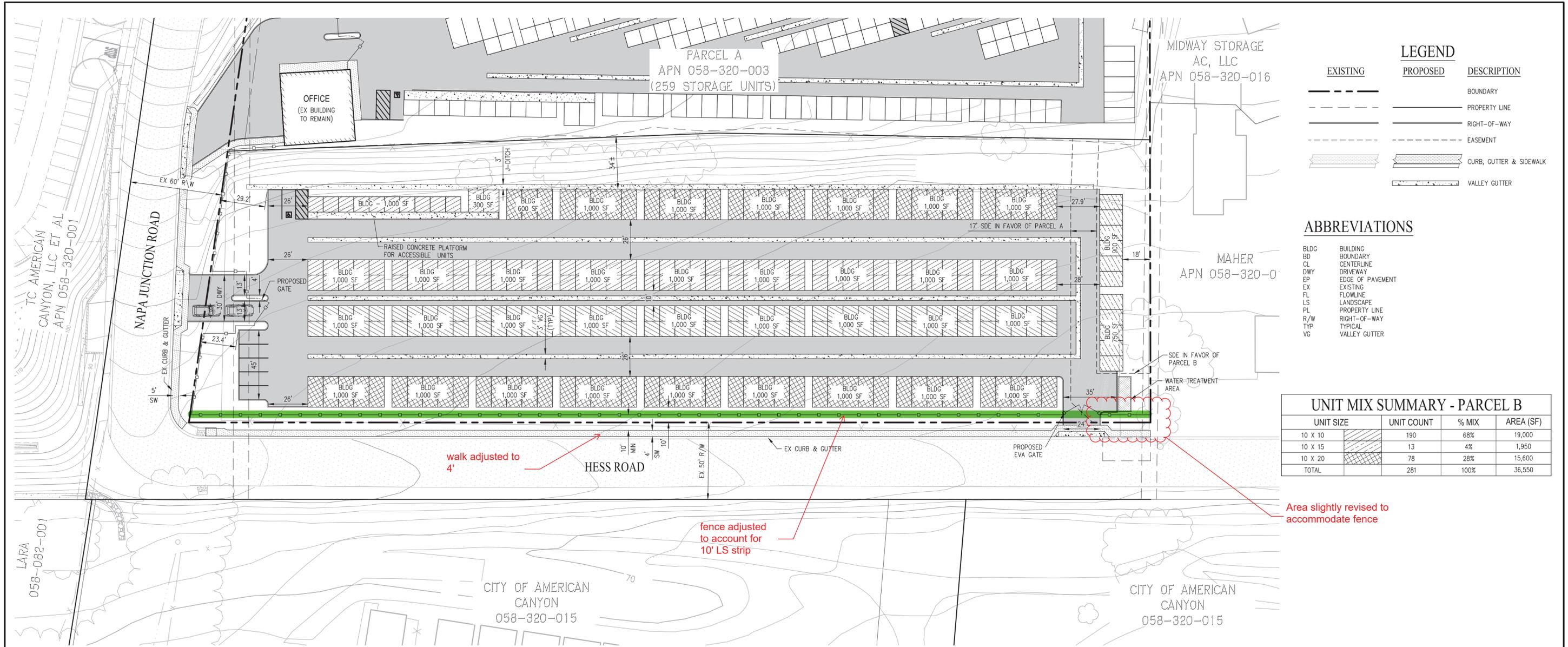
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: JANUARY 22, 2024

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SHEET NO.
3
OF 12 SHEETS

G:\1905-04\ACAD\DR\DR03.DWG



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	CURB, GUTTER & SIDEWALK
---	---	VALLEY GUTTER

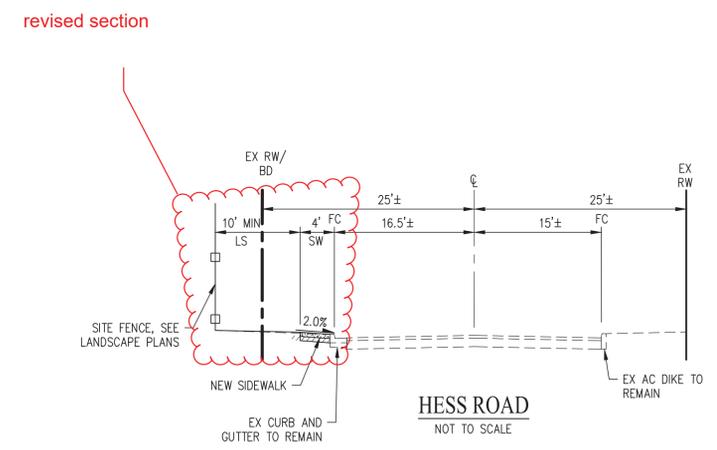
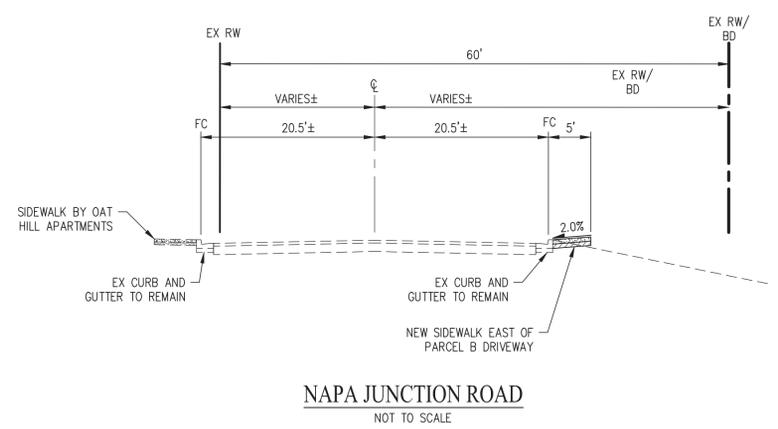
ABBREVIATIONS

BLDG	BUILDING
BD	BOUNDARY
CL	CENTERLINE
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
TYP	TYPICAL
VG	VALLEY GUTTER

UNIT MIX SUMMARY - PARCEL B

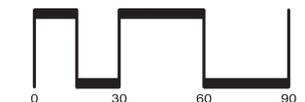
UNIT SIZE	UNIT COUNT	% MIX	AREA (SF)
10 X 10	190	68%	19,000
10 X 15	13	4%	1,950
10 X 20	78	28%	15,600
TOTAL	281	100%	36,550

Area slightly revised to accommodate fence



DESIGN PERMIT
TECHNICAL SITE PLAN - PARCEL B
NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MARCH 19, 2024



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SHEET NO.
4
OF 12 SHEETS



OAT HILL WINERIES I LLC
APN 058-380-017

TC AMERICAN
CANYON, LLC ET AL
APN 058-320-001

OAT HILL PROPERTIES, LLC
APN 058-320-004

MIDWAY STORAGE
AC, LLC
APN 058-320-016

PARCEL B
APN 058-320-002
(281 STORAGE UNITS)

OFFICE
FF 104.0±

LEGEND

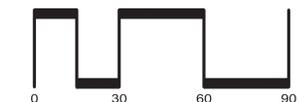
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
-x-x-x-	-x-x-x-	FENCE
▨	▨	CURB, GUTTER & SIDEWALK
	▨	VALLEY GUTTER
x 100.0	x 100.0	SPOT ELEVATIONS
	▨	BIORETENTION AREA
	○	CURB CUT
---	---	STORM DRAIN
⊠	⊠	FIELD INLET
○	●	MANHOLE

ABBREVIATIONS

BLDG	BUILDING
BD	BOUNDARY
CL	CENTERLINE
DW	DRIVEWAY
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
TYP	TYPICAL
U	UNIT PAD
VG	VALLEY GUTTER

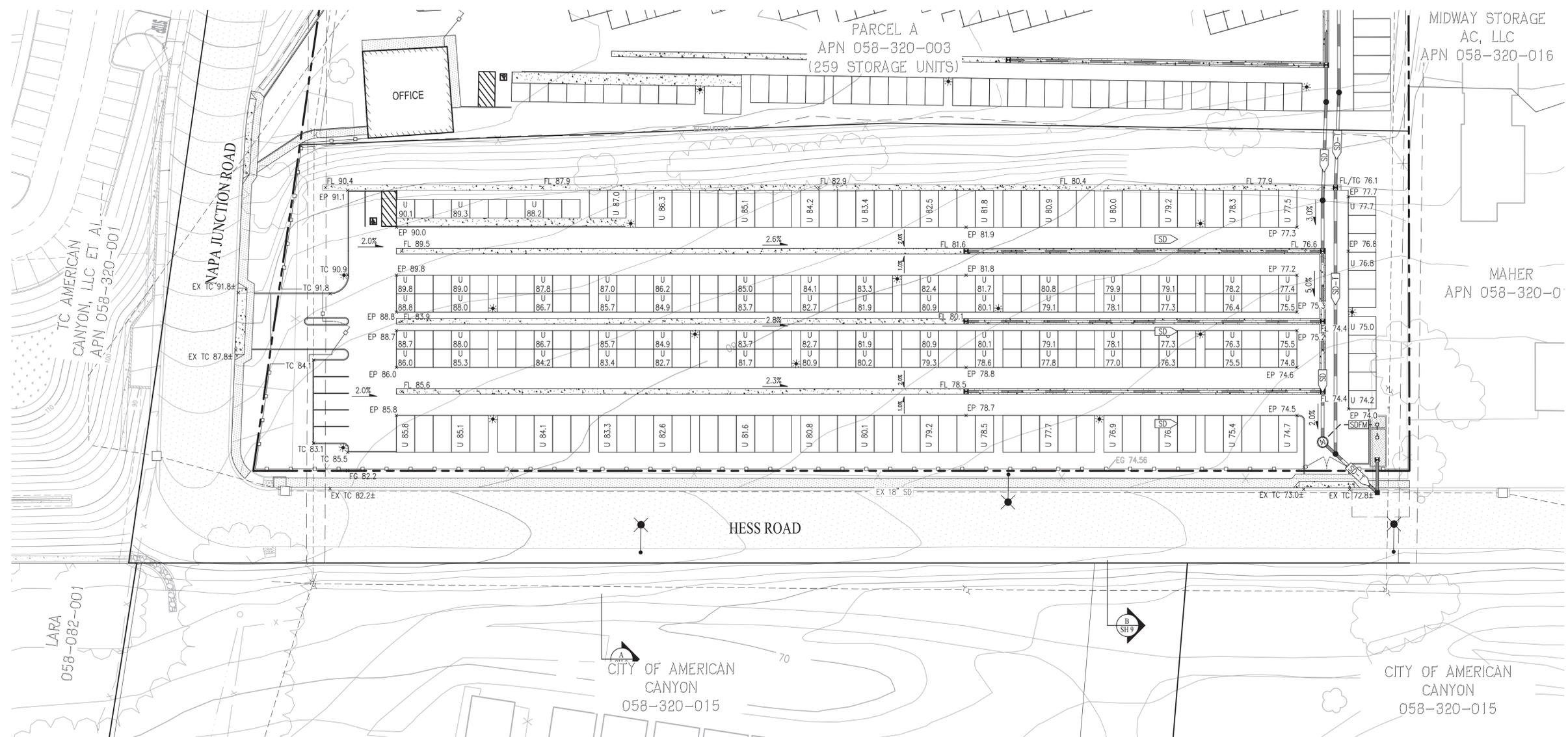
DESIGN PERMIT
GRADING & DRAINAGE - PARCEL A
NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: JANUARY 22, 2024



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SHEET NO.
5
OF 12 SHEETS



LEGEND

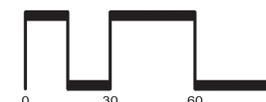
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
-x-x-x-	-x-x-x-	FENCE
▨	▨	CURB, GUTTER & SIDEWALK
x 100.0	x 100.0	SPOT ELEVATIONS
	▨	BIORETENTION AREA
	○	CURB CUT
EX SD	SD	STORM DRAIN
⊠	⊠	FIELD INLET
○	●	MANHOLE

ABBREVIATIONS

BLDG	BUILDING
BD	BOUNDARY
CL	CENTERLINE
DW	DRIVEWAY
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
TYP	TYPICAL
U	UNIT PAD
VG	VALLEY GUTTER

DESIGN PERMIT
GRADING & DRAINAGE - PARCEL B
NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"= 30' DATE: JANUARY 22, 2024



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SHEET NO.
6
OF 12 SHEETS



OAT HILL WINERIES I LLC
APN 058-380-017

TC AMERICAN
CANYON, LLC ET AL
APN 058-320-001

OAT HILL PROPERTIES, LLC
APN 058-320-004

MIDWAY STORAGE
AC, LLC
APN 058-320-016

PARCEL B
APN 058-320-002
(281 STORAGE UNITS)

LEGEND

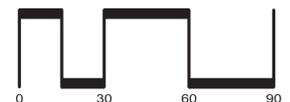
EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	BOUNDARY
- - - - -	- - - - -	RIGHT-OF-WAY
- - - - -	- - - - -	CURB, GUTTER & SIDEWALK
- - - - -	- - - - -	VALLEY GUTTER
- - - - -	- - - - -	STORM DRAIN
- - - - -	- - - - -	SANITARY SEWER
- - - - -	- - - - -	WATER LINE
- - - - -	- - - - -	WATER VALVE
- - - - -	- - - - -	JOINT TRENCH
- - - - -	- - - - -	FIRE HYDRANT
- - - - -	- - - - -	FIELD INLET
- - - - -	- - - - -	MANHOLE
- - - - -	- - - - -	STREET LIGHT
- - - - -	- - - - -	BIORETENTION AREA
- - - - -	- - - - -	CURB CUT
- - - - -	- - - - -	TREES

ABBREVIATIONS

BD	BOUNDARY
CL	CENTERLINE
DWY	DRIVEWAY
FH	FIRE HYDRANT
FI	FIELD INLET
FW	FIRE WATER
LS	LANDSCAPE
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SD-T	STORM DRAIN (TREATED)
SDMH	STORM DRAIN MANHOLE
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
TYP	TYPICAL
W	WATER

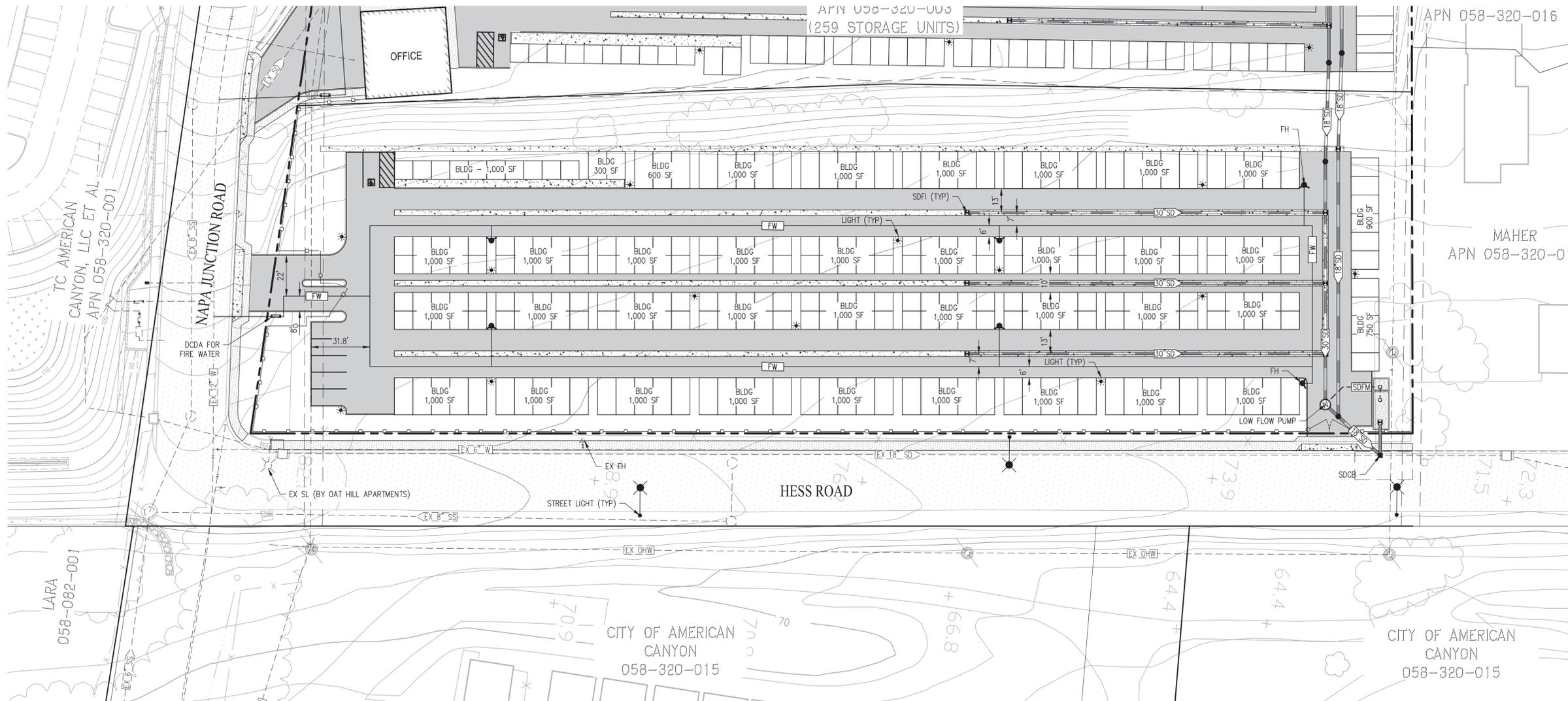
DESIGN PERMIT
UTILITY PLAN - PARCEL A
NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"= 30' DATE: JANUARY 22, 2024



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SHEET NO.
7
OF 12 SHEETS



LEGEND

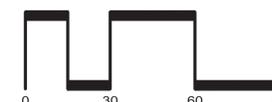
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT-OF-WAY
		CURB, GUTTER & SIDEWALK
		STORM DRAIN
		SANITARY SEWER
		WATER LINE
		WATER VALVE
		JOINT TRENCH
		FIRE HYDRANT
		FIELD INLET
		MANHOLE
		STREET LIGHT
		BIORETENTION AREA
		CURB CUT
		TREES

ABBREVIATIONS

BD	BOUNDARY
CL	CENTERLINE
DWY	DRIVEWAY
FH	FIRE HYDRANT
FI	FIELD INLET
FW	FIRE WATER
LS	LANDSCAPE
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SD-T	STORM DRAIN (TREATED)
SDCB	STORM DRAIN CATCH BASIN
SDFM	STORM DRAIN FORCE MAIN
SDMH	STORM DRAIN MANHOLE
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
TYP	TYPICAL
W	WATER

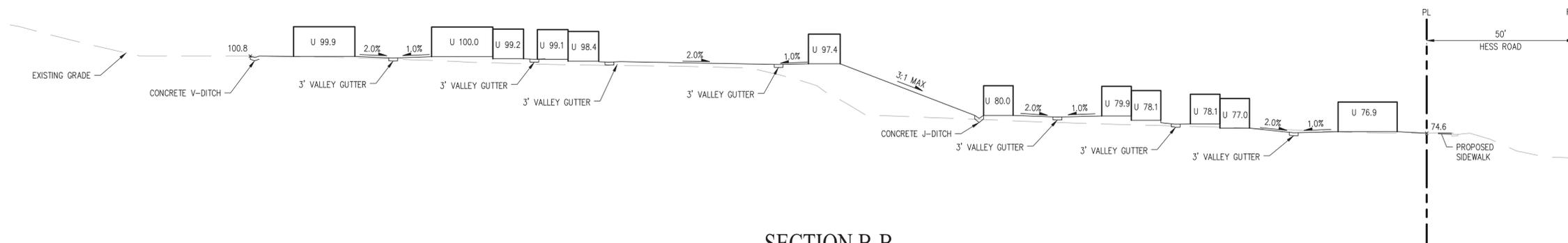
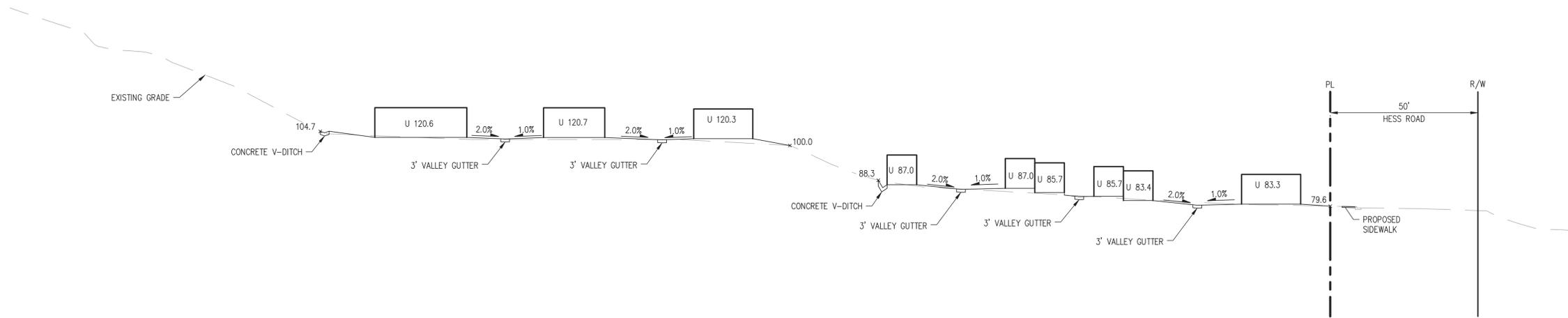
**DESIGN PERMIT
UTILITY PLAN - PARCEL B
NAPA JUNCTION SELF STORAGE**

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"= 30' DATE: JANUARY 22, 2024



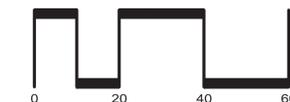
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SHEET NO.
8
OF 12 SHEETS



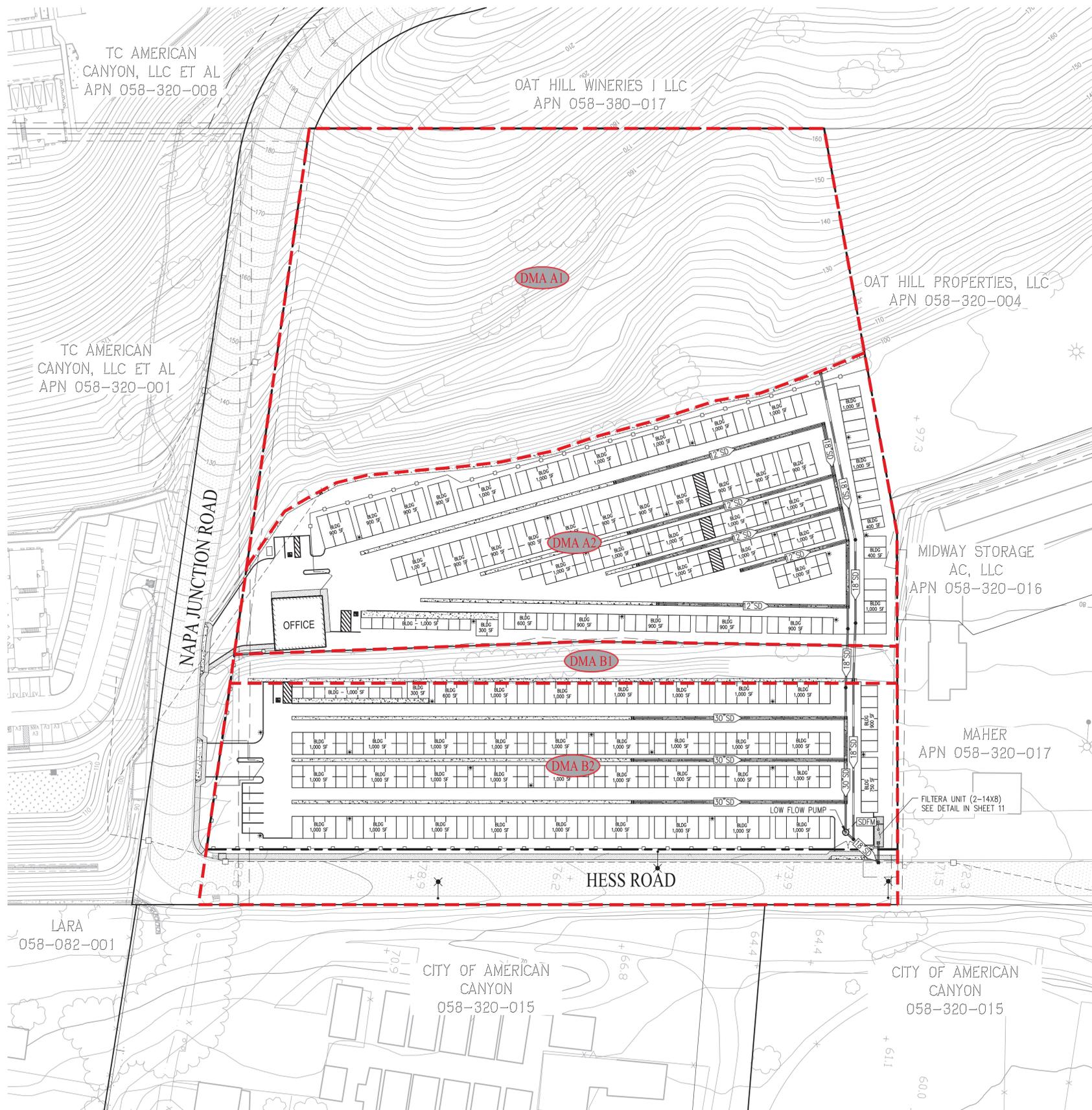
DESIGN PERMIT GRADING SECTIONS NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
 SCALE: 1"= - DATE: JANUARY 22, 2024



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SHEET NO.
9
 OF 12 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER & SIDEWALK
---	---	VALLEY GUTTER
EX SD	SD	STORM DRAIN
□	□	FIELD INLET
□	□	CATCH BASIN
○	○	LOW FLOW PUMP
○	○	MANHOLE
☼	☼	STREET LIGHT
	▭	FILTERA UNIT
	▭	DRIVE AISLE
	▭	CONCRETE
	▭	BARE EARTH
	○	CURB CUT
	→	DIRECTION OF FLOW
	---	DRAINAGE MANAGEMENT AREA BOUNDARY
	DMA A1	DRAINAGE MANAGEMENT AREA

ABBREVIATIONS

BD	BOUNDARY
CL	CENTERLINE
DMA	DRAINAGE MANAGEMENT AREA
FI	FIELD INLET
IN	INCHES
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
SD	STORM DRAIN
SD-T	STORM DRAIN (TREATED)
SDMH	STORM DRAIN MANHOLE
SDFI	STORM DRAIN FIELD INLET
TSM	TOP OF SOIL MIX
TYP	TYPICAL

PRELIMINARY STORM WATER TREATMENT

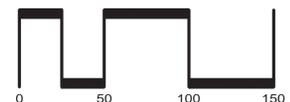
AREA ID	DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT TYPE
DMA A1	144,851	144,851	0	-	SELF-TREATING
DMA A2	109,522	15,587	93,935	94,091	FILTERA UNIT
DMA B1	20,418	20,418	0	-	SELF-TREATING
DMA B2	93,053	16,685	76,368	76,535	FILTERA UNIT

WATER QUALITY FLOW
 TOTAL EFFECTIVE IMPERVIOUS AREA = 170,626 SF (3.92 AC)
 WATER QUALITY FLOW = 3.92 AC x 0.9 x 0.2 IN/HR = 0.71 CFS

FILTERA SIZING CALCULATION
 0.71 CFS = 175 IN/HR x 1 HR/3600 S x 1 FT/12 IN x AREA
 AREA (MIN.) = 176 SF
 USE 2 - 14'X8' FILTERA UNITS

**DESIGN PERMIT
 STORMWATER CONTROL PLAN
 NAPA JUNCTION SELF STORAGE**

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
 SCALE: 1" = 50' DATE: JANUARY 22, 2024

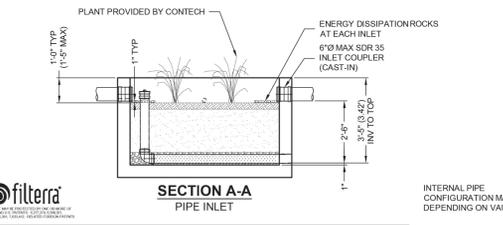
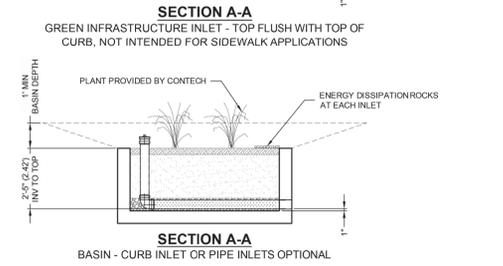
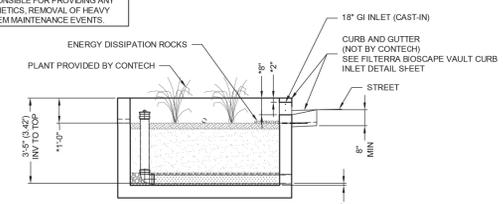
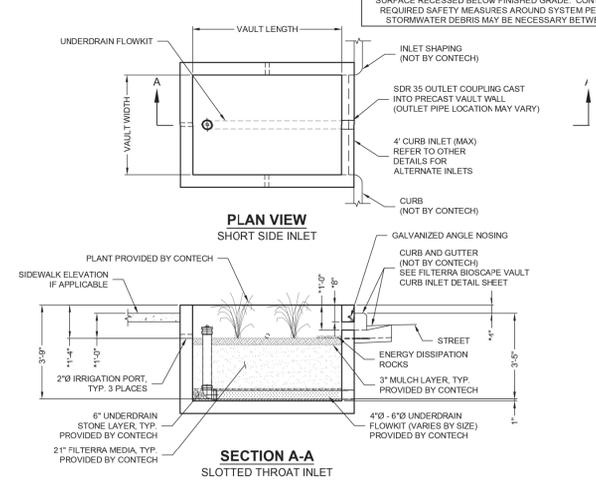
 SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
 WWW.CBANDG.COM
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
10
 OF 12 SHEETS

CUSTOMER/COMMISSIONING/STANDARD DRAWINGS/FTBSV - FILTERRA BIOSCAPE VAULT OFFLINE CONFIG/DTL/DWG 8/2022 10:43 AM

DIMENSIONS PRECEDED BY " " ARE CRITICAL AND MAY NOT BE MODIFIED WITHOUT CONSULTING CONTECH

AS WITH ALL OPEN TOP BIORETENTION SYSTEMS, FILTERRA BIOSCAPE IS OPEN TO THE ATMOSPHERE WITH A MEDIA SURFACE RECESSED BELOW FINISHED GRADE. CONTRACTOR OR OWNER IS RESPONSIBLE FOR PROVIDING ANY REQUIRED SAFETY MEASURES AROUND SYSTEM PERIMETER. TO MAINTAIN AESTHETICS, REMOVAL OF HEAVY STORMWATER DEBRIS MAY BE NECESSARY BETWEEN REGULAR FILTERRA SYSTEM MAINTENANCE EVENTS.

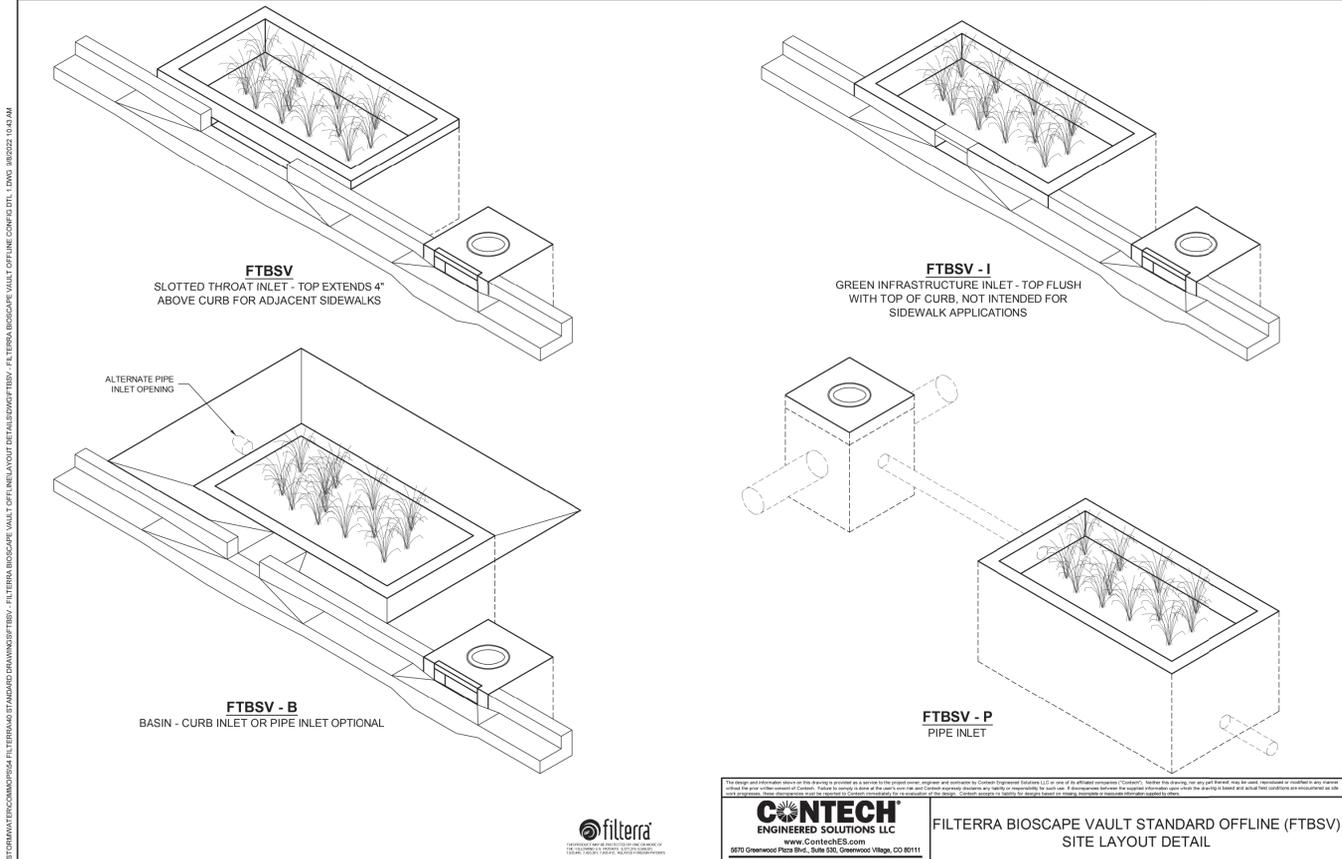


FTBSV CONFIGURATION					
(OPTIONS: BASIN "B", GREEN INFR. INLET "I", PIPE INLET "P", SLOTTED THROAT INLET "T")					
MEDIA BAY SIZE	VAULT SIZE (L x W)	LONG SIDE INLET DESIGNATION	SHORT SIDE INLET DESIGNATION	AVAILABILITY	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	4 x 4	FTBSV0404	FTBSV0404	ALL	1
6 x 4	6 x 4	FTBSV0604	FTBSV0606	ALL	1
7.83 x 4.5	7.83 x 4.5	FTBSV078045	FTBSV0406	DE, MD, NJ, PA, VA, WV ONLY	1
8 x 4	8 x 4	FTBSV0804	FTBSV0408	N/A	1
6 x 6	6 x 6	FTBSV0606	FTBSV0606	DE, MD, NJ, PA, VA, WV	1
8 x 6	8 x 6	FTBSV0806	FTBSV0606	ALL	1
10 x 6	10 x 6	FTBSV1006	FTBSV0610	ALL	2
12 x 6	12 x 6	FTBSV1206	FTBSV0612	ALL	2
13 x 7	13 x 7	FTBSV1307	FTBSV0713	ALL	2
14 x 8	14 x 8	FTBSV1408	N/A	ALL	3
16 x 8	16 x 8	FTBSV1608	N/A	N/A OR WA	3
15 x 9	15 x 9	FTBSV1509	N/A	OR WA ONLY	3
18 x 8	18 x 8	FTBSV1808	N/A	CALL CONTECH	3
20 x 8	20 x 8	FTBSV2008	N/A	CALL CONTECH	4
22 x 8	22 x 8	FTBSV2208	N/A	CALL CONTECH	4

¹UTILIZES (2) CURB OPENINGS WITH MIN 1" SPACING N/A = NOT AVAILABLE

filterra
CONTECH
ENGINEERED SOLUTIONS LLC
 www.ContechES.com
 8870 Greenwood Plaza Blvd., Suite 300, Greenwood Village, CO 80111
 303.526.3999 303.796.2233 303.796.2238 FAX

FILTERRA BIOSCAPE VAULT STANDARD OFFLINE (FTBSV) CONFIGURATION DETAIL



filterra
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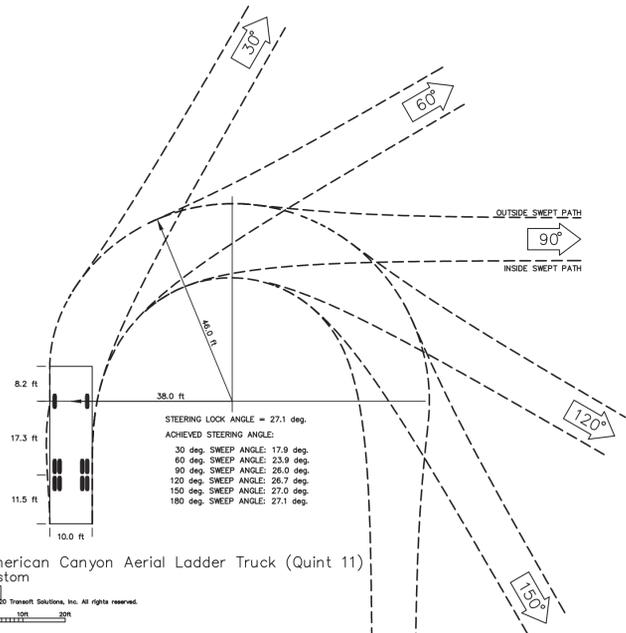
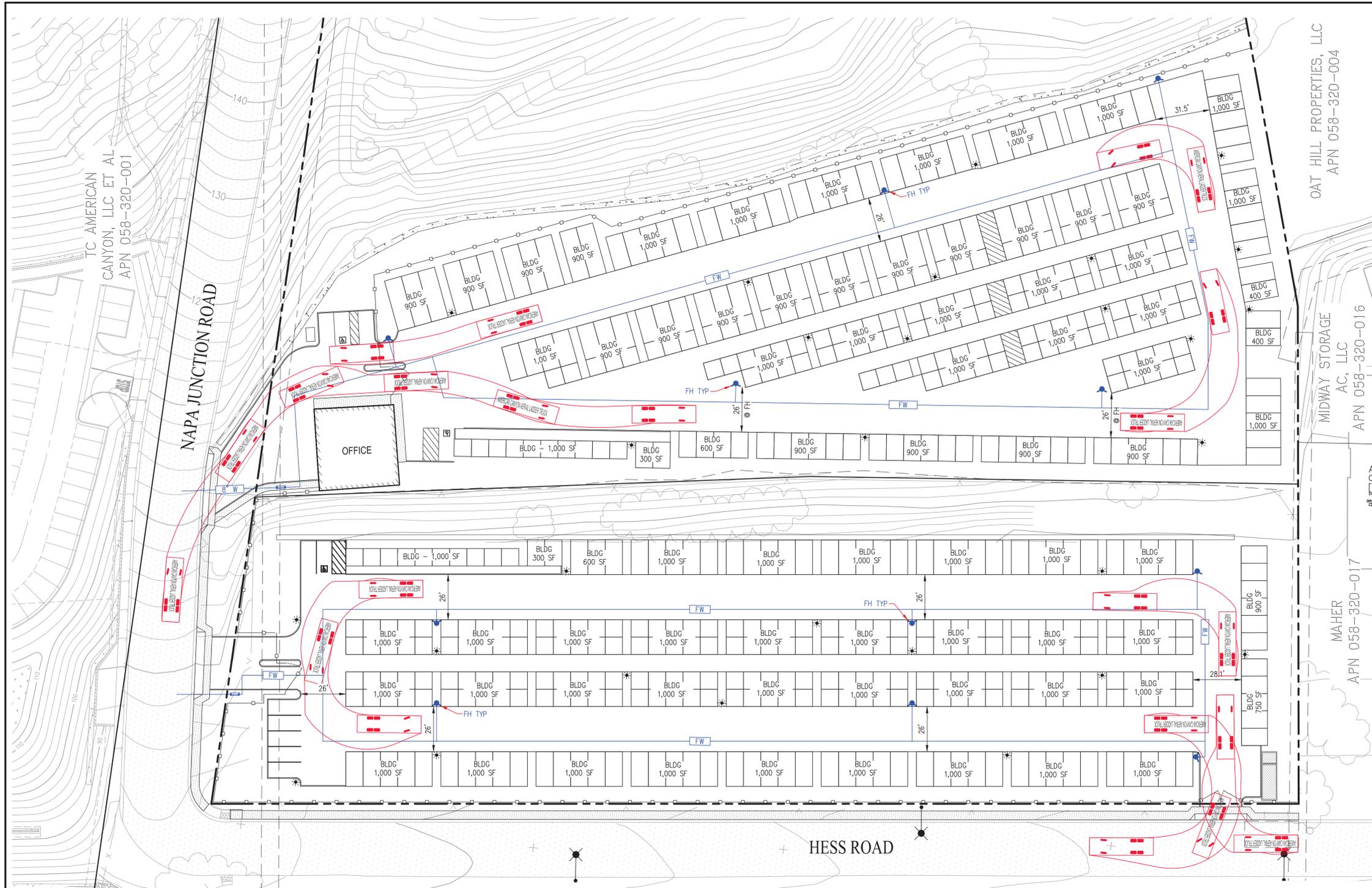
FILTERRA BIOSCAPE VAULT STANDARD OFFLINE (FTBSV) SITE LAYOUT DETAIL

DESIGN PERMIT STORMWATER CONTROL DETAILS NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
 SCALE: 1" = - DATE: JANUARY 22, 2024

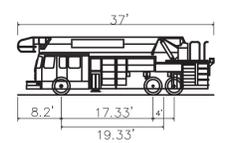
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SHEET NO.
11
 OF 12 SHEETS



American Canyon Aerial Ladder Truck (Quint 11)
 Custom
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FIRE TRUCK TURNING TEMPLATE
 NOT TO SCALE



AMERICAN CANYON AERIAL LADDER TRUCK

Overall Length	37.000ft
Overall Width	10.000ft
Overall Body Height	10.851ft
Min Body Ground Clearance	0.652ft
Max Track Width	8.500ft
Lock-to-lock time	8.00s
Wall to Wall Turning Radius	43.000ft

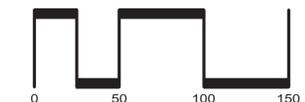
TRUCK DIMENSIONS
 DETAIL NOT TO SCALE

LARA
 058-082-001

CITY OF AMERICAN
 CANYON
 058-320-015

DESIGN PERMIT
FIRE ACCESS PLAN
 NAPA JUNCTION SELF STORAGE

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
 SCALE: 1"=50' DATE: JANUARY 22, 2024



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SHEET NO.
12
 OF 12 SHEETS

Napa Junction Mini Storage Exhibit C: Landscape Plans

- ### LANDSCAPE / SITE ELEMENTS
- LIMIT OF WORK: SEE SHEET L-1 FOR EAST PARCEL.
 - EXISTING OR NEW FIRE HYDRANT PER SITE SURVEY. NO PLANTING OR IRRIGATION WITHIN 10 FT.
 - 8 FT. TALL STEEL PERIMETER FENCE, LOCATION PER CIVIL ENGINEER. MATERIALS - SEE DETAIL A, THIS SHEET.
 - PROPERTY LINE. NO LANDSCAPE IMPROVEMENT BEYOND THIS POINT.
 - CONCRETE ENTRY/EXIT DRIVEWAY, SECTION AND FINISH PER CIVIL ENGINEER.
 - AUTOMATIC VEHICULAR GATE.
 - 1" DEDICATED IRRIGATION SUPPLY, 3/4" METER, BACKFLOW PREVENTER AND FLOW SENSOR.
 - PROPOSED STORAGE SPACES AT EXISTING/REPAIRED A.C. PAVING.
 - VEHICULAR SIGHT SETBACK, NO PLANTING.
 - (2) 4" P.V.C. SLEEVES EACH LOCATION AT PAVING, WALKS AND DRAINAGES, 24" COVER MIN.
 - 15 GALLON PHOTINIA FRASERII ALONG STREET, 10 FT. ON-CENTER. SWATHES OF EVERGREEN GROUNDCOVER AS UNDERPLANTING TO THE P.L., NO PHOTINIA WITHIN 3 FT. OF PERIMETER FENCE.
 - FACE OF CURB/CONCRETE SIDEWALK PER CIVIL ENGINEER.
 - EXISTING TOP OF BANK, DO NOT DISTURB BEYOND THIS POINT.
 - REPAIR AND HYDROSEED ALL DISTURBED OR FALLOW SOILS W/ PACIFIC COAST SEED - 30 LBS. "HABITAT" NATIVE GRASS MIX, 1 LB. BAY AREA WILDFLOWER MIX.
 - CONCRETE V-DITCH PER CIVIL ENGINEER.
 - WALL MOUNT WEATHER SENSING IRRIGATION CONTROLLER, RAIN SHUT-OFF.
 - PARKING AND ACCESS AREA, 911 S.F. SHADE PROVIDED - 735 S.F.
 - SCREEN TREES AT OFFICE BUILDING, COLUMNAR OAKS AND LARGE EVERGREEN SHRUBS.
 - BIO-SWALE DESIGN AND BACKFILL PER CIVIL ENGINEER, PLANTING PER PROPOSED PLANT LIST.
 - SCREEN TREE PLANTING ONLY WITHIN PERIMETER FENCE, BARK MULCH GROUNDCOVER.

IRRIGATION DESIGN STATEMENT

WEATHER SENSING TECHNOLOGY, FLOW SENSING AND RAIN SHUTOFF TECHNOLOGY WILL BE INCORPORATED INTO THE FINAL DESIGN OF LANDSCAPE. MOST PLANTING SUCH AS SHRUBS AND GROUND-COVERS WILL BE IRRIGATED WITH POINT-SPECIFIC, LOW FLOW DRIP IRRIGATION. ALL DRIP LINES TO BE STAKED AND COVERED BY HARDWOOD CHIP MULCH, 3" MIN.

FINAL LANDSCAPE PLANS SHALL MEET OR EXCEED A.B. 1881 (MWELO) ORDINANCE.

THERE WILL BE NO TURF AREAS ON THIS PROJECT.

NEWLY PLANTED TREES WILL BE IRRIGATED USING NETAFIM MULTI-EMITTER COLLARS TO PREVENT RUNOFF. TREES WILL BE IRRIGATED SEPARATELY FROM SHRUBS AND GROUNDCOVERS.

ALL WATER QUALITY BASINS SHALL BE IRRIGATED FOR VEGETATION ESTABLISHMENT ONLY.

ALL HYDRO-ZONES (BASED ON SUN EXPOSURE AND PLANT TYPE) WILL BE IRRIGATED SEPARATELY.

BUILDING ENTRIES AND PARKING AREAS SHALL HAVE ORNAMENTAL, MODERATE WATER USE LANDSCAPES.

MAX. DESIGN FLOW: 20 G.P.M. MAX IN 1" PRESSURE MAIN. MIN. DESIGN PRESSURE AT DISTRIBUTION: 40 PSI

OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY. TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO SCHEDULE.

LANDSCAPE IMPROVEMENT PLANS SHALL MEET CITY OF AMERICAN CANYON WATER EFFICIENT LANDSCAPE ORDINANCE 16.14.110 (B)(4) AND 16.14.090, AS WELL AS CALIFORNIA FIRE CODE SECTION 4291(a)(b).



PROPOSED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS
SYMBOL TREE			
LAGERSTROMIA MUSKOGEE 20 FT DIAMETER AT 15 YRS. 314 SQ. FT.	LAVENDER CRAPE MYRTLE	15 GAL.	LOW
QUERCUS ROBER COLUMNARIS 15 FT DIAMETER AT 15 YRS. 176 SQ. FT.	COLUMNAR OAK	15 GAL.	MED.
QUERCUS AGRIFOLIA 25 FT DIAMETER AT 15 YEARS, 490 SQ. FT.	COAST LIVE OAK	15 GAL.	MED.
*50% - SIGNIFIES SHADE CREDIT			
LARGE EVERGREEN SCREEN SHRUBS (USE AT BUILDING PERIMETERS)			
PHOTINIA FRASERII	RED PHOTINIA	5 GAL.	MED.
MID-SIZE EVERGREEN SHRUBS			
GREVILLEA NOELII	PINE GREVILLEA	5 GAL.	LOW
RHAMNUS EVE CASE	COFFEE BERRY	5 GAL.	LOW
PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL.	LOW
PERENNIALS AND ACCENT PLANTS			
DIETES LEMON DROP	FORTNITE LILY	1 GAL.	LOW
TEUCRUM ARGANILUM	LAVENDER STONECROP	1 GAL.	LOW
LIMONUM PEREZZI	SEA LAVENDER	1 GAL.	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.	LOW
ROSA MEIDLAND 'APRICOT'	APRICOT CARPET ROSE	2 GAL.	MED.
GRASSES			
PENNISETUM LITTLE BUNNY	LITTLE BUNNY GRASS	1 GAL.	LOW
MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	LOW
GROUNDCOVER			
MYOPORUM FINE LEAF 3,955 S.F.	CREeping MYRTLE	1 GAL.	MED.
BIO-BASIN PLANTING			
CAREX PRAEGRACILIS AND LEYMUS TRITICOIDES 1,880 S.F.	SLENDER SEDGE AND CREEPING RYE	D-POT OR PLUG	LOW
NOTES:			
(1) PLANT MASSING IS CONCEPTUAL. GAPS ARE LEFT TO RETAIN CLARITY OF PLAN ELEMENTS. PLANT VARIETY MAY BE AMENDED PER OWNER IF WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) RATING REMAINS THE SAME.			
(2) MAINTENANCE AND FIRE CONTROL SETBACK AT ALL FENCES AND WALLS: 2 FT. MIN.			
(3) TOTAL LANDSCAPE AREA: 28,895 S.F. (13.00 % OF SITE TOTAL)			
(4) ALL PLANTS TO BE GROUPED IN CLEARLY LABELED HYDROZONES ON FINAL LANDSCAPE IMPROVEMENT PLANS. HYDROZONES SHALL CONSIDER PLANT WATER USE (MED., LOW) AND EXPOSURE (SUN / SHADE).			
(5) PROVISION OF SHADE: 50% OF PARKING AND ACCESS REQUIRED TO BE SHADED AT 15 YEARS. TOTAL PARKING AND ACCESS = 991 S.F. (50% IS 495.50 S.F.) TOTAL SHADE PROVIDED = 735 S.F. OR 14% OF REQUIRED.			
(6) ALL TREES TO BE PLANTED 5 FT. MIN. FROM WALKS, CURBS, WALLS, FENCES AND DRAINLINES.			

LANDSCAPE MASTER PLAN

NAPA JUNCTION MINI-STORAGE, AMERICAN CANYON CA

MARCH 20, 2024

PROPOSED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS
TREE			
LAGERSTROMIA MUSKOGEE 20 FT DIAMETER AT 15 YRS. 314 SQ. FT.	LAVENDER CRAPE MYRTLE	15 GAL.	LOW
QUERCUS ROBER COLUMNARIS 15 FT DIAMETER AT 15 YRS. 176 SQ. FT.	COLUMNAR OAK	15 GAL.	MED.
QUERCUS AGRIFOLIA 25 FT DIAMETER AT 15 YEARS. 490 SQ. FT.	COAST LIVE OAK	15 GAL.	MED.
LARGE EVERGREEN SCREEN SHRUBS (USE AT BUILDING PERIMITERS)			
PHOTINIA FRASERII	RED PHOTINIA	5 GAL.	MED.
MID-SIZE EVERGREEN SHRUBS			
GREVILLEA NOELII RHAMNUS EVE CASE	PINE GREVILLEA COFFEE BERRY	5 GAL. 5 GAL.	LOW LOW
PERENNIALS AND ACCENT PLANTS			
DIETES LEMON DROP TEUCRIUM ARGANIUM LIMONIUM PEREZII ERIGERON KARVINSKIANUS ROSA MEIDALAND 'APRICOT'	FORTNITE LILY LAVENDER STONECROP SEA LAVENDER SANTA BARBARA DAISY APRICOT CARPET ROSE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 2 GAL.	LOW LOW LOW LOW MED.

GRASSES			
PENNISETUM LITTLE BUNNY MUHLENBERGIA CAPILLARIS	LITTLE BUNNY GRASS PINK MUHLY GRASS	1 GAL. 1 GAL.	LOW LOW
GROUNDCOVER			
MYOPORUM 'FINE LEAF' 3,955 S.F.	CREeping MYRTLE	1 GAL.	MED.
BIO-BASIN PLANTING			
CAREX PRAEGRACILIS AND LEYMUS TRITICOIDES 1,880 S.F.	SLENDER SEDGE AND CREeping RYE	D-POT OR PLUG	LOW

- NOTES:**
- (1) PLANT MASSING IS CONCEPTUAL, GAPS ARE LEFT TO RETAIN CLARITY OF PLAN ELEMENTS. PLANT VARIETY MAY BE AMENDED PER OWNER IF WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) RATING REMAINS THE SAME.
 - (2) MAINTENANCE AND FIRE CONTROL SETBACK AT ALL FENCES AND WALLS: 2 FT. MIN.
 - (3) TOTAL LANDSCAPE AREA: 28,855 S.F. (13.00 % OF SITE TOTAL)
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LANDSCAPE / SITE ELEMENTS

1. LIMIT OF WORK: SEE SHEET L-1 FOR EAST PARCEL.
2. EXISTING OR NEW FIRE HYDRANT PER SITE SURVEY. NO PLANTING OR IRRIGATION WITHIN 10 FT.
3. 8 FT. TALL STEEL PERIMETER FENCE. LOCATION PER CIVIL ENGINEER. MATERIALS - SEE DETAIL A, THIS SHEET.
4. PROPERTY LINE. NO LANDSCAPE IMPROVEMENT BEYOND THIS POINT.
5. CONCRETE ENTRY/EXIT DRIVEWAY, SECTION AND FINISH PER CIVIL ENGINEER.
6. AUTOMATIC VEHICULAR GATE.
7. 1" DEDICATED IRRIGATION SUPPLY, 3/4" METER, BACKFLOW PREVENTER AND FLOW SENSOR.
8. PROPOSED STORAGE SPACES AT EXISTING/REPAIRED A.C. PAVING.
9. VEHICULAR SIGHT SETBACK, NO PLANTING.
10. (2) 4" P.V.C. SLEEVES EACH LOCATION AT PAVING, WALKS AND DRAINAGES, 24" COVER MIN.
11. 15 GALLON PHOTINIA FRASERII ALONG STREET, 10 FT. ON-CENTER. SWATHES OF EVERGREEN GROUNDCOVER, AS UNDERPLANTING TO THE P.L., NO PHOTINIA WITHIN 3 FT. OF PERIMETER FENCE.
12. FACE OF CURB/CONCRETE SIDEWALK PER CIVIL ENGINEER.
13. EXISTING TOP OF BANK, DO NOT DISTURB BEYOND THIS POINT.
14. REPAIR AND HYDROSEED ALL DISTURBED or FALLOW SOILS W/ PACIFIC COAST SEED - 30 LBS. 'HABITAT' NATIVE GRASS MIX, 1 LB. BAY AREA WILDFLOWER MIX.
15. CONCRETE V-DITCH PER CIVIL ENGINEER.
16. WALL MOUNT WEATHER SENSING IRRIGATION CONTROLLER, RAIN SHUT-OFF.
17. PARKING AND ACCESS AREA, 911 S.F. SHADE PROVIDED - 735 S.F.
18. SCREEN TREES AT OFFICE BUILDING, COLUMNAR OAKS AND LARGE EVERGREEN SHRUBS.
19. BIO-SWALE DESIGN AND BACKFILL PER CIVIL ENGINEER, PLANTING PER PROPOSED PLANT LIST.
20. SCREEN TREE PLANTING ONLY WITHIN PERIMETER FENCE, BARK MULCH GROUNDCOVER.

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OWNER SHALL PROVIDE AUDIT OF FINISHED IRRIGATION SYSTEM BY A CERTIFIED THIRD PARTY. TO INCLUDE RECOMMENDED MAX. SEASONAL RUN TIMES (JULY) AND QUARTERLY ADJUSTMENTS TO SCHEDULE.

LANDSCAPE IMPROVEMENT PLANS SHALL MEET CITY OF AMERICAN CANYON WATER EFFICIENT LANDSCAPE ORDINANCE 16.14.110 (B)(4) AND 16.14.090, AS WELL AS CALIFORNIA FIRE CODE SECTION 4291(b)(9).

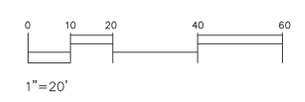


MATCHLINE: SEE SHEET L-1

LANDSCAPE MASTER PLAN

NAPA JUNCTION MINI-STORAGE, AMERICAN CANYON CA

MARCH 20, 2024





YOCHA DEHE
CULTURAL RESOURCES

August 18, 2022

City of American Canyon
Attn: Nicolle Hall, Administrative Technician
4381 Broadway St., Suite 201
American Canyon, CA 94503

RE: American Canyon 6th Cycle Housing Element YD-03152022-04

Dear Ms. Hall:

Thank you for the consultation meeting on, August 08, 2022, regarding the proposed American Canyon 6th Cycle Housing Element. We appreciate you taking the time to discuss the project.

Based on the information provided during our consultation meeting, the Tribe has concerns that the project could impact known cultural resources. Therefore, we request that you incorporate Yocha Dehe Wintun Nation's Treatment Protocol into the mitigation measures for this project. Please submit the updated mitigation measures to the Cultural Resources Department once completed. We respectfully decline any comment on the project at this time.

Should you have any questions, please feel free to contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD - 03152022-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA
Tribal Historic Preservation Officer



YOCHA DEHE
CULTURAL RESOURCES

Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation

The purpose of this Protocol is to formalize procedures for the treatment of Native American human remains, grave goods, ceremonial items, and items of cultural patrimony, in the event that any are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. This Protocol also formalizes procedures for Tribal monitoring during archaeological studies, grading, and ground-disturbing activities.

I. Cultural Affiliation

The Yocha Dehe Wintun Nation (“Tribe”) traditionally occupied lands in Yolo, Solano, Lake, Colusa and Napa Counties. The Tribe has designated its Cultural Resources Committee (“Committee”) to act on the Tribe's behalf with respect to the provisions of this Protocol. Any human remains which are found in conjunction with Projects on lands culturally-affiliated with the Tribe shall be treated in accordance with Section III of this Protocol. Any other cultural resources shall be treated in accordance with Section IV of this Protocol.

II. 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.

Should the NAHC determine that a member of an Indian tribe other than Yocha Dehe Wintun Nation is the MLD, and the Tribe is in agreement with this determination, the terms of this Protocol relating to the treatment of such Native American human remains shall not be applicable; however, that situation is very unlikely.

III. Treatment of Native American Remains

In the event that Native American human remains are found during development of a Project and the Tribe or a member of the Tribe is determined to be MLD pursuant to Section II of this Protocol, 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



YOCHA DEHE
CULTURAL RESOURCES

of the discovery and (2) make determinations as to how the human remains and grave goods should be treated and disposed of with appropriate dignity.

The Tribe shall complete its inspection and make its MLD recommendation within forty-eight (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.

IV. 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 not be governed by public disclosure requirements of the California Public Records Act, Cal. Govt. Code § 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). The Tribe will require that the location for reburial is recorded with the California Historic Resources Inventory System ("CHRIS") on a form that is acceptable to the CHRIS center. The Tribe may also suggest that the landowner enter into an agreement regarding the confidentiality of site information that will run with title on the property.

V. Treatment of Cultural Resources

Treatment of all cultural items, including ceremonial items and archeological items will reflect the religious beliefs, customs, and practices of the Tribe. All cultural items, including ceremonial items and archeological items, which may be found at a Project site should be turned over to the Tribe for appropriate treatment, unless otherwise ordered by a court or agency of competent jurisdiction. The Project Proponent should waive any and all claims to ownership of



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Tribal ceremonial and cultural items, including archeological 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.

VI. 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 archeological and cultural significance evaluation by the Project Proponent, the Lead Agency, and the Tribe to determine if 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.

VIII. Work Statement for Tribal Monitors

The description of work for Tribal monitors of the grading and ground disturbing operations at the development site is attached hereto as Addendum I and incorporated herein by reference.



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ADDENDUM I

**Yocha Dehe Wintun Nation
Tribal Monitors
Description of Work and Treatment Protocol**

I. Preferred Treatment

The preferred protocol upon the discovery of Native American human remains is to (1) secure the area, (2) cover any exposed human remains or other cultural items, and (3) avoid further disturbances in the area.

II. Comportment

All parties to the action are strongly advised to treat the remains with appropriate dignity, as provided in Public Resource Code Section 5097.98. We further recommend that all parties to the action treat tribal representatives and the event itself with appropriate respect. For example, jokes and antics pertaining to the remains or other inappropriate behavior are ill advised.

III. Excavation Methods

If, after the Yocha Dehe Tribal representative has been granted access to the site and it is determined that avoidance is not feasible, an examination of the human remains will be conducted to confirm they are human and to determine the position, posture, and orientation of the remains. At this point, we recommend the following procedures:

(A) Tools. All excavation in the vicinity of the human remains will be conducted using fine hand tools and fine brushes to sweep loose dirt free from the exposure.

(B) Extent of Exposure. In order to determine the nature and extent of the grave and its contents, controlled excavation should extend to a full buffer zone around the perimeter of the remains.

(C) Perimeter Balk. To initiate the exposure, a perimeter balk (especially, a shallow trench) should be excavated, representing a reasonable buffer a minimum of 10 cm around the maximum extent of the known skeletal remains, with attention to counter-intuitive discoveries or unanticipated finds relating to this or other remains. The dirt from the perimeter balk should be bucketed, distinctly labeled, and screened for cultural materials.

(D) Exposure Methods. Excavation should then proceed inward from the walls of the balk as well as downward from the surface of the exposure. Loose dirt should be scooped out and brushed off into a dustpan or other collective device. Considerable care should be given to ensure that human remains are not further impacted by the process of excavation.



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(E) Provenience. Buckets, collection bags, notes, and tags should be fully labeled per provenience, and a distinction should be made between samples collected from: (1) **Perimeter Balk** (described above), (2) **Exposure** (dirt removed in exposing the exterior/burial plan and associations, and (3) **Matrix** (dirt from the interstices between bones or associations). Thus, each burial may have three bags, “Burial 1 Perimeter Balk,” “Burial 1 Exposure Balk,” “Burial 1 Matrix.”

Please note the provisions below with respect to handling and conveyance of records and samples.

(F) Records. The following records should be compiled in the field: (1) a detailed scale drawing of the burial, including the provenience of and full for all human remains, associated artifacts, and the configuration of all associated phenomena such as burial pits, evidence for preinterment grave pit burning, soil variability, and intrusive disturbance, (2) complete a formal burial record using the consultants proprietary form or other standard form providing information on site #, unit or other proveniences, level depth, depth and location of the burial from a fixed datum, workers, date(s), artifact list, skeletal inventory, and other pertinent observations, (3) crew chief and worker field notes that may supplement or supercede information contained in the burial recording form, and (4) photographs, including either or standard photography or high-quality (400-500 DPI or 10 MP recommended) digital imaging.

(G) Stipulations for Acquisition and Use of Imagery. Photographs and images may be used only for showing location or configuration of questionable formation or for the position of the skeleton. They are not to be duplicated for publication unless a written release is obtained from the Tribe.

(H) Association. Association between the remains and other cultural materials should be determined in the field in consultation with an authorized Tribal representative, and may be amended per laboratory findings. Records of provenience and sample labels should be adequate to determine association or degree of likelihood of association of human remains and other cultural materials.

(I) Samples. For each burial, all **Perimeter Balk** soil is to be 1/8”-screened. All **Exposure** soil is to be 1/8”-screened, and a minimum of one 5-gallon bucket of excavated but unscreened Exposure soil is to be collected, placed in a plastic garbage bag in the bucket. All **Matrix** soil is to be carefully excavated, screened as appropriate, and then collected in plastic bags placed in 5-gallon buckets.

(J) Human remains are not to be cleaned in the field.



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(K) Blessings. Prior to any physical action related to human remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

IV. Lab Procedures

No laboratory studies are permitted without consultation with the tribe. Lab methods are determined on a project-specific basis in consultation with Yocha Dehe Wintun Nation representatives. The following procedures are recommended:

(A) Responsibility. The primary archaeological consultant will be responsible for insuring that all lab procedures follow stipulations made by the Tribe.

(B) Blessings. Prior to any laboratory activities related to the remains, a designated tribal representative will conduct prayers and blessings over the remains. The archaeological consultant will be responsible for insuring that individuals and tools involved in the action are available for traditional blessings and prayers, as necessary.

(C) Physical Proximity of Associations. To the extent possible, all remains, associations, samples, and original records are to be kept together throughout the laboratory process. In particular, **Matrix** dirt is to be kept in buckets and will accompany the remains to the lab. The primary archaeological consultant will be responsible for copying all field records and images, and insuring that the original notes and records accompany the remains throughout the process.

(E) Additional Lab Finds. Laboratory study should be done making every effort to identify unanticipated finds or materials missed in the field, such as objects encased in dirt or human remains misidentified as faunal remains in the field. In the event of discovery of additional remains, materials, and other associations the tribal representatives are to be contacted immediately.

V. Re-internment without Further Disturbance

No laboratory studies are permitted on human remains and funerary objects. The preferred treatment preference for exhumed Native American human remains is reburial in an area not subject to further disturbance. Any objects associated with remains will be reinterred with the remains.



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VI. Curation of Recovered Materials

Should all, or a sample, of any archaeological materials collected during the data recovery activities – with the exception of Human Remains – need to be curated, an inventory and location information of the curation facility shall be given to tribe for our records.



EXHIBIT E
Applicant Confirmation of Conditions of Approval
Napa Junction Mini Storage Design Permit and Variance
(FILE NO. PL22-0031)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Planning Commission Resolution dated March 28, 2024.

Applicant's signature

Date

Applicant's name

Property Owner's signature

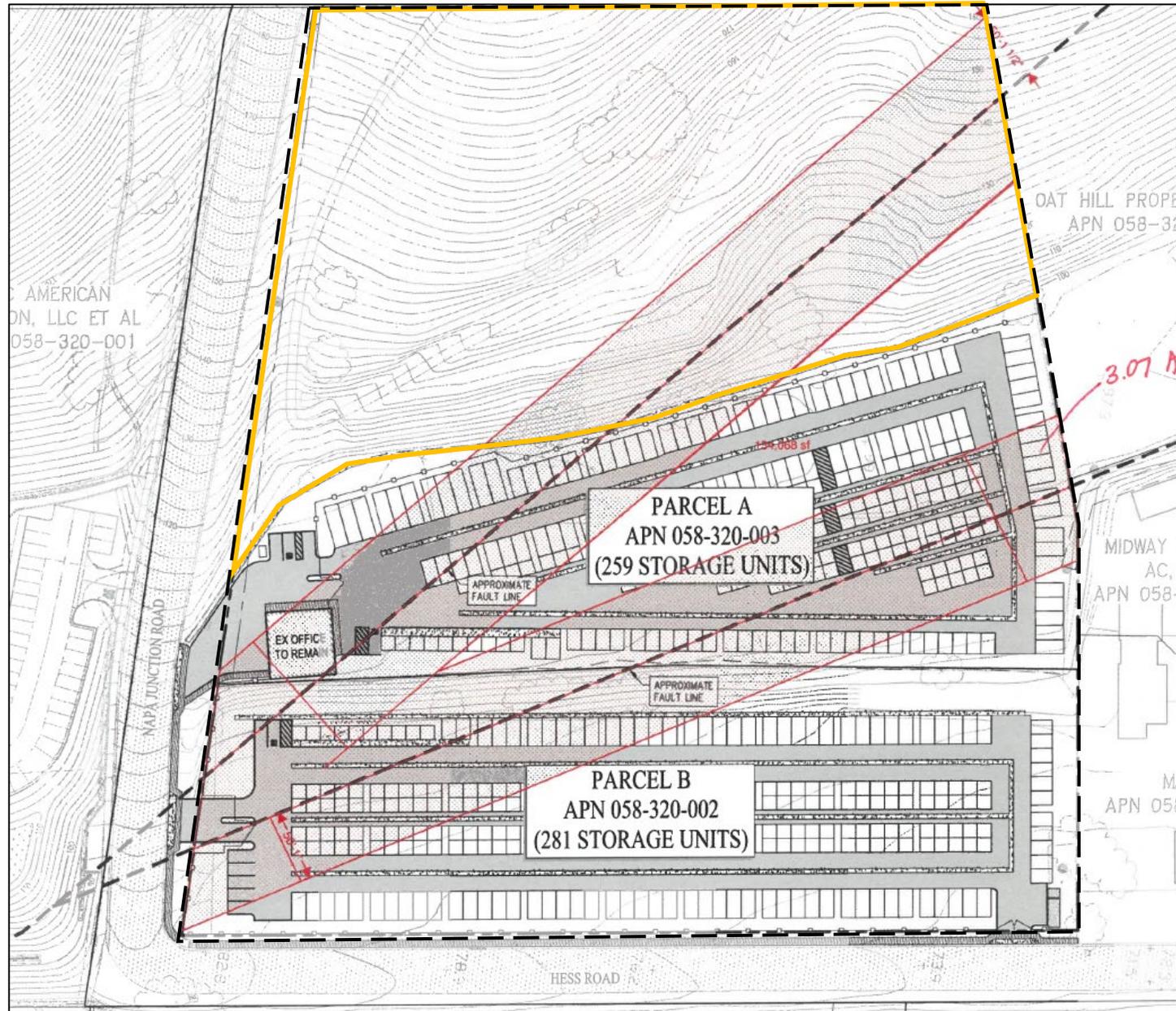
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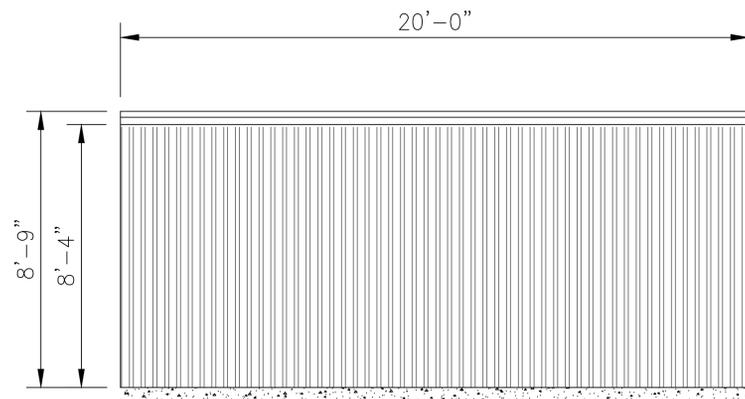
Property Owner's name

Please return signed confirmation to the City of American Canyon Community Development Department,
4381 Broadway, Suite 201, American Canyon, CA 94503

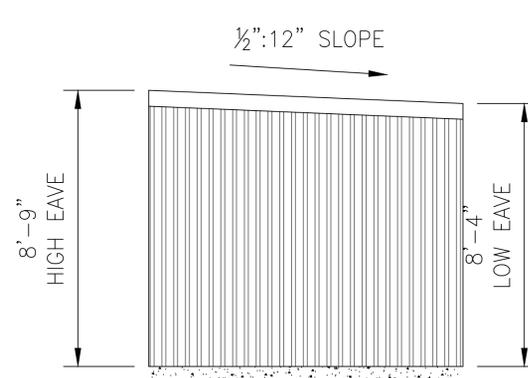


-  Hillside Area – 3.29 ac (38.9%)
-  Earthquake Fault Area – 3.07 ac (36.4%)
-  Parcel A and B Site Size – 8.44 ac

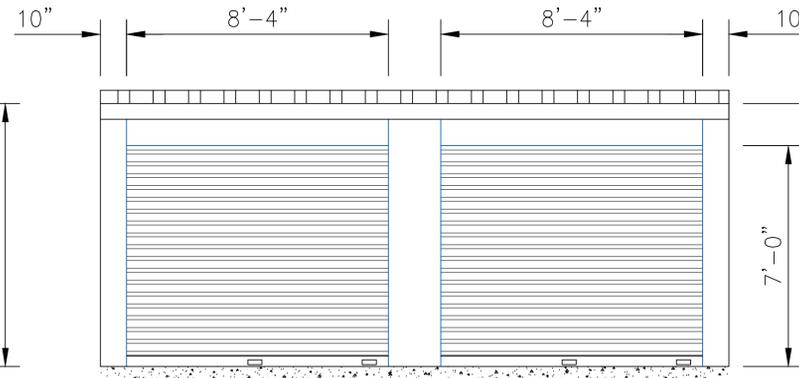




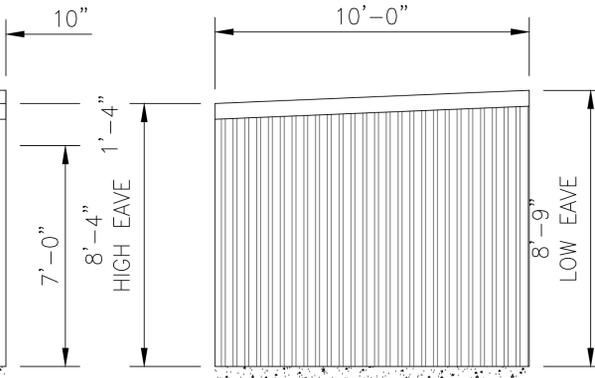
REAR ELEVATION



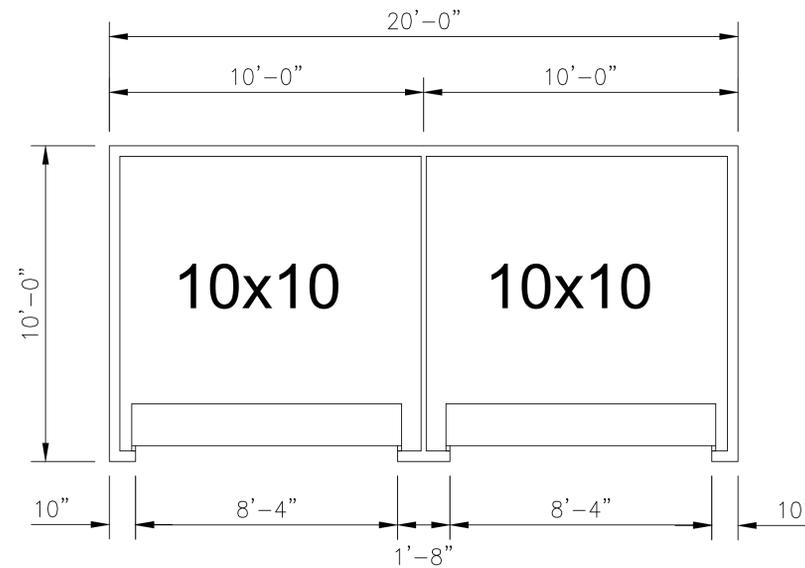
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



PLAN VIEW

20x10 MASS w (2) 10x10 front door, LEF

Scale: 3/8" = 12"



2024-01-12



JANUS
INTERNATIONAL

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www.janusintl.com

NOTE TO CLIENT, CUSTOMER OR OWNER: THIS PRELIMINARY UNIT MAY NOT MEET SOME LOCAL OR NATIONAL BUILDING CODES. IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE THE JANUS UNIT CHECKED BY A LICENSED ARCHITECT/ENGINEER TO VERIFY THAT IT MEETS ALL LOCAL CODES INCLUDING PRESSURE RATES ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY DEPENDING ON BUILDING DIMENSIONS AND SPECIFICATIONS. *EXCLUDES ANY ADA REQUIREMENTS* IT IS THE OWNER'S RESPONSIBILITY TO MAKE THE UNITS ADA ACCESSIBLE AND DESIGNATE WHICH UNITS ARE TO BE ASSIGNED AS SUCH.

Drawn For: CLIENT
20x10 MASS Unit w/ (2) 10x10 front door, LEF

Janus Print Number
-

Store Number
-

Rev #	Date
-	-
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Drawn On 6/21/22
Drawn By Janus
Checked By -

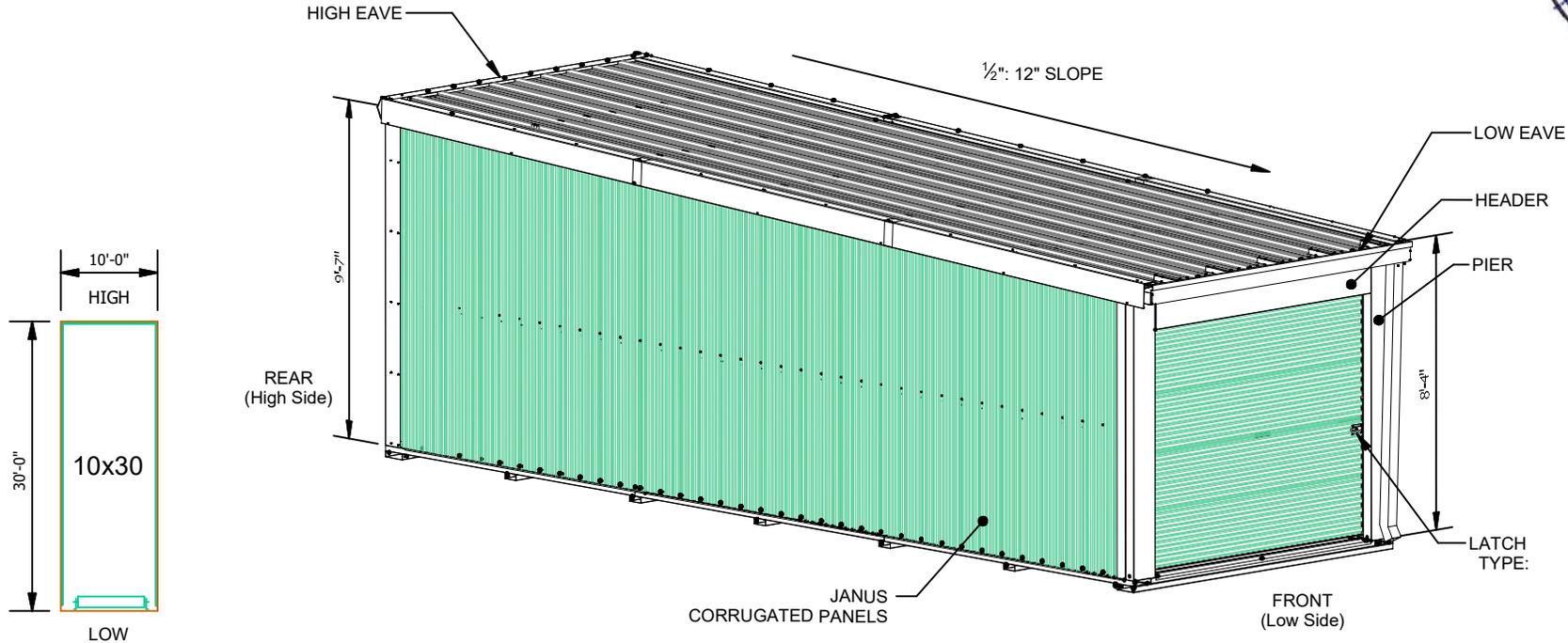
MASS UNIT

This drawing is provided as a conceptual design only. Janus Intl. has provided this for conceptual review and makes no representation, nor accepts any liability, with respect to project feasibility, cost, building code, and/or fire code compliance. Prior to submission to any governing municipality, this plan should be reviewed, amended as needed, and approved by an appropriately licensed architect/engineer. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without written permission of Janus International.

MASS PORTABLE BUILDING COMPONENT



2024-01-12



ONE UNIT CONFIGURATION
(1) 10X30 UNIT ENTRY

BUILDING LOADS PER IBC 2012, 2015, 2018	
ROOF LIVE LOAD	20PSF
ROOF SNOW LOAD	30PSF
FLOOR LOAD (Equally distributed)	125PSF
DESIGN WIND SPEED	115mph

WARNING

THE FOLLOWING INSTRUCTIONS ARE INTENDED TO BE A GUIDE FOR THE PROFESSIONAL INSTALLER. LACK OF ADEQUATE KNOWLEDGE CAN POSE A THREAT OF SERIOUS INJURY TO THE NONPROFESSIONAL.

**NAPA JUNCTION
SELF STORAGE
4484 HESS DRIVE
AMERICAN CANYON, CA., 94503**

10X30 MASS PORTABLE BUILDING

NOTE: WHEN ORDERING REPLACEMENT PARTS SPECIFY PART NUMBER & DESCRIPTION [DO NOT USE MARK NUMBER]

- Step 1) Getting Started
PICK A LARGE CLEAR AND LEVEL AREA TO UNPACK YOUR PARTS. USE CARE AS YOU UNPACK, AS TO NOT TO SCRATCH OR DENT THE PRE FINISHED ITEMS.
- 2) Safety First
USE CAUTION WHEN LIFTING, MOVING OR ASSEMBLING THE METAL PARTS & PANELS AS THEIR EDGES CAN BE SHARP, MECHANICS GLOVES ARE RECOMMENDED. READ ALL THE INSTRUCTIONS PRIOR TO STARTING ANY WORK.
- 3) Tools Required
C-CLAMPS OR WELDERS VISE GRIPS, DRILL WITH BITS, CARPENTERS SQUARE, LINE UP TOOL, MAGNETIC 4' LEVEL, SCREW DRIVERS, SCREW GUN W/HEX BITS, SHEET METAL SNIPS, TAPE MEASURE, UTILITY KNIFE, WRENCHES, VISE GRIPS, CIRCULAR SAW, SOCKETS AND RATCHET.
- 4) Inventory Your Parts
UNPACK THE PARTS AT THIS TIME. REFER TO THE PARTS LIST FOR THE COMPLETE COMPONENT INVENTORY; NOTE ANY SHORTAGES.



Janus International Corporation

134 East Luke Road Temple, GA. 30179 770.562.2850 Janusintl.com

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SCALE: 1/50	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS: 1 OF 61
CHECKED BY: TARIK A.			

PARTS LIST					PARTS LIST						
MK	QTY	DESCRIPTION	Ga	PART NUMBER	Finish	MK	QTY	DESCRIPTION	Ga	PART NUMBER	Finish
01	4	Rain Lip, 14Ga, Standard, 120.000" (10' 0")	14	RLCE-0000000	Galvanized	22-14	2	Corrugated Partition, 20.000" x 111.000" (9' 3")(Vertical)	26	CPTN-10311	TBD
01A	2	Rain Lip, 14Ga, Continuous, 120.000" (10' 0")	14	RLCE-0000002	Galvanized	22-15	2	Corrugated Partition, 20.000" x 111.750" (9' 3 3/4")(Vertical)	26	CPTN-10312	TBD
02	5	Support Hat, 14Ga, 120.000" (10' 0")	14	SPHT-0000001	Galvanized	22-16	2	Corrugated Partition, 20.000" x 112.500" (9' 4 1/2")(Vertical)	26	CPTN-10313	TBD
03	2	Rain Lip Channel, 14Ga, 120.000" (10' 0")	14	RLCH-0000000	Galvanized	22-17	2	Corrugated Partition, 20.000" x 113.250" (9' 5 1/4")(Vertical)	26	CPTN-10314	TBD
04	2	Rain Lip Cap, 14Ga, 103.625" (8' 7.625")	14	RLCP-0000001	Galvanized	22-18	2	Corrugated Partition, 20.000" x 114.000" (9' 6")(Vertical)	26	CPTN-10315	TBD
05	2	Floor Trim Angle, 20Ga, 3.000" x 103.500" (8' 7.5")	20	FLTA-0000008	AC Glum	22-19	6	Corrugated Partition, 20.000" x 115.000" (9' 7")(Vertical)	26	CPTN-10316	TBD
06	6	Floor Trim Angle, 20Ga, 3.000" x 120.000" (10'-0")	20	FLTA-0000009	AC Glum	24	7	Base Trim,, 26Ga, 3.000" x 0.750" x 1.000" x 122.000"(10' 2")	26	BATR-10002	AC Glum
07	1	Skid Plate, 17Ga, 99.500" (8' 3.5")	17	SKPL-0000005	Diamond Plate	25	2	Custom Angle, 26Ga, (Hem) 4.000" x 4.000" x 100.000" (8' 4")/ 4x4	26	CA-0002652	TBD
08A	2	Pier Plate, Full, Cap, 14Ga, 10.000" (0' 10") x 4.000"/ Top	14	PPFL-0000183	Galvanized			Angle			
08B	2	Pier Plate, Full, Steel, 14Ga,With Fin Bolt Holes, 10.000" (0' 10") x 4.000"/ Bottom	14	PPFL-0000040	Galvanized	26.4	2	Custom Angle, 26Ga, (Hem) 4.000" x (Hem) 7.250" x 115.000" (9' 7")/ C-Angle	26	CA-0001632	TBD
10	2	Full Pier, 16Ga, 10.000" x 4.000" x 2.875" x 100.000" (8' 4")	16	PRFL-0000548	TBD	29	10	Roof Panel, Standing Seam, 24Ga, 246.000" (30' 6")	24	RFPN-0000003	AC Glum
11	1	Header, Flush, MASS 16 Ga., 100.000" (8' 4") x 16.000" x 4" Depth,	16	HRFM-161000-0160-40	TBD	30	15	Zee Closure/Gutter Strap, 26Ga	26	ZCGS-0000001	AC Glum
12	8	Bracing Angle, 20Ga, 120.000 (10' 0")/ Access Hole Cover	20	BRAN-0000002	Galvanized	31	1	High Eave Angle, 16Ga, 120.000" (10' 0")	16	HEAN-0000003	Galvaneal
13	5	Cee Stud, 4" x 2" @ 52 1/4", 16ga, Girt	16	300368-0522	Galvaneal	32	6	Start/Stop Channel, 20Ga, 120.000" (10' 0")	20	SSCH-0000002	AC Glum
14	10	Cee Stud, 4" x 2" @ 57", 16ga, Girt	16	300368-0570	Galvaneal	33	1	Low Eave Angle, 16Ga, 120.000" (10' 0")	16	LEAN-0000003	Galvaneal
15.1	2	Cee Stud, 4" x 2" @ 100"(8'-4"), 16ga	16	300368-1000	Galvaneal	34	1	High Eave Rake Trim, 26Ga, 120.250" (10'-0.25")	26	HERT-0000080	TBD
15.2	2	Cee Stud, 4" x 2" @ 102 1/2"(8'-6 1/2"), 16ga	16	300368-1025	Galvaneal	35	2	Rake Trim End Cap, 26Ga	26	RCEC-0000005	TBD
15.3	2	Cee Stud, 4" x 2" @ 105"(8'-9"), 16ga	16	300368-1050	Galvaneal	36	6	Sidewall Flashing, Flat, 26Ga, 127.000" (10' 7")	26	SWFF-0000049	TBD
15.4	2	Cee Stud, 4" x 2" @ 107-1/2"(8'-11 1/2"), 16ga	16	300368-1075	Galvaneal	38	1	Low Eave Trim, 26Ga, 120.250" (10'-0.25")	26	LETR-0000090	TBD
15.5	2	Cee Stud, 4" x 2" @ 110"(9'-2"), 16ga	16	300368-1100	Galvaneal	39	1	Gutter, Standing Seam, 26Ga, 120.250" (10' 0.25")	26	GTSS-0000057	TBD
15.6	2	Cee Stud, 4" x 2" @ 112-1/2"(9'-4 1/2"), 16ga	16	CEST-0000046	Galvaneal	40	2	Gutter Endcap, R-Panel, 26Ga	26	GTEC-0000009	TBD
15.7	5	Cee Stud, 4" x 2" @ 115"(9'-7"), 16ga	16	CEST-0000047	Galvaneal	41	1	Gutter Downspout, 26Ga, 96.000" (8' 0")	26	GTD5-0000012	TBD
16	6	Top Track, 16Ga, 2.000" x 4.125" x 120.000" (10' 0")/ Bottom Track	16	TPTR-16_20-41-1200-0565	Galvaneal	43	1	8'-4"x7'-0" Model 650 Mini	26	D650N0840070000	TBD
17	8	Top Track, 16Ga, 2.000" x 4.125" x 115.000" (9' 7")/ Bottom Track	16	TPTR-16_20-41-1150-0565	Galvaneal					-0176540	
18	5	Zee Purlin, 16Ga, 6.000" x 114.000" (9' 6")	16	ZPLN-0000056	Galvaneal	45	4	Mastic Tape,SLNT,BUTYL, 1"X3/32"		110170-0000	
19	6	Flat Strap, 20Ga, Roll Formed, 3" x 180.000" (15' 0")	14	FSTP-0000048	Galvalume	47	8	7/16" X 4' X 9' Zip Green Plywood	-	120071-0108	Stained Gray
19-1	2	Flat Strap, 18Ga, Roll Formed, 3" x 159.000" (13' 3")	18	FSTP-0159x	Galvalume	49	10	N-Deck Panel 14'- 3 5/8" x 3"	22	300333-1715	Galvanized
19-2	4	Flat Strap, 18Ga, Roll Formed, 3" x 120.000" (10' 0")	18	FSTP-0120X	Galvalume	50	45	Snaplock Clip, 18 Gauge	18	200239-0000	Galvanized
19-3	4	Flat Strap, 18Ga, Roll Formed, 3" x 110.000" (9' 2")	18	FSTP-0110X	Galvalume	51	6	1/2" x 1" Hex Bolt		600016-0022	
20	30	Cee Stud Clip, 4" (Act. 3-3/4"), 12 GA,	14	200241-4036	Galvanized	52	12	1/2" Hex Nut		600007-0004	
21.1	20	7x7 18ga Gusset Plate	18			53	14	1/2" 1 x Large Washers		600004-0004	
22-1	2	Corrugated Partition, 20.000" x 100.000" (8' 4")(Vertical)	26	CPTN-10189	TBD	55	216	#12-14 x 1-1/4" TEK-5 HEX HD SELF DRILLING		600284-0001	
22-2	2	Corrugated Partition, 20.000" x 101.000" (8' 5")(Vertical)	26	CPTN-10190	TBD	56	81	# 14 x 1-1/4" Long Life Driller (roof screw)		600294-0001	
22-3	2	Corrugated Partition, 20.000" x 101.750" (8' 5.75")(Vertical)	26	CPTN-10191	TBD	57	51	# 14 x 7/8" Long Life Lap Tek (stitch screw)		600295-0001	
22-4	2	Corrugated Partition, 20.000" x 102.500" (8' 6.5")(Vertical)	26	CPTN-10192	TBD	59	80	# 8 x 1" Pan Head Tek		600020-0002	
22-5	2	Corrugated Partition, 20.000" x 103.250" (8' 7.25")(Vertical)	26	CPTN-10193	TBD	60	522	#12-14x1" Pancake Head		600031-0001	
22-6	2	Corrugated Partition, 20.000" x 104.000" (8' 8")(Vertical)	26	CPTN-10194	TBD	61	18	#8 x 1/2" TEK		600022-0562	Galvanized
22-7	2	Corrugated Partition, 20.000" x 105.000" (8' 9")(Vertical)	26	CPTN-10195	TBD	62	80	#8 x 1/2" TEK		600022-0xxx	TBD
22-8	2	Corrugated Partition, 20.000" x 105.750" (8' 9.75")(Vertical)	26	CPTN-10196	TBD	63	210	1-5/8" Out Door Screw Drywall screw		600279-0001	
22-9	2	Corrugated Partition, 20.000" x 106.750" (8' 10.75")(Vertical)	26	CPTN-10197	TBD	65	147	# 12 x 3/4 SD Tek3 w/ washer		600445-0560	TBD
22-10	2	Corrugated Partition, 20.000" x 107.500" (8' 11.5")(Vertical)	26	CPTN-10198	TBD	65	108	#3 12-14 X1.25 LONG LIFE DRILLER		600424-0560	
22-11	2	Corrugated Partition, 20.000" x 108.250" (9' 0.25")(Vertical)	26	CPTN-10199	TBD	66	8	0.5x1 Fin Bolt		600041-0001	
22-12	2	Corrugated Partition, 20.000" x 109.500" (9' 1.5")(Vertical)	26	CPTN-10200	TBD						
22-13	2	Corrugated Partition, 20.000" x 110.000" (9' 2")(Vertical)	26	CPTN-10201	TBD						

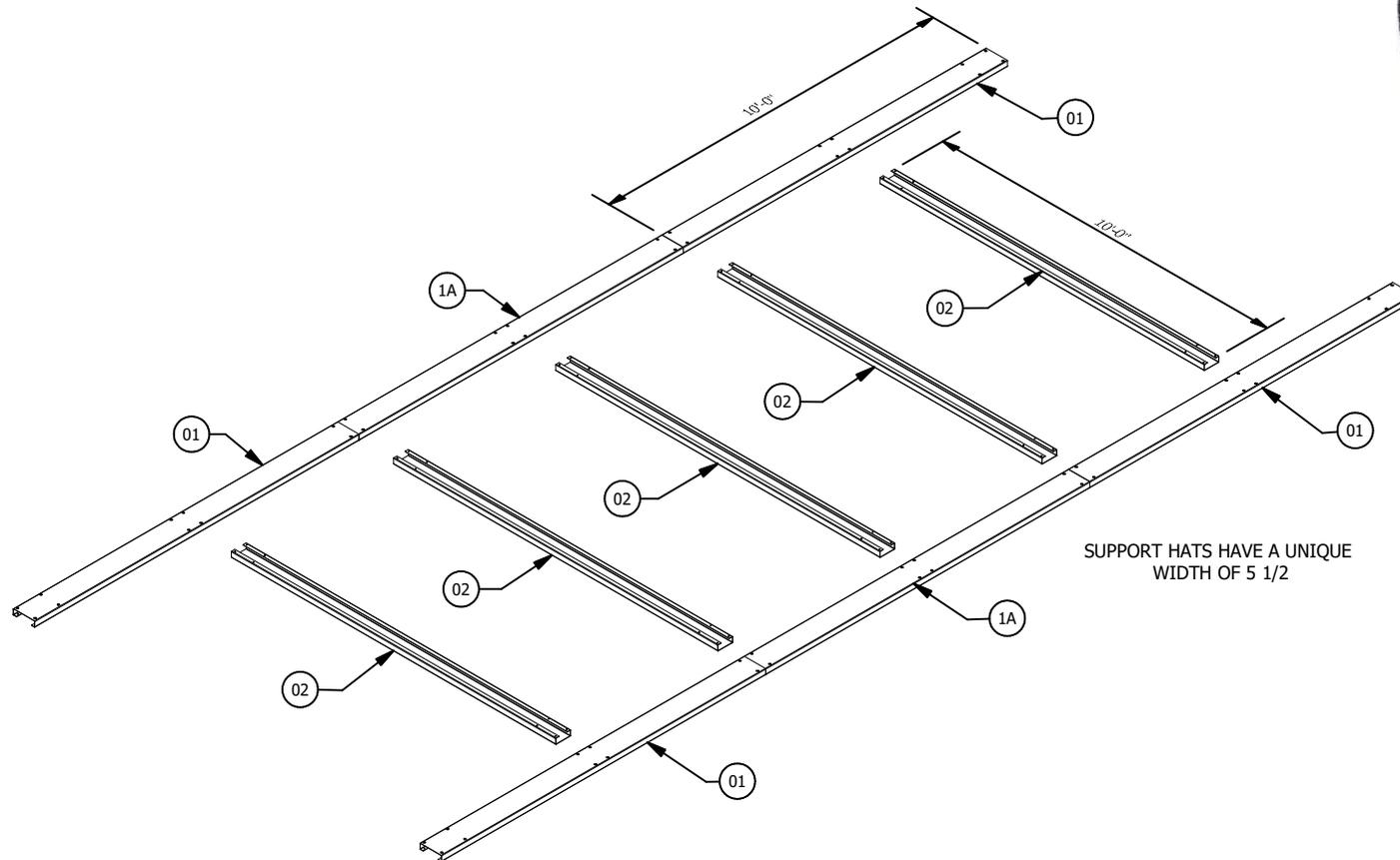
NOTE: SKIPPED MARK (MK) NUMBERS ARE ITEMS NOT USED IN THIS BOM.



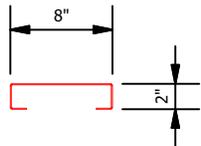
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SCALE: N/A	PART NUMBER	MANUFACTURED OR PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A	NUMBER OF SHEETS 2 OF 62	
CHECKED BY: TARIK A.			

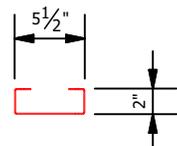
BASE COMPONENTS



SUPPORT HATS HAVE A UNIQUE WIDTH OF 5 1/2



PART DETAIL 01
RAIN LIP



PART DETAIL 02
SUPPORT HAT

NEXT STEP:) SUPPORT HAT AND RAIN LIP

LAYOUT PARTS AS SHOWN
PLACE RAIN LIP ENDS FLUSH TO EACH OTHER [NO GAPS]
RAIN LIP "CEE OPENING" FACES GROUND.
SUPPORT HAT "CEE OPENING" FACES SKY AS SHOWN.

SEE PROFILE DETAILS 01 AND 02 FOR PARTS.

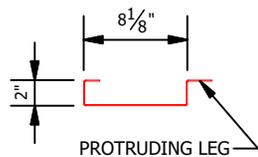
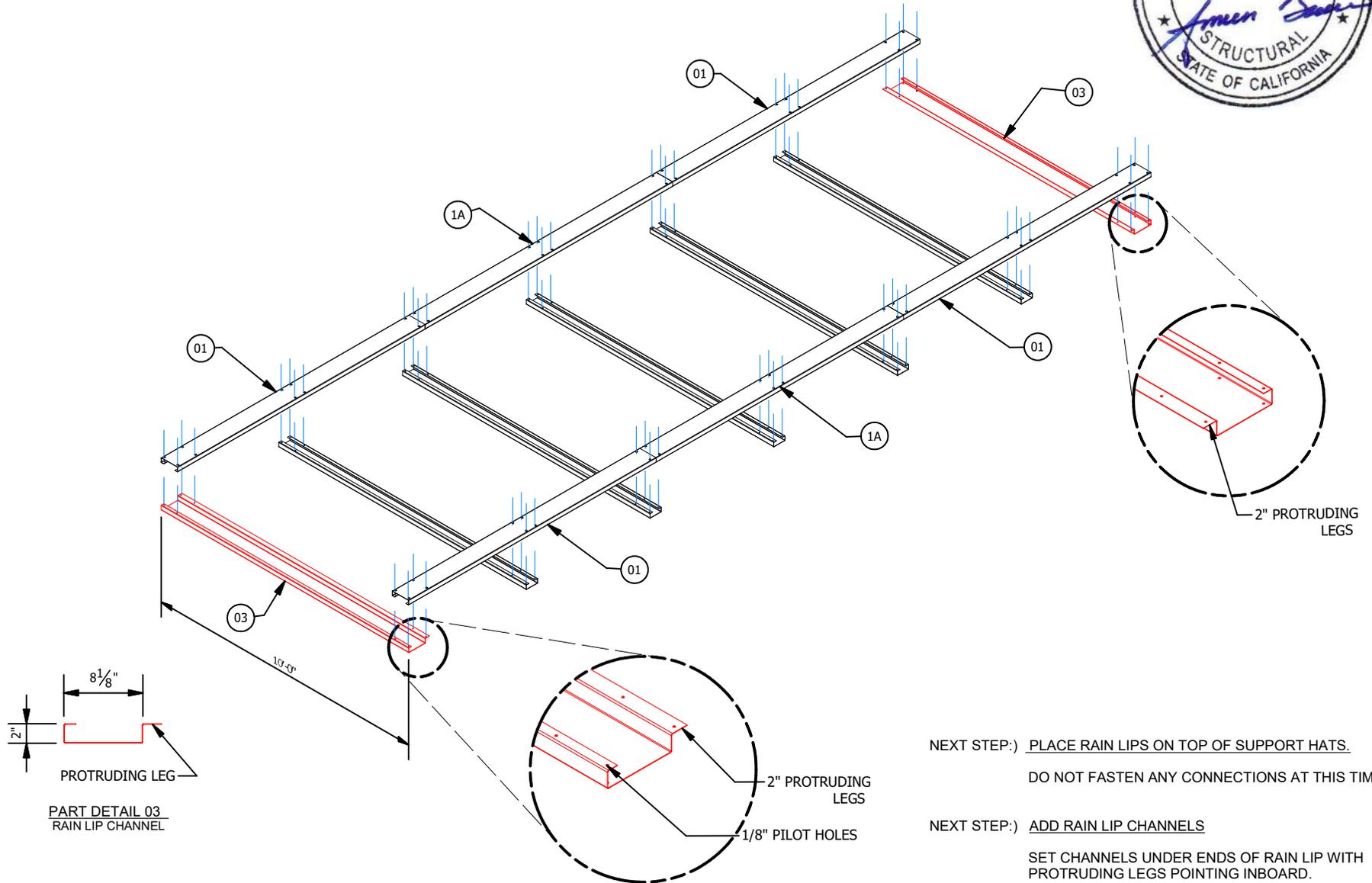


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SCALE: 1/50	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 3 OF 63
CHECKED BY: TARIK A.			



PART DETAIL 03
RAIN LIP CHANNEL

NEXT STEP:) PLACE RAIN LIPS ON TOP OF SUPPORT HATS.
DO NOT FASTEN ANY CONNECTIONS AT THIS TIME.

NEXT STEP:) ADD RAIN LIP CHANNELS
SET CHANNELS UNDER ENDS OF RAIN LIP WITH PROTRUDING LEGS POINTING INBOARD.

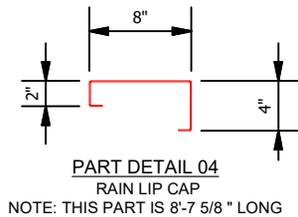
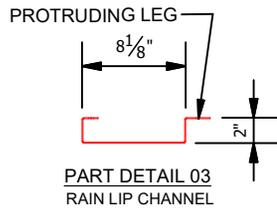
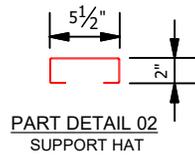
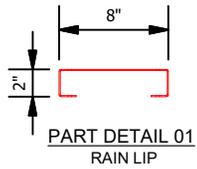
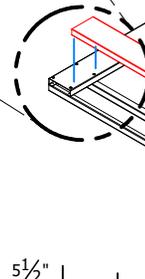
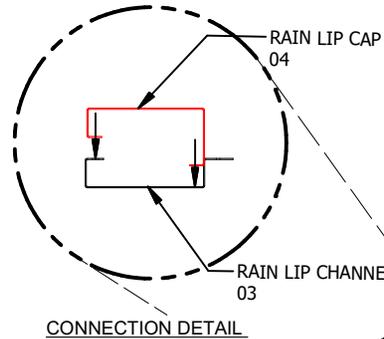


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SCALE: VARIES	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 4 OF 64
CHECKED BY: TARIK A.			



NEXT STEP:) ADD RAIN LIP CAPS

DROP RAIN LIP IN TO RAIN LIP CHANNELS AND IN BETWEEN RAIN LIPS.

NEXT STEP:) SQUARE THE PARTS

A STRING LINE OR STRAIGHT EDGE CAN ALIGN 20' OUTSIDE THE EDGE OF RAIN LIPS. USE A CARPENTERS SQUARE TO SQUARE THE 4 CORNERS OF THE BASE. NOW MEASURE THE 2 DIAGONALS; THEN ADJUST BASE CHANNELS UNTIL MEASUREMENTS ARE EQUAL.



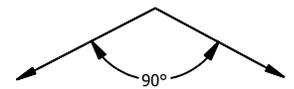
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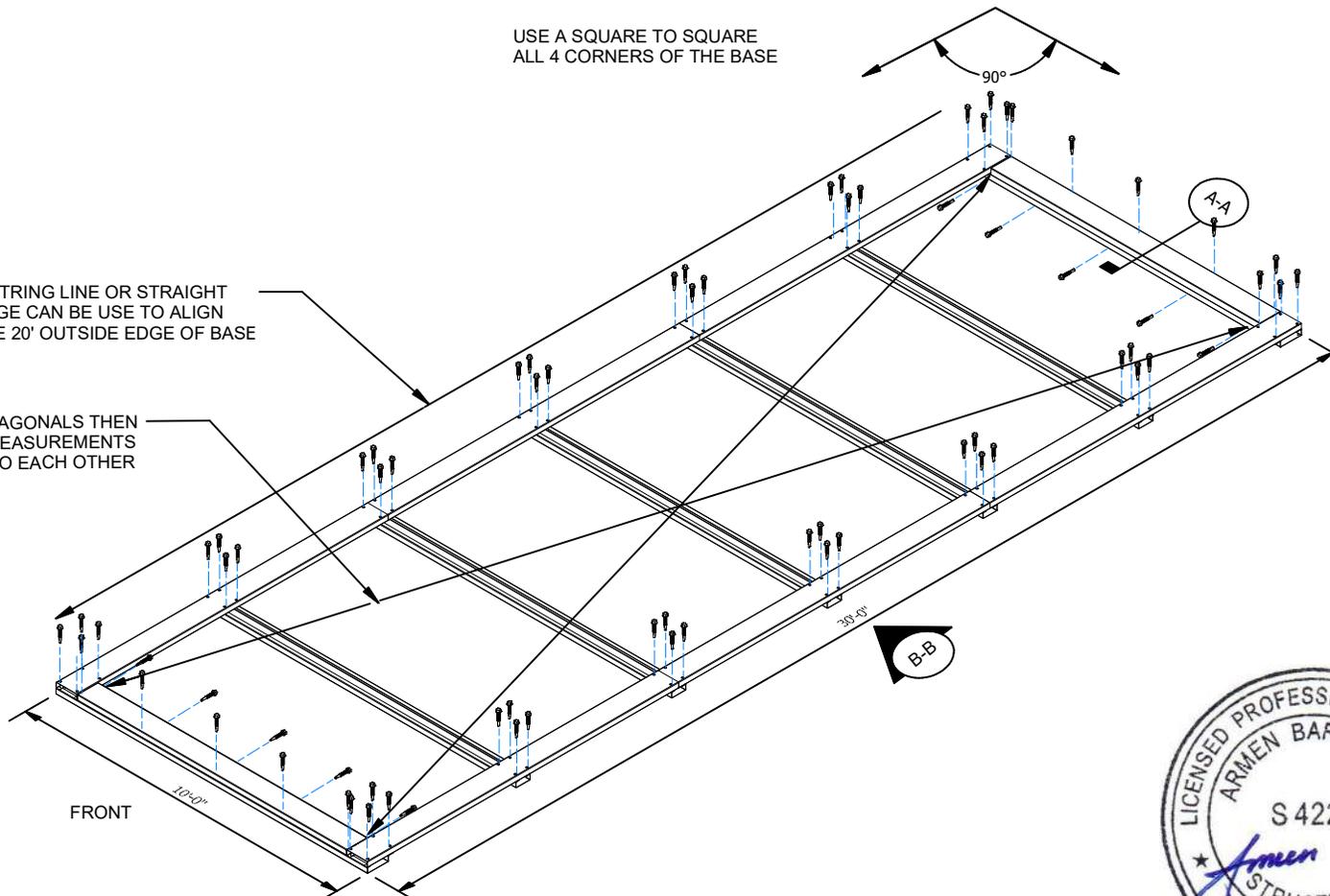
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 5 OF 65
CHECKED BY: TARIK A.			

USE A SQUARE TO SQUARE ALL 4 CORNERS OF THE BASE



A STRING LINE OR STRAIGHT
EDGE CAN BE USE TO ALIGN
THE 20' OUTSIDE EDGE OF BASE

MEASURE THE DIAGONALS THEN
ADJUST BASE UNTIL MEASUREMENTS
ARE EQUAL TO EACH OTHER

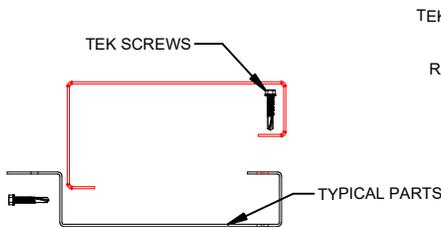


NEXT STEP:) FINAL PARTS ALIGNMENT

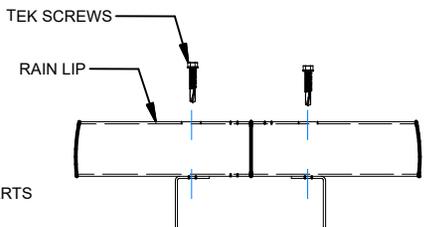
DOUBLE CHECK LAYOUT OF THE BASE PARTS.
A SQUARE AND LEVEL "BASE" WILL AND
INSTALLATION OF ALL FUTURE PARTS.

NEXT STEP:) FASTENING PARTS TOGETHER

USE HEX HEAD SELF DRILLING SHEET
METAL TEK SCREWS PROVIDED TO FASTEN
BASE TOGETHER. SEE DETAIL.



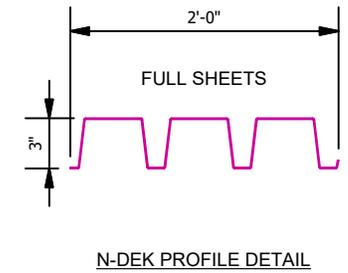
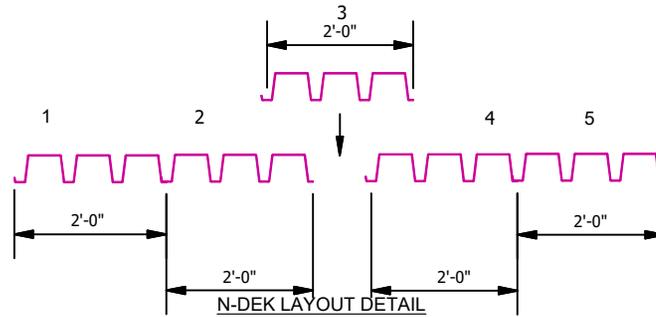
A-A SECTION DETAIL
FRONT/ REAR FASTENING



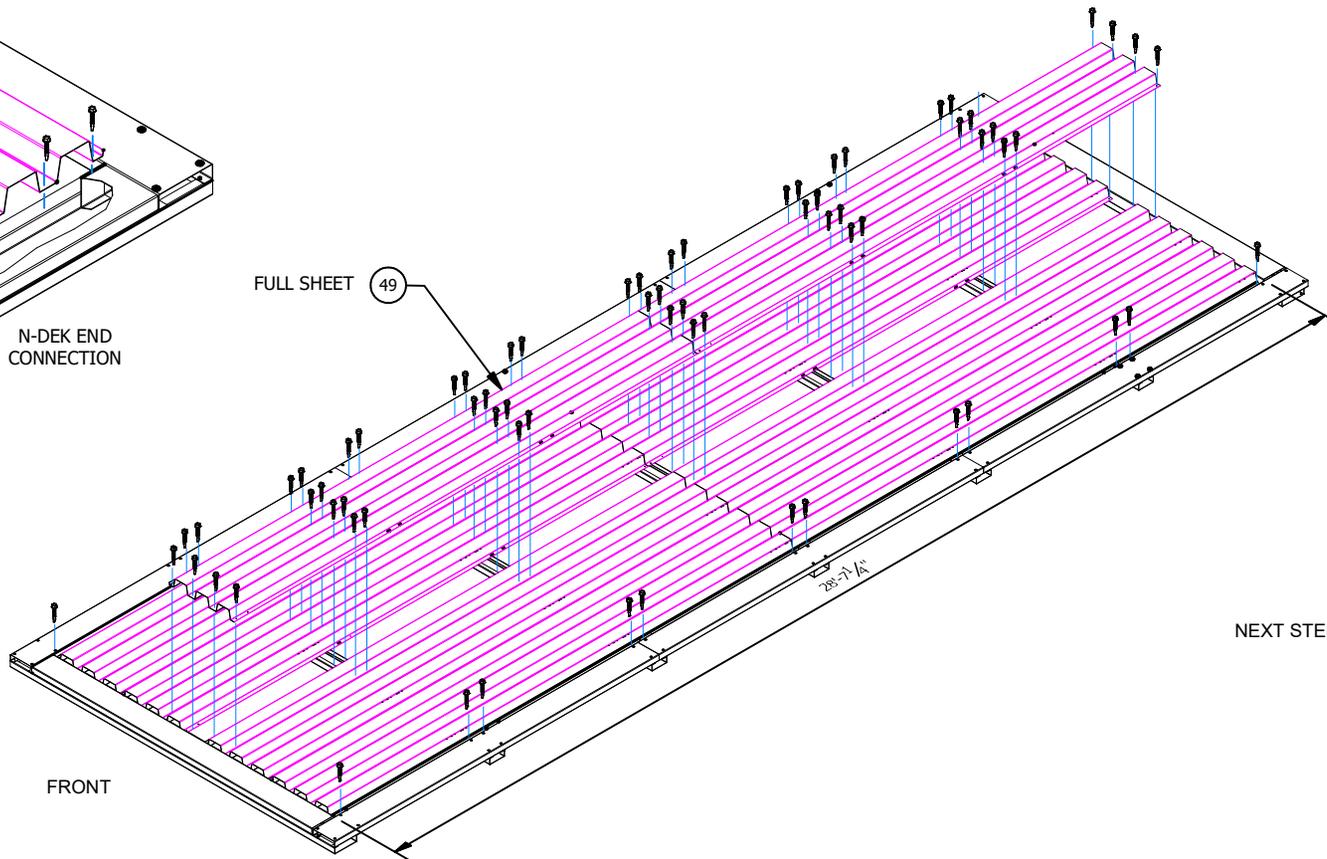
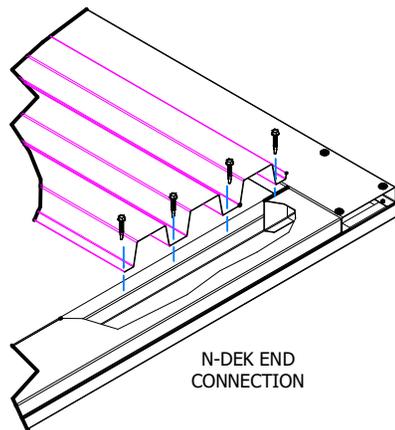
B-B SIDE VIEW DETAIL
FASTENING TYPICAL (6) PLACES

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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 6 OF 66
CHECKED BY: TARIK A.			

N-DECK LAYOUT



(10) SHEETS REQUIRED AS SHOWN
NOTE: OVERLAP CENTER SHEET



NEXT STEP: N-DEK INSTALLATION

LAY PANELS IN TO PERIMETER BASE AS SHOWN INSTALL (1) FASTENER THROUGH EACH LOW RIB INTO EACH FRAME MEMBER BELOW. LAST DECK SHEET MAY REQUIRED FIELD TRIMMING OF LONG EDGE FOR PROPER FIT.

APRON TRIM & FLOOR SUPPORT NOT SHOWN FOR CLARITY.



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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 7 OF 67
CHECKED BY: TARIK A.			

63



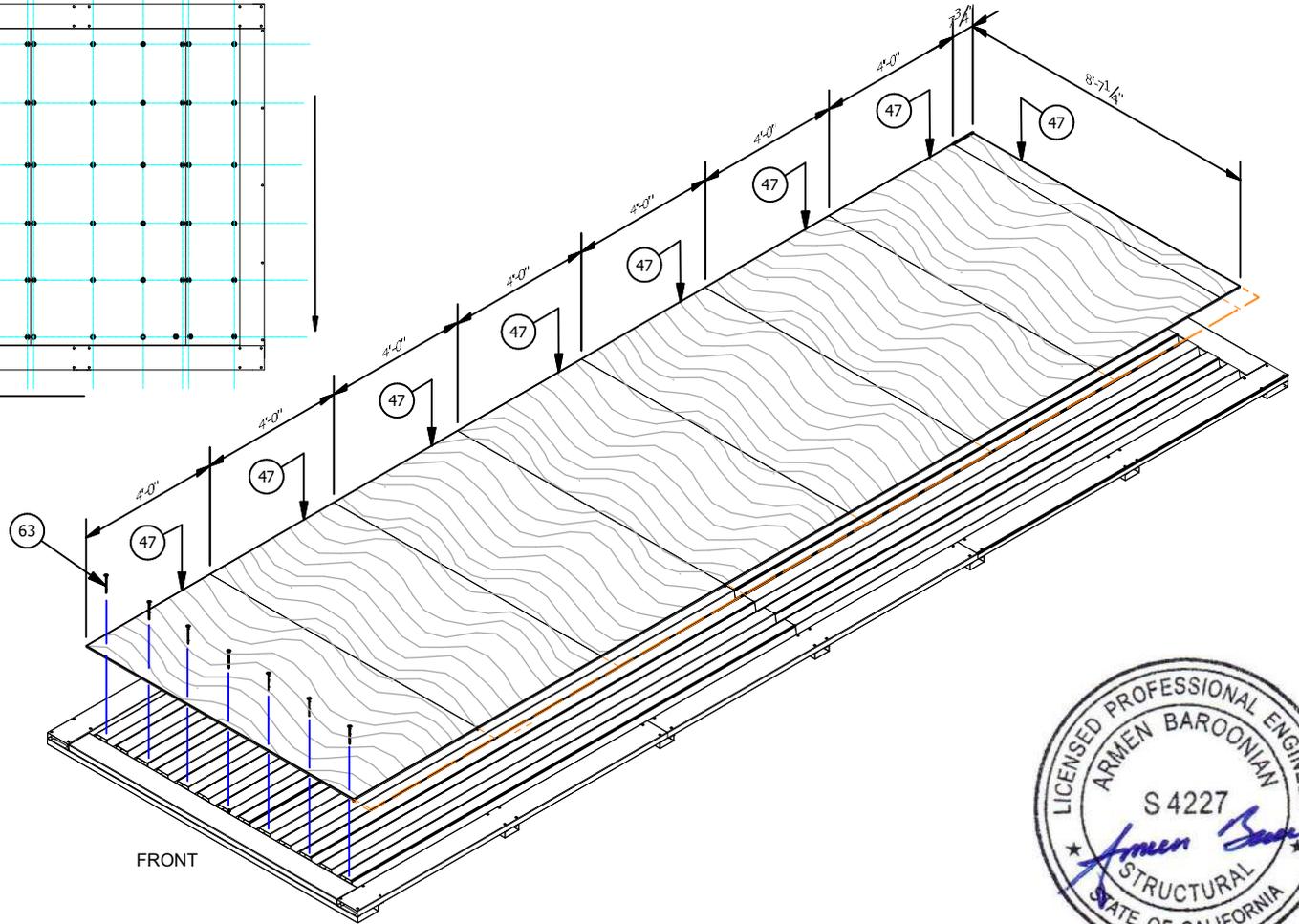
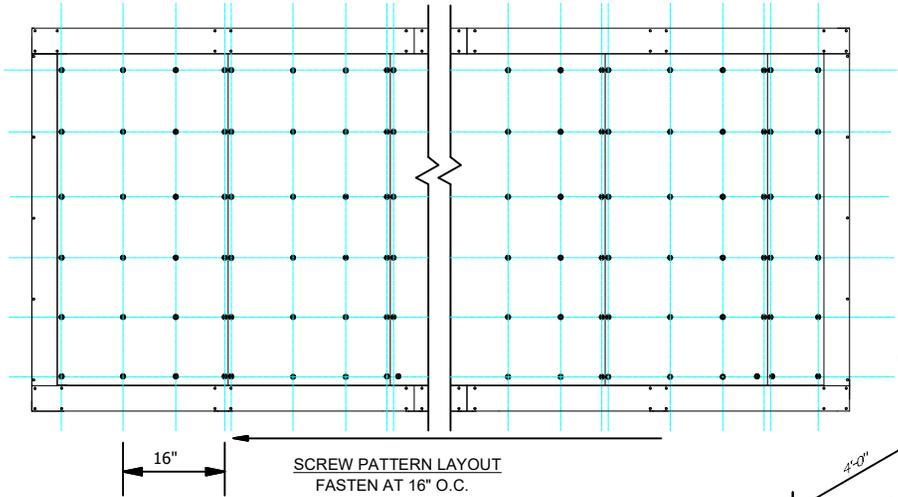
1-5/8" OUTDOOR SCREW
DRYWALL SCREW

ZIP PLYWOOD FLOOR

NEXT STEP: ZIP GREEN PLYWOOD FLOOR INSTALLATION

SET A FIELD CUT 31" SHEET AT THE CENTER OF DECK BETWEEN 2 DOUBLE PIERS. FASTEN TO N-DECK BELOW 8" O.C. WITH FASTENERS PROVIDED. INSTALL BALANCE OF 48" SHEETS IN SIMILAR FASHION AS SHOWN IN DETAIL LEAVE A 1/4" SPACE AROUND PERIMETER FOR TRIM ANGLES TO BE INSTALLED.

NOTE:
PLYWOOD NEED TO BE CUT TO SIZE IN FIELD



PART DETAIL 47

ZIP GREEN PLYWOOD FLOORING



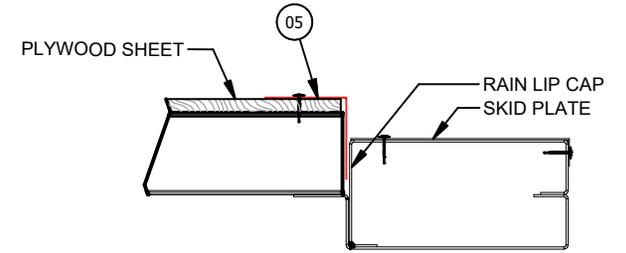
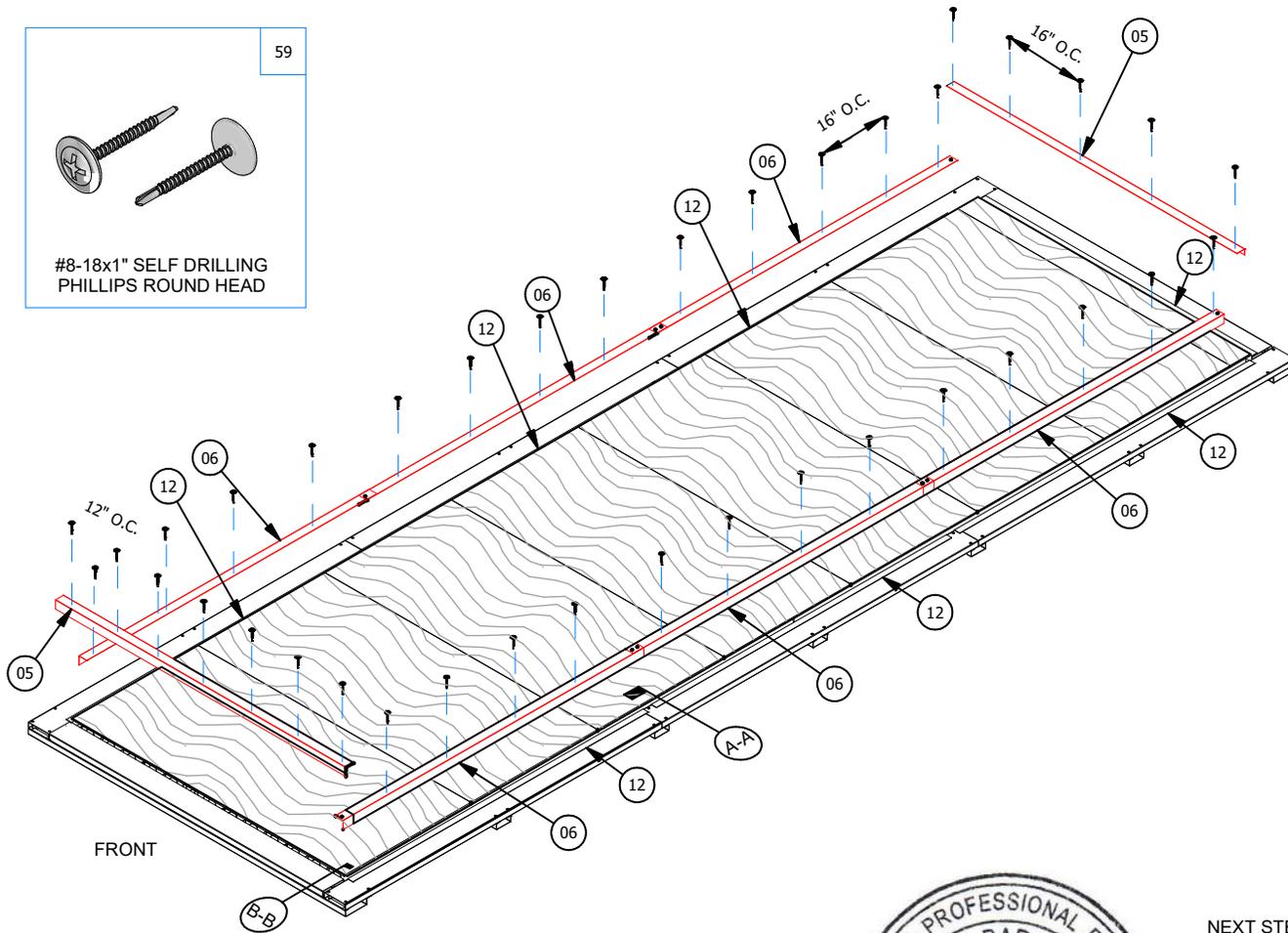
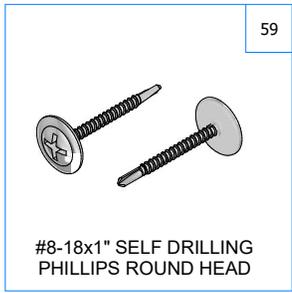
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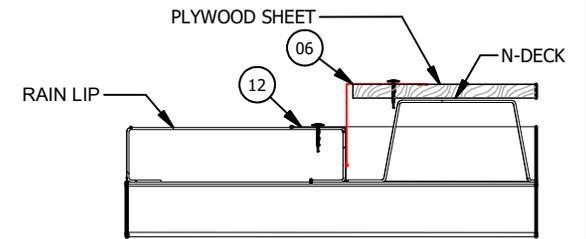
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 8 OF 8
CHECKED BY: TARIK A.			

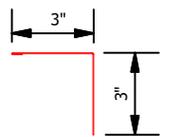
FLOOR - TRIM



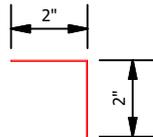
SECTION DETAIL A-A



SECTION DETAIL B-B



PROFILE DETAIL
FLOOR TRIM ANGLE



PROFILE DETAIL
ACCESS HOLE COVER ANGLE



NEXT STEP:) INSTALLING FLOOR TRIM ANGLE

FASTEN ANGLE TO ZIP OR DIAMOND PLATE SHEETS 16" O.C. TYPICAL SHOWN IN FIGURE. LAP ANGLES AT CORNERS ONLY.

NEXT STEP:) INSTALLING ACCESS HOLE COVER ANGLE

PRESS THE 2x2x10' ANGLE BETWEEN THE 3x3 TRIM ANGLE AND THE RAIN LIP CHANNEL. SECURE EACH WITH (2) PHILLIPS PAN HEAD SELF TAPPING SCREWS.

NOTE: ACCESS HOLES AT ROLL UP DOOR WILL BE COVERED BY ALUMINUM SKID PLATE.



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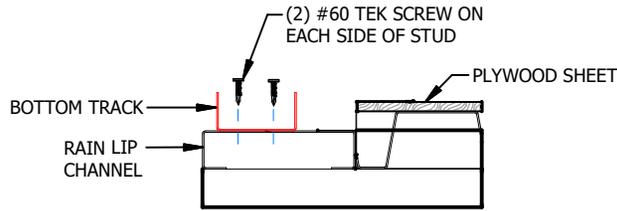
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 9 OF 69
CHECKED BY: TARIK A.			

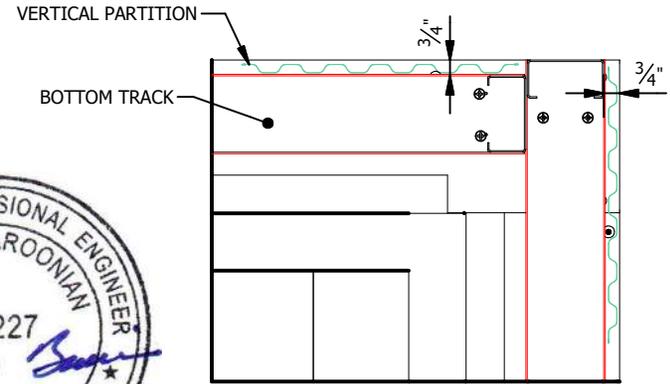
BOTTOM TRACK PLACEMENT LAYOUT



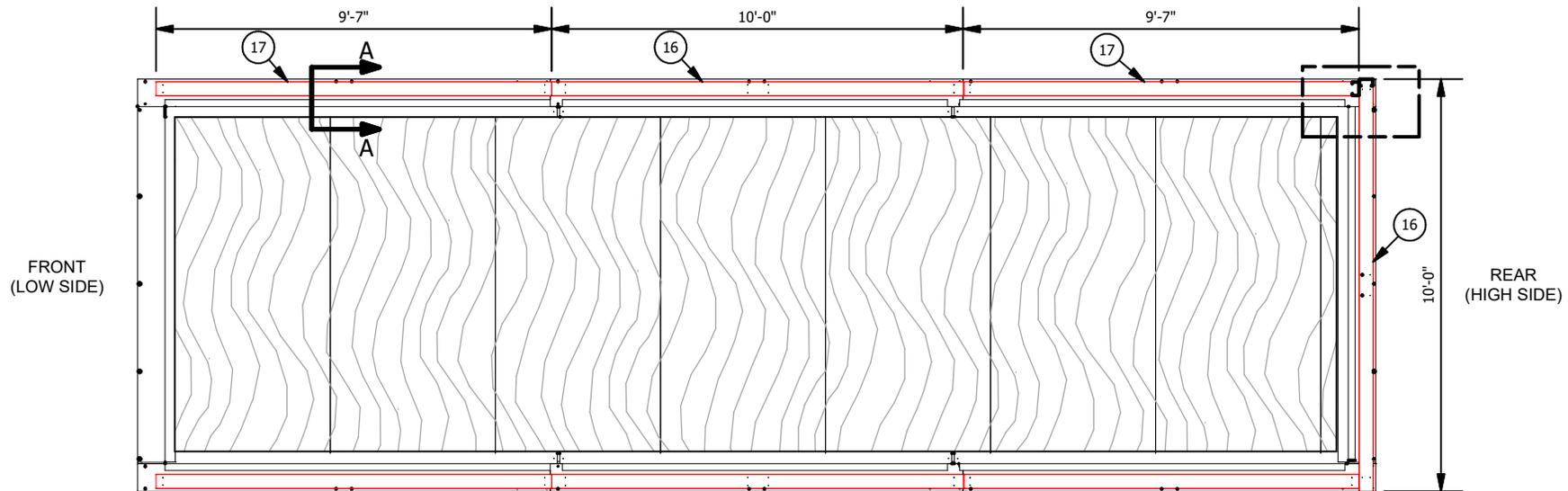
#12-14x1" TEK
PANCAKE HD. SELF DRILLING
TAPPING SCREW



SECTION VIEW A-A



ENLARGED VIEW



NEXT STEP INSTALLING BOTTOM TRACK

INSTALL TOP/ BOTTOM TRACK 3/4 " AWAY FROM
EDGE WITH (2)TEK 5 SCREWS ON EACH SIDE OF
STUD LOCATION



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SCALE:
VARIES

DATE:
12/11/2023

DRAWN BY:
GERARD C.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED OR PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

10x30 MASS LEF - w-1 DOOR FRONT (Seismic)

A

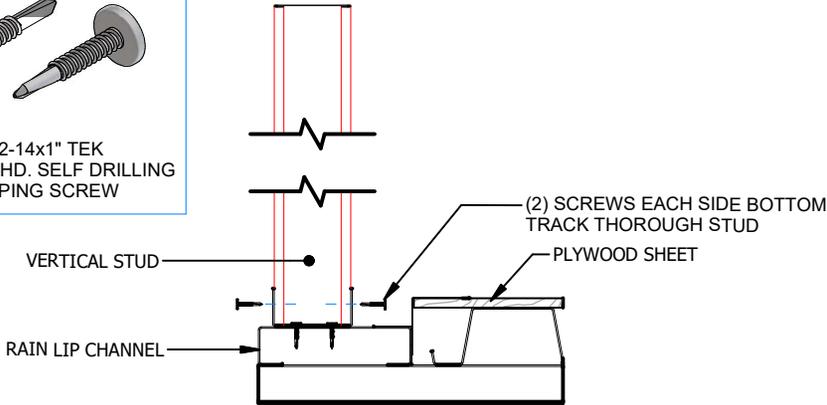
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NUMBER OF SHEETS

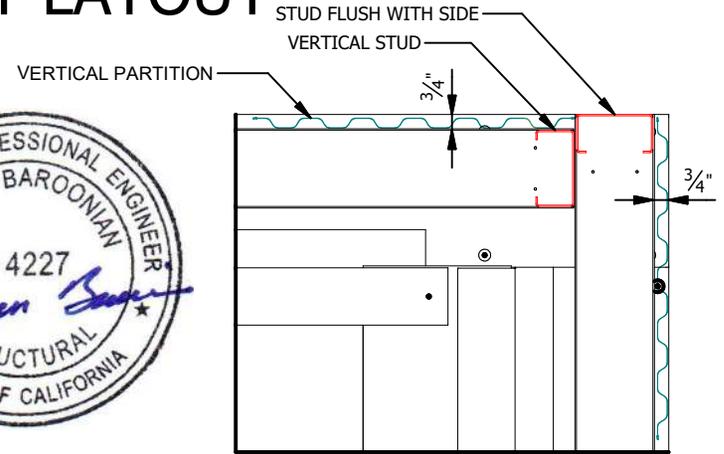
10 OF 70

60

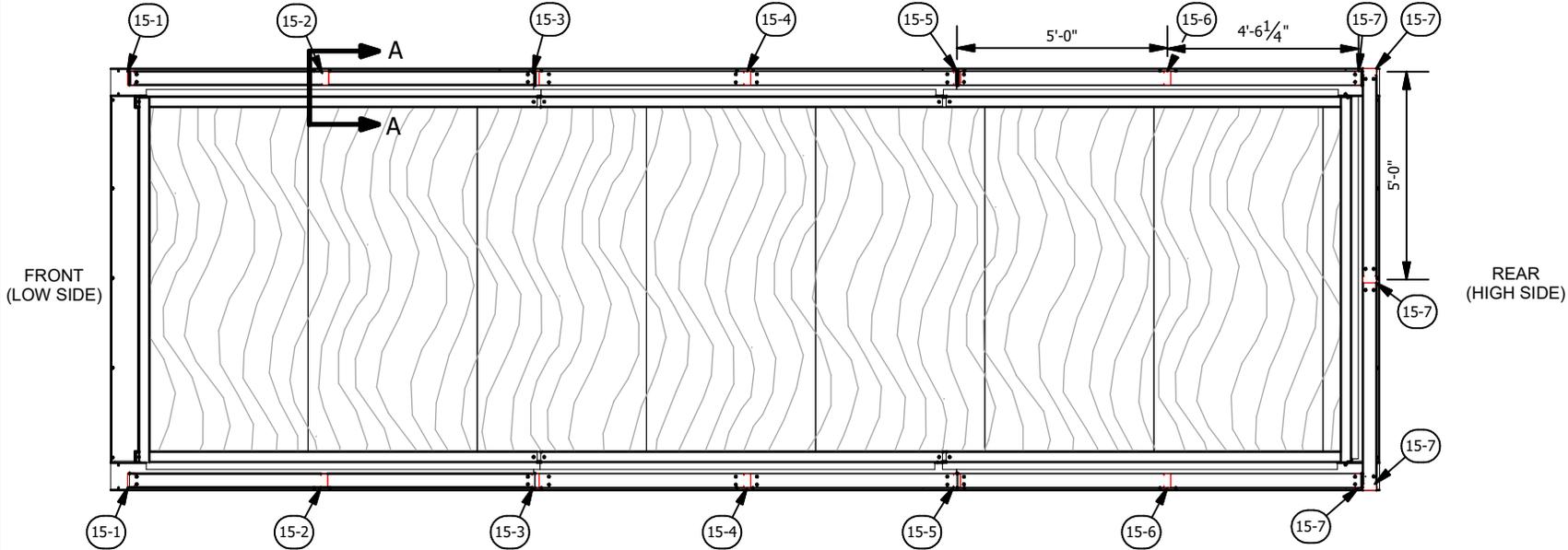
VERTICAL STUD PLACEMENT LAYOUT



SECTION A-A DETAIL



ENLARGED VIEW



NEXT STEP:) INSTALLING VERTICAL STUDS

VERTICAL STUDS ARE TO BE PLACED INSIDE
BOTTOM TRACK AND SPACED AS PLAN SHOWS.
STUDS ARE ATTACHED TO TRACK WITH #60 TEK
SCREW ON EACH SIDE.



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SCALE:
VARIES

DATE:
12/11/2023

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GERARD C.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED or PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

10x30 MASS LEF - w-1 DOOR FRONT (Seismic)

A

DRAWING FILE NUMBER:

NUMBER OF SHEETS

11 OF 71

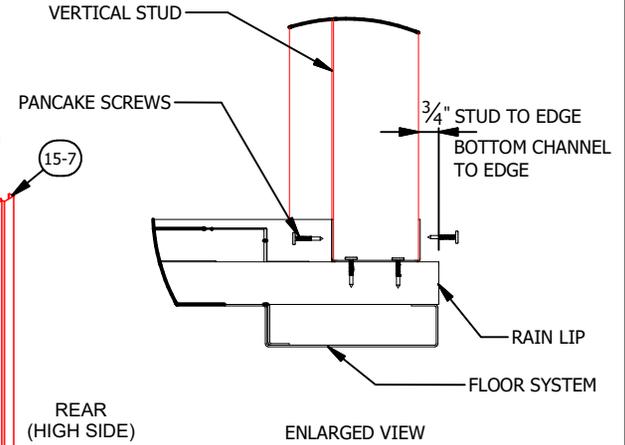
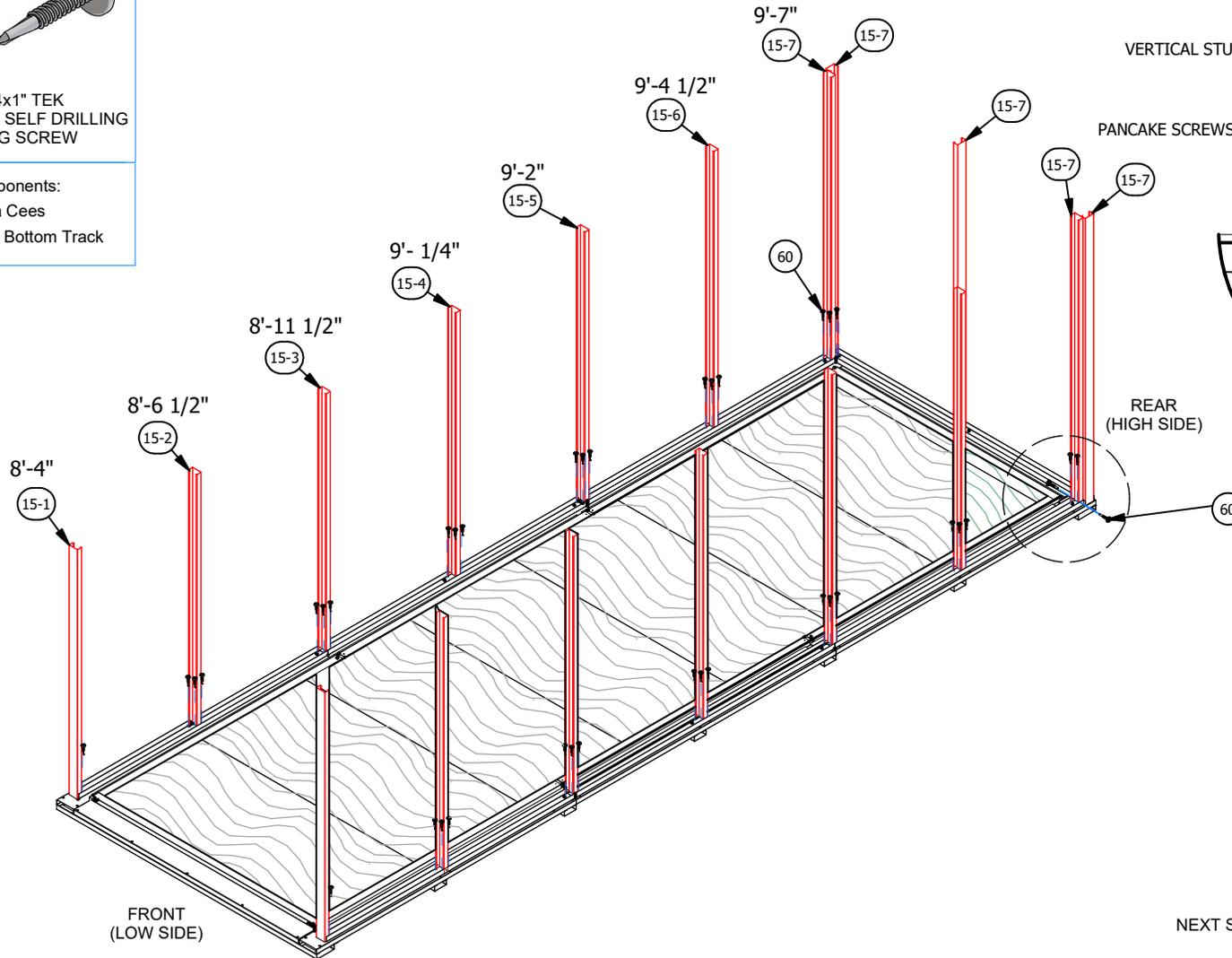
STUD AND BOTTOM TRACK INSTALLATION

60



#12-14x1" TEK
PANCAKE HD, SELF DRILLING
TAPPING SCREW

Framing Components:
2x4x16ga Ceese
2x4x16ga Bottom Track



NEXT STEP: INSTALLING THE STUDS
ATTACH STUDS TO TRACK WITH (2) #60
SCREWS ON EACH SIDE OF THE STUDS.



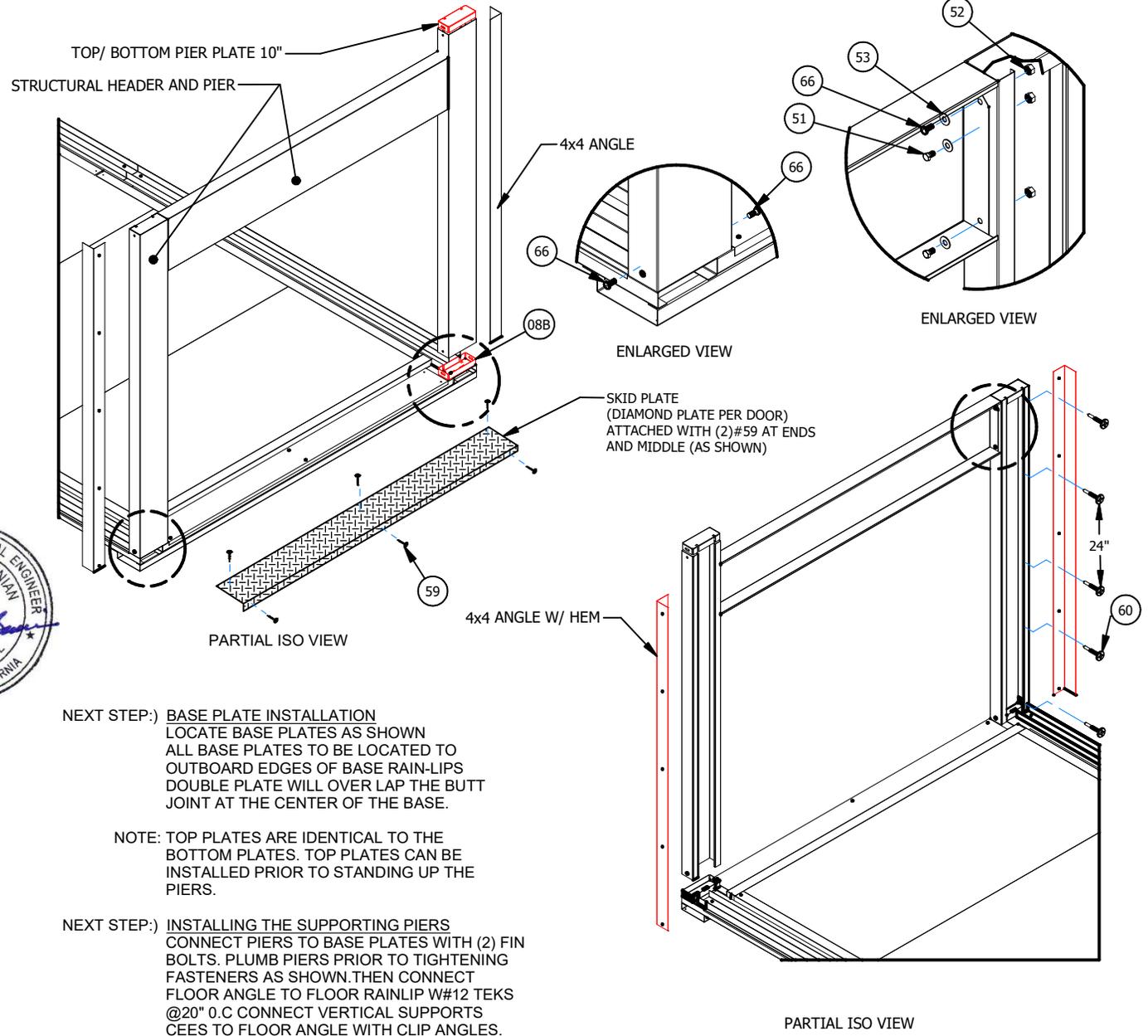
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS: 12 OF 72
CHECKED BY: TARIK A.			

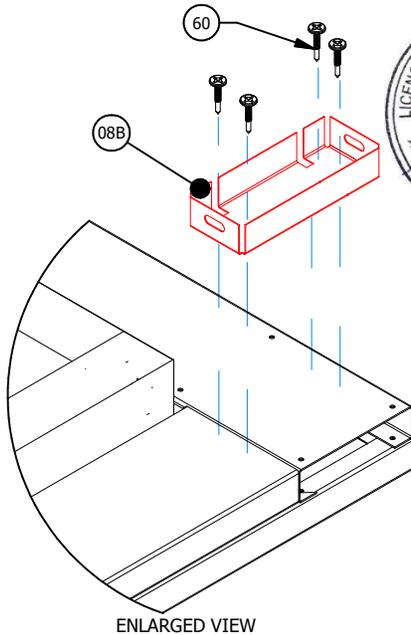
FRAMING COMPONENTS- PIER, HEADER AND 4X4 TRIM ANGLE



NEXT STEP:) BASE PLATE INSTALLATION
 LOCATE BASE PLATES AS SHOWN
 ALL BASE PLATES TO BE LOCATED TO
 OUTBOARD EDGES OF BASE RAIN-LIPS
 DOUBLE PLATE WILL OVER LAP THE BUTT
 JOINT AT THE CENTER OF THE BASE.

NOTE: TOP PLATES ARE IDENTICAL TO THE
 BOTTOM PLATES. TOP PLATES CAN BE
 INSTALLED PRIOR TO STANDING UP THE
 PIERS.

NEXT STEP:) INSTALLING THE SUPPORTING PIERS
 CONNECT PIERS TO BASE PLATES WITH (2) FIN
 BOLTS. PLUMB PIERS PRIOR TO TIGHTENING
 FASTENERS AS SHOWN. THEN CONNECT
 FLOOR ANGLE TO FLOOR RAINLIP W#12 TEKS
 @20" O.C CONNECT VERTICAL SUPPORTS
 CEES TO FLOOR ANGLE WITH CLIP ANGLES.



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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 13 OF 73
CHECKED BY: TARIK A.			

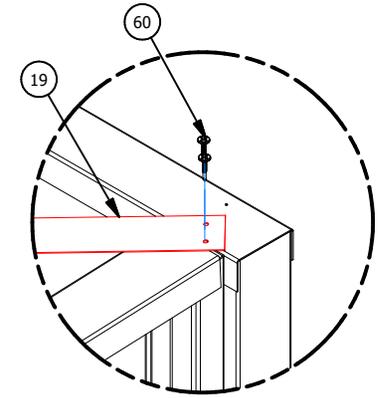
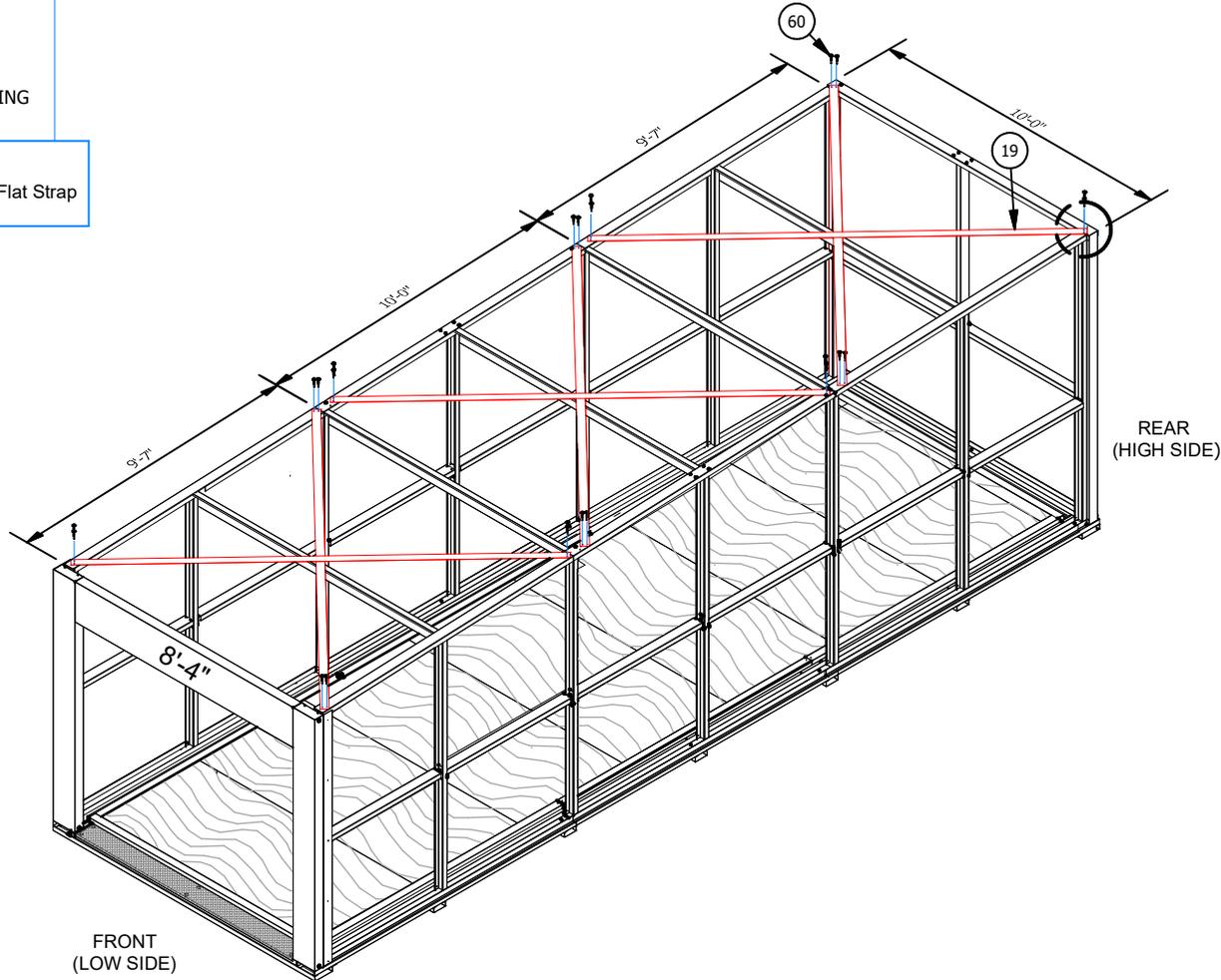
FRAMING COMPONENTS - ROOF X-BRACE

60

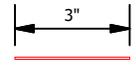


#12-14X1" TEK
PANCAKE HD. SELF DRILLING
TAPPING SCREW

Framing Components:
3"x20ga X-Brace Flat Strap



ENLARGED VIEW
FASTEN ALL ENDS WITH 2
SCREWS. FIELD CUT ENDS TO
FIT AS REQUIRED.



PROFILE DETAIL
FLAT STRAP



NEXT STEP: X-BRACE INSTALLATION
ATTACH 3" DIAGONAL X-BRACE AS SHOWN USING
(2) #60 ROUND PHILLIPS HEAD SCREWS EACH END.



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SCALE: VARIES	PART NUMBER	MANUFACTURED OR PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS: 15 OF 75
CHECKED BY: TARIK A.			

FRAMING COMPONENTS - X-BRACE & GUSSET PLATE

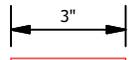
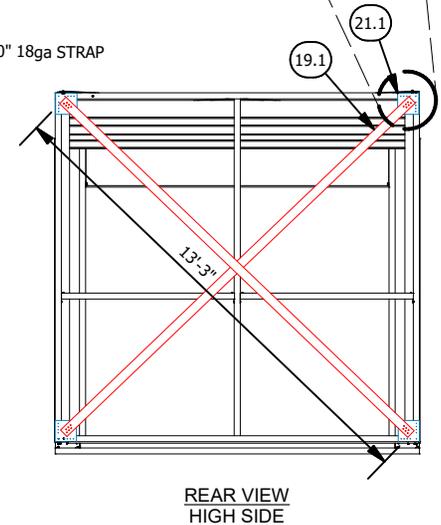
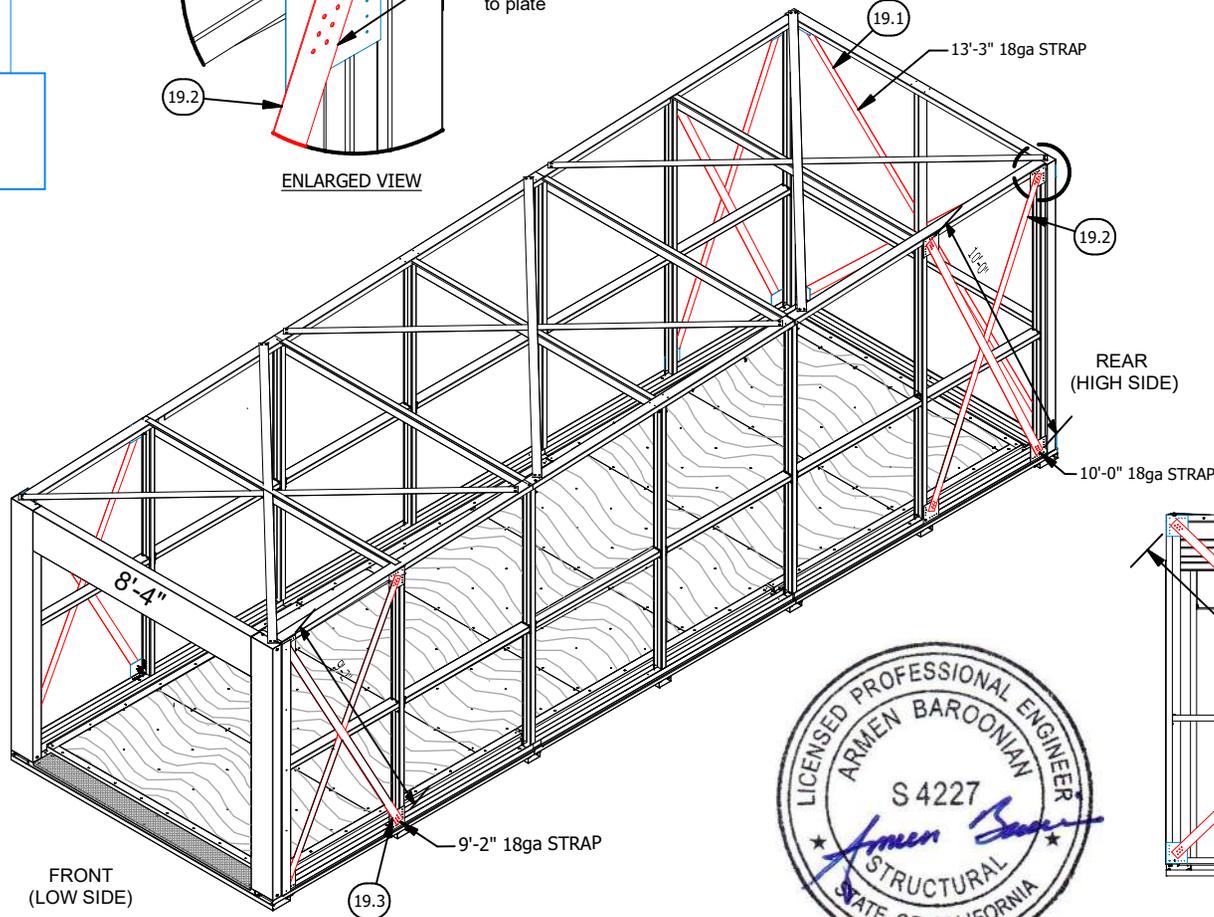
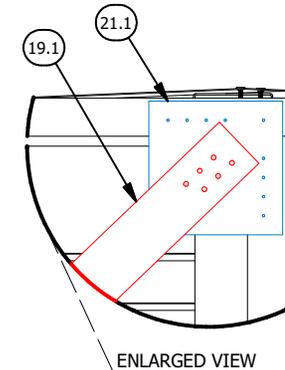
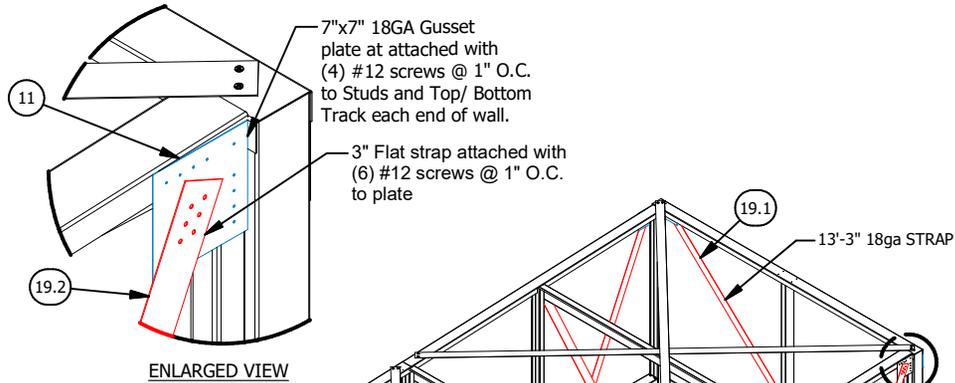
60



#12-14x1" TEK
PANCAKE HD. SELF DRILLING
TAPPING SCREW

Framing Components:

- 4 - 3"x9'-2" 18ga FLAT STRAP
- 4 - 3"x10'-0" 18ga FLAT STRAP
- 2 - 3"x13'-3" 18ga FLAT STRAP



PROFILE DETAIL
FLAT STRAP



NEXT STEP: X-BRACE INSTALLATION
ATTACH 3" DIAGONAL X-BRACE AS SHOWN USING
(2) #60 ROUND PHILLIPS HEAD SCREWS EACH END.



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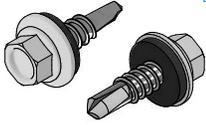
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 16 OF 76
CHECKED BY: TARIK A.			

PERIMETER PARTITION

65

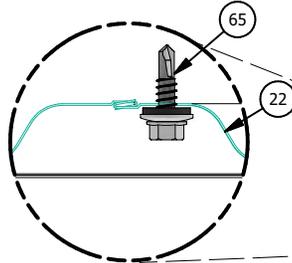


#12X3/4" SD TEK3
WASHER PAINTED

62

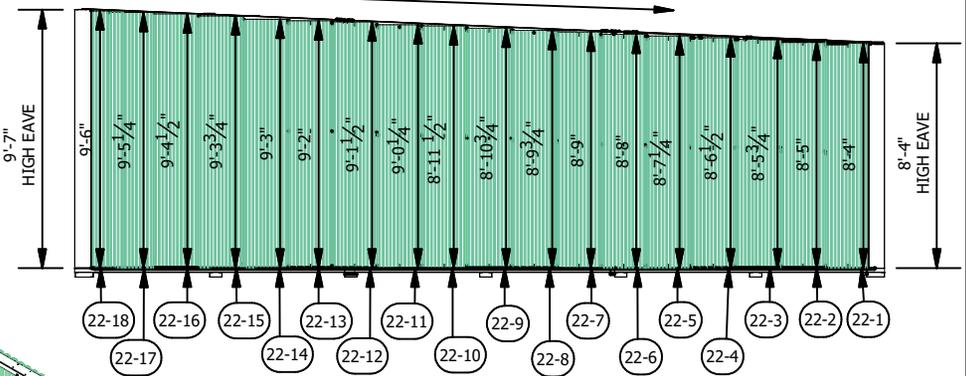


#8-1/2" SELF DRILLING
PHILLIPS ROUND HEAD

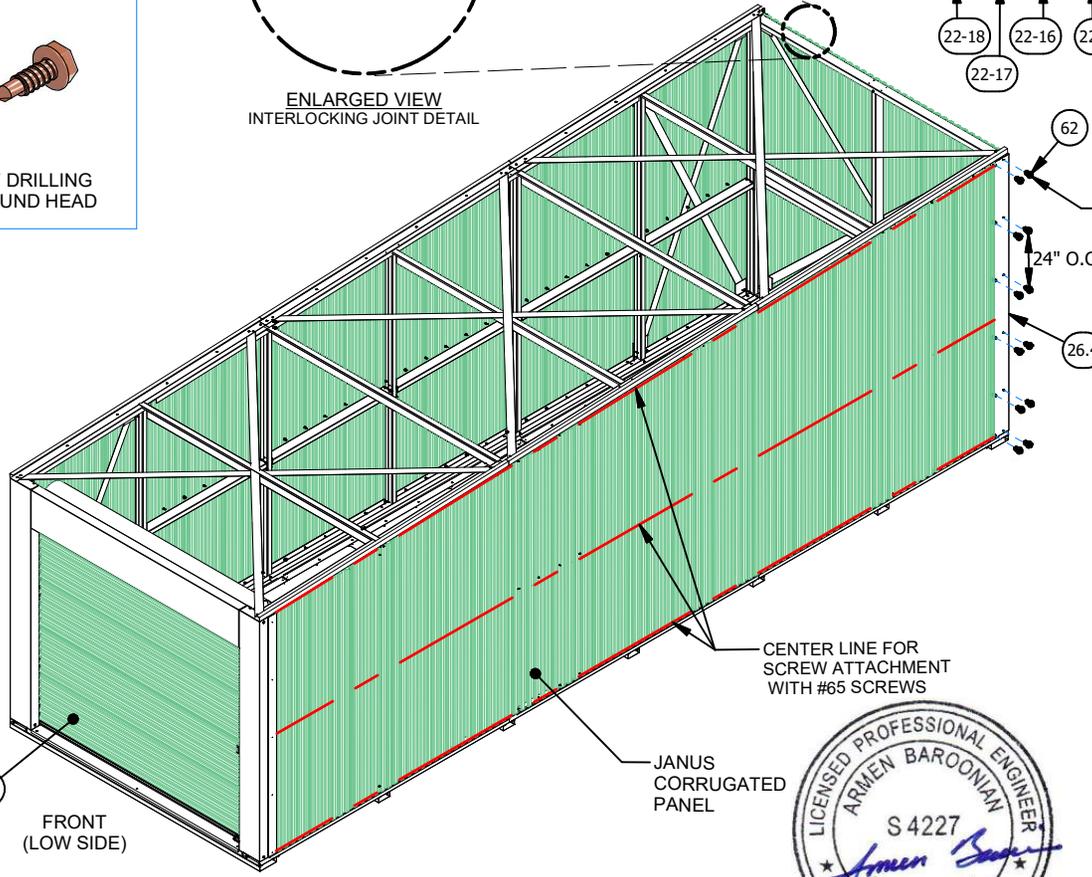


ENLARGED VIEW
INTERLOCKING JOINT DETAIL

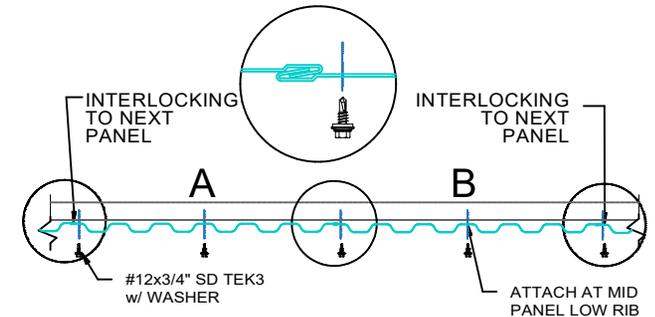
1/2":12" ROOF PITCH



LEFT ELEVATION
PANEL LAYOUT



ISO VIEW



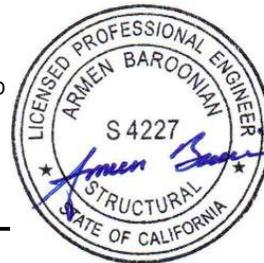
A & B PANEL CONNECTION DETAIL

ATTACH SCREW IN THE MIDDLE AND IN THE INTERLOCK CONNECTION OF PARTITION PANELS. (WHERE CENTERLINE IS MARKED ON ISO VIEW)

NEXT STEP:) PARTITION PANEL INSTALLATION

ATTACH PARTITION PANELS TO THE UNIT PERIMETER PROVIDE (3) TEKS EACH SHEETS AT THE LOW RIB AND JOINTS.

NOTE: CORRUGATED PANEL WILL BE CUT AT THE FIELD.



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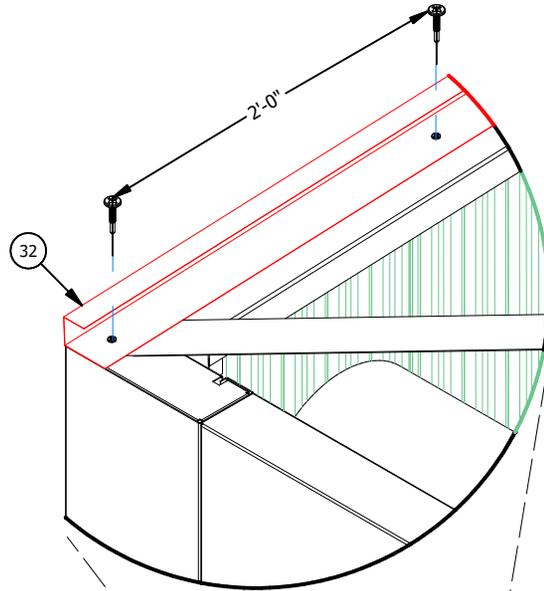


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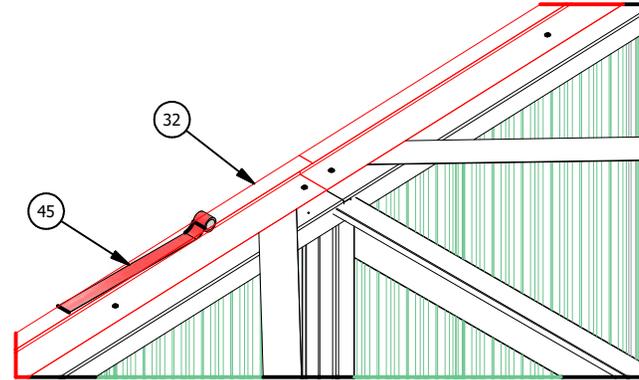
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 17 OF 77
CHECKED BY: TARIK A.			

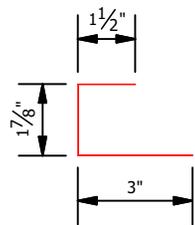
START/STOP CHANNEL



ENLARGED VIEW

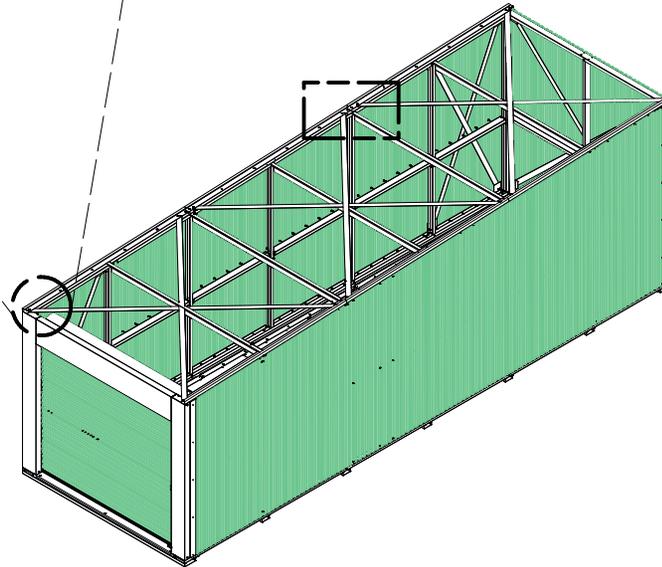


ENLARGED VIEW



PART DETAIL
START & STOP CHANNEL

NEXT STEP:)
STARTS/STOPS CHANNEL INSTALLATION
SET START & STOP CHANNEL TO THE EDGE OF THE
STRUCTURE. TEK TO THE STRUCTURE EVERY 24" O.C. PRIOR TO
STANDING SEEM ROOF INSTALLATION



NEXT STEP:)
PERIMETER TAPE INSTALL
PLACE THE 1.5" TAPE ON ENTIRE
PERIMETER OF START & STOP CHANNEL.



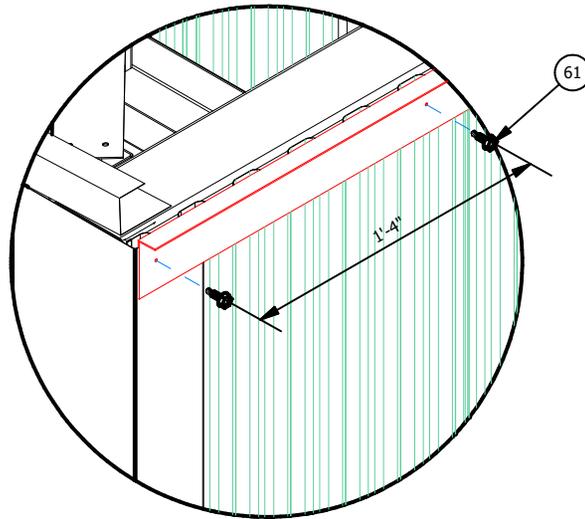
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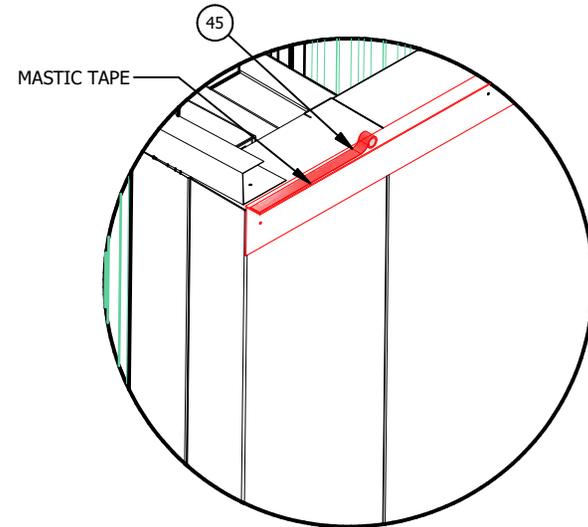
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 18 OF 78
CHECKED BY: TARIK A.			

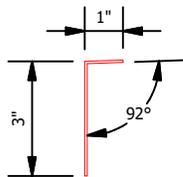
TAPE - HIGH EAVE ANGLE



ENLARGED VIEW
HIGH SIDE WITH PANELS



ENLARGED VIEW
HIGH SIDE WITH DOOR



PART DETAIL
HIGH SIDE ANGLE

NEXT STEP:) **INSTALL MASTIC TAPE**
APPLY MASTIC TAPE ON TOP OF
HIGH SIDE ANGLE & STANDING SEAM ROOF EDGE

NEXT STEP:) ATTACH HIGH HIGH SIDE ANGLE W/ TAPE USING #8 X 1/2" TEK
SCREWS @ 16" O.C.

NOTE: TOP OF HIGH SIDE ANGLE TO BE FLUSH WITH TOP TRACK

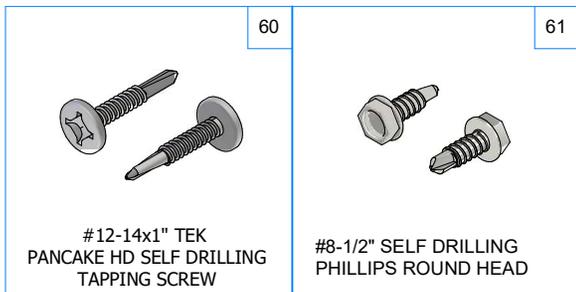


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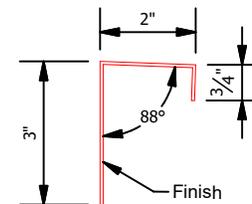
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SCALE: VARIES	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 19 OF 79
CHECKED BY: TARIK A.			

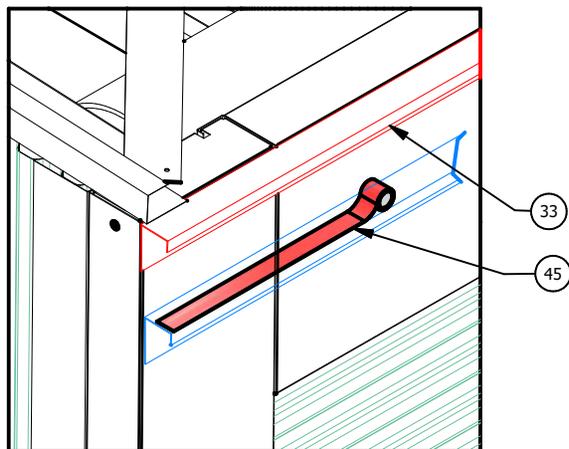
TAPE LOW EAVE ANGLE



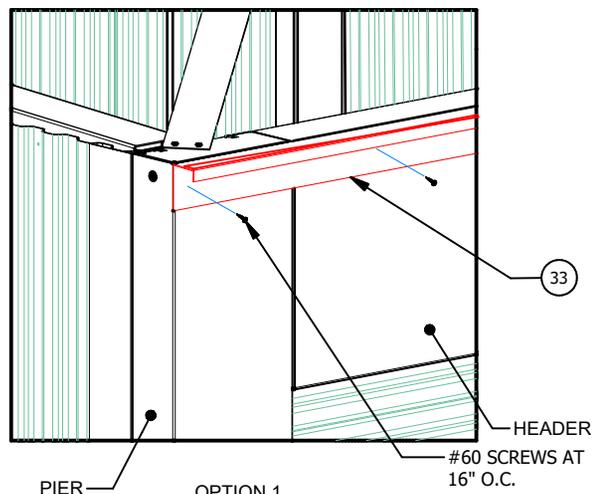
DETAIL
MASTIC TAPE- WHITE



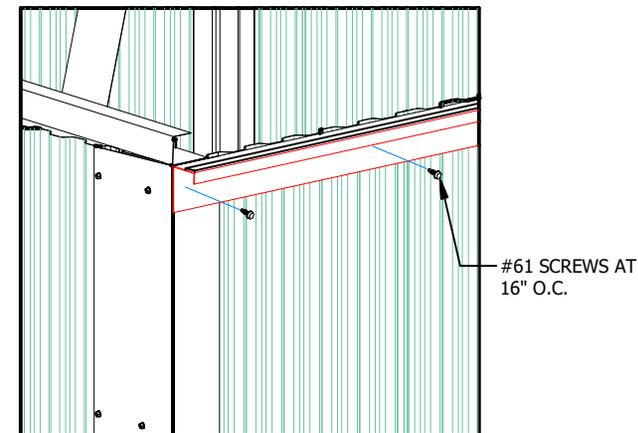
PROFILE DETAIL



PARTIAL ISO VIEW



OPTION 1
60 WITH DOOR



OPTION 2
61 WITH CORRUGATED PANELS

NEXT STEP: INSTALL MASTIC TAPE

APPLY MASTIC TAPE ON TOP OF HIGH SIDE ANGLE & STANDING SEAM ROOF EDGE

NEXT STEP: ROOF LOW SIDE ANGLE INSTALLATION

INSTALL ROOF LOW SIDE ANGLE WITH TEKS EVER 16" O.C. THEN APPLY (3) SCREWS PER ROOF PANEL TO ATTACH TO LOW SIDE ANGLE



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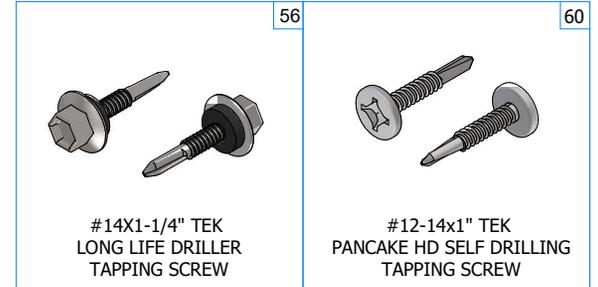
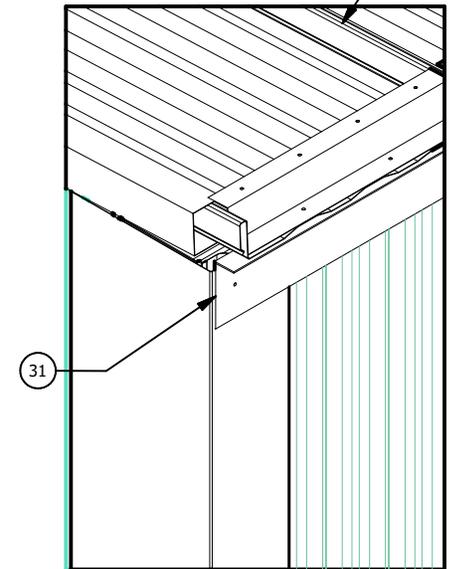
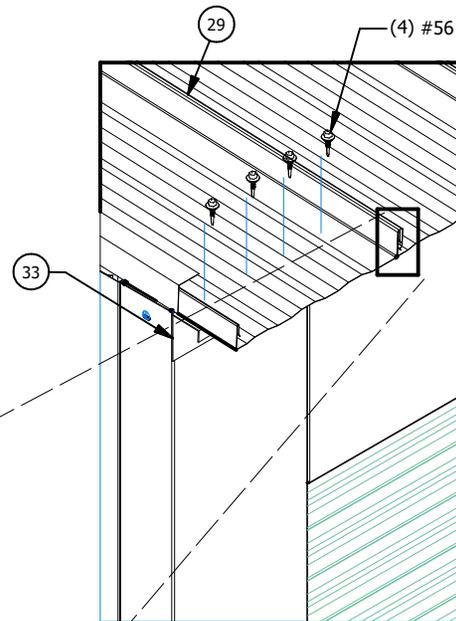
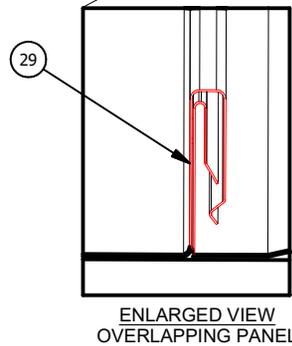
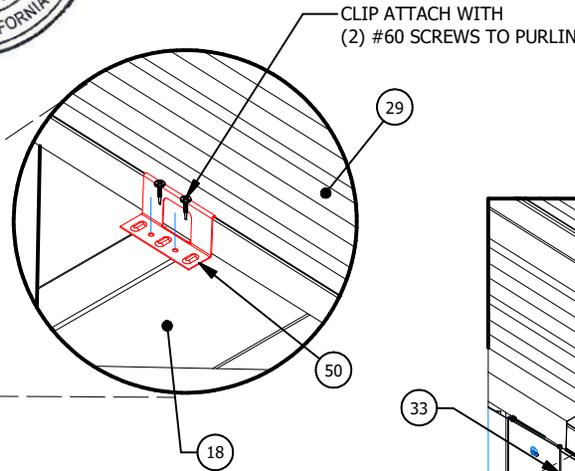
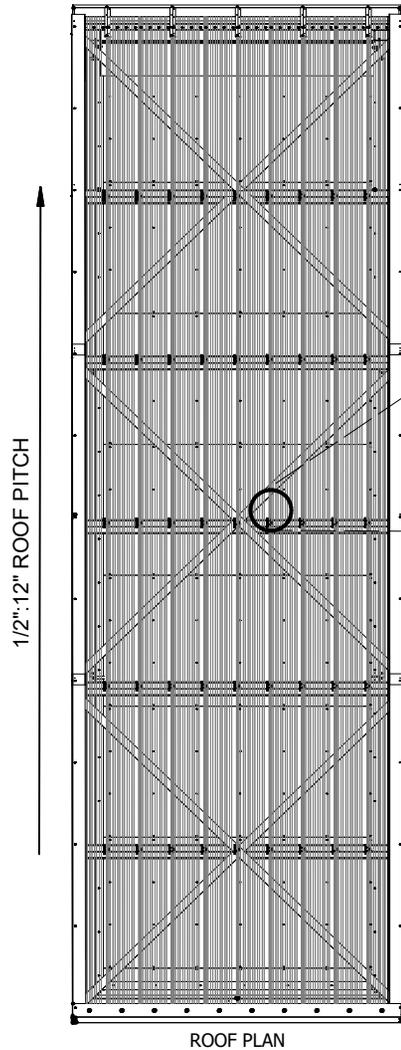


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DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 20 OF 80
CHECKED BY: TARIK A.			

STANDING SEAM ROOF & CLIP



NEXT STEP: ROOF CLIP SPACING DETAILS

INSTALL (1) CLIP AT EACH PURLIN
CLIPS MUST BE INSTALLED ON STANDING SEAM
HIGH RIB.
PROVIDE (2) #60 SCREWS PER CLIP

NEXT STEP: FASTENER SPACING DETAILS

ROOF PANEL FASTENERS
(2) #56 SCREWS PER PANEL AT END WALLS
56 SCREWS AT 12" O.C. AT SIDE WALLS



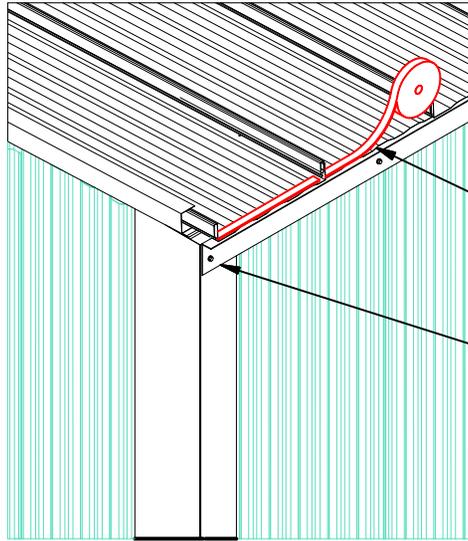
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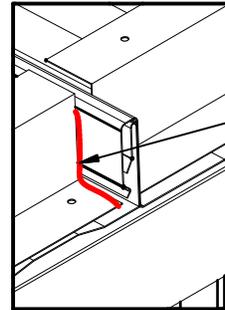
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
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CHECKED BY: TARIK A.			

TAPE ZEE CLOSURE



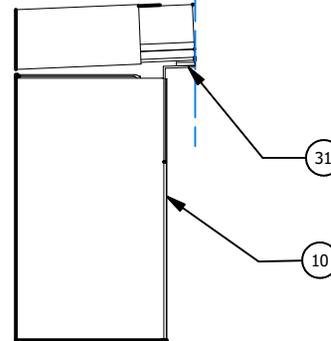
PARTIAL ISO VIEW

#62 (#8-1/2" - COLOR)
SCREWS AT EVERY
16" O.C.
IF ON DOOR USE
PANCAKE HD

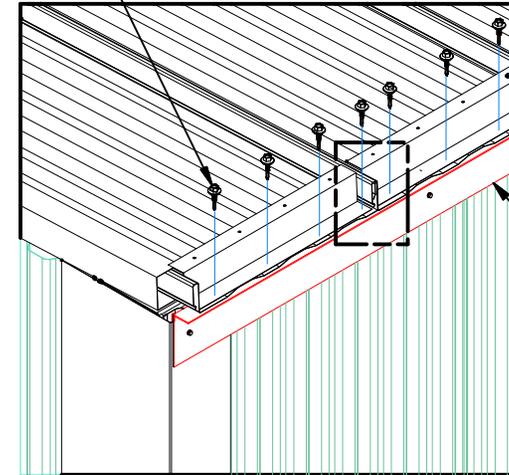


APPLY SEALANT ON
RIDGE EDGES

ROOF LINE SHOULD
BE FLUSH WITH HIGH
EAVE ANGLE

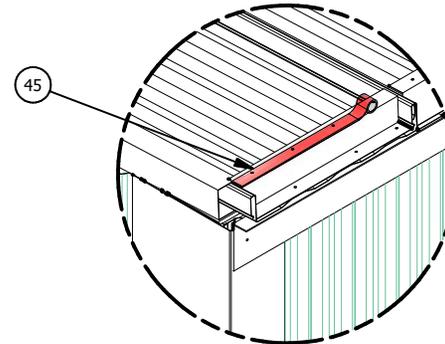


ENLARGED SIDE VIEW

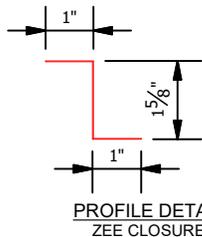


PARTIAL ISO VIEW

ATTACH EACH ZEE CLOSURE
WITH (4) #56 SCREWS WITH
3" SPACING



PARTIAL ISO VIEW



NEXT STEP:) INSTALL MASTIC TAPE

APPLY MASTIC TAPE ON STANDING SEAM ROOF EDGE

NEXT STEP:) ZEE CLOSURE INSTALLATION

PUSH ZEE CLOSURE ONTO TAPE AND INSTALL (4) # 56 SCREWS PER ZEE CLOSURE



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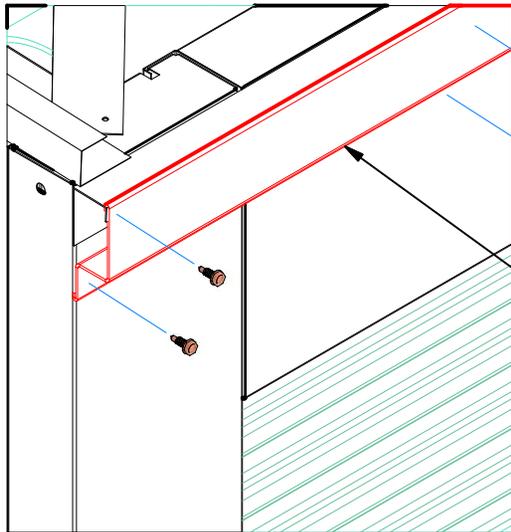
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 22 OF 82
CHECKED BY: TARIK A.			

LOW EAVE TRIM

62



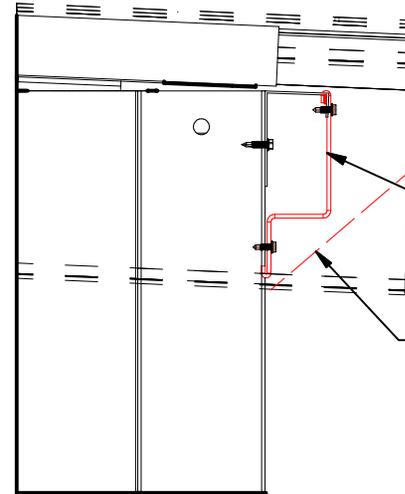
#8-1/2" SELF DRILLING PHILLIPS ROUND HEAD



PARTIAL ISO VIEW

#62 (#8-1/2" - COLOR)TEK SCREW EVERY 60" O.C.

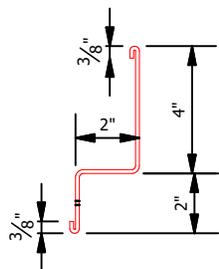
38



PARTIAL SIDE VIEW

38

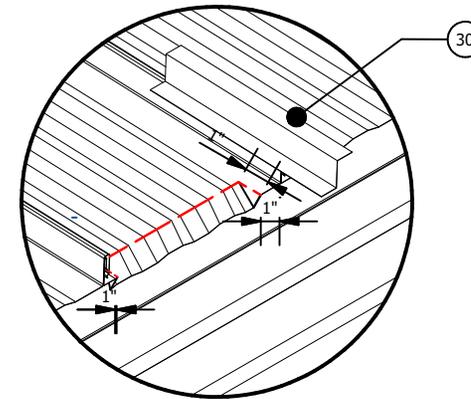
NOTCH SIDE WALL FLASHING



DETAIL
LOW EAVE TRIM

NEXT STEP.) LOW EAVE TRIM ATTACHMENT

ATTACH LOW EAVE TRIM WITH TEKS EVERY 24" O.C.



30

NEXT STEP.) BEND STANDING SEAM

MANUALLY BEND STANDING SEAM ROOF PANEL 1" FROM HIGH RIB AND 1" FROM EDGE TO 45°



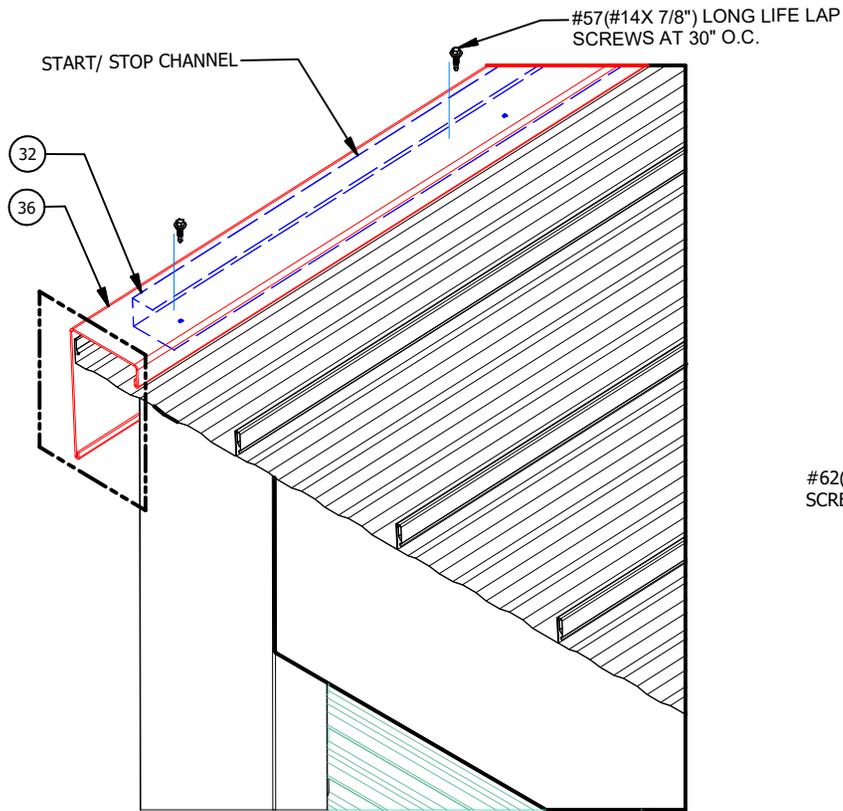
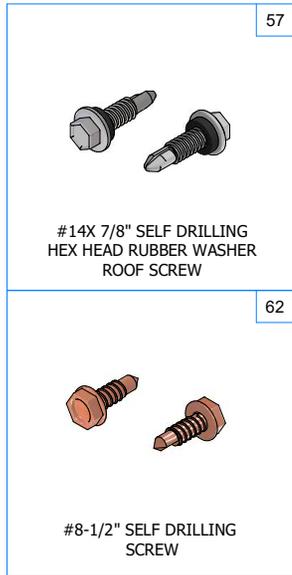
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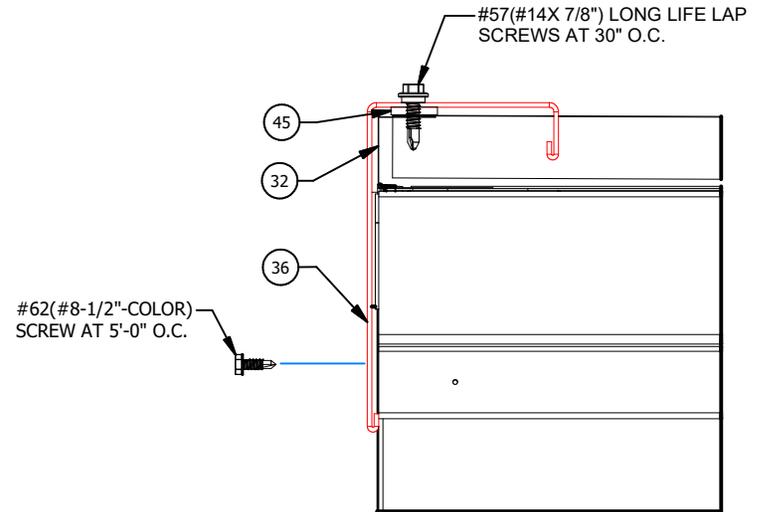
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DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 23 OF 83
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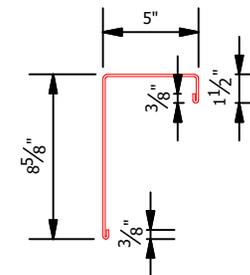
SIDE WALL FLASHING



PARTIAL ISO VIEW



ENLARGED PARTIAL DETAIL



PROFILE DETAIL
SIDE WALL FLASHING

NEXT STEP.) INSTALL SIDE WALL FLASHING

FASTEN SIDE WALL FLASHING TO ROOF
SELF TAPPING SCREWS AND WASHERS
AT 30" ON CENTER.



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CHECKED BY: TARIK A.			

RAKE AND END CAP

57

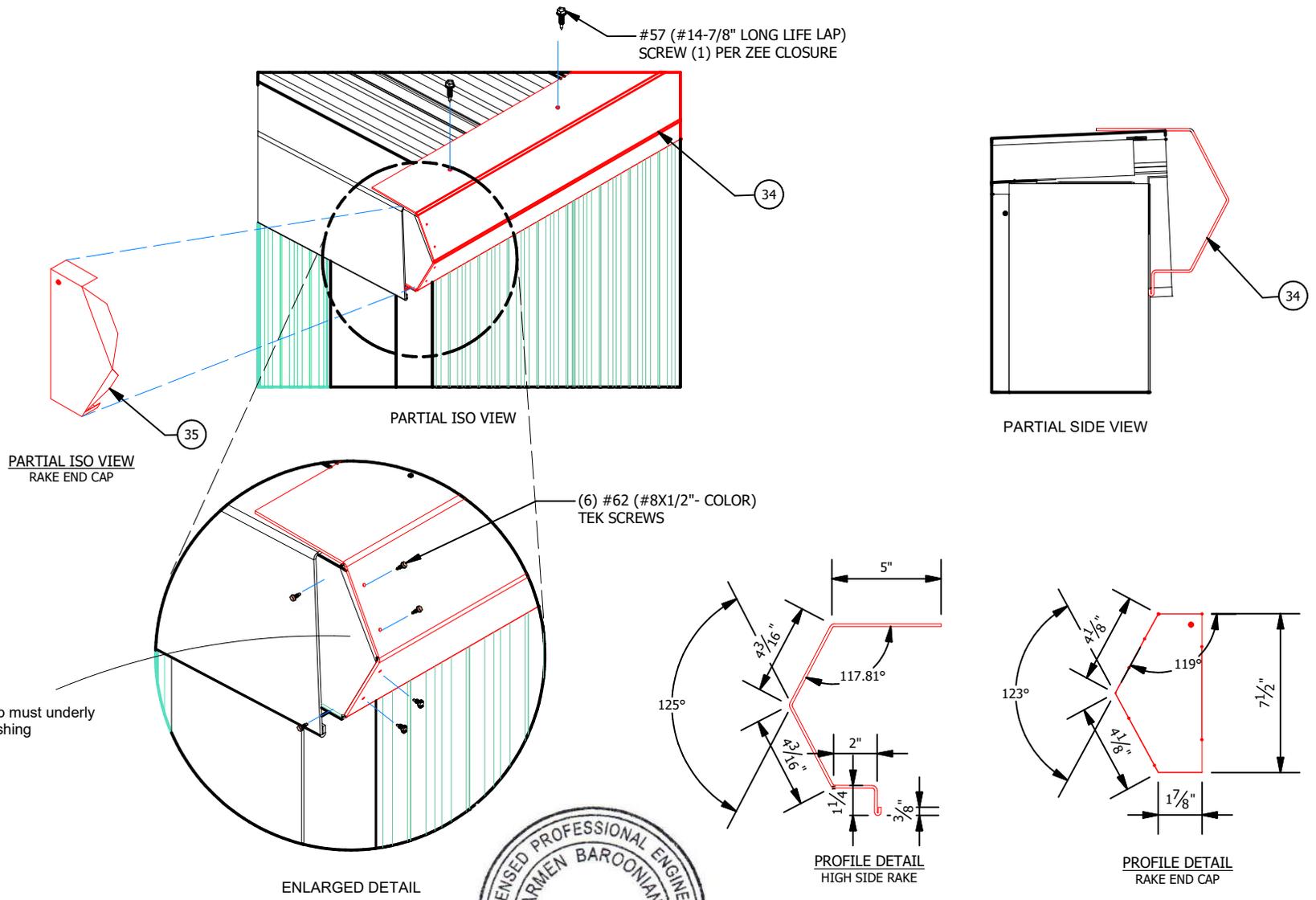


#14X 7/8" SELF DRILLING
HEX HEAD RUBBER WASHER
ROOF SCREW

62



#8-1/2" SELF DRILLING
SCREW



NEXT STEP.) HIGH SIDE RAKE INSTALLATION
 INSTALL HIGH SIDE RAKE USING (3) FASTENERS PER ZEE CLOSURE.
 INSTALL RAKE CAP
 NOTE: MUST OVERLAP NOTCH SIDE OF FLASHING



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DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 25 OF 85
CHECKED BY: TARIK A.			



GUTTER

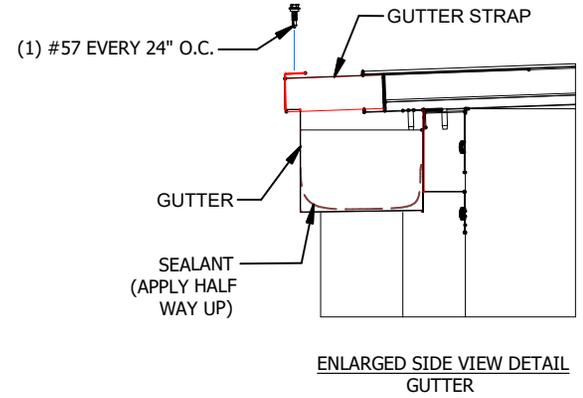
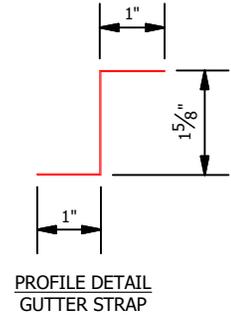
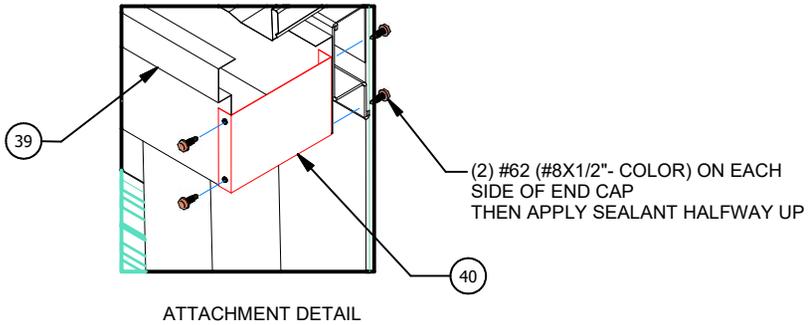
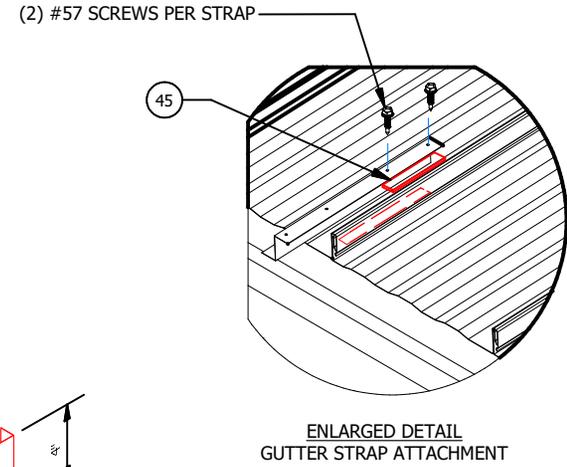
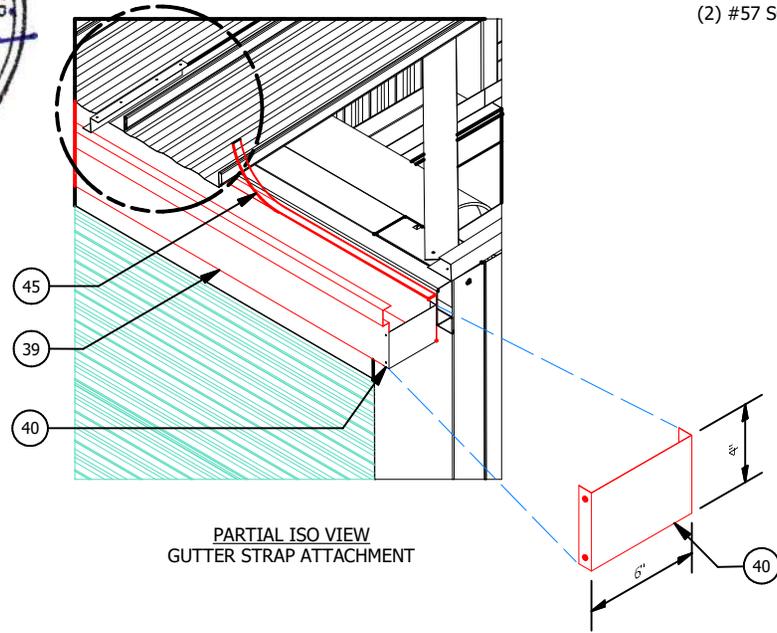
GUTTER STRAP

57

#14x 7/8" SELF DRILLING
HEX HEAD RUBBER WASHER
ROOF SCREW

62

#8-1/2" SELF DRILLING
SCREW



NEXT STEP.) GUTTER ATTACHMENT TO STANDING SEAM

ATTACH GUTTER TO ROOF PANEL WITH (1) TEK SCREWS EVERY 24" O.C. FROM TOP DOWN INTO GUTTER RETURN LEG.

NEXT STEP.) GUTTER STRAP ATTACHMENT

ATTACH GUTTER TO STANDING SEAM ROOF HIGH RIB WITH (2) TEKS THEN (1) #57 SCREWS TO THE GUTTER OUTSIDE RETURN LEG.

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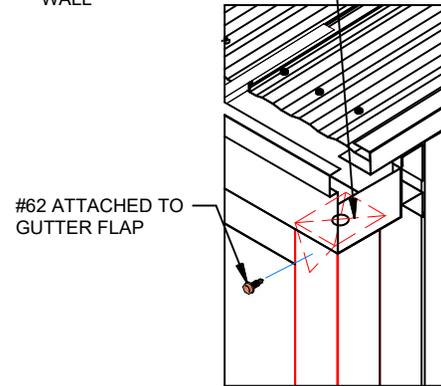
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DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 26 OF 86
CHECKED BY: TARIK A.			

DOWNSPOUT

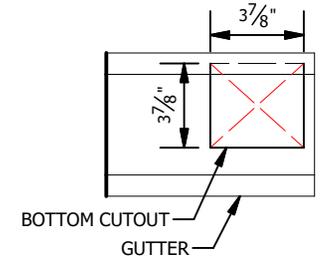


PLACE CUTOUT FOR
DOWNSPOUT NEAR BACK
WALL



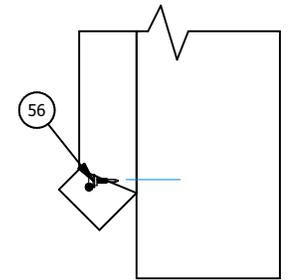
#62 ATTACHED TO
GUTTER FLAP

PARTIAL ISO VIEW

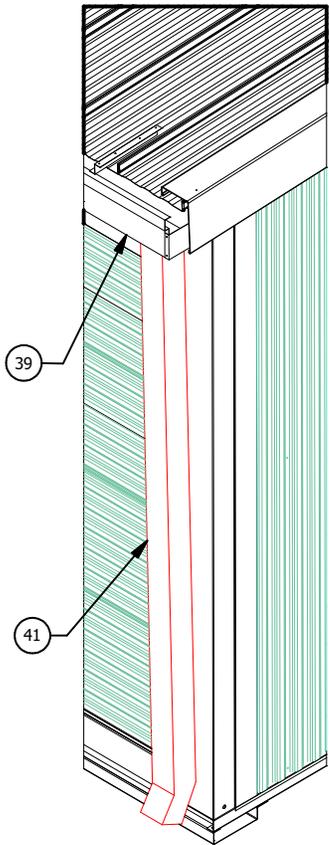


BOTTOM CUTOUT
GUTTER

PARTIAL PLAN VIEW

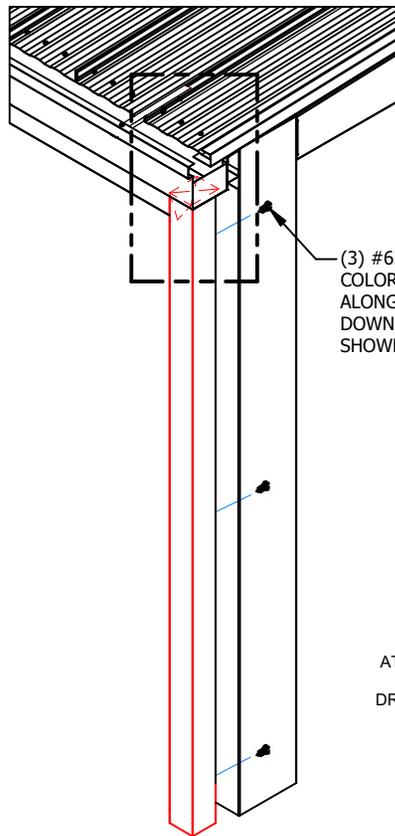


PARTIAL SIDE VIEW



PARTIAL ISO VIEW

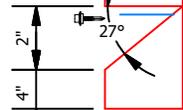
NEXT STEP:) DOWNSPOUTS INSTALLATION



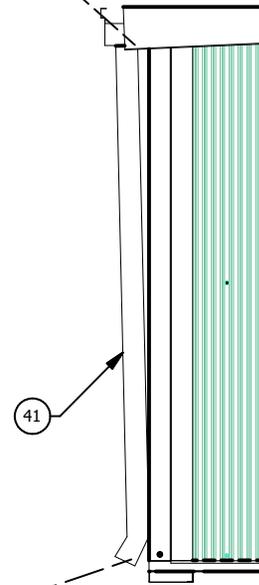
(3) #62 (#8X1/2\"/>

PARTIAL ISO VIEW

GUTTER
ATTACHED WITH
#56 SELF
DRILLING SCREW

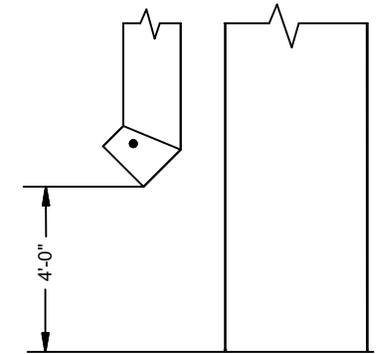


PARTIAL SIDE VIEW



PARTIAL SIDE VIEW

NEXT STEP:) DOWNSPOUTS INSTALLATION



PARTIAL SIDE VIEW

ALIGN DOWN SPOUTS SQUARE WITH BUILDING

NOTCH DOWN SPOUT 2" NOTCH TO BE MADE 4"
FROM THE BOTTOM AS SHOWN.



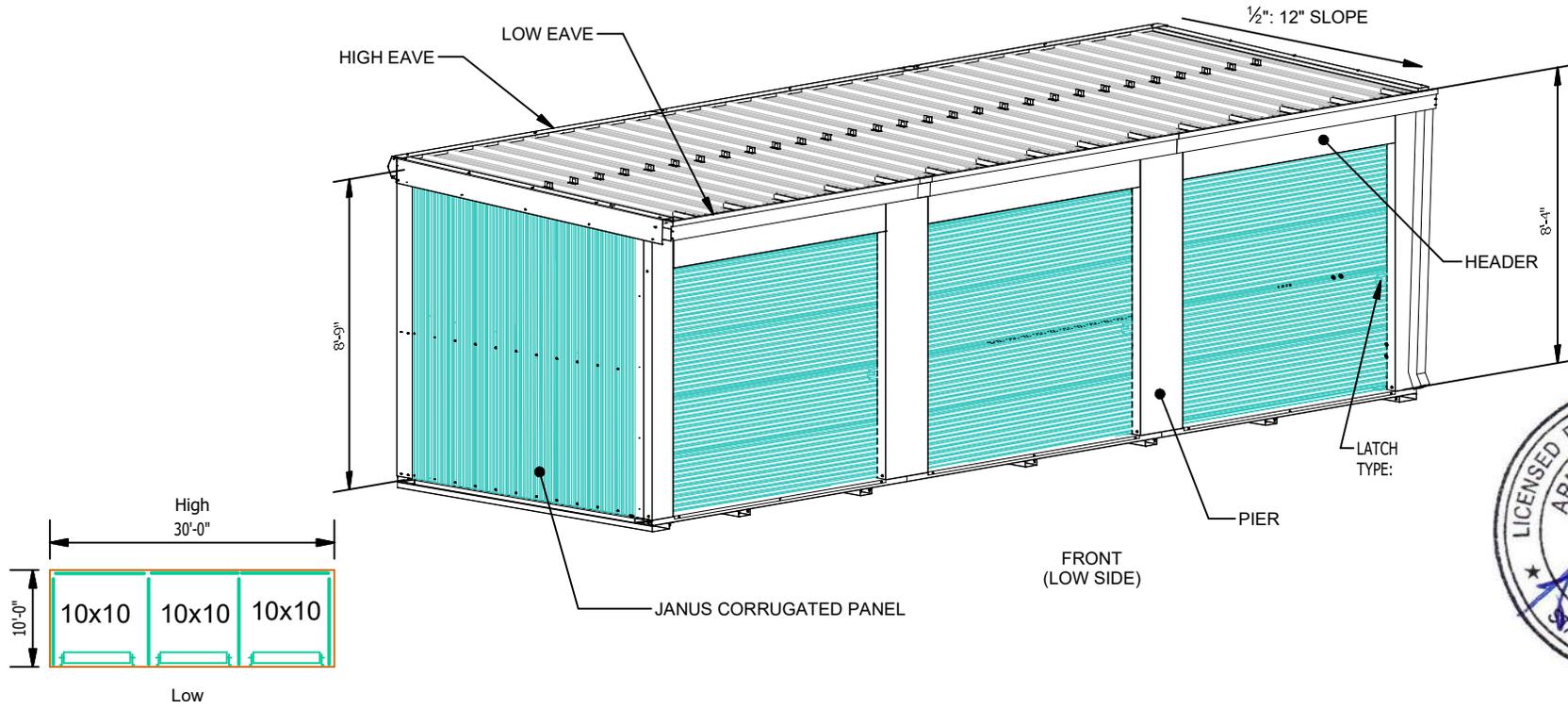
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134 East Luke Road Temple, GA. 30179 770.562.2850 Janusintl.com

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SCALE: VARIES	PART NUMBER	MANUFACTURED OR PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 10x30 MASS LEF - w-1 DOOR FRONT (Seismic)		
DRAWN BY: GERARD C.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 27 OF 87
CHECKED BY: TARIK A.			

MASS PORTABLE BUILDING COMPONENT



2024-01-12

**NAPA JUNCTION
SELF STORAGE**
4484 Hess Drive.
American Canyon, CA 94503

30X10 MASS PORTABLE BUILDING

NOTE: WHEN ORDERING REPLACEMENT PARTS SPECIFY PART NUMBER & DESCRIPTION [DO NOT USE MARK NUMBER]

- Step 1) Getting Started
PICK A LARGE CLEAR AND LEVEL AREA TO UNPACK YOUR PARTS. USE CARE AS YOU UNPACK, AS TO NOT TO SCRATCH OR DENT THE PRE FINISHED ITEMS.
- 2) Safety First
USE CAUTION WHEN LIFTING, MOVING OR ASSEMBLING THE METAL PARTS & PANELS AS THEIR EDGES CAN BE SHARP, MECHANICS GLOVES ARE RECOMMENDED. READ ALL THE INSTRUCTIONS PRIOR TO STARTING ANY WORK.
- 3) Tools Required
C-CLAMPS OR WELDERS VISE GRIPS, DRILL WITH BITS, CARPENTERS SQUARE, LINE UP TOOL, MAGNETIC 4' LEVEL, SCREW DRIVERS, SCREW GUN W/HEX BITS, SHEET METAL SNIPS, TAPE MEASURE, UTILITY KNIFE, WRENCHES, VISE GRIPS, CIRCULAR SAW, SOCKETS AND RATCHET.
- 4) Inventory Your Parts
UNPACK THE PARTS AT THIS TIME. REFER TO THE PARTS LIST FOR THE COMPLETE COMPONENT INVENTORY; NOTE ANY SHORTAGES.

BUILDING LOADS PER IBC 2012, 2015, 2018	
ROOF LIVE LOAD	20PSF
ROOF SNOW LOAD	30PSF
FLOOR LOAD (Equally distributed)	125PSF
DESIGN WIND SPEED	115mph

WARNING
THE FOLLOWING INSTRUCTIONS ARE INTENDED TO BE A GUIDE FOR THE PROFESSIONAL INSTALLER. LACK OF ADEQUATE KNOWLEDGE CAN POSE A THREAT OF SERIOUS INJURY TO THE NONPROFESSIONAL.



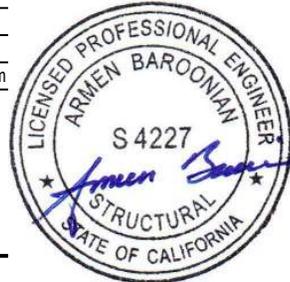
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SCALE: 1:50	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 1 OF 31
CHECKED BY: TARIK A.	88		

PARTS LIST						PARTS LIST					
MK	QTY	DESCRIPTION	PART NUMBER	Ga	Finish	MK	QTY	DESCRIPTION	PART NUMBER	Ga	Finish
01	4	Rain Lip, 14Ga, Standard, 120.000" (10'-0")	RLCE-0000000	14	Galvanized	24	5	Base Trim, 26Ga, 3.000" X 0.750" X 1.000" X 122.000"(10'-2")	BATR-10002	26	AC Glum
01A	2	Rain Lip, 14Ga, Continuous, 120.000" (10'-0")	RLCE-0000002	14	Galvanized	25	2	Custom Angle, 26Ga, (Hem) 4.000" x 4.000" x 100.000" (8'-4") 90 Degrees/(4X4 ANGLE)	CA-0002652	26	TBD
02	5	Support Hat, 14Ga, 120.000" (10'-0") Gal	SPHT-0000001	14	Galvanized	26	2	Custom Angle, 26Ga, (Hem) 4.000" x (Hem) 7.250" x 105.000" (8'-9")/(C-ANGLE)	CA-0002655	26	TBD
03	2	Rain Lip Channel, 14Ga, 120.000" (10' 0")	RLCH-0000000	14	Galvanized	27	2	Starter Angle, 20Ga, 100.000" (8'-4")	STAN-0000006	20	AC Glum
04	2	Rain Lip Cap, 14Ga, 103.625" (8' 7.625")	RLCP-0000001	14	Galvanized	29	30	Roof Panel, Standing Seam, 24Ga, 126.000" (10'-6")	RFPN-0000001	24	Galvalume
05	2	Floor Trim Angle, 20Ga, 3.000" x 103.500" (8'-7.5")	FLTA-0000008	20	AC Glum	30	15	Gutter Strap, 26Ga	GUST-0000002	26	AC Glum
06	6	Floor Trim Angle, 20Ga, 3.000" x 120.000" (10'-0")	FLTA-0000009	20	AC Glum	30	30	Zee Closure, 26Ga	ZCLS-10001	26	AC Glum
07	3	Skid Plate, 17Ga, 99.500" (8'-3.5")	SKPL-0000005	17	Diamond Plate	31	3	High Eave Angle, 16Ga, 120.000" (10' 0")	HEAN-0000003	16	Galvaneal
08A	2	Pier Plate, Full, Cap, 14Ga, 10.000" (0'-10") X 4.000"	PPFL-0000183	14	Galvanized	32	2	Start/Stop Channel, 20Ga, 120.000" (10' 0")	SSCH-0000002	20	Galvalume
08B	2	Pier Plate, Full, Steel, 14Ga, with Fin Bolt Holes, 10.000" (0'-10") x 4.000"	PPFL-0000040	14	Galvanized	33	3	Low Eave Angle, 16Ga, 120.000" (10'-0")	LEAN-0000003	16	Galvaneal
09A	2	Pier Plate, Full, Cap, 14Ga, 20.000" (0'-20") x 4.000"/ Top	PPFL-0000184	14	Galvanized	34.1	3	High Eave Rake Trim, 26Ga, 122.000" (10'-2")	HERT-0000078	26	TBD
09B	2	Pier Plate, Full, Steel, 14Ga, with Fin Bolt Holes, 20.000" (1'-8") x 4.000"	PPFL-0000046	14	Galvanized	35	2	Rake Trim End Cap, 26Ga	RCEC-0000005	26	TBD
10	2	Full Pier, 16Ga, 10.000" x 4.000" x 2.875" x 100.000" (8'-4")	PRFL-0000548	16	TBD	36	2	Sidewall Flashing, Flat, 26Ga, 127.000" (10'-7")	GWFF-0000049	26	TBD
10.1	2	Full Pier, 16Ga, 20.000" x 4.000" x 2.875" x 100.000" (8'-4")	PRFL-0000527	16	TBD	38.1	3	Low Eave Trim, 26Ga, 122.000" (10'-2")	LETR-0000088	26	TBD
11	3	Header, Flush, MASS 16 Ga., 100.000" (8'-4") x 16.000" x 4" Depth	HRFM-161000-0160-40	16	TBD	39.1	3	Gutter, Standing Seam, 26Ga, 122.000" (10'-2")	GTSS-0000059	26	TBD
12	10	Bracing Angle, 20Ga, 120.000 (10'-0")/Access Hole Cover	BRAN-0000002	20	AC Glum	40	2	Gutter Endcap, R-Panel, 26Ga	GTEC-0000023	26	TBD
13	4	Cee Stud, 4" x 2" @ 52-1/4", 16ga	300368-0522	16	Galvaneal	41	1	Gutter Downspout, 26Ga, 96.000" (8'-0")	GTDS-0000028	26	TBD
14	6	Cee Stud, 4" x 2" @ 57", 16ga	300368-0570	16	Galvaneal	43	3	8-4x7-0 Model 650 Mini	D0650N0804007000 -0176540	26	TBD
15-1	2	Cee Stud, 4" x 2" @ 100" (8'-4"), 16ga	300368-1000	16	Galvaneal	45	4	TAPE, SLNT, BUTYL, 1" X 3/32"	110170-0000		
15-1.1	2	Cee Stud, 4" x 2" @ 101" (8'-5"), 16ga	300368-1010	16	Galvaneal	47	8	7/16" x 4' x 9' Zip Green Plywood	120071-0108	-	Stained Gray
15-2	2	Cee Stud, 4" x 2" @ 102-1/2" (8'-6 1/2"), 16ga	300368-1025	16	Galvaneal	49	10	N-DEK, 22Ga, G60, 24", CW, 14' 3-5/8"	300333-1715	22	Galvanized
15-3	9	Cee Stud, 4" x 2" @ 105" (8'-9"), 16ga	300368-1050	16	Galvaneal	50	30	Snaplock Clip, 18 Gauge	200239-0000	-	Galvanized
16	6	Top Track, 16Ga, 2.000" x 4.125" x 120.000" (10'-0")/Bottom Track	TPTR-16_20-41-1200-0565	16	Galvaneal	51	18	1/2" x 1" Hex Bolt	600016-0022		
17.1	4	Top Track, 16Ga, 2.000" x 4.125" x 111.000" (9'-3")/Bottom Track	TPTR-16_20-41-1110-0565	16	Galvaneal	52	30	1/2" Hex Nut	600007-0004		
18	3	Zee Purlin, 16Ga, 2.25" x 6.000" x 132.000" (11'-0")	ZPLN-0000067	16	Galvaneal	53	30	1/2" x 2 x Large Washers	60004-0004		
19	6	Flat Strap, 20Ga, Roll Formed, 3" x 180.000" (15'-0")	FSTP-0000048	20	AC Glum	55	241	#12-14 x 1-1/4" TEK-5 HEX HD SELF DRILLING	600284-0001		
19.1	4	Flat Strap, 18Ga, Roll Formed, 3" x 116.000" (9'-8")	FSTP-000000X	18	AC Glum	56	240	# 14 x 1-1/4" Long Life Driller (roof screw)	600294-0001		
19.2	2	Flat Strap, 18Ga, Roll Formed, 3" x 143.000" (11'-11")	FSTP-00000XX	18	AC Glum	57	62	# 14 x 7/8" Long Life Lap Tek (stich screw)	600295-0001		
19.3	2	Flat Strap, 18Ga, Roll Formed, 3" x 146.000" (12'-2")	FSTP-0000XXX	18	AC Glum	59	109	# 8 x 1" Pan Head Tek	600020-0002		
20	22	Cee Stud Bracket, 16Ga, 2.000" x 3.000" x 3.750"	CSBK-10001	12	Galvaneal	60	329	#12-14x1" Pancake Head	600031-0001		
21.1	16	7x7 18ga Gusset Plate	GSPL-XXX6	18		61	68	#8 x 1/2" TEK	600022-0562		Galvanized
22-1	2	Corrugated Partition, 20.000" x 100.000" (8' 4")(Vertical)	CPTN-10189	26	TBD	62	64	#8 x 1/2" TEK (Colored)	600022-0xxx		TBD
22-2	2	Corrugated Partition, 20.000" x 101.000" (8' 5")(Vertical)	CPTN-10190	26	TBD	63	190	1-5/8" Out Door Screw Drywall screw	600279-0001		
22-3	2	Corrugated Partition, 20.000" x 101.750" (8'-5.75")(Vertical)	CPTN-10191	26	TBD	65	184	# 12 x 3/4 SD Tek3 w/ washer	600445-0560		TBD
22-4	2	Corrugated Partition, 20.000" x 102.500" (8'-6.5")(Vertical)	CPTN-10192	26	TBD	66	12	1/2 x 1" Fin Head Bolt	600041-0001		
22-5	2	Corrugated Partition, 20.000" x 103.250" (8'-7.25")(Vertical)	CPTN-10193	26	TBD						
22-6	2	Corrugated Partition, 20.000" x 104.000" (8'-8")(Vertical)	CPTN-10194	26	TBD						
22-7	20	Corrugated Partition, 20.000" x 105.000" (8'-9")(Vertical)	CPTN-10195	26	TBD						
23-1	10	Corrugated Partition, 20.000" x 116.000" (9'-8")(Horizontal)	CPTN-200-1160-0500	26	AC Glum						

NOTE: SKIPPED MARK (MK) NUMBERS ARE ITEMS NOT USED IN THIS BOM.



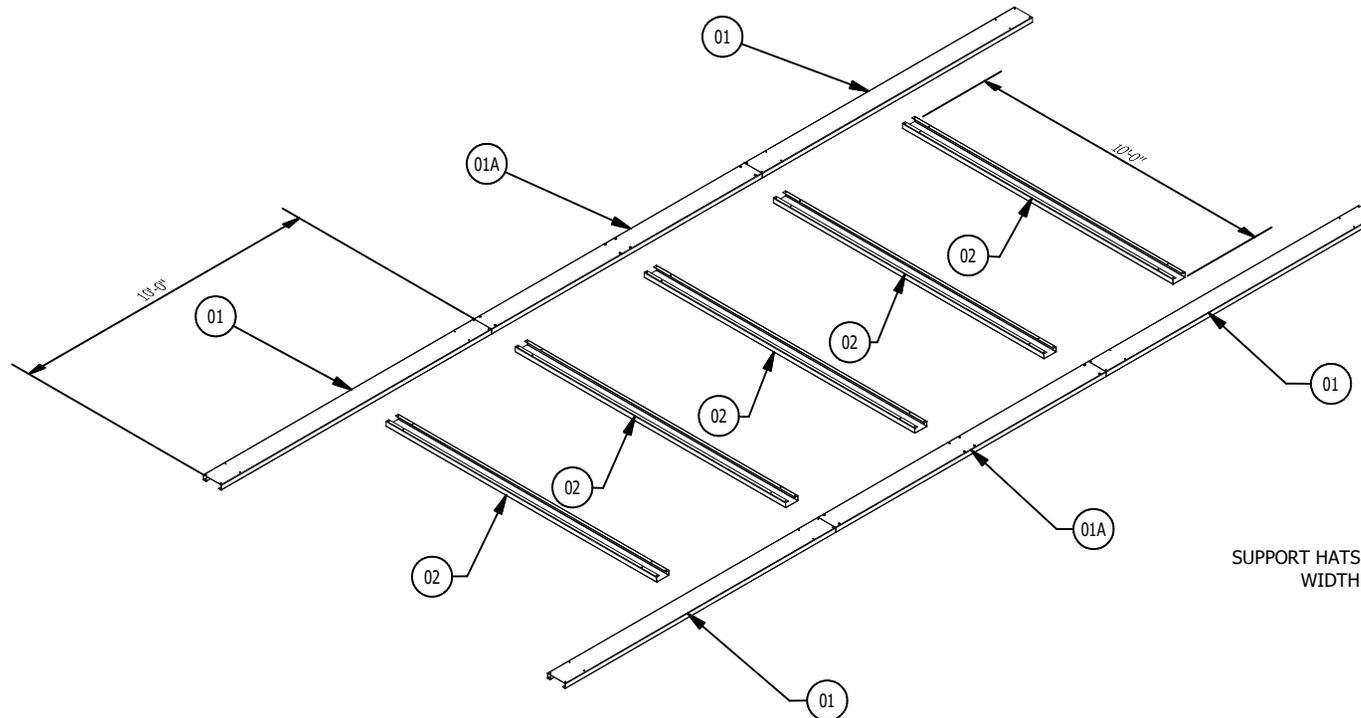
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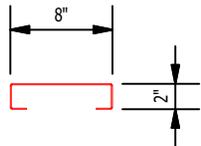
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SCALE: N/A	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 2 Of 31
CHECKED BY: TARIK A.			

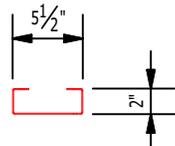
BASE COMPONENTS



SUPPORT HATS HAVE A UNIQUE WIDTH OF 5 1/2



PART DETAIL 01
RAIN LIP



PART DETAIL 02
SUPPORT HAT

NEXT STEP:) SUPPORT HAT AND RAIN LIP

LAYOUT PARTS AS SHOWN
PLACE RAIN LIP ENDS FLUSH TO EACH OTHER [NO GAPS]
RAIN LIP "CEE OPENING" FACES GROUND.
SUPPORT HAT "CEE OPENING" FACES SKY AS SHOWN.

SEE PROFILE DETAILS 01 AND 02 FOR PARTS.



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SCALE:
1:50

DATE:
12/11/2023

DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED or PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

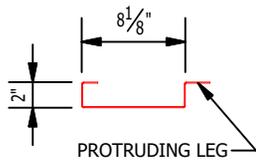
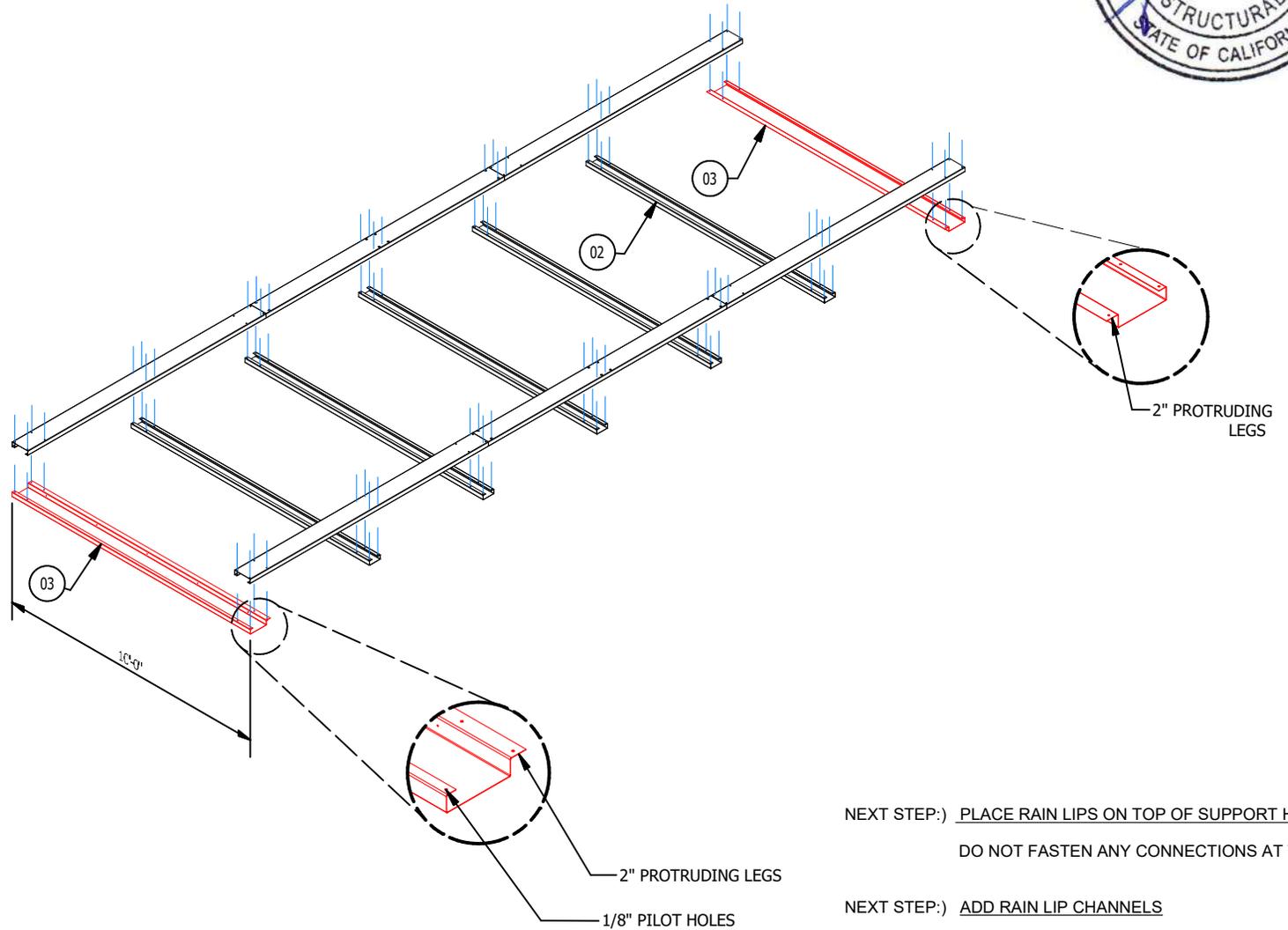
30X10 Mass LEF W-(3) Door front (Seismic)

A

DRAWING FILE NUMBER:

NUMBER OF SHEETS

3 OF 31 **90**



PART DETAIL 03
RAIN LIP CHANNEL

NEXT STEP:) PLACE RAIN LIPS ON TOP OF SUPPORT HATS.
DO NOT FASTEN ANY CONNECTIONS AT THIS TIME.

NEXT STEP:) ADD RAIN LIP CHANNELS
SET CHANNELS UNDER ENDS OF RAIN LIP WITH
PROTRUDING LEGS POINTING INBOARD.



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SCALE:
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CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED OR PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

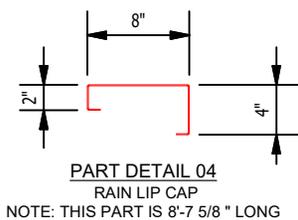
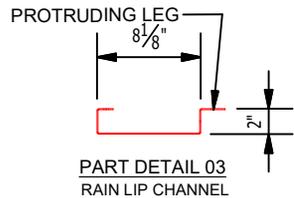
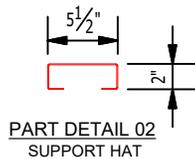
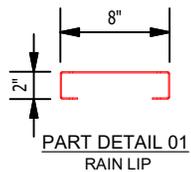
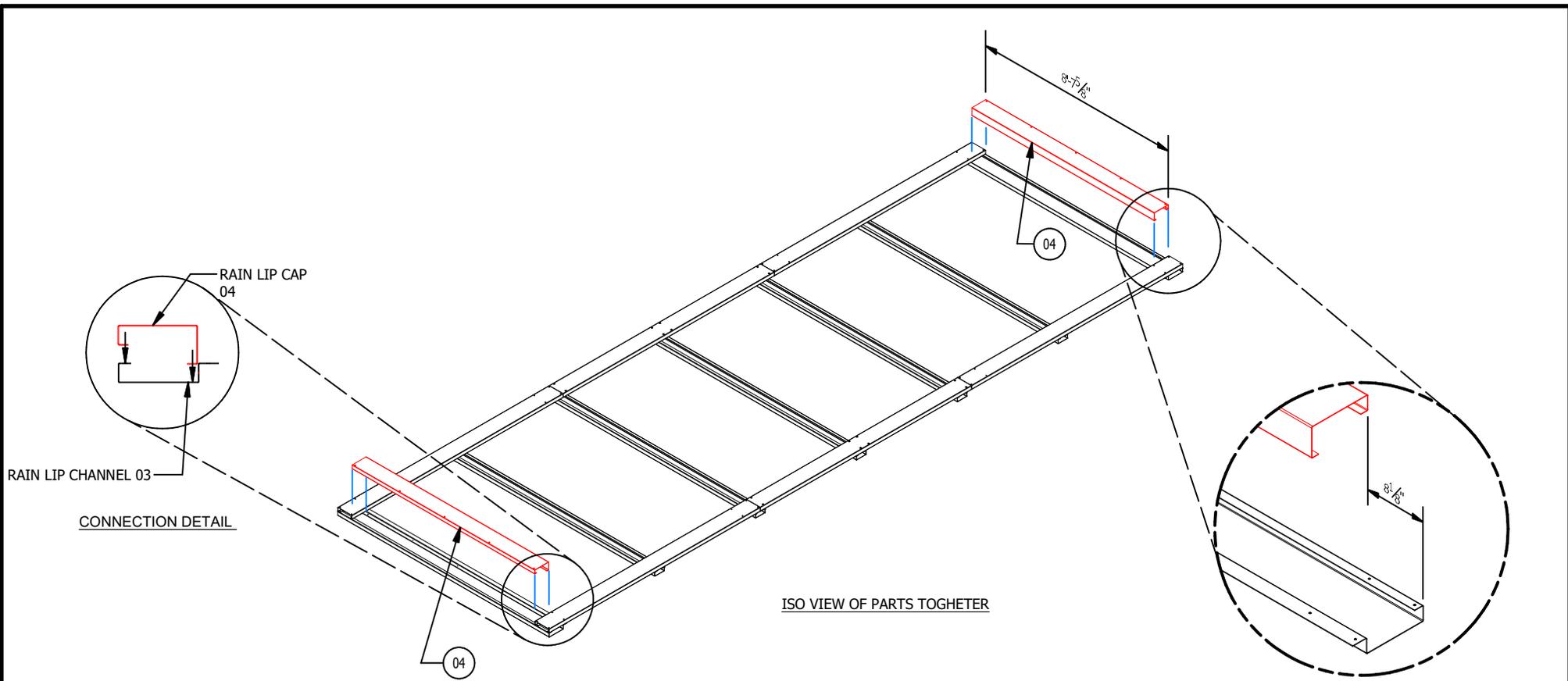
30X10 Mass LEF W-(3) Door front (Seismic)

A

DRAWING FILE NUMBER:

NUMBER OF SHEETS

4 OF 31 **91**



NEXT STEP:) ADD RAIN LIP CAPS

DROP RAIN LIP IN TO RAIN LIP CHANNELS AND IN BETWEEN RAIN LIPS.

NEXT STEP:) SQUARE THE PARTS

A STRING LINE OR STRAIGHT EDGE CAN ALIGN 20' OUTSIDE THE EDGE OF RAIN LIPS. USE A CARPENTERS SQUARE TO SQUARE THE 4 CORNERS OF THE BASE. NOW MEASURE THE 2 DIAGONALS; THEN ADJUST BASE CHANNELS UNTIL MEASUREMENTS ARE EQUAL.



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SCALE:
VARIES

DATE:
12/11/2023

DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED or PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

30X10 Mass LEF W-(3) Door front (Seismic)

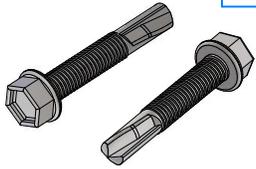
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NUMBER OF SHEETS

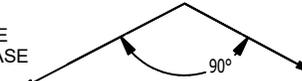
5 OF 31 **92**

55



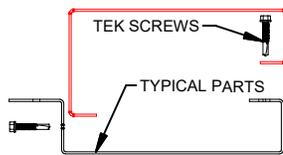
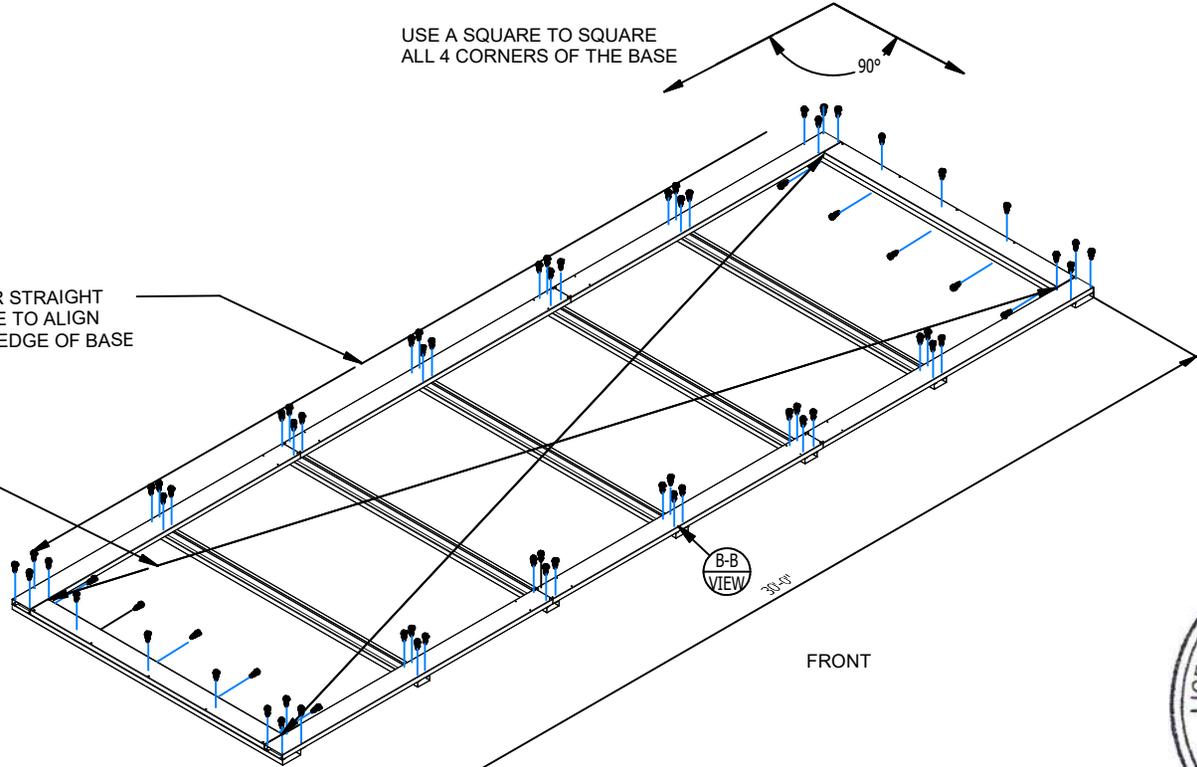
#12-14X1-1/4" TEK-5
HEX HD SELF DRILLING
TAPPING SCREW

USE A SQUARE TO SQUARE
ALL 4 CORNERS OF THE BASE

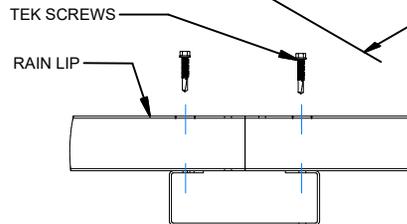


A STRING LINE OR STRAIGHT
EDGE CAN BE USE TO ALIGN
THE 20' OUTSIDE EDGE OF BASE

MEASURE THE DIAGONALS THEN
ADJUST BASE UNTIL MEASUREMENTS
ARE EQUAL TO EACH OTHER



A-A SECTION DETAIL
FRONT/ REAR FASTENING



B-B SIDE VIEW DETAIL
FASTENING TYPICAL (6) PLACES



NEXT STEP:) FINAL PARTS ALIGNMENT

DOUBLE CHECK LAYOUT OF THE BASE PARTS.
A SQUARE AND LEVEL "BASE" WILL AND
INSTALLATION OF ALL FUTURE PARTS.

NEXT STEP:) FASTENING PARTS TOGETHER

USE HEX HEAD SELF DRILLING SHEET
METAL TEK SCREWS PROVIDED TO FASTEN
BASE TOGETHER. SEE DETAIL.



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SCALE:
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DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED or PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

30X10 Mass LEF W-(3) Door front (Seismic)

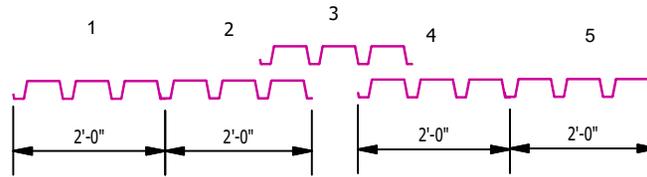
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DRAWING FILE NUMBER:

NUMBER OF SHEETS

6 OF 31 **93**

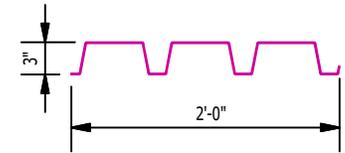
N-DECK LAYOUT



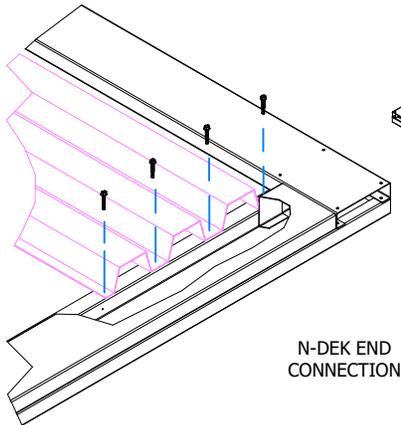
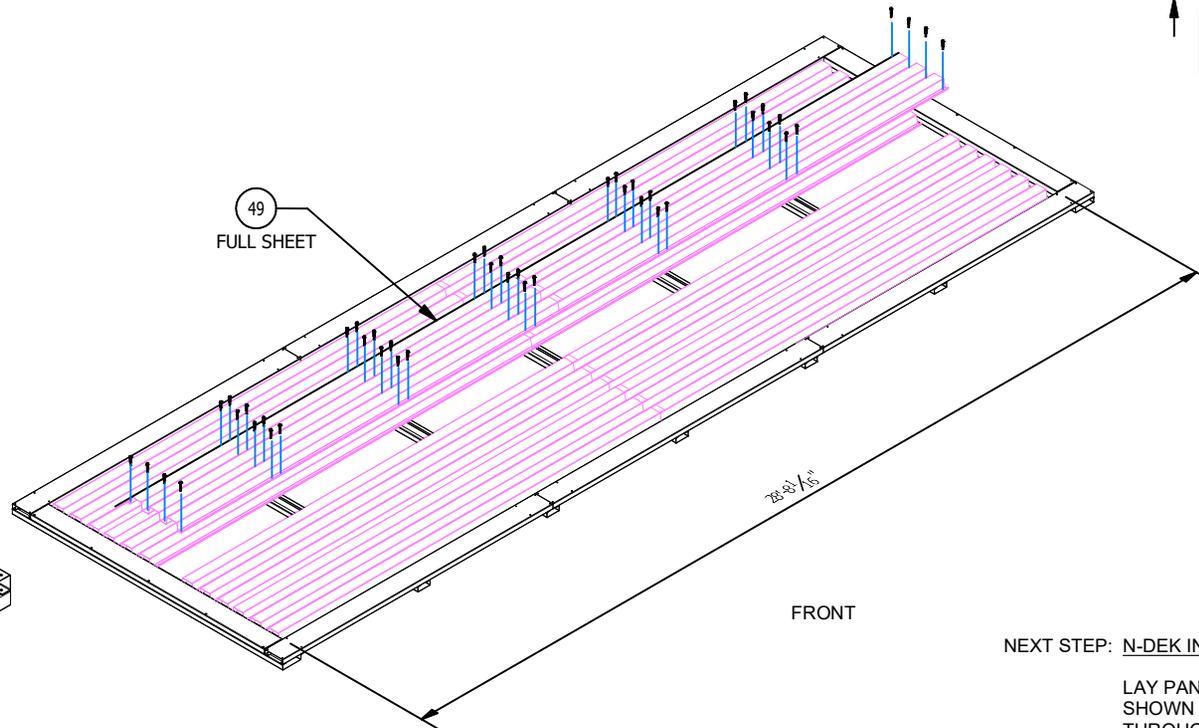
N-DEK LAYOUT DETAIL

(10) SHEETS REQUIRED AS SHOWN
NOTE: OVERLAP CENTER SHEETS

10 FULLSHEETS



N-DEK PROFILE DETAIL



NEXT STEP: N-DEK INSTALLATION

LAY PANELS IN TO PERIMETER BASE AS SHOWN INSTALL (1) FASTENER THROUGH EACH LOW RIB INTO EACH FRAME MEMBER BELOW. LAST DECK SHEET MAY REQUIRED FIELD TRIMMING OF LONG EDGE FOR PROPER FIT.

APRON TRIM & FLOOR SUPPORT NOT SHOWN FOR CLARITY.



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SCALE:
VARIES

DATE:
12/11/2023

DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED or PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

30X10 Mass LEF W-(3) Door front (Seismic)

A

DRAWING FILE NUMBER:

NUMBER OF SHEETS

7 OF 31 **94**

ZIP PLYWOOD FLOOR



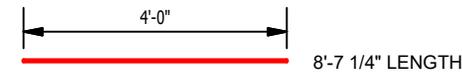
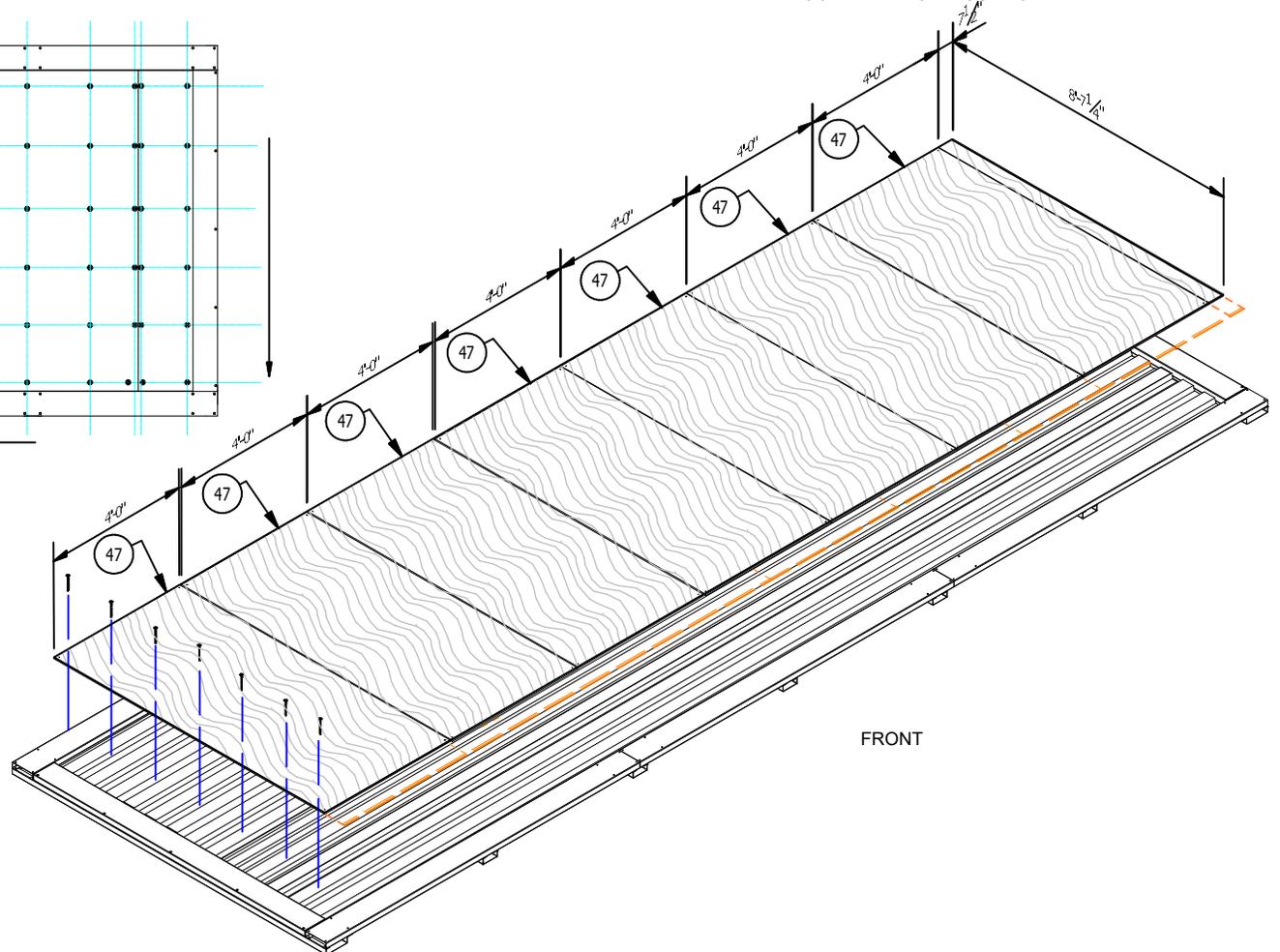
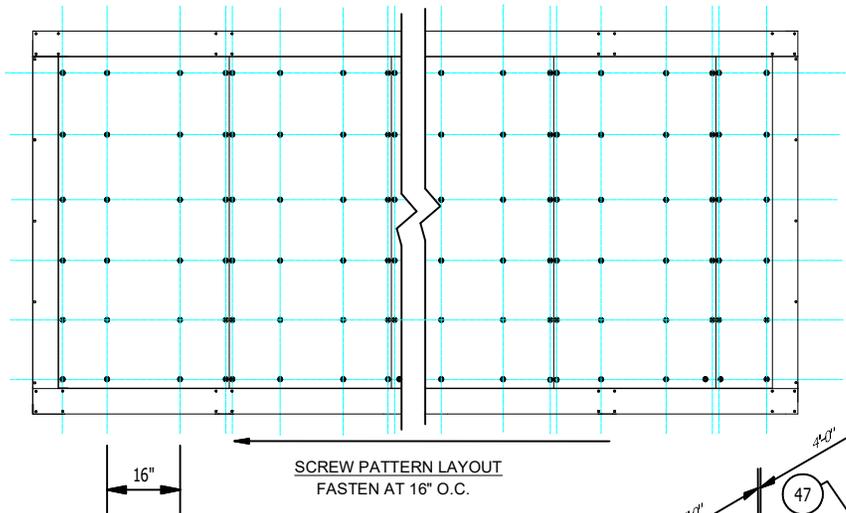
63

1- 5/8" OUTDOOR SCREW
DRYWALL SCREW

NEXT STEP: ZIP GREEN PLYWOOD FLOOR INSTALLATION

SET A FIELD CUT 31" SHEET AT THE CENTER OF DECK BETWEEN 2 DOUBLE PIERS. FASTEN TO N-DECK BELOW 8" O.C. WITH FASTENERS PROVIDED. INSTALL BALANCE OF 48" SHEETS IN SIMILAR FASHION AS SHOWN IN DETAIL LEAVE A 1/4" SPACE AROUND PERIMETER FOR TRIM ANGLES TO BE INSTALLED.

NOTE:
PLYWOOD NEED TO BE CUT TO SIZE IN FIELD



PART DETAIL 47

ZIP GREEN PLYWOOD FLOORING



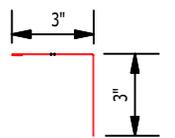
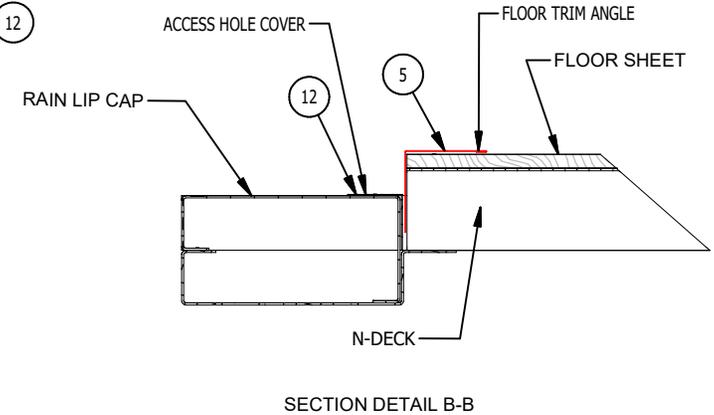
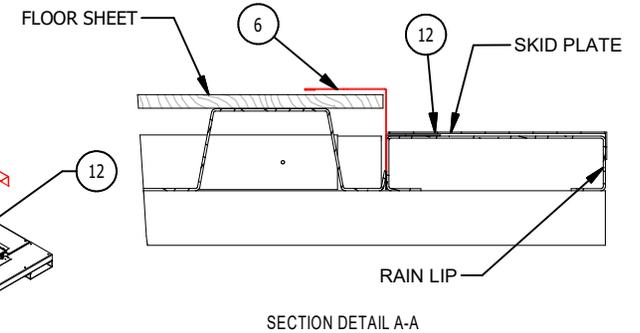
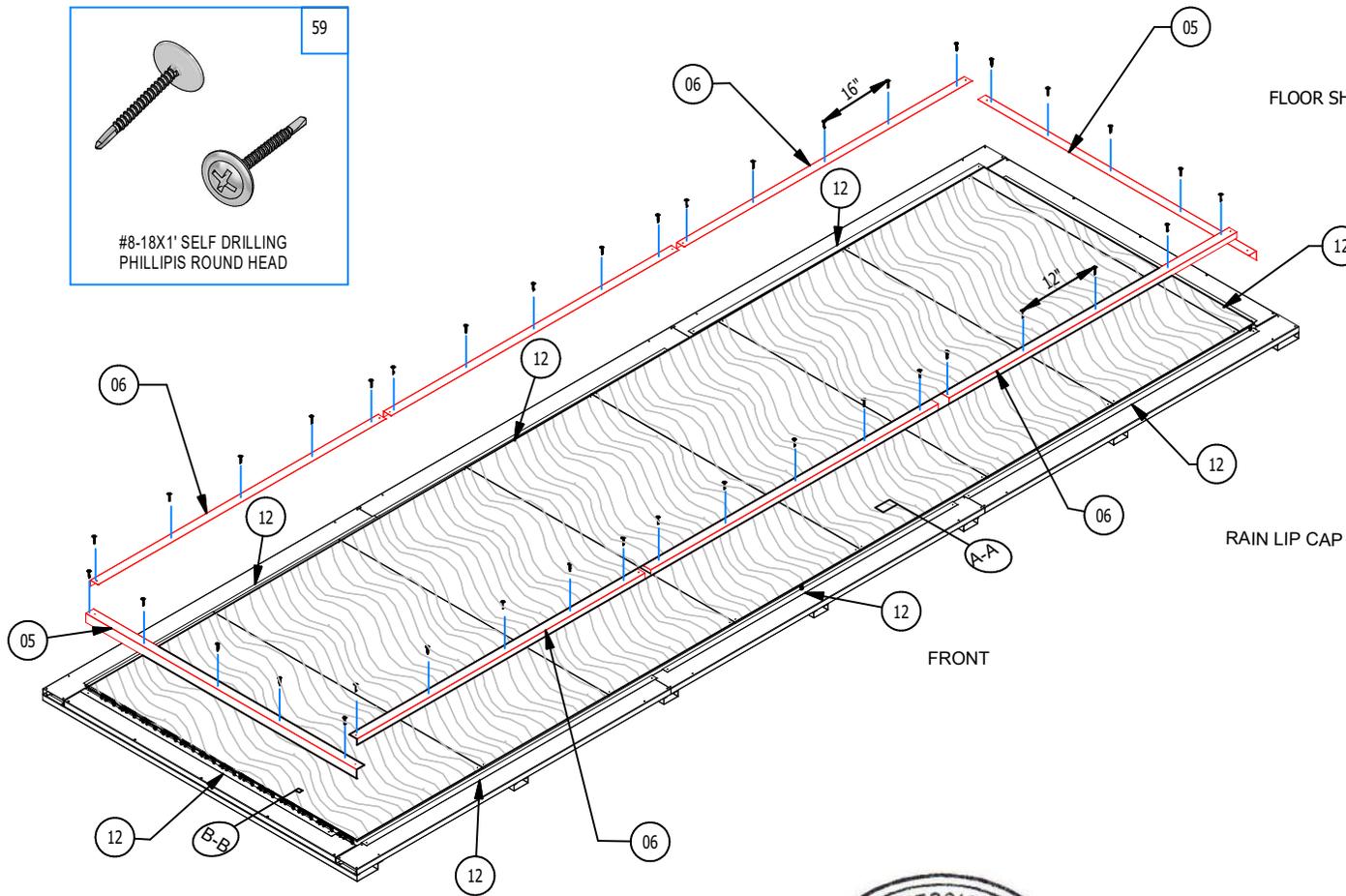
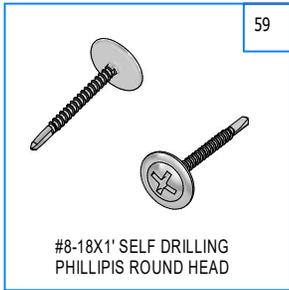
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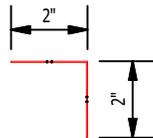
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 8 OF 31
CHECKED BY: TARIK A.	95		

FLOOR - TRIM



PROFILE DETAIL
FLOOR TRIM ANGLE



PROFILE DETAIL
ACCESS HOLE COVER ANGLE



NEXT STEP:) INSTALLING FLOOR TRIM ANGLE

FASTEN ANGLE TO ZIP OR DIAMOND PLATE SHEETS 16" O.C. TYPICAL SHOWN IN FIGURE. LAP ANGLES AT CORNERS ONLY.

NEXT STEP:) INSTALLING ACCESS HOLE COVER ANGLE

PRESS THE 2x2x10' ANGLE BETWEEN THE 3x3 TRIM ANGLE AND THE RAIN LIP CHANNEL. SECURE EACH WITH (2) PHILLIPS PAN HEAD SELF TAPPING SCREWS.

NOTE: ACCESS HOLES AT ROLL UP DOOR WILL BE COVERED BY ALUMINUM SKID PLATE.

N-DECK



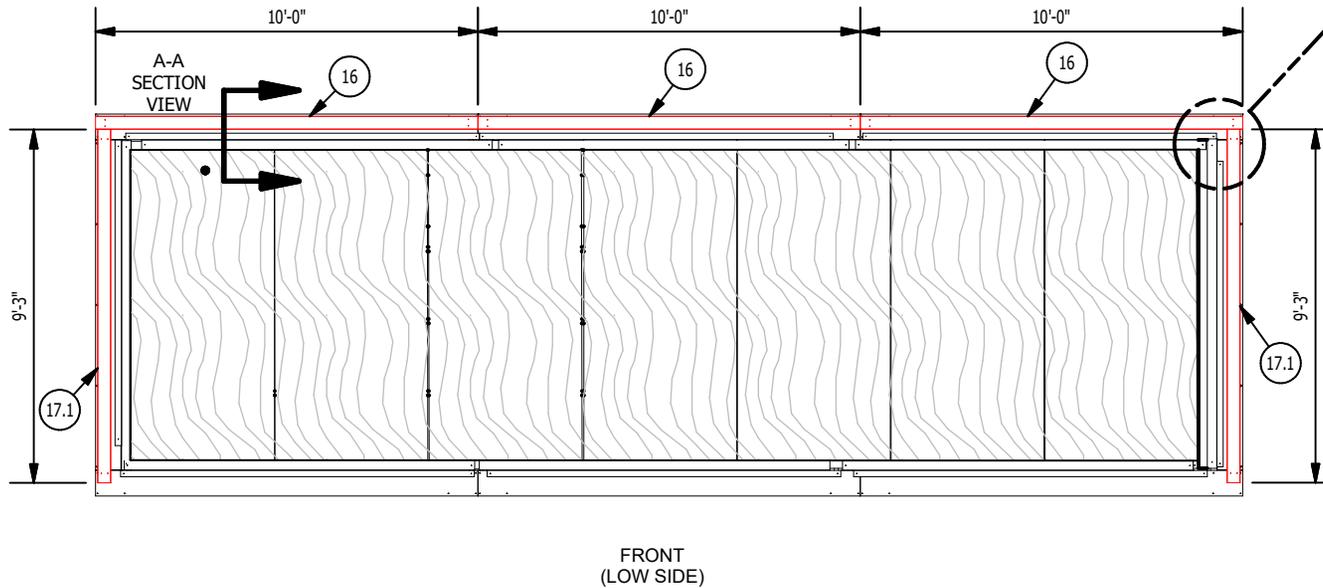
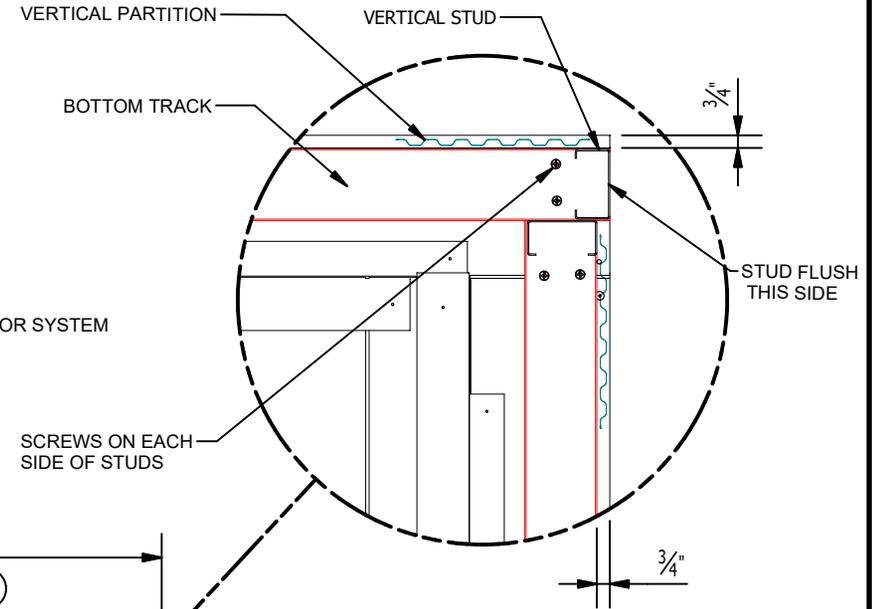
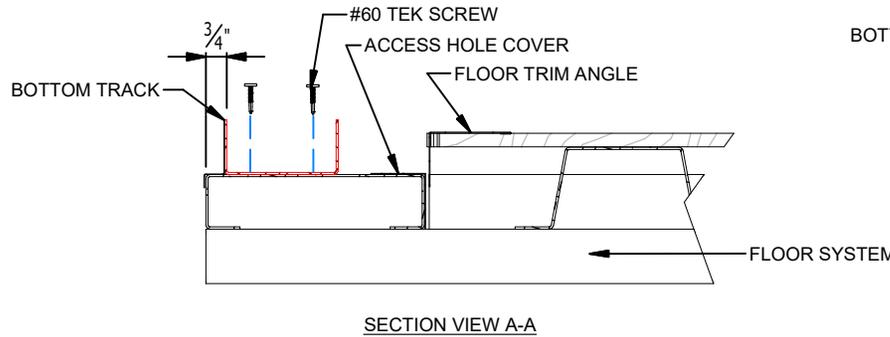
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DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 9 OF 31
CHECKED BY: TARIK A.			

BOTTOM TRACK PLACEMENT LAYOUT



NEXT STEP INSTALLING BOTTOM TRACK

INSTALL BOTTOM TRACK 3/4 " AWAY FROM EDGE
WITH TEK 5 SCREWS SPACING TO BE 30" O.C



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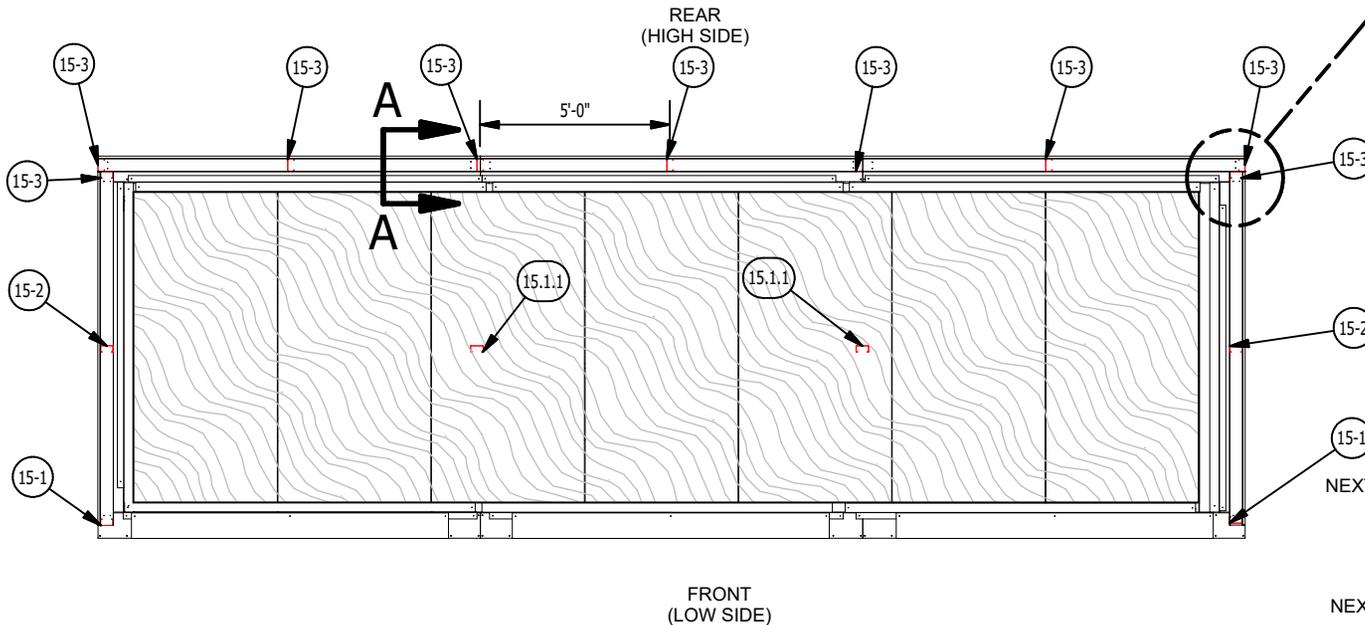
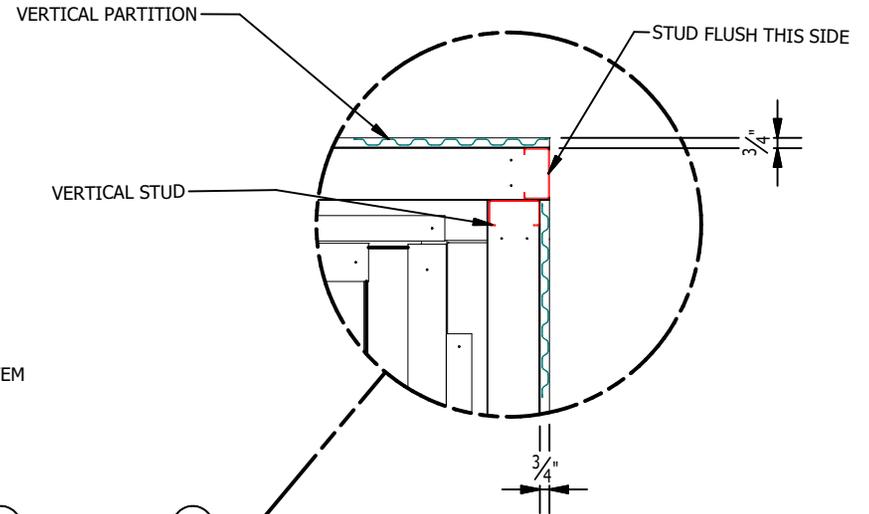
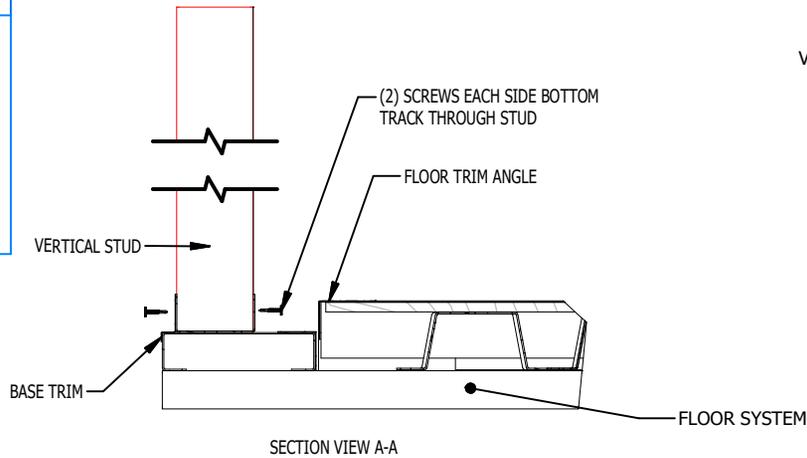
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 10 OF 31
CHECKED BY: TARIK A.	97		

VERTICAL STUD PLACEMENT LAYOUT



60

#12-24X1" TEK
PANCAKE HD, SELF DRILLING
TAPPING SCREW



NEXT STEP:) INSTALLING VERTICAL STUDS

VERTICAL STUDS ARE TO BE PLACED INSIDE BOTTOM TRACK AND SPACED AS PLAN SHOWS.

NEXT STEP:) CONNECTING THE STUDS

THEN CONNECT FLOOR ANGLE TO FLOOR RAIN LIP W/ #60 TEKS. CONNECTED TO FLOOR CHANNEL (2) SCREWS EACH SIDE OF THE STUDS.



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SCALE:
VARIES

DATE:
12/11/2023

DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED or PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

30X10 Mass LEF W-(3) Door front (Seismic)

A

DRAWING FILE NUMBER:

NUMBER OF SHEETS

11 OF 31 **98**

STUD AND BOTTOM TRACK INSTALLATION



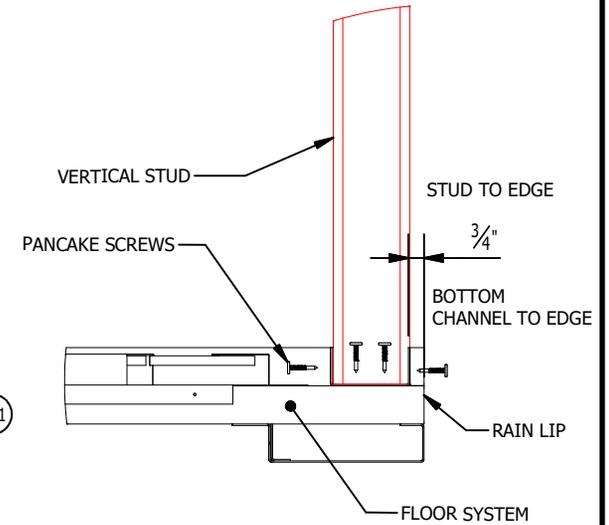
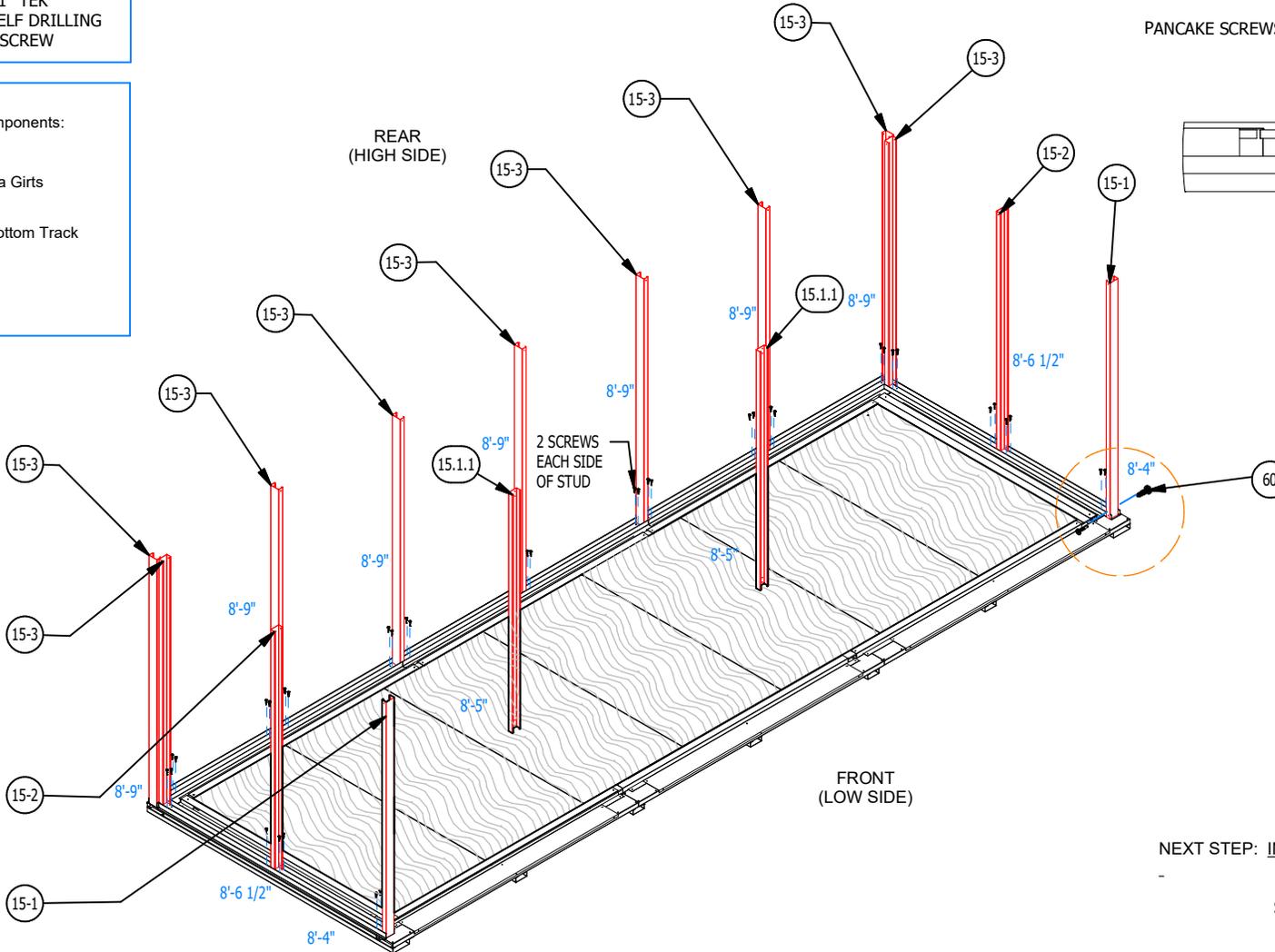
60

#12-24X1" TEK
PANCAKE HD, SELF DRILLING
TAPPING SCREW

Framing Components:

2x4x16ga Girts

2x4x16ga Bottom Track



NEXT STEP: INSTALLING THE STUDS

ATTACH STUDS TO TRACK WITH (2) #60
SCREWS ON EACH SIDE OF THE STUDS.



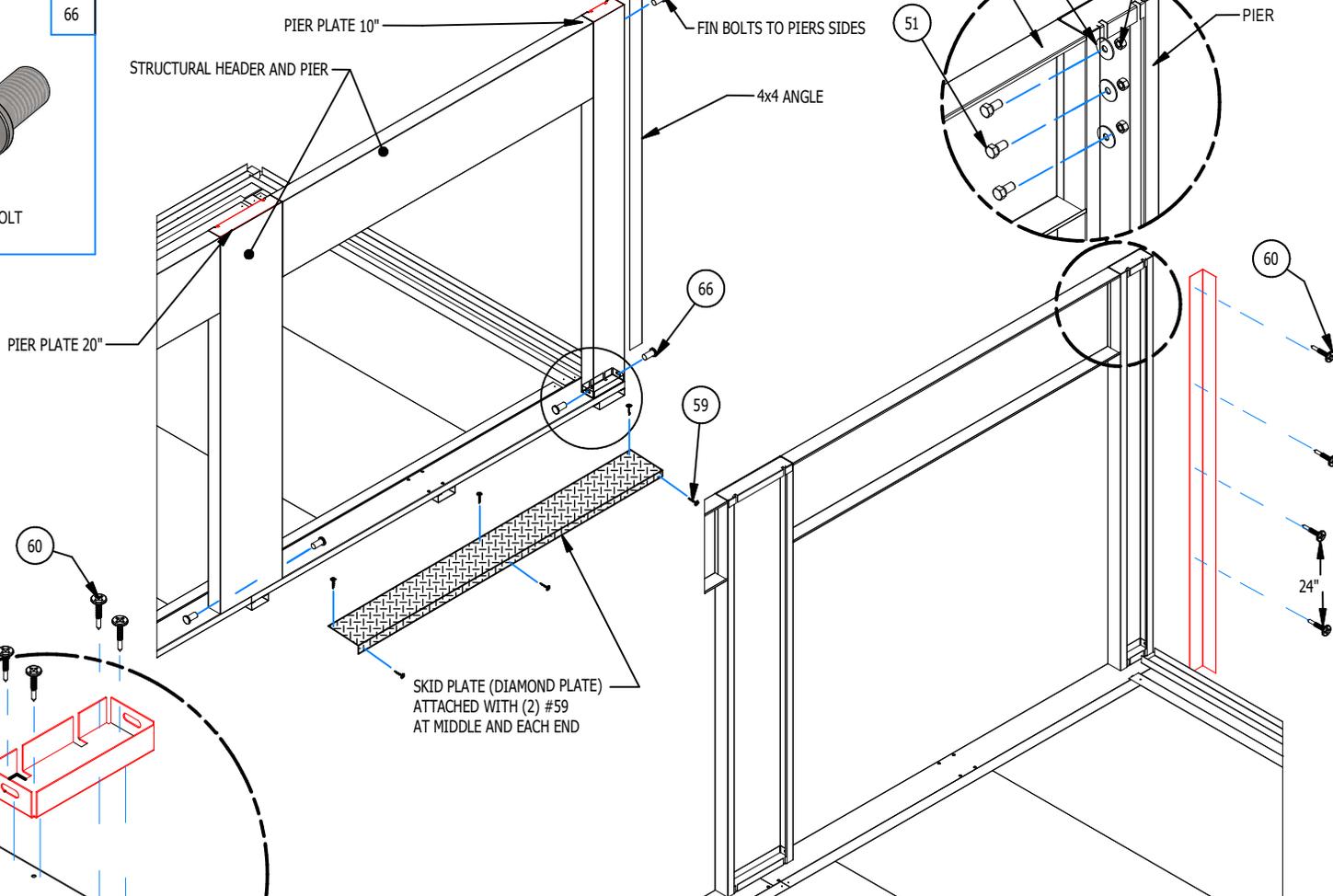
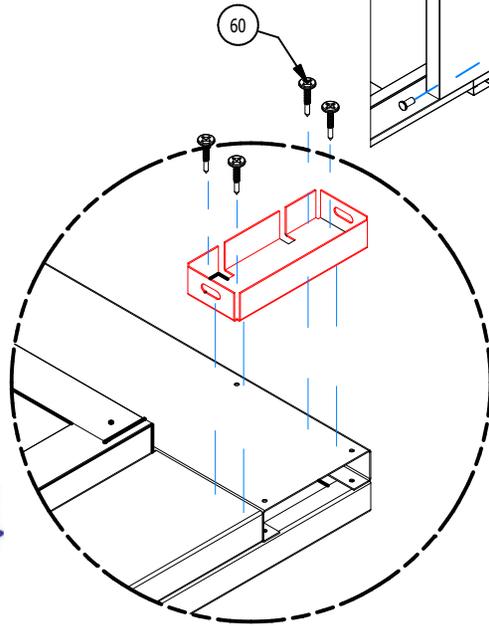
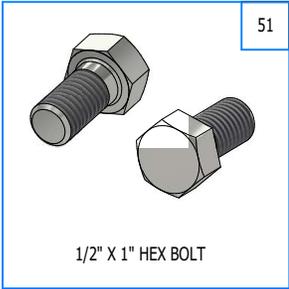
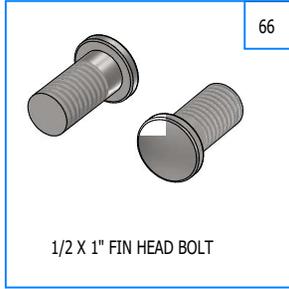
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DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 12 OF 31
CHECKED BY: TARIK A.	99		

FRAMING COMPONENTS- PIER, HEADER AND 4X4 TRIM ANGLE



NEXT STEP:) BASE PLATE INSTALLATION
LOCATE BASE PLATES AS SHOWN
ALL BASE PLATES TO BE LOCATED TO
OUTBOARD EDGES OF BASE RAIN-LIPS
DOUBLE PLATE WILL OVER LAP THE BUTT
JOINT AT THE CENTER OF THE BASE.

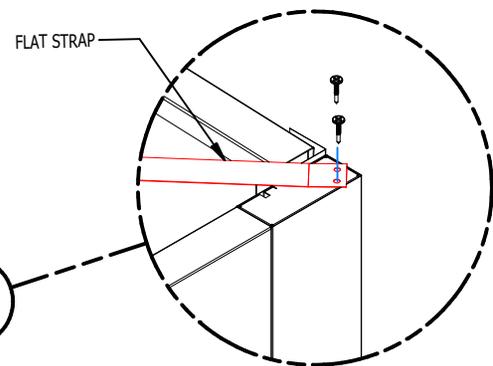
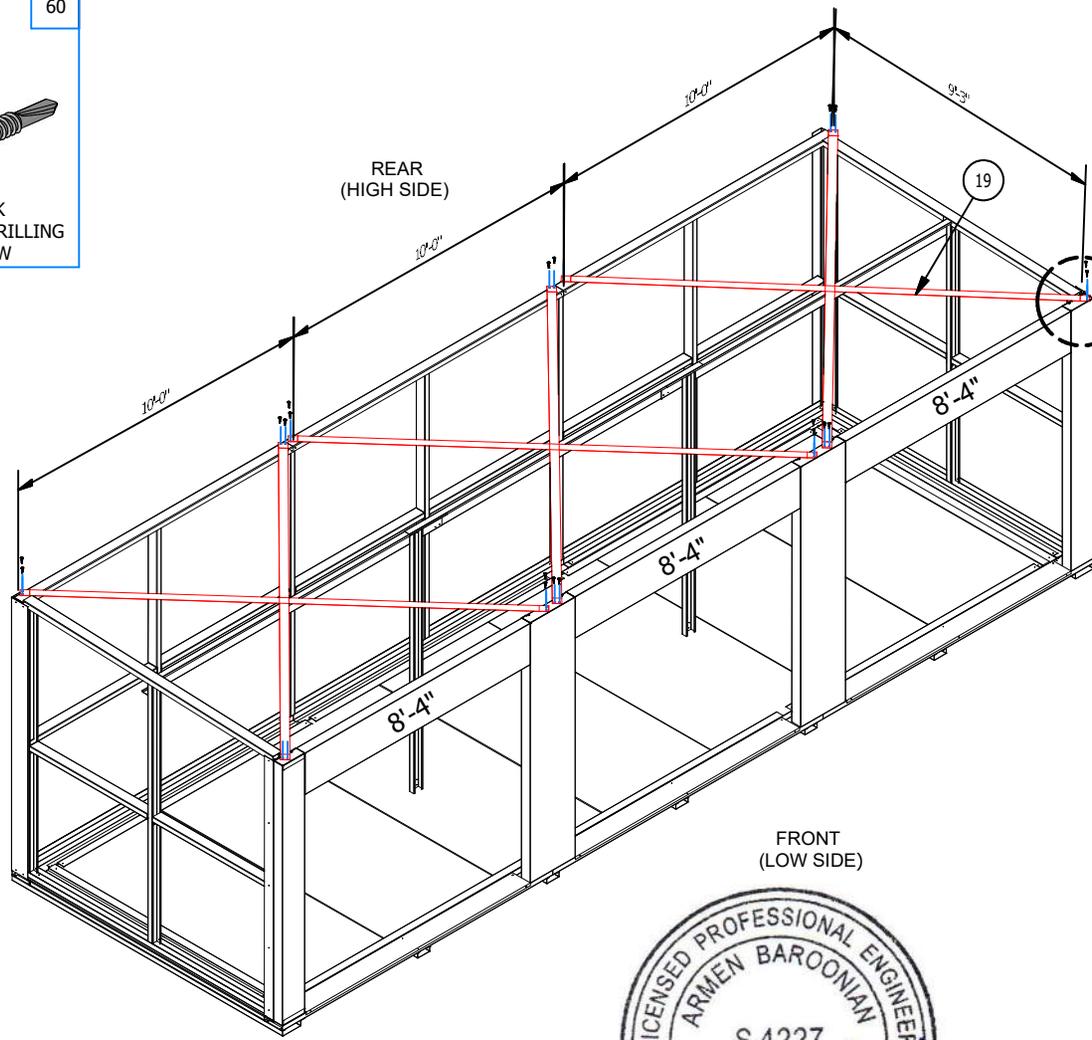
NOTE: TOP PLATES ARE IDENTICAL TO THE
BOTTOM PLATES. TOP PLATES CAN BE
INSTALLED PRIOR TO STANDING UP THE
PIERS.

NEXT STEP:) INSTALLING THE SUPPORTING PIERS
CONNECT PIERS TO BASE PLATES WITH (2) FIN
BOLTS. PLUMB PIERS PRIOR TO TIGHTENING
FASTENERS AS SHOWN. THEN CONNECT
FLOOR ANGLE TO FLOOR RAINLIP W#12 TEKS
@20" O.C CONNECT VERTICAL SUPPORTS
CEES TO FLOOR ANGLE WITH CLIP ANGLES.

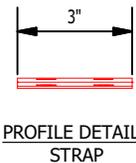
NEXT STEP: INSTALLING SKID PLATE
PLACE SKID PLATES BETWEEN PIERS AND CONNECT
WITH 3 SCREWS ON TOP AND 3 SCREWS AT FRONT
#57 8-18 X 1" SELF DRILLING PHILLIPS ROUND HEAD

SCALE: VARIES	PART NUMBER	MANUFACTURED OR PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 13 Of 100
CHECKED BY: TARIK A.			

FRAMING COMPONENTS - ROOF X-BRACE



FASTEN ALL ENDS
WITH 2-SCREWS.
FIELD CUT ENDS TO
FIT AS REQUIRED.



NEXT STEP: X-BRACE INSTALLATION
ATTACH 3" DIAGONAL X-BRACE AS SHOWN USING
(2) #60 ROUND PHILLIPS HEAD SCREWS EACH END.



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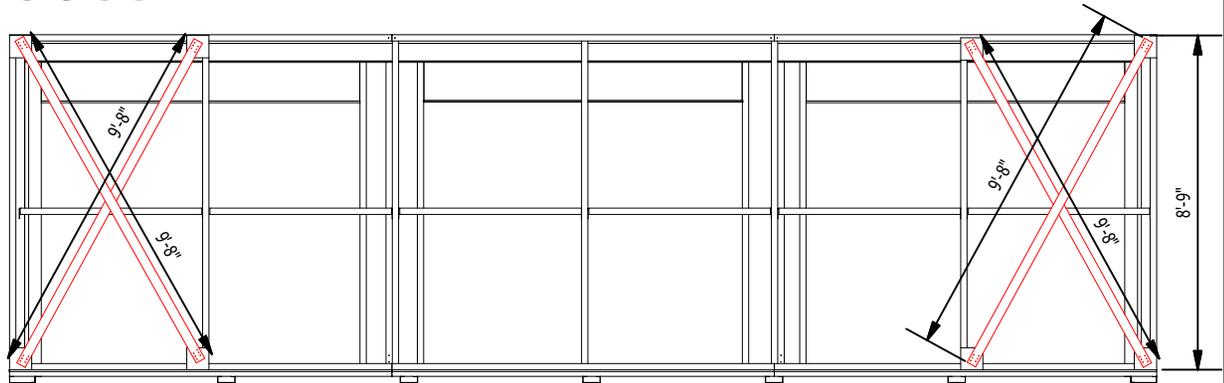
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 15 OF 102
CHECKED BY: TARIK A.			

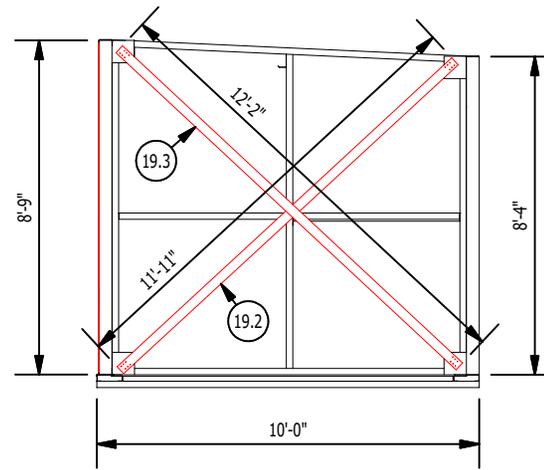
FRAMING COMPONENTS - WALL X-BRACE & GUSSET PLATE



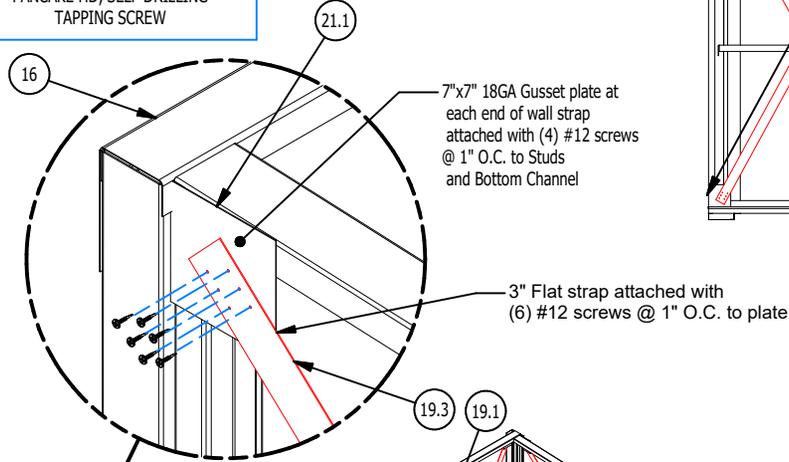
60



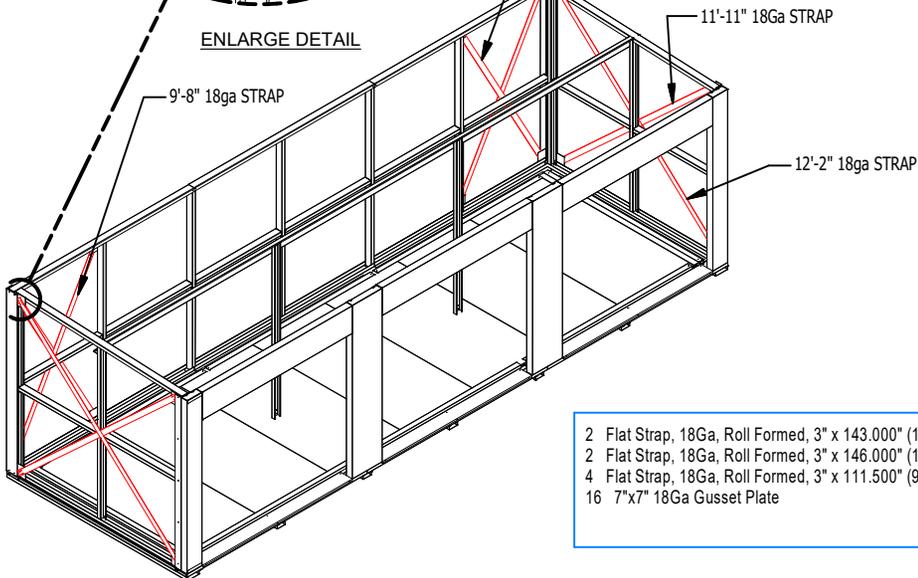
REAR VIEW



SIDE VIEW



ENLARGE DETAIL



- 2 Flat Strap, 18Ga, Roll Formed, 3" x 143.000" (11'-11")
- 2 Flat Strap, 18Ga, Roll Formed, 3" x 146.000" (12'-2")
- 4 Flat Strap, 18Ga, Roll Formed, 3" x 111.500" (9'-8")
- 16 7"x7" 18Ga Gusset Plate



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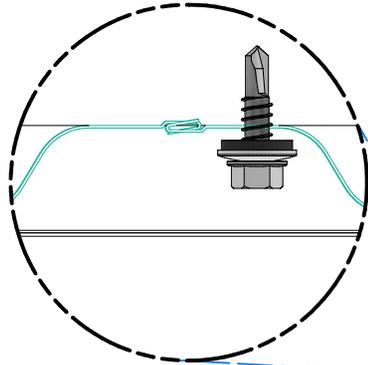
SCALE: VARIES	PART NUMBER	MANUFACTURED or PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 16 Of 103
CHECKED BY: TARIK A.			

PERIMETER PARTITION



12 x 3/4 SD Tek3 w/ washer

65



ENLARGED VIEW
JOINT DETAIL



#8-1/2" SELF DRILLING
PHILLIPS HEX HEAD

62

TRIM ANGLE
ATTACHED WITH
#8-1/2" TEK COLOR
DRILLING SCREWS

62

62

62

CENTER LINE FOR SCREW
ATTACHMENT WITH #65
SCREWS

24

65

25

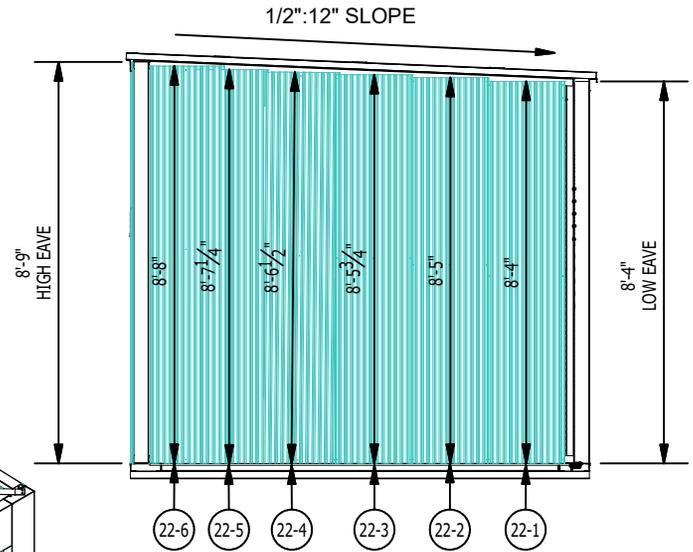
TRIM ANGLE

JANUS
CORRUGATED
PANEL

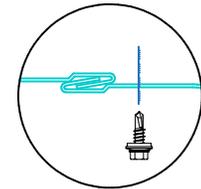
43

ISO VIEW

#12 X 3/4 SD
TEK3 w/washer

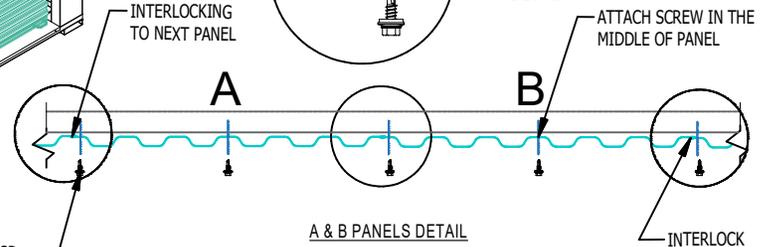


LEFT ELEVATION
PANEL LAYOUT



INTERLOCKING
JOINT AND SCREW
DETAIL

ATTACH SCREW IN THE
MIDDLE OF PANEL



A & B PANELS DETAIL

ATTACH SCREW IN THE MIDDLE AND IN THE
INTERLOCK CONNECTION OF PARTITION PANELS
(WHERE CENTER LINE IS MARKED ON ISO VIEW)

NEXT STEP:) PARTITION PANEL INSTALLATION

ATTACH PARTITION PANELS TO THE UNIT PERIMETER
PROVIDE (2) TEKS AT TOP, MIDDLE AND BOTTOM OF EACH
SHEETS AT THE LOW RIB, JOINTS AND EVERY PARTITION

SHEETS

NOTE: CORRUGATED PANEL WILL BE CUT AT THE FIELD.



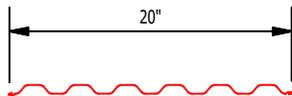
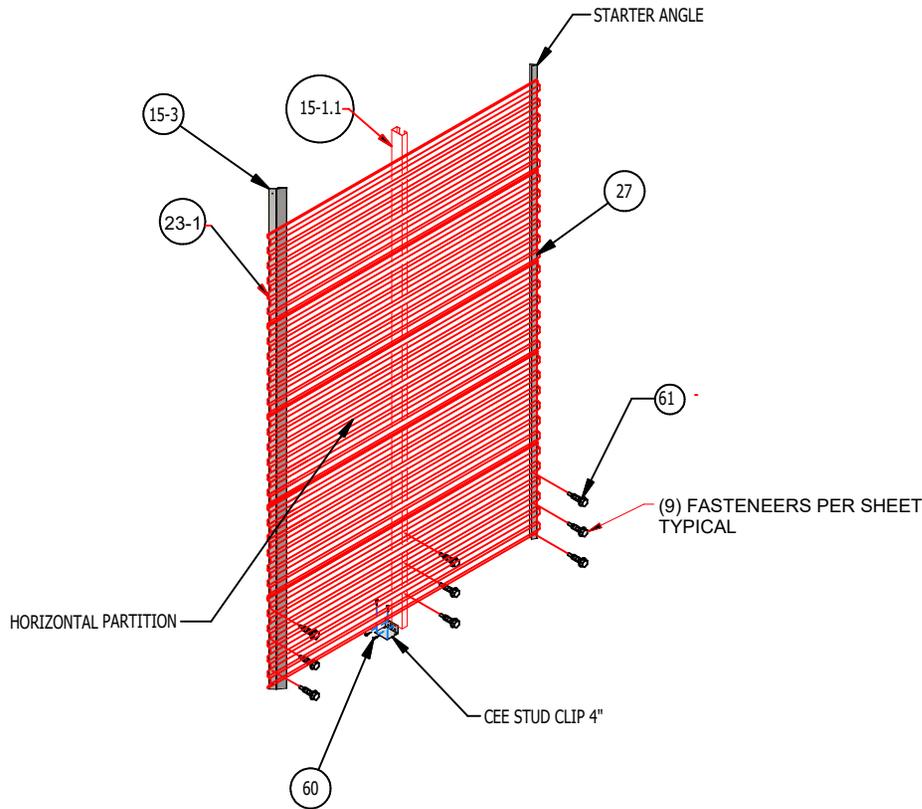
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 17 OF 104
CHECKED BY: TARIK A.			

PARTITION



DETAIL 27
HORIZONTAL PARTITION

Next Step.) **ROLL UP DOOR INSTALLATION**
REFER TO MODEL SPECIFIC INSTRUCTIONS
PROVIDED WITH ROLL UP DOORS. FOLLOW
ALL STEPS AND SAFETY PRECAUTIONS.



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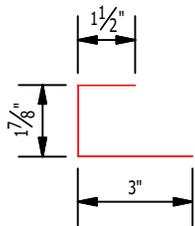
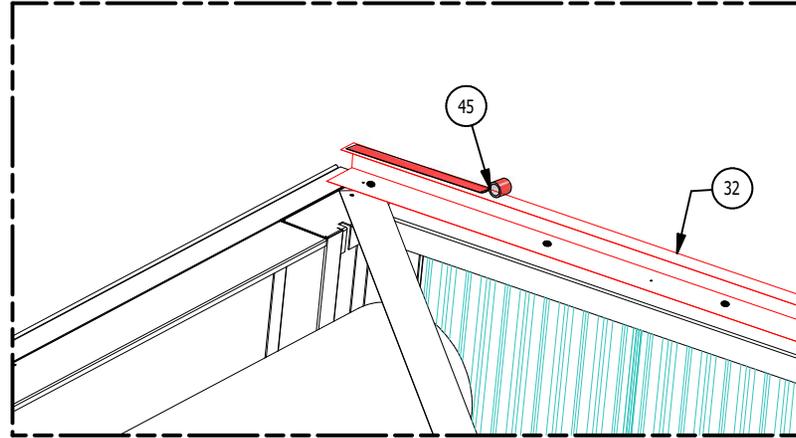
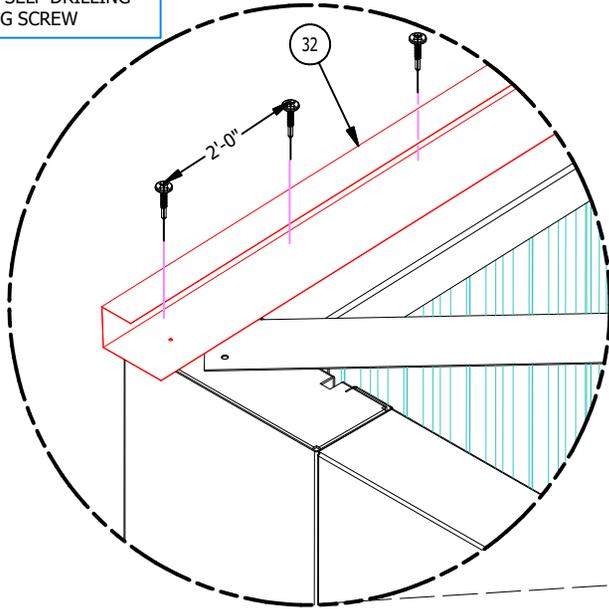
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 18 Of 105
CHECKED BY: TARIK A.			

START/STOP CHANNEL



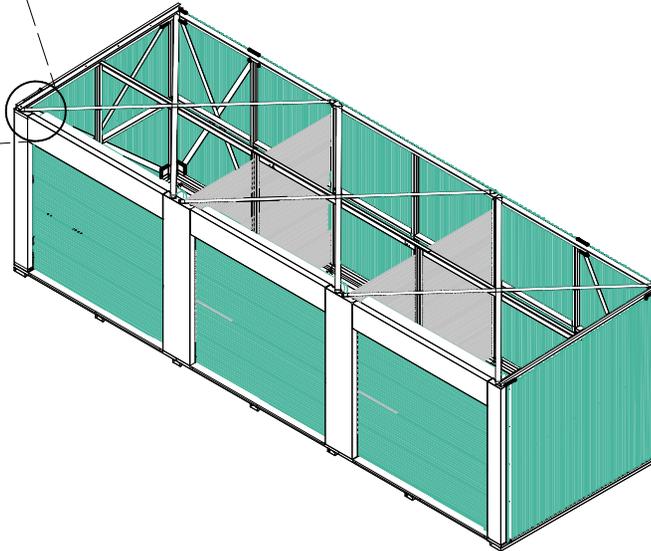
60

#12-14x1" TEK
PANCAKE HD. SELF DRILLING
TAPPING SCREW



PART DETAIL
START & STOP CHANNEL

NEXT STEP:)
STARTS/STOPS CHANNEL INSTALLATION
SET START & STOP CHANNEL TO THE EDGE OF THE
STRUCTURE. TEK TO THE STRUCTURE EVERY 24" O.C. PRIOR TO
STANDING SEEM ROOF INSTALLATION



NEXT STEP:)
PERIMETER TAPE INSTALL
PLACE THE 1.5" TAPE ON ENTIRE
PERIMETER OF START & STOP CHANNEL.



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SCALE:
VARIES

DATE:
12/11/2023

DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED OR PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

30X10 Mass LEF W-(3) Door front (Seismic)

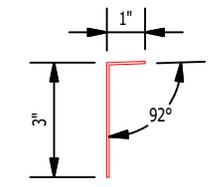
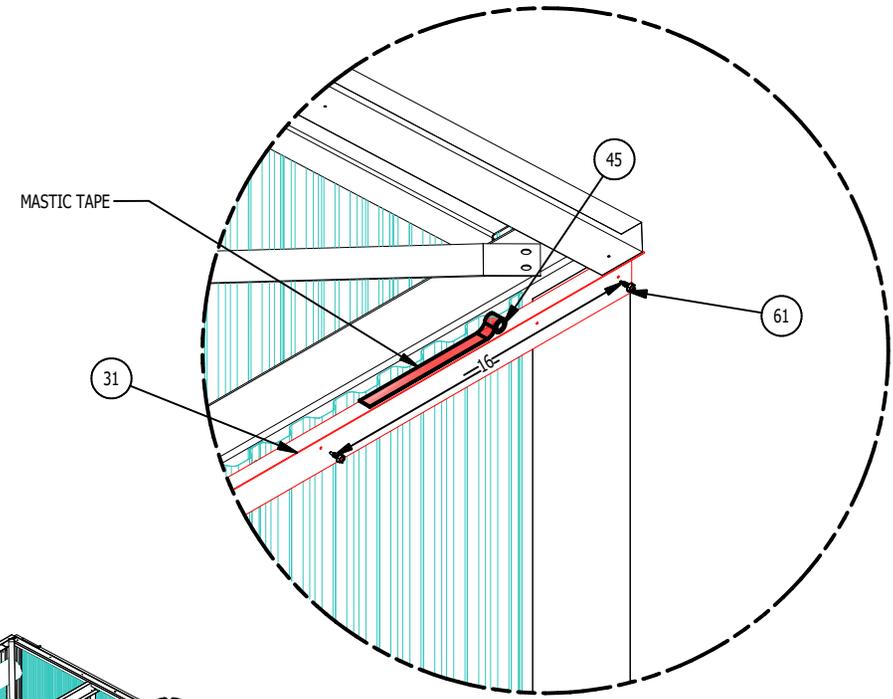
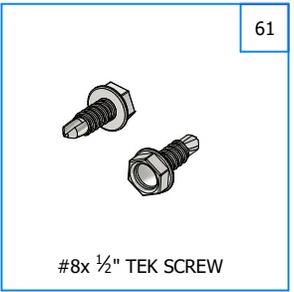
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DRAWING FILE NUMBER:

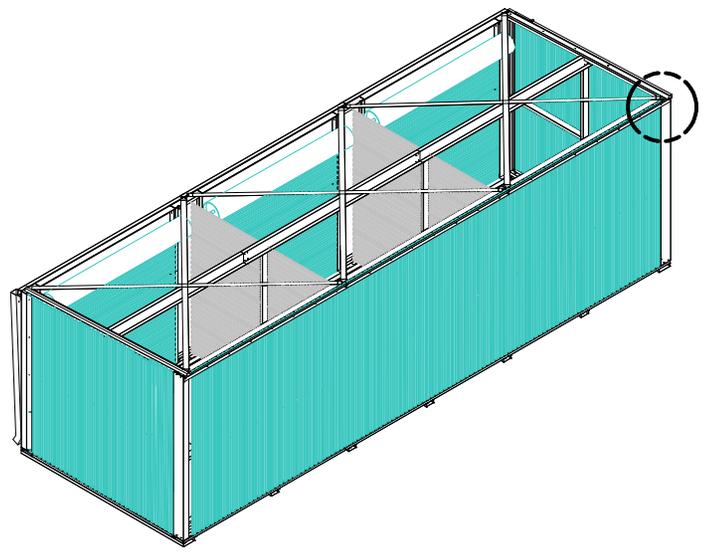
NUMBER OF SHEETS

19 OF 106

TAPE - HIGH EAVE ANGLE



PART DETAIL
HIGH SIDE ANGLE



NEXT STEP:) INSTALL MASTIC TAPE
APPLY MASTIC TAPE ON TOP OF
HIGH SIDE ANGLE & STANDING SEAM ROOF EDGE

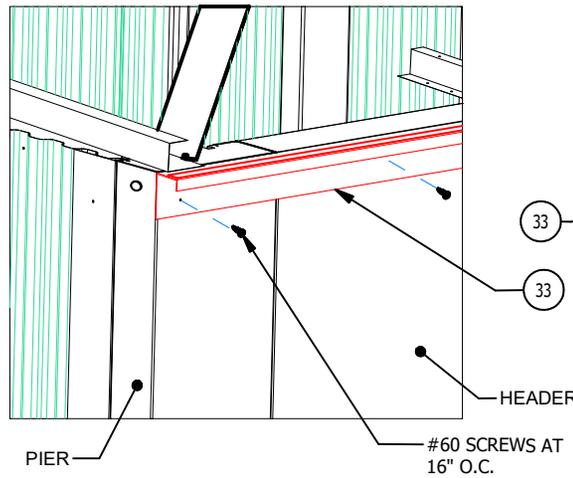
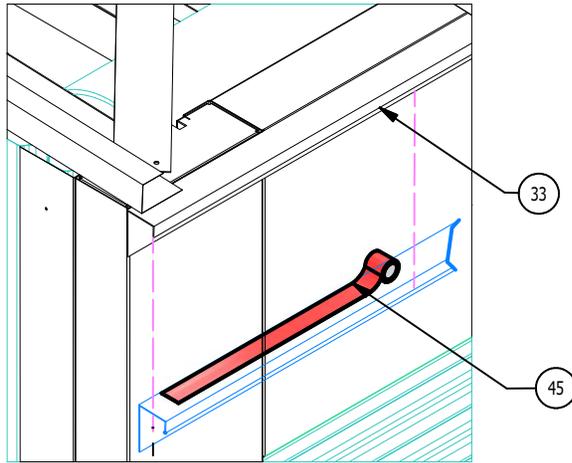
NEXT STEP:) ATTACH HIGH HIGH SIDE ANGLE W/ TAPE USING #8 X 1/2" TEK
SCREWS @ 16" O.C.

NOTE: TOP OF HIGH SIDE ANGLE TO BE FLUSH WITH TOP TRACK

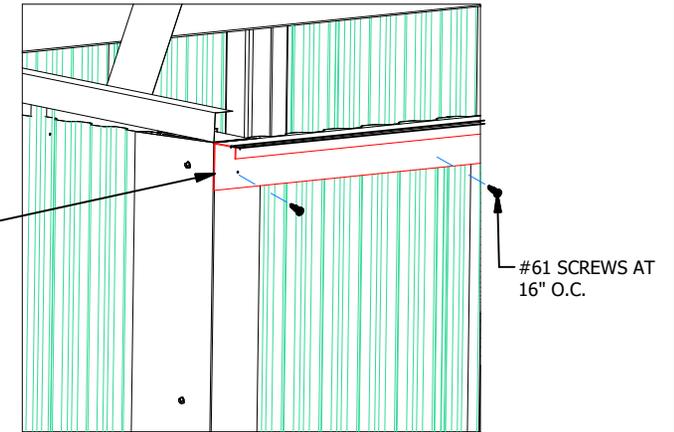
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 20 OF 107
CHECKED BY: TARIK A.			

TAPE LOW EAVE ANGLE



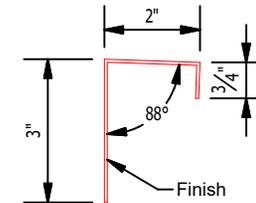
ENLARGED VIEW
60 WITH DOOR



ENLARGED VIEW
61 WITH CORRUGATED PANELS



DETAIL
MASTIC TAPE- WHITE



NEXT STEP:;) INSTALL MASTIC TAPE

APPLY MASTIC TAPE ON TOP OF
HIGH SIDE ANGLE & STANDING SEAM ROOF EDGE

NEXT STEP:;) ROOF LOW SIDE ANGLE INSTALLATION

INSTALL ROOF LOW SIDE ANGLE WITH TEKS EVER 16" O.C.
THEN APPLY (3) SCREWS PER ROOF PANEL TO ATTACH TO
LOW SIDE ANGLE



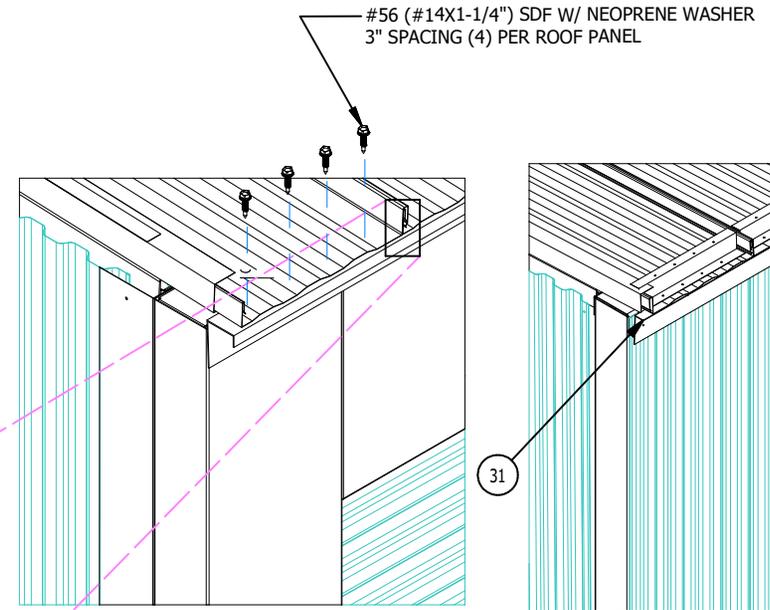
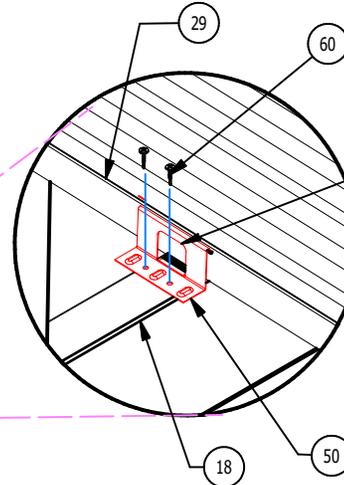
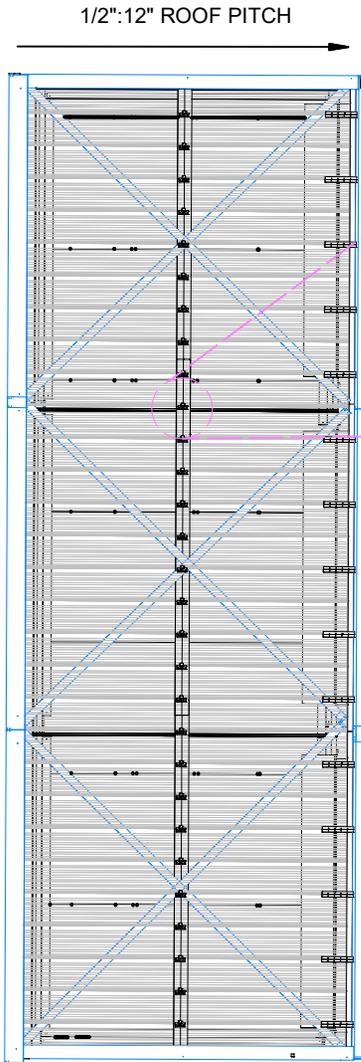
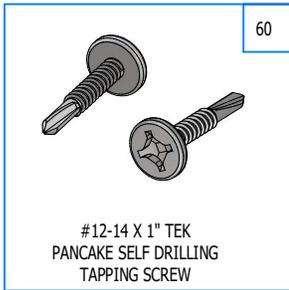
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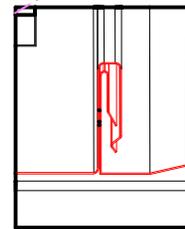
SCALE: VARIES	PART NUMBER	MANUFACTURED OR PURCHASED MANUFACTURED	REVISION DATE:
DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 21 OF 108
CHECKED BY: TARIK A.			

STANDING SEAM ROOF & CLIP



ENLARGED VIEW
LOW EAVE SIDE

ENLARGED VIEW
HIGH EAVE SIDE



ENLARGED VIEW
OVERLAPPING PANEL

NEXT STEP:) ROOF CLIP SPACING DETAILS

INSTALL (1) CLIP AT EACH PURLIN
CLIPS MUST BE INSTALLED ON STANDING SEAM
HIGH RIB.
PROVIDE (2) #60 SCREWS PER CLIP

NEXT STEP:) FASTENER SPACING DETAILS

ROOF PANEL FASTENERS
(2) #56 SCREWS PER PANEL AT END WALLS
56 SCREWS AT 12" O.C. AT SIDE WALLS



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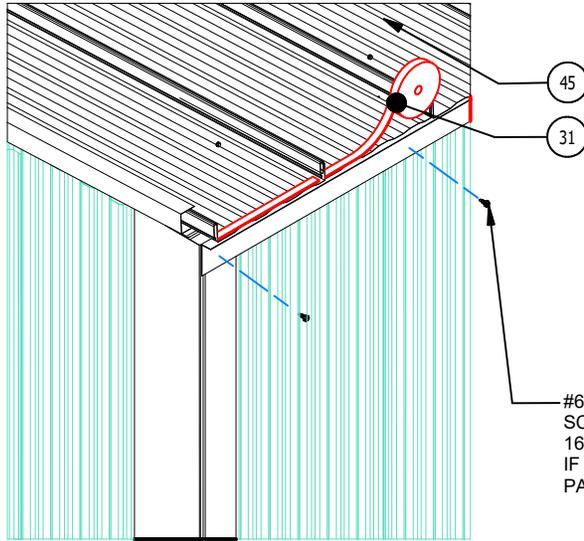
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 22 OF 109
CHECKED BY: TARIK A.			



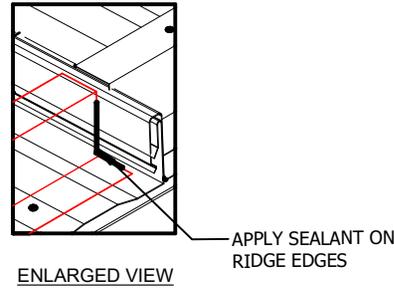
TAPE ZEE CLOSURE



DETAIL
MASTIC TAPE- WHITE

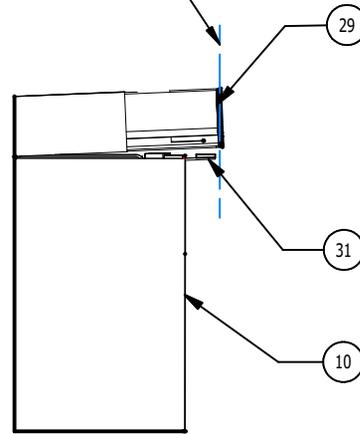
NEXT STEP:) INSTALL MASTIC TAPE

APPLY MASTIC TAPE ON STANDING SEAM ROOF EDGE

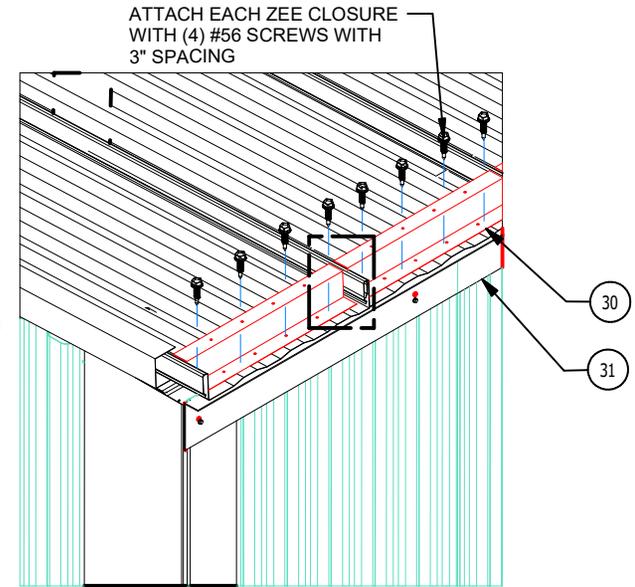


ROOF LINE SHOULD
BE FLUSH WITH HIGH
EAVE ANGLE

#62 (#8-1/2" - COLOR)
SCREWS AT EVERY
16" O.C.
IF ON DOOR USE
PANCAKE HD

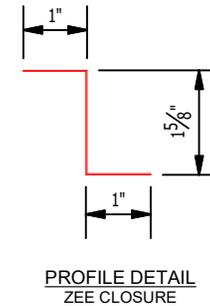


ENLARGED SIDE VIEW



NEXT STEP:) ZEE CLOSURE INSTALLATION

PUSH ZEE CLOSURE ONTO TAPE AND INSTALL (4) # 56 SCREWS PER ZEE CLOSURE



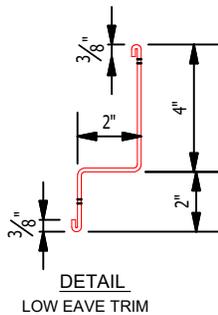
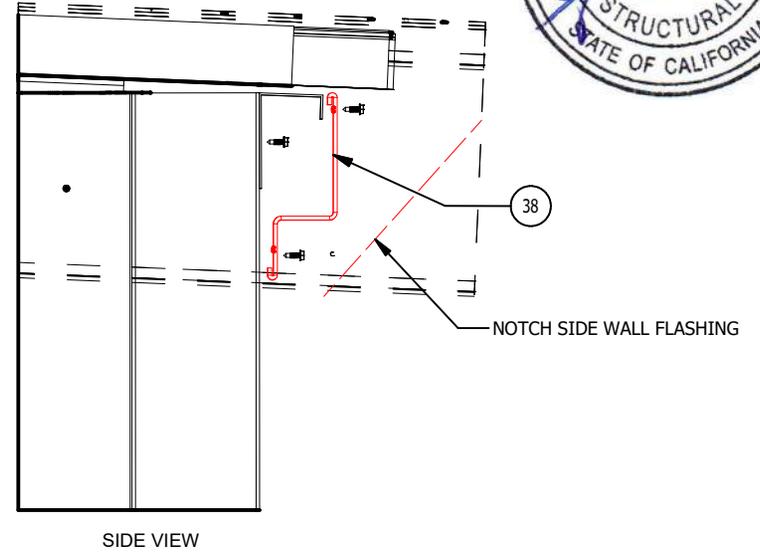
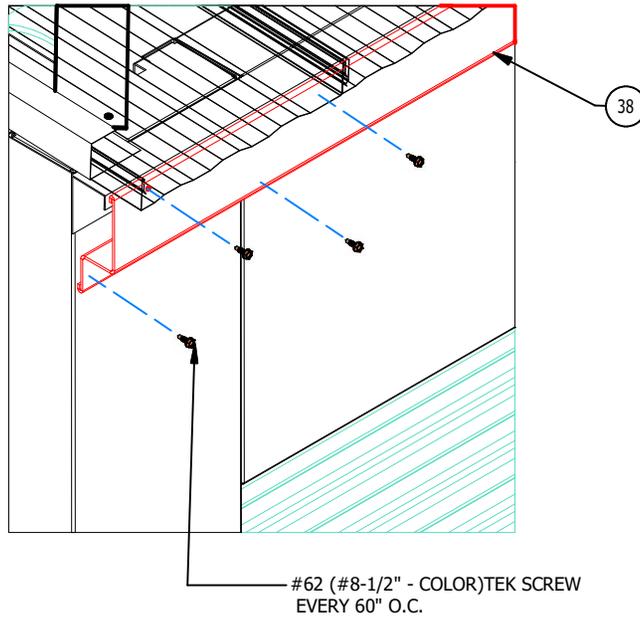
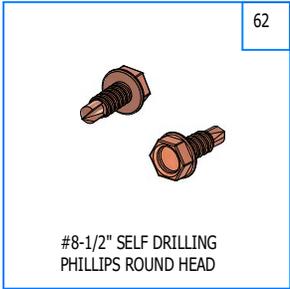
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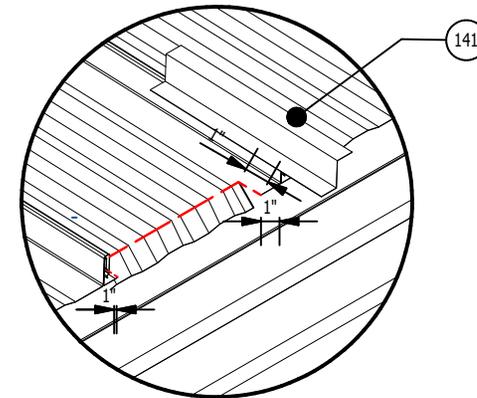
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 23 OF 110
CHECKED BY: TARIK A.			

LOW EAVE TRIM



ENLARGED VIEW



NEXT STEP.) LOW EAVE TRIM ATTACHMENT.

ATTACH LOW EAVE TRIM WITH TEKS EVERY 24" O.C.

NEXT STEP.) BEND STANDING SEAM

MANUALLY BEND STANDING SEAM ROOF PANEL 1" FROM HIGH RIB AND 1" FROM EDGE TO 45~

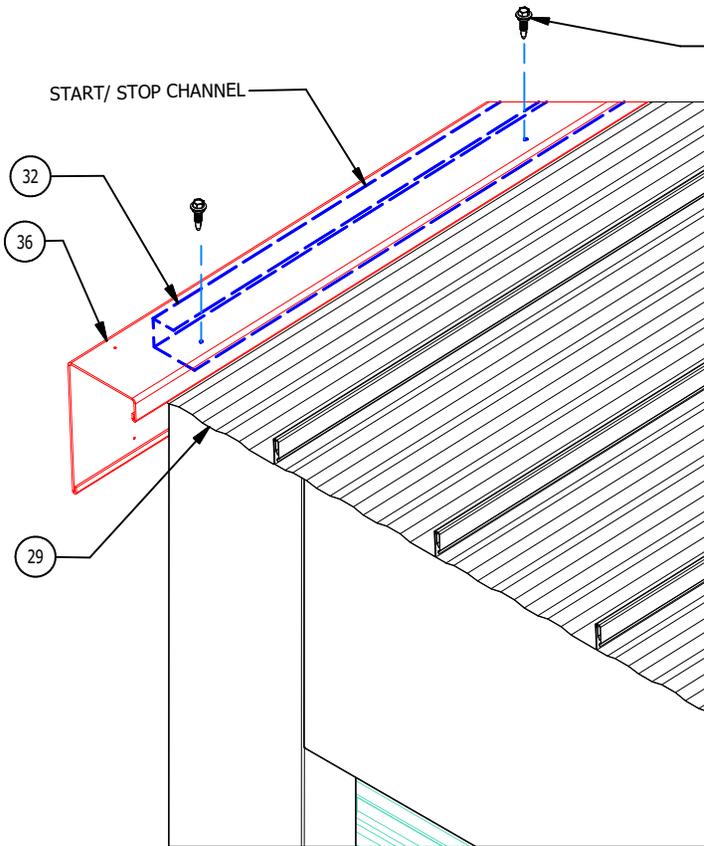


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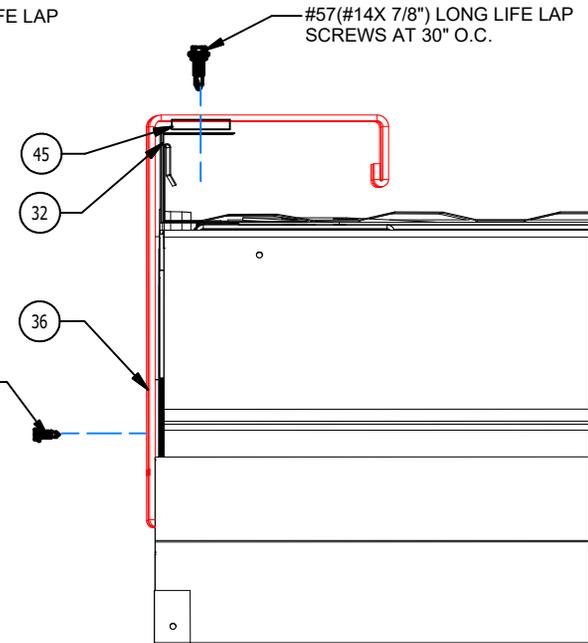
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 24 of 111
CHECKED BY: TARIK A.			

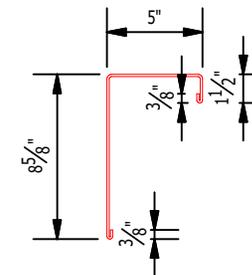
SIDE WALL FLASHING



ENLARGED VIEW



ENLARGED DETAIL



PROFILE DETAIL
SIDE WALL FLASHING

NEXT STEP.) **INSTALL SIDE WALL FLASHING**

FASTEN SIDE WALL FLASHING TO ROOF
SELF TAPPING SCREWS AND WASHERS
AT 30" ON CENTER.



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SCALE:
VARIES

DATE:
12/11/2023

DRAWN BY:
STID M.

CHECKED BY:
TARIK A.

PART NUMBER

MANUFACTURED OR PURCHASED
MANUFACTURED

REVISION DATE:

DESCRIPTION

30X10 Mass LEF W-(3) Door front (Seismic)

A

DRAWING FILE NUMBER:

NUMBER OF SHEETS

25 OF 112

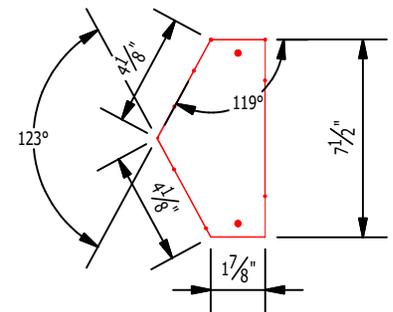
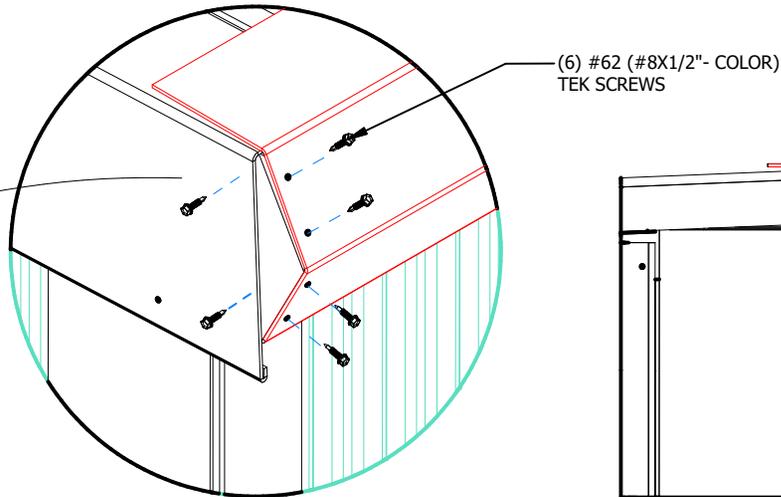
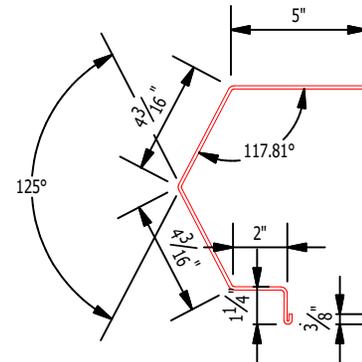
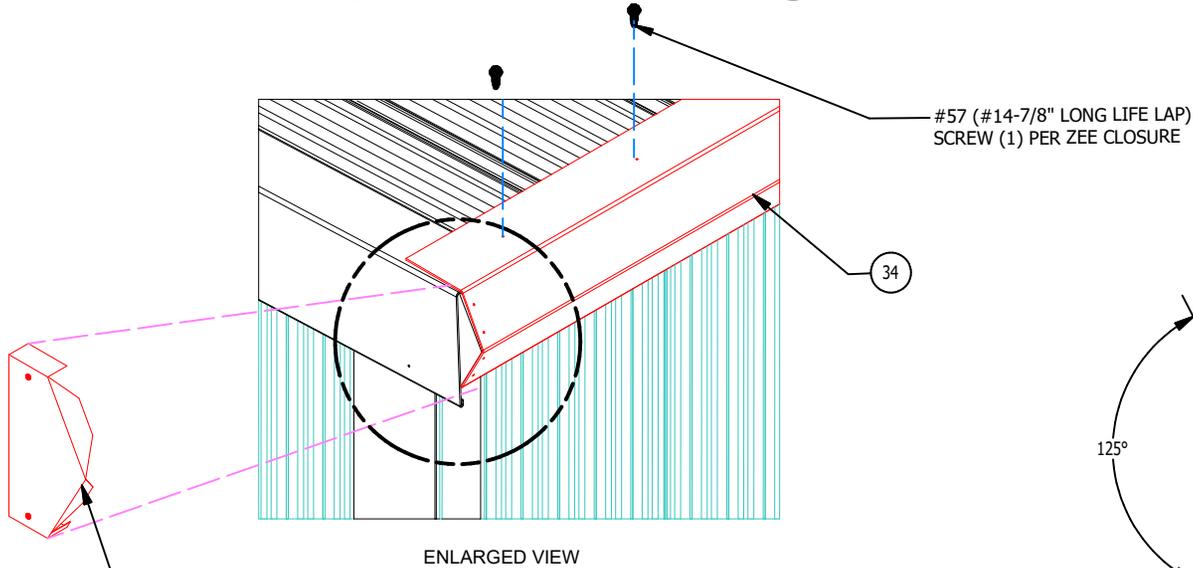
RAKE AND END CAP



#14 X 7/8" SELF DRILLING
HEX HEAD RUBBER
WASHER ROOF SCREW



#8-1/2" SELF DRILLING
PHILLIPS ROUND HEAD
(COLORED SCREWS)



Backside of rake end cap must underly side wall flashing

NEXT STEP.) HIGH SIDE RAKE INSTALLATION
INSTALL HIGH SIDE RAKE USING (3) FASTENERS PER ZEE CLOSURE.
INSTALL RAKE CAP
NOTE: MUST OVERLAP NOTCH SIDE OF FLASHING



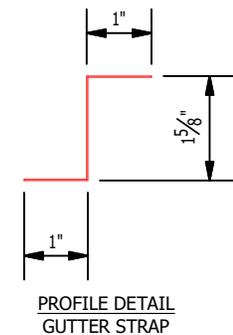
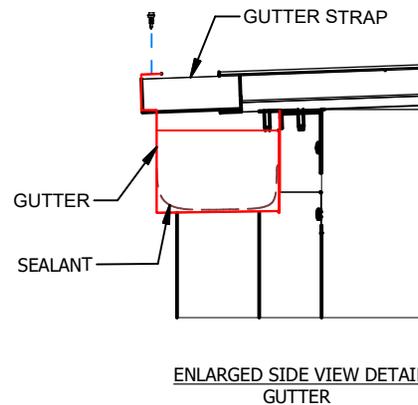
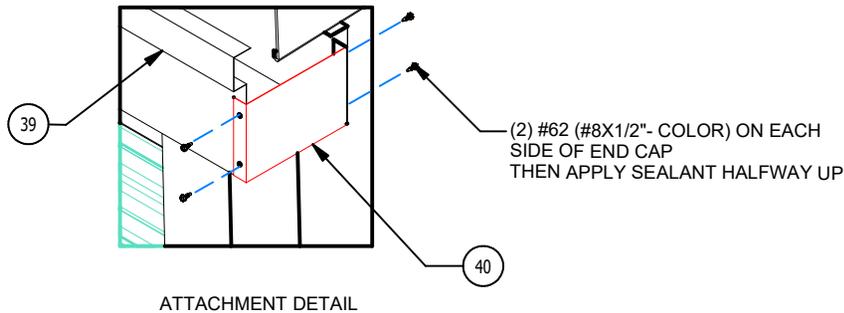
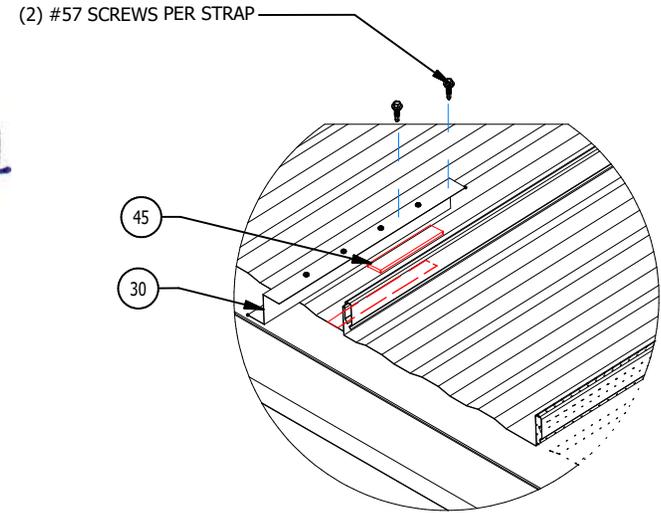
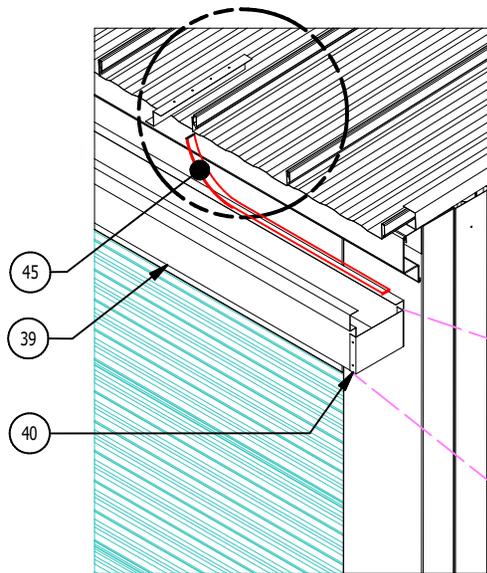
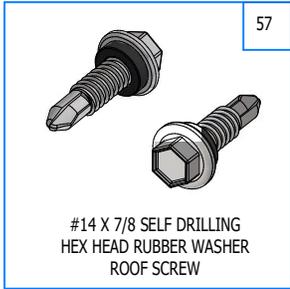
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 26 OF 113
CHECKED BY: TARIK A.			

GUTTER & GUTTER STRAP



NEXT STEP.) GUTTER ATTACHMENT TO STANDING SEAM

ATTACH GUTTER TO ROOF PANEL WITH (1) TEK SCREWS EVERY 24"
O.C. FROM TOP DOWN INTO GUTTER RETURN LEG.

NEXT STEP.) GUTTER STRAP ATTACHMENT

ATTACH GUTTER TO STANDING SEAM ROOF HIGH RIB WITH (2) TEKS THEN
(1) #57 SCREWS TO THE GUTTER OUTSIDE RETURN LEG.



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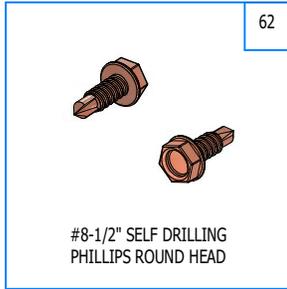
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DATE: 12/11/2023	DESCRIPTION 30X10 Mass LEF W-(3) Door front (Seismic)		
DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 27 OF 114
CHECKED BY: TARIK A.			

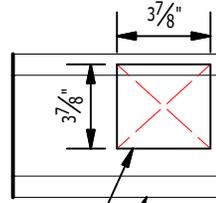
DOWNSPOUT



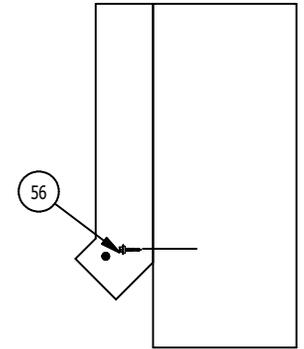
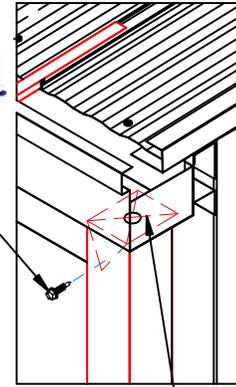
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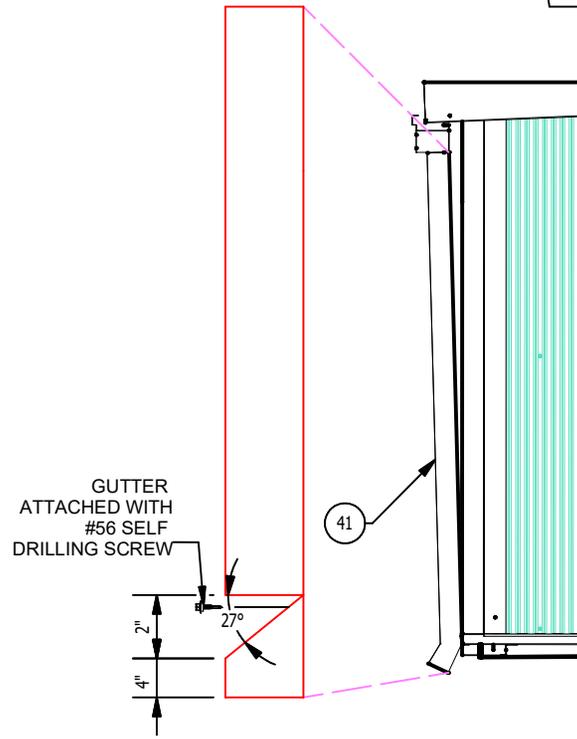
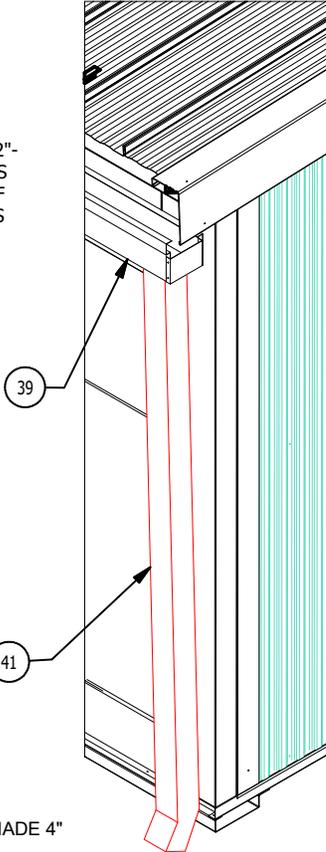
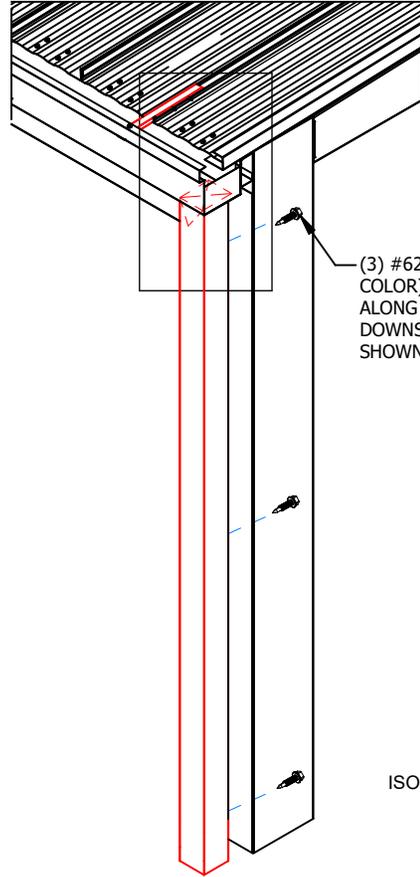
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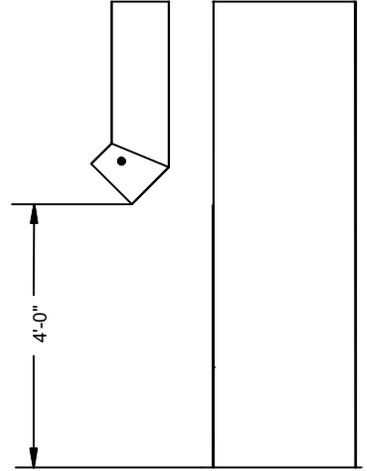
BOTTOM CUTOUT
GUTTER



ENLARGED SIDE VIEW



PLACE CUTOUT FOR
DOWNSPOUT NEAR BACK
WALL



ENLARGED SIDE VIEW

NEXT STEP.) DOWNSPOUTS INSTALLATION

NOTCH DOWN SPOUT 2" NOTCH TO BE MADE 4" FROM THE BOTTOM AS SHOWN.

NEXT STEP.) DOWNSPOUTS INSTALLATION

ALIGN DOWN SPOUTS SQUARE WITH BUILDING



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DRAWN BY: STID M.	DRAWING FILE NUMBER: A		NUMBER OF SHEETS 28 OF 115
CHECKED BY: TARIK A.			

January 23, 2024

Rick Hess
RH Hess Development
3423 Broadway, Suite D-5
American Canyon, CA 94503

Re: Trip Generation Analysis for the Oat Hill Self Storage Project

This report presents the results of the trip generation analysis of the proposed project northeast of the intersection of Hess Road and Napa Junction Road in the City of American Canyon. The site is currently used for RV and boat storage.

PROJECT TRIP GENERATION

The trip generation rates are based on the Institute of Transportation Engineers (ITE) rates for a self-storage facility (ITE Land Use Code 151) taken from the 11th Edition of the ITE Trip Generation Manual. There are no ITE rates available for the existing RV and boat storage facility. Based on a review of the most similar rates in the ITE trip generation manual it was determined that using the per unit self-storage trip generation rates would provide the most accurate forecast of the project's potential trip generation. Please note that information on the trip rates proposed to be used for these forecasts are attached to this report. This includes copies of the pages from the ITE Manual that present the statistical details on the rates being used.

Please note a "trip" is defined in ITE's Trip Generation publication as a single or one-directional vehicular movement with either the origin or destination at the project sites. As a result, a trip can be either "to" or "from" the site. Consistently, a single visit to a site is counted as two trips (i.e., one to and one from the site). For the purposes of determining the reasonable worst-case impacts of traffic on the surrounding street network from a proposed project, the trips generated by this proposed development are estimated for the peak commute hours which represent the peak hours of "adjacent street traffic". This is the time period when the project traffic would generally contribute to the greatest amount of congestion. As shown in **Table 1**, the project is forecast to generate no more than about 10 new vehicle trips on the surrounding roadway system during the peak commute hours.

It should be noted that the trip generation survey data indicates the trip generation for storage facilities is generally low during the peak commute hours because most trips to these kinds of facilities occur during off-peak hours when customers don't have to deal with commute traffic. The data indicates the peak trip generation for a self storage facility is normally on weekends

Table 1
Project Trip Generation Calculations

Land Use	ITE Code	Size	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
ITE Self Storage Trip Rates - trips per 100 storage spaces	151		17.96	0.62	0.29	1.21	0.84	0.84	1.68
Project Trip Generation		571 spaces	103	4	3	7	5	5	10

Source: ITE Trip Generation, 11th Edition, 2021.

with Saturday afternoon typically being the highest period. However, the project would be forecast to generate no more than about 15 trips per hour during the Saturday peak hour.

Table 2 presents a trip generation comparison to the existing uses on the site which include 225 RV and boat storage spaces and a construction company office with 5,250 square feet of office space. The analysis of the trip generation difference between the existing uses and the current proposal for the site indicates the project would generate slightly less trip generation than the existing uses, with an estimated decrease in the daily traffic of about 97 trips (97 trips per day versus 194 trips per day with the existing uses). As shown in **Table 2**, the project would be forecast to generate slightly less traffic during the peak hours, with a forecast decrease of about 11 trips per hour during the PM peak hour.

VEHICLE MILES TRAVELED

One performance measure that can be used to quantify the transportation impacts of a project is vehicle miles traveled (VMT). This section presents the extent of the VMT-related transportation impacts caused by the Project. The State has adopted transportation analysis guidelines that specify vehicle miles traveled as the new metric for evaluating transportation impacts, and therefore a project's effect on automobile delay shall no longer constitute a significant impact. Because VMT is a relatively new method for measuring transportation impacts under CEQA, less data exists to estimate VMT than trip generation based on use and location. VMT is typically estimated using an area-wide travel demand model from a regional transportation agency that calculates VMT based on the number of vehicles multiplied by the typical distance traveled by each vehicle originating from or driving to a certain area.

VMT is a particularly useful metric for evaluating the impacts of growth on greenhouse gas (GHG) emissions because it can be used to estimate fuel consumption by motor vehicles. Increases in VMT cause proportional increases in greenhouse gas emissions and air pollution.

TABLE 2
TRIP GENERATION COMPARISON TO THE EXISTING USES

Land Use	ITE Code	Size	ADT	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
ITE Self Storage Trip Rates - trips per 100 storage spaces	151		17.96	0.62	0.29	1.21	0.84	0.84	1.68
<i>Trip Generation for the Proposed Project</i>		540 spaces	97	4	3	7	4	5	9
ITE Self Storage Trip Rates - trips per 100 storage spaces	151		17.96	0.62	0.29	1.21	0.84	0.84	1.68
<i>Existing RV and Boat Storage Trip Generation</i>		225 spaces	40	2	1	3	2	2	4
ITE Office Rates - Trips per Square Foot	710		10.84	1.34	0.18	1.52	0.24	1.20	1.44
<i>Existing Office Space Trip Generation</i>		5,250 sq. ft.	57	7	1	8	1	7	8
<i>Subtotals for the Existing Uses</i>			194	13	5	17	7	13	20
Net New Trip Generation for the Proposed Project			-97	-9	-2	-11	-3	-9	-11

SOURCE: Institute of Transportation Engineers Trip Generation Manual (11th Edition).

The Office of Planning and Research (OPR) released their final proposed Guidelines in a Technical Advisory on Evaluating Transportation Impacts in CEQA, dated December 2018, which went into effect on July 1, 2020. The guidelines for VMT screening specify the following about small projects: “Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.”. As shown above in **Table 1** the proposed project could qualify for the screening criteria covering small projects since it is forecast to generate about 97 trips per day. Therefore, subject to City approval, this project would be considered a small project that would have a less than significant impact on the VMT in the area.

Please don't hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Stephen Abrams". The signature is written in a cursive style with a large, prominent initial "S".

Stephen C. Abrams
President, Abrams Associates
T.E. License No. 1852

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 6

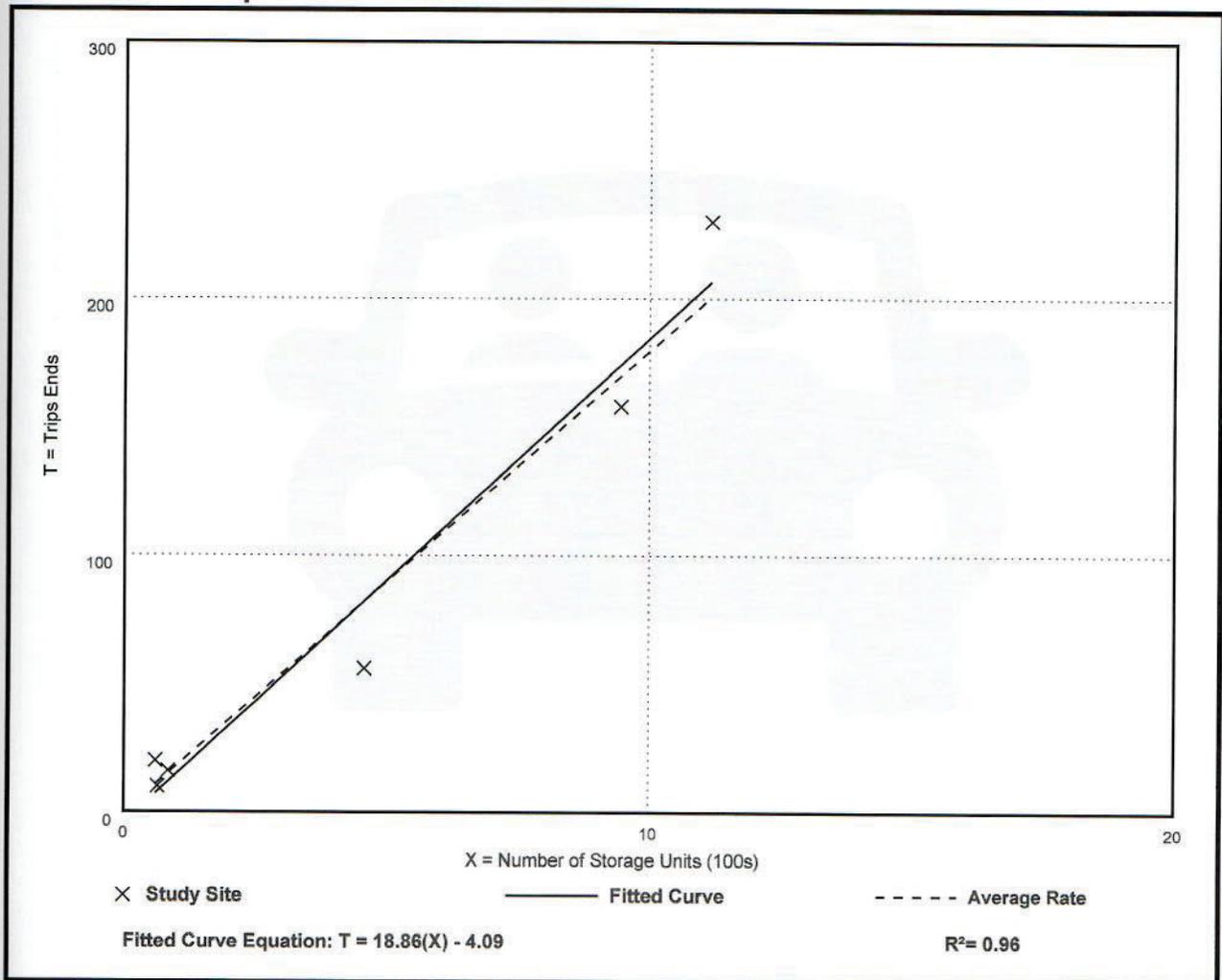
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

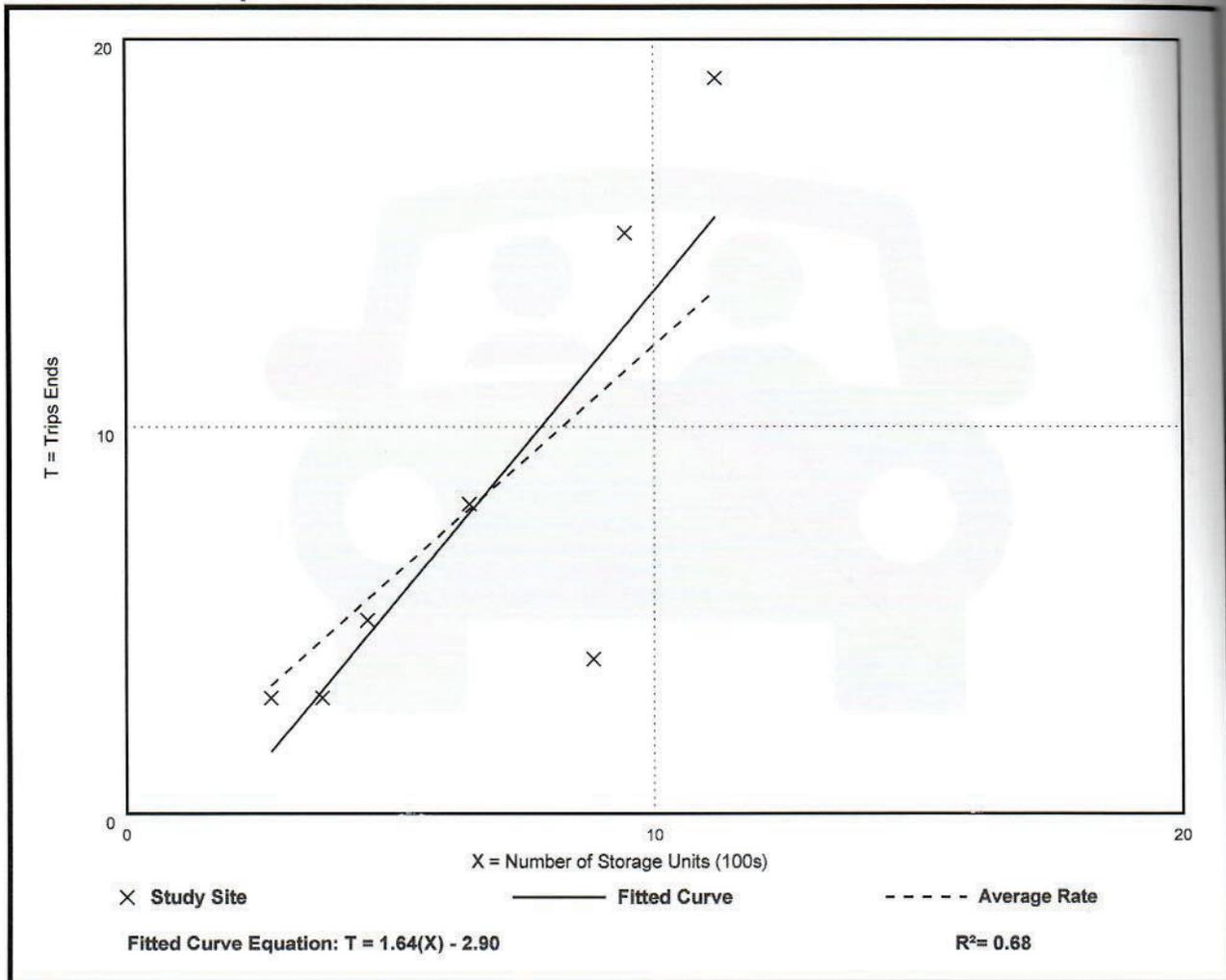
Avg. Num. of Storage Units (100s): 7

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

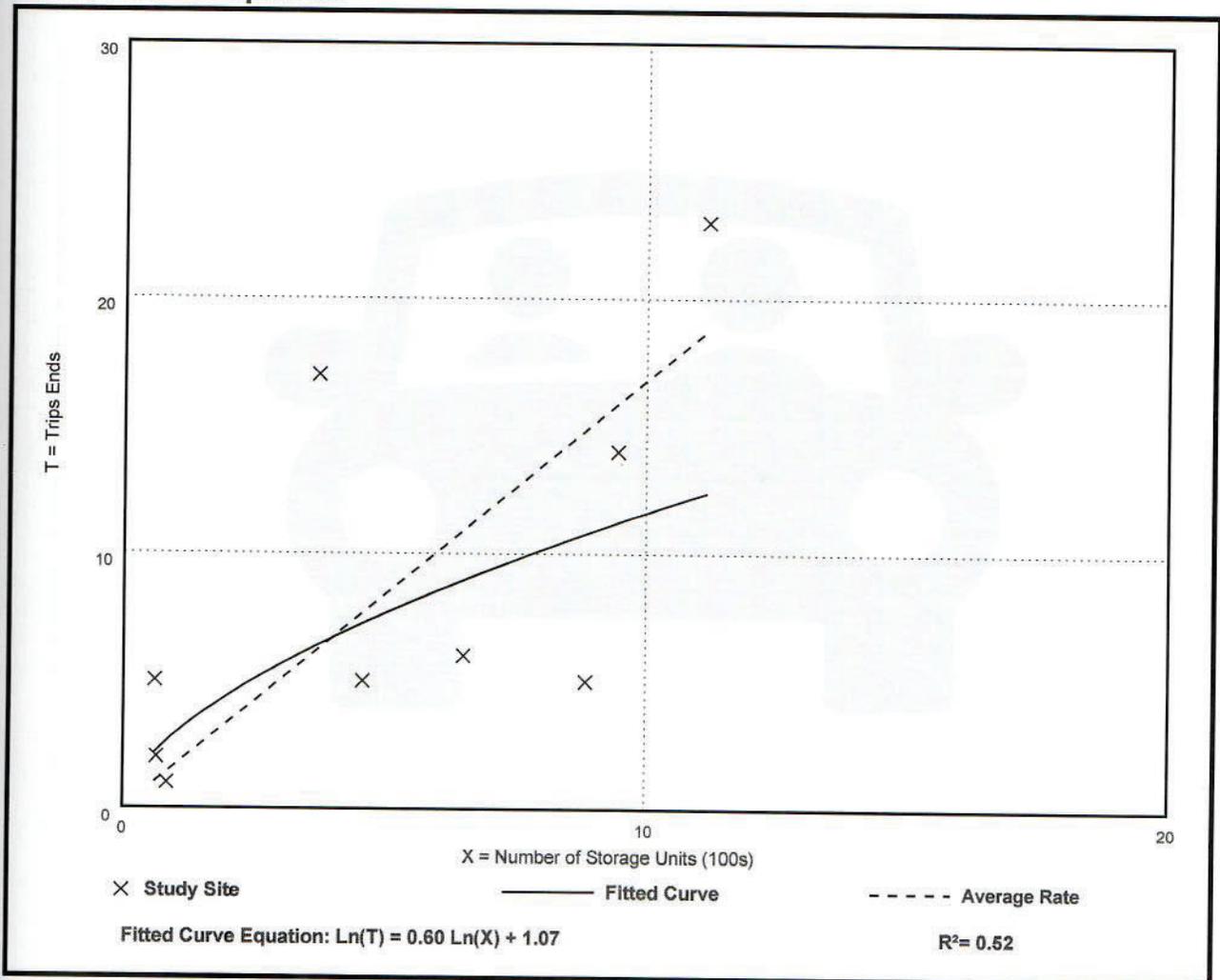
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



CITY OF AMERICAN CANYON PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

On **Thursday, March 28, 2023**, at the hour of **6:30 p.m.**, at **4381 Broadway, Suite 201** (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the Planning Commission of the City of American Canyon to consider the following:

APPLICATION: Resolution to approve a Design Permit for redevelopment of a construction yard and boat and RV storage yard, into a 540-unit mini storage facility at 4484 Hess Road in the General Industrial (GI) zoning district.

PROJECT DESCRIPTION: The Napa Junction Mini Storage Design Permit proposes to repurpose the existing construction yard and boat and RV storage yard at 4484 Hess Rd into a 540-unit mini storage facility. The project consists of 259 self-storage units on Parcel A and 281 self-storage units in Parcel B. The storage units will range from 100 SF to 300 SF. The site will be accessed from Hess Road and Napa Junction Road. Customers will have access to their storage units 7 days a week from 5:00 AM to 9:00 PM. The office will be open on Mondays, Wednesdays, and Fridays from 10:00 AM to 5:00 PM.

ENVIRONMENTAL REVIEW: The proposed design permit is exempt from CEQA under Categorical Exemption, Class 1 (Section 15301) – Existing Facilities, and Class 4 (Section 15304) – Minor Alterations to Land.

PROJECT LOCATION: 4484 Hess Rd (APNs 058-320-003 and 058-320-002)

APPLICANT: RH Hess Development c/o Rick Hess

All interested persons are invited to attend the meeting and be heard on this matter. Copies of all documents that relate to the above-described project may be examined at the Community Development Department office prior to the hearing. The meeting will be conducted in person and by teleconference via a Zoom connection where the Planning Commission and staff will participate with both audio and video presence. The meeting will be accessible for all members of the public to attend via the City’s website, YouTube, and Cable TV Channel 28 and public comments enabled via email and phone.

Written comments may be submitted to the Community Development Department at www.cityofamcan.org/ProjectReview or by mail at 4381 Broadway St, Suite 201, American Canyon, CA 94503, prior to the public hearing.

If you challenge the particular proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the public hearing.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay Service or by e-mailing cityclerk@cityofamericancanyon.org at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

Nicolle Hall, Administrative Technician

Date: March 15, 2024

Publication Date: March 16, 2024

058-030-009-000

[REDACTED]
2022 LONE OAK AVE
NAPA, CA 94558

058-030-010-000

[REDACTED]
300 HESS DRIVE
AMERICAN CANYON, CA 94503

058-030-011-000

[REDACTED]
300 HESS DRIVE
AMERICAN CANYON, CA 94503

058-030-041-000

GREEN ISLAND PROPERTY LLC
1075 ROSS CIR
NAPA, CA 94558

058-030-052-000

NICHOLAS NAPA INVESTMENTS LLC
1011 LOMA VISTA DR
NAPA, CA 94458

058-030-054-000

SDG MEZZETTA 40 LLC
413 WEST YOSEMITE AVE STE 105
MADERA, CA 93637

058-030-055-000

CITY OF AMERICAN CANYON
4381 BROADWAY
AMERICAN CANYON, CA 94503

058-030-069-000

SDG COMMERCE 330 LLC
413 W YOSEMITE AVE STE 105
MADERA, CA 93637

058-030-070-000

SDG COMMERCE 330 LLC
413 W YOSEMITE AVE STE 105
MADERA, CA 93637

058-320-014-000

CITY OF AMERICAN CANYON
4381 BROADWAY ST
AMERICAN CANYON, CA 94503

058-030-059-000

[REDACTED]
300 HESS RD
AMERICAN CANYON, CA 94503

058-082-007-000

[REDACTED]
139 THERESA AVE
AMERICAN CANYON, CA 94503

058-380-009-000

[REDACTED]
388 VALLE VISTA AVE
VALLEJO, CA 94590

058-320-001-000

CG AMERICAN CANYON LLC ETAL
655 MONTGOMERY ST #1700
SAN FRANCISCO, CA 94111

058-380-008-000

CG AMERICAN CANYON LLC ETAL
655 MONTGOMERY ST #1700
SAN FRANCISCO, CA 94111

058-320-015-000

NAPA VALLEY UNIFIED SCHOOL DISTRICT
2425 JEFFERSON STREET
NAPA, CA 94558-4931

058-380-006-000

CITY OF AMERICAN CANYON
4381 BROADWAY ST
AMERICAN CANYON, CA 94503

058-380-007-000

LEGEND NAPA VALLEY LLC
2300 BENNINGTON DR
VALLEJO, CA 94591

058-380-017-000

OAT HILL WINERIES I LLC
3423 BROADWAY ST #D5
AMERICAN CANYON, CA 94503

058-320-002-000

[REDACTED]
397 TROON DR
NAPA, CA 94558

058-320-003-000

[REDACTED]
397 TROON DR
NAPA, CA 94558

058-320-017-000

[REDACTED]
1599 MCKINLEY RD
NAPA, CA 94558

058-320-004-000

OAT HILL PROPERTIES LLC
4484 HESS RD
AMERICAN CANYON, CA 94503

058-320-016-000

MIDWAY STORAGE AC LLC
4561 HESS RD
AMERICAN CANYON, CA 94503

058-380-016-000

LEGEND NAPA VALLEY LLC
2300 BENNINGTON DR
VALLEJO, CA 94591

058-082-001-000

[REDACTED]
285 NAPA JUNCTION RD
AMERICAN CANYON, CA 94503

058-082-009-000

CALVARY BAPTIST CHURCH OF VALLEJO
117 THERESA AVE
AMERICAN CANYON, CA 94503

058-082-003-000

CALVARY BAPTIST CHURCH OF
AMERICAN CANYON
117 THERESA AVE
AMERICAN CANYON, CA 94503

058-082-002-000

CITY OF AMERICAN CANYON
4381 BROADWAY ST #201
AMERICAN CANYON, CA 94503

058-320-014-000

LEGEND NAPA VALLEY LLC
2300 BENNINGTONDR
VALLEJO, CA 94591

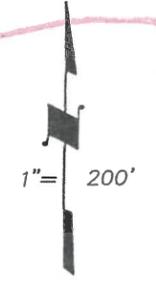
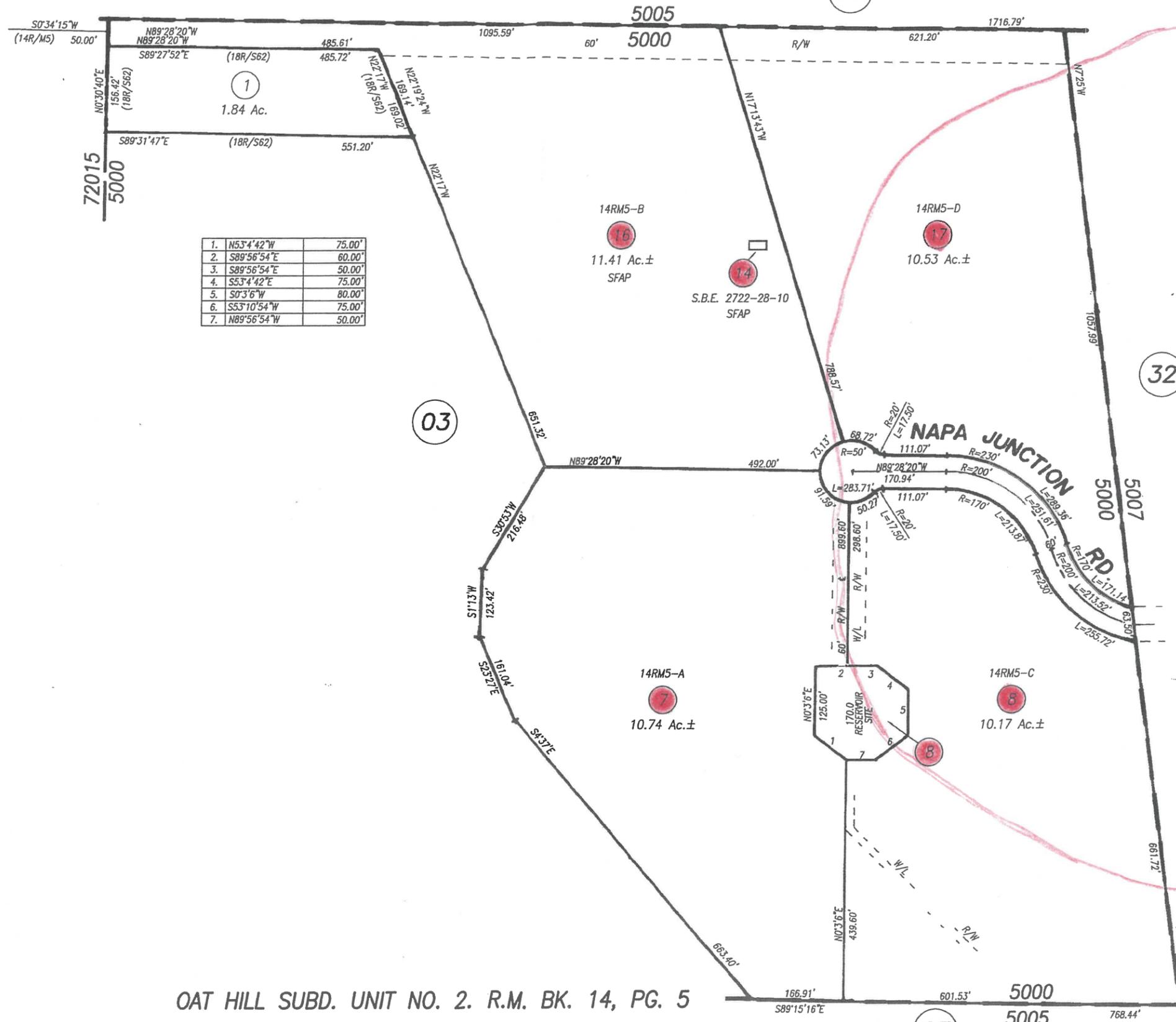
058-380-016-000
LEGEND NAPA VALLEY LLC
2300 BENNINGTON DR
VALLEJO, CA 94591

COUNTY ASSESSOR'S PARCEL MAP

PTN. SEC'S 13 & 14 T.4N., R.4W., M.D.B.&M.

JUL 06 2016 58-38
Tax Area Code 5000

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THIS MAP.



1.	N53°4'42"W	75.00'
2.	S89°56'54"E	60.00'
3.	S89°56'54"E	50.00'
4.	S53°4'42"E	75.00'
5.	S0°3'6"W	80.00'
6.	S53°10'54"W	75.00'
7.	N89°56'54"W	50.00'

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

	10-26-89
	6-18-92
	5-8-95
	6-15-95
	380-016,017 MGR 12-31-15
REVISION	DATE

1984

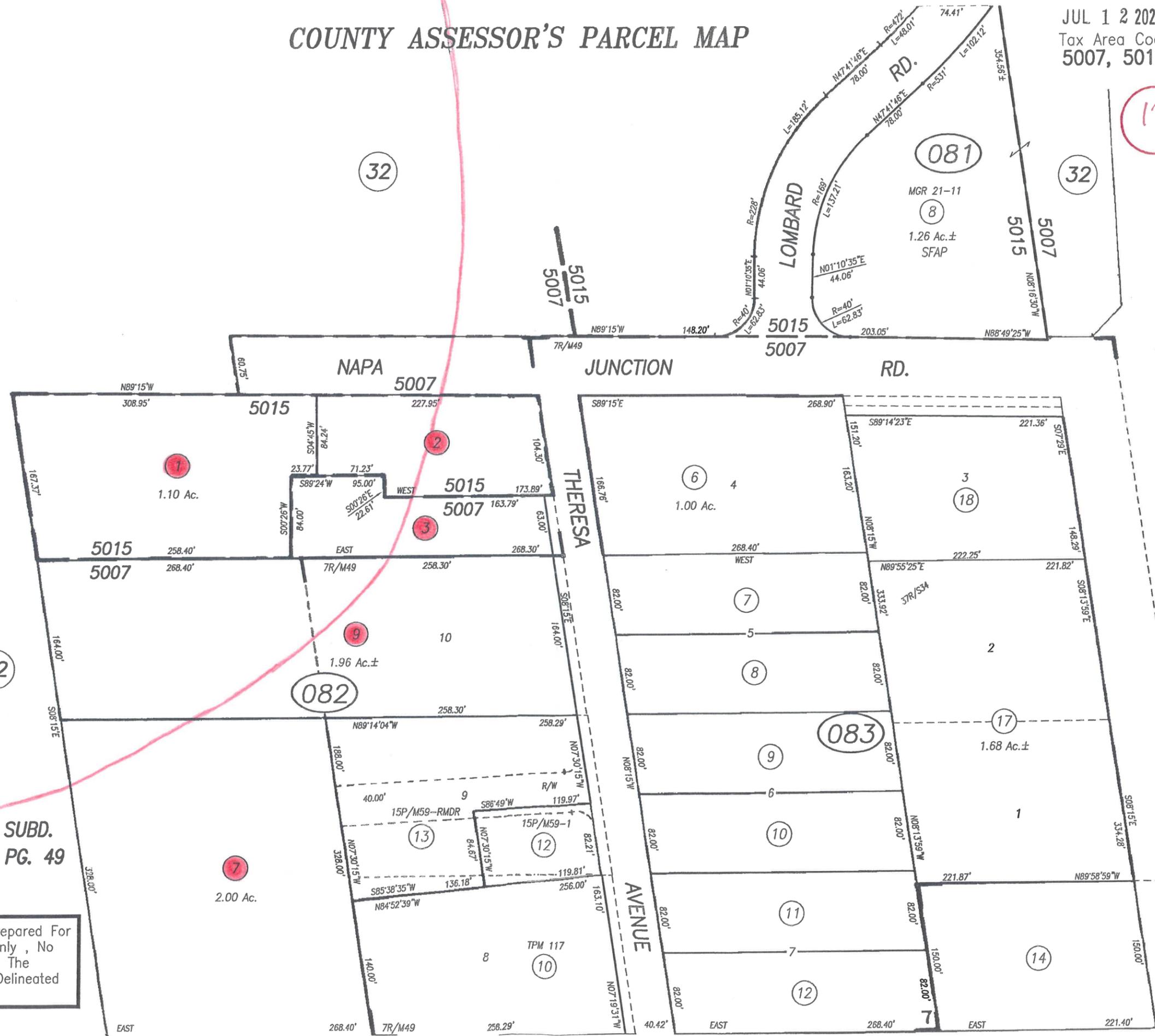
COUNTY ASSESSOR'S PARCEL MAP

JUL 1 2 2022
Tax Area Code
5007, 5015

58-08

PTN. 25-10,11

17



HOMELAND SUBD.
BK. 7 R. M. PG. 49
1960

NOTE: This Map Was Prepared For
Assessment Purposes Only , No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.

083-18 MERGER	6-21-11
082-03 PTN TO RD	8-22-12
083-18 PTN TO RD	8-20-13
083-18 PTN TO RD	10-15-13
081-07 MERGER	5-26-16
081-08 MERGER	2-10-21
REVISION	DATE

58-08

27

COUNTY ASSESSOR'S PARCEL MAP

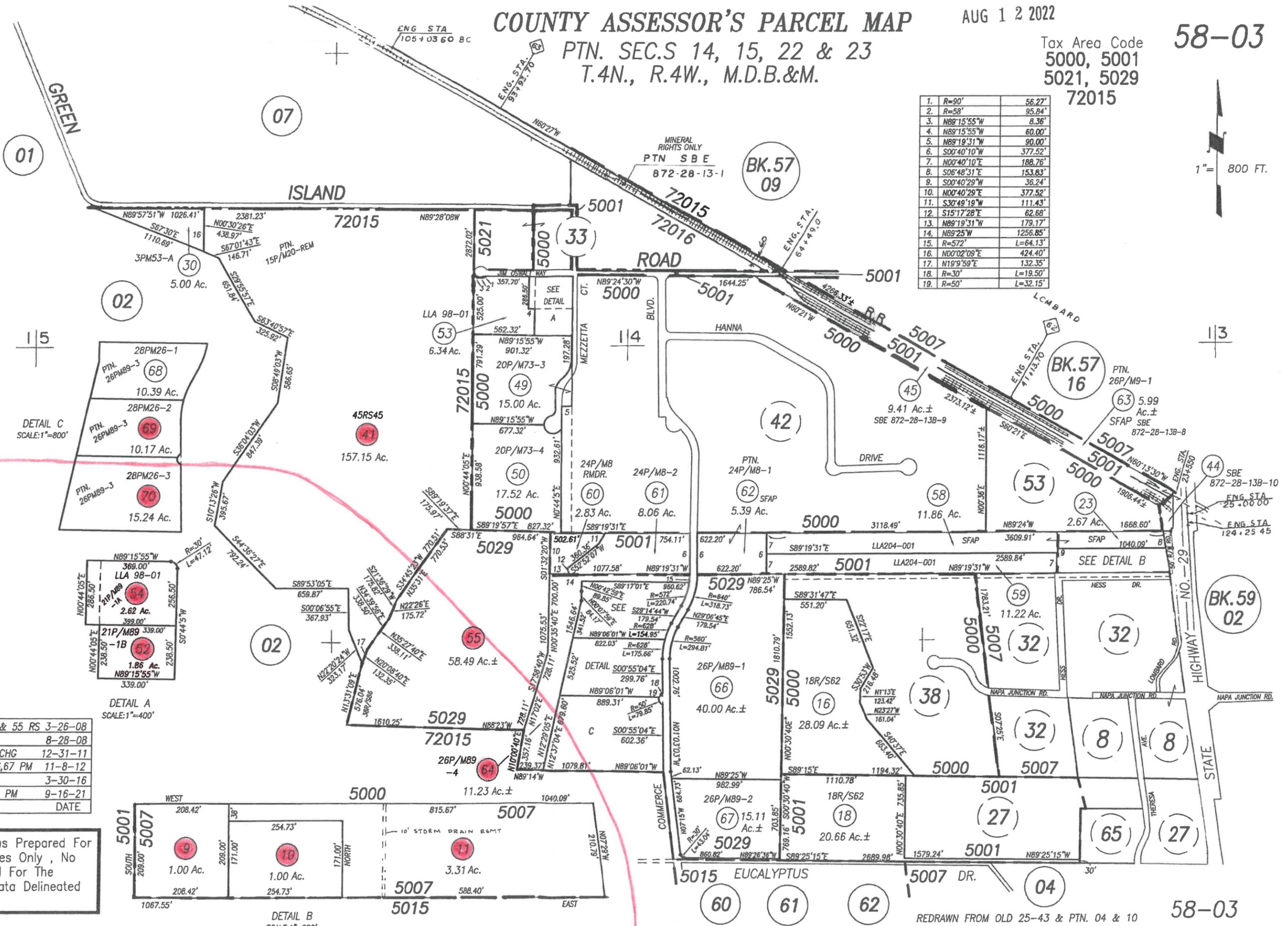
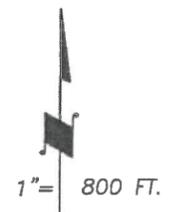
AUG 1 2 2022

58-03

PTN. SEC.S 14, 15, 22 & 23
T.4N., R.4W., M.D.B.&M.

Tax Area Code
5000, 5001
5021, 5029
72015

1.	R=90'	56.27'
2.	R=58'	95.84'
3.	N89°15'55"W	8.36'
4.	N89°15'55"W	60.00'
5.	N89°19'31"W	90.00'
6.	S00°40'10"W	377.52'
7.	N00°40'10"E	188.76'
8.	S06°48'31"E	153.83'
9.	S00°40'29"W	36.24'
10.	N00°40'29"E	377.52'
11.	S30°49'19"W	111.43'
12.	S15°17'28"E	62.68'
13.	N89°19'31"W	179.17'
14.	N89°25"W	1256.85'
15.	R=572'	L=64.13'
16.	N00°02'09"E	424.40'
17.	N19°9'59"E	132.35'
18.	R=30'	L=19.50'
19.	R=50'	L=32.15'



DETAIL C
SCALE: 1"=800'

DETAIL A
SCALE: 1"=400'

DETAIL B
SCALE: 1"=200'

PTN 030-41 & 55 RS 3-26-08	
030-63 PM	8-28-08
030-56 TRA CHG	12-31-11
030-64,65,66,67 PM	11-8-12
030-41 RS	3-30-16
030-68,69,70 PM	9-16-21
REVISION	DATE

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

REDRAWN FROM OLD 25-43 & PTN. 04 & 10

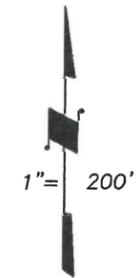
58-03

COUNTY ASSESSOR'S PARCEL MAP

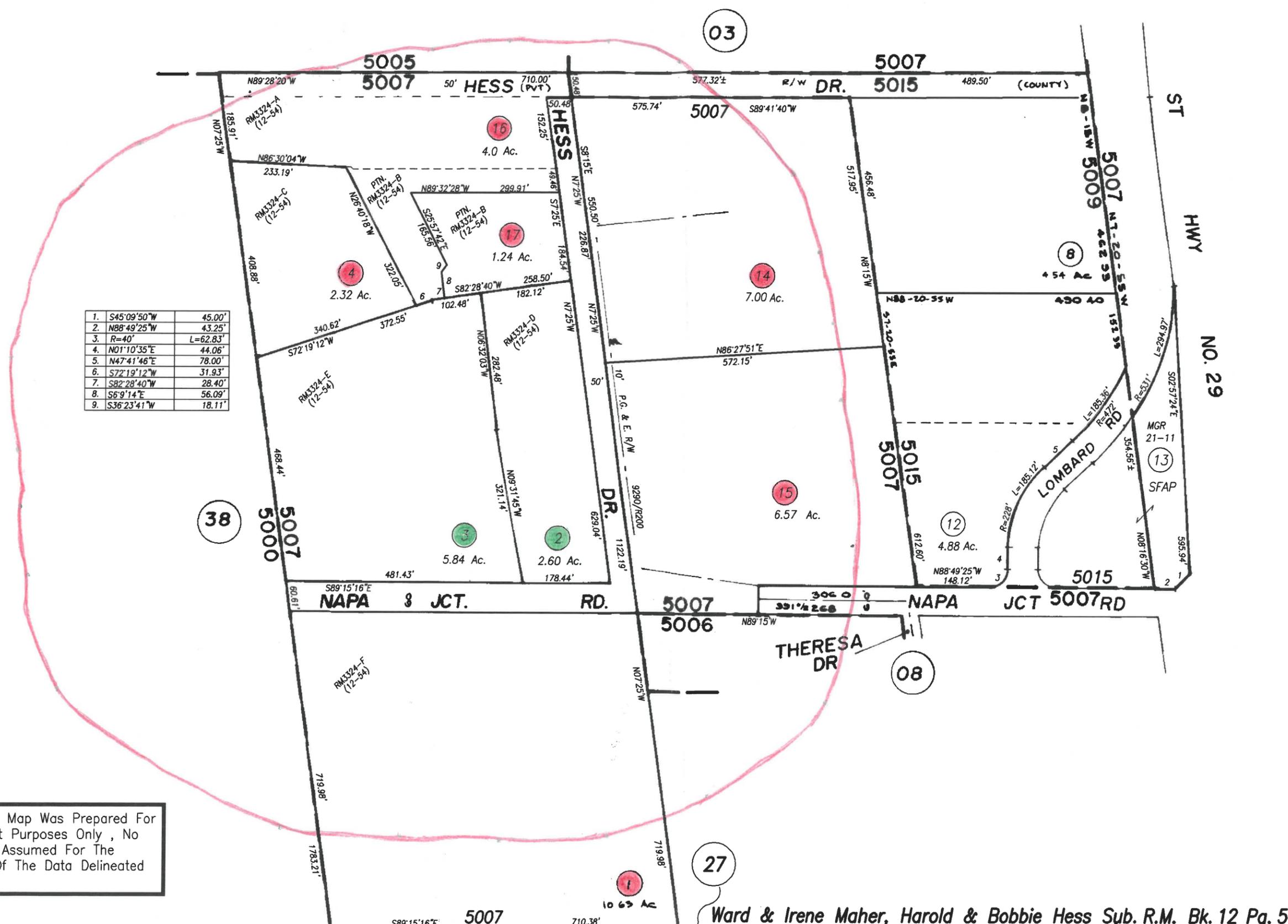
PTN. SEC. 13 T.4N., R.4W., M.D.B.&M.

Tax Area Code
5007, 5015

58-32
58-03



1.	S45°09'50"W	45.00'
2.	N88°49'25"W	43.25'
3.	R=40'	L=62.83'
4.	N01°10'35"E	44.06'
5.	N47°41'46"E	78.00'
6.	S72°19'12"W	31.93'
7.	S82°28'40"W	28.40'
8.	S6°9'14"E	56.09'
9.	S36°23'41"W	18.11'



NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

8-24-94	
6-16-95	
320-14 & 15 GD	5-1-98
320-16 & 17 LLA	7-23-98
320-13 MGR	2-10-21
REVISION	DATE

1980



TITLE

Watson Ranch Lot 8 Subdivision

RECOMMENDATION

A Resolution of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon approve a Vesting Tentative Subdivision Map for Watson Ranch Lot 8 to create 25 single family home lots on 2.3 acres within the Watson Ranch Specific Plan Medium Density Residential-16 zoning district located north of Cartier Street, Assessor’s Parcel Numbers 059-430-012 and 059-430-037 (File No. PL22-0024)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Watson Ranch Specific Plan (WRSP) - Medium Density Residential 16 (MDR-16)
Zoning District	WRSP - MDR-16
Site Size	2.3 Acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: WRSP Park / vacant lot South: WRSP MDR-16 / Harvest Subdivision, single-family homes East: WRSP MDR-16 / Promontory Subdivision, vacant lots West: WRSP MDR-16/ vacant lot
Access	Site access is provided from Cartier Street

History: In August 2021, the Planning Commission approved the Watson Ranch Lot 10, Harvest Subdivision Design Permit. In September 2021, the City Council approved the Lot 10 Vesting Tentative Subdivision Map (VTM). The Harvest Subdivision consists of 219 single-family homes and 6 new streets. The Watson Ranch Lot 8 Subdivision is proposed as an extension of Lot 10. A location map is available as Attachment 2.

On September 5, 2023, the City Council approved a technical amendment for the Watson Ranch Specific Plan. Among the changes, the Project Site was redesignated from Public and Park to Medium Density Residential 16 (MDR-16). The MDR-16 zone allows single-family residential lots at up to 16 dwelling units per acre.

Proposed Development: AC-1, LLC proposes to develop the Watson Ranch Lot 8 Subdivision. The project consists of 25 single-family homes on a 2.3-acre site in the WRSP Medium Density Residential 16 Zoning District. The site is located directly north of the Harvest Subdivision, or Watson Ranch Lot 10, and accessible from Cartier Street. The project site is in the WRSP area, which was approved with an Environmental Impact Report in November 2018.

The 25 single-family residential lots range from 3,608 to 5,624 square feet. The lots are all arranged along the north side of Cartier Street. The lots will be supported with wet and dry utilities, with connections already available. As an extension of the Harvest neighborhood, the subdivision will feature homes with 3 to 4 bedrooms, two-car garages, and two-stories. The architecture of the houses will feature farmhouse, ranch, and traditional designs.

The subdivision includes one private Parcel A and two Public parcels B and C. Parcel A is approximately 2,184 square feet and located west of residential lot 1, facing Marcus Road. Parcels B and C are approximately 2,178 square feet each. Parcel B is located between residential lots 4 and 5, and Parcel C is located between residential lots 22 and 23. According to the Applicant, Parcel A will be used as a parcel for utilities, a monument sign, and landscaping buffer to the residential lots. Parcels B and C provide walkways to the park parcel in the north. A condition of approval requires the applicant to provide a landscaping plan for these Parcels similar to the landscaping for landscape/paseo parcels between Pewter Street and Marcus Road in Watson Ranch Lot 10.

The Watson Ranch Lot 8 VTM Resolution, conditions of approval, and civil plans are available as Attachment 1. The approved Architectural designs from Watson Ranch Lot 10 are available as Attachment 3.

Site Specific Issues

Affordable Housing. According to APMC Section 19.28.030, residential projects containing 5 or more residential parcels are required to provide 10% of those units as affordable units. The Watson Ranch Specific Plan includes the Lemos Pointe project that provided 186 affordable units in Watson Ranch Large Lot 24. Watson Ranch Lot 8 utilizes the Lemos Pointe Apartments to comply with the affordable housing requirement.

Aesthetic Enhancement. The Watson Ranch Specific Plan requires the sides and rear elevations that are visible to the public to have enhanced architectural treatment. Lot 1 is located adjacent to Parcel A which is located next to Marcus Road. The west side and rear of the home at this lot will be highly visible to the public. Lot 25 is located adjacent to the Vine Trail. The east side and rear of this

home will also be highly visible to the public. Staff has added a condition of approval that requires the side and rear of these two lots to receive an enhanced elevation. The architectural enhancement treatments are shown in Attachment 3.

The remaining homes all backup onto a future park. While technically the rear elevations of all the homes would be visible to the public, the park will be located at a lower elevation than the homes. In addition, the park, being a is a large space with trees, would provide a more distant public view of the rear home elevations. In addition, the rear fence, elevation change, and park landscaping will further obscure views toward the homes. For these reasons, staff does not recommend requiring architectural enhancement to the rear elevations of homes on Lots 2 through 24. A site plan for the subdivision showing the lot locations, future park, and adjacent Marcus Road and Vine Trail is included as Attachment 1.4.

Standard Conditions. There has been a significant effort in planning and entitling Watson Ranch. These entitlements include: a General Plan Amendment, Watson Ranch Specific Plan (and related Zoning), Large Lot Vesting Tentative Map, and Development Agreement. The project is subject to the American Canyon Municipal Code, the WRSP policies and mitigation measures, the WRSP Development Agreement, and the AC-1 Master Conditions of Approval.

Given the significant analysis already completed, Standard Conditions for the AC-1 portion of Watson Ranch provides a standardized method to ensure each development project will construct its share of physical improvements and environmental mitigation from the Watson Ranch Program Environmental Impact Report. A copy of the AC-1 Master resolution and conditions of approval are available in VTM Exhibit B, Attachment 1.

Public Outreach:

City outreach occurred between March 14, 2025 and March 27, 2024. A copy of the public notification addresses and map is included in Attachment 4. Specific events are outlined below:

March. 15 – Public Hearing Notice mailed to property owners and residents within 500 feet

March. 15 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,340 + people)

March. 16 – Public Hearing Notice Published in the Vallejo Times Herald

March. 22 – Staff Report published on City Website and emailed to GovDelivery Recipients

March. 22 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,340 + people)

March. 26 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,340 + people)

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

FISCAL IMPACT

The Watson Ranch Lot 8 Vesting Tentative Subdivision Map required a developer deposit for review and processing, so there is no fiscal impact for staff time. If the Planning Commission and City Council approve the project, the City will gain 25 single-family homes, which provides additional tax revenue.

ENVIRONMENTAL REVIEW

The environmental impacts of the Watson Ranch Specific Plan (WRSP) Project which includes the proposed Watson Ranch Lot 8 Subdivision were adequately considered in the certified Final EIR for the Watson Ranch Specific Plan Project (State Clearinghouse No. 2015022030) which includes findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations for the Project. Approval of the proposed Vesting Tentative Subdivision Map is based on the Final EIR and complies with CEQA. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

ATTACHMENTS:

- 1.0 WR Lot 8 Subdivision - Reso
- 1.1 WR Lot 8 Exhibit A VTM Specific Conditions
- 1.2. WR Lot 8 Exhibit B AC1 Master Conditions
- 1.3. WR Lot 8 Exhibit C Vesting Tentative Subdivision Map
- 1.4 WR Lot 8 Architectural Enhancement
2. WR Lot 8 Location Map
3. WR Lot 8 and 10 Architecture
4. WR Lot 8 Subdivision Public Outreach Package

PC RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, RECOMMENDING THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVE A VESTING TENTATIVE SUBDIVISION MAP FOR WATSON RANCH LOT 8 TO CREATE 25 SINGLE FAMILY HOME LOTS ON 2.3 ACRES WITHIN THE WATSON RANCH SPECIFIC PLAN MEDIUM DENSITY RESIDENTIAL-16 ZONING DISTRICT LOCATED NORTH OF CARTIER STREET, ASSESSOR'S PARCEL NUMBERS 059-430-012 AND 059-430-037 (FILE NO. PL22-0024)

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon (City) has adopted a General Plan to provide comprehensive long-range planning and a blueprint of the City's future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

WHEREAS, the City of American Canyon General Plan land use and zoning designation for the property known as the Watson Ranch Specific Plan property is Town Center, which requires the approval of a specific plan to designate the land uses, range of residential and nonresidential densities and unified design standards within the Watson Ranch Specific Plan property; and

WHEREAS, on November 6, 2018, the City Council of the City of American Canyon adopted an Ordinance approving the Watson Ranch Specific Plan that provides for the development of the approximately 309-acre Watson Ranch Specific Plan site with a mixed use community component including a mixed use town center (Napa Valley Ruins and Garden), 1,253 residential units, approximately 23 acres of improved parks, an additional 30 acres of parks, trails and open space, a 10-acre school site, roads and supporting water, wastewater, recycled water and storm drainage infrastructure; and

WHEREAS, on June 18, 2019, the City Council approved the Watson Ranch Specific Plan Development Agreement (Ordinance 2019-06, Agreement 2019-A107); and

WHEREAS, on August 26, 2021, the Planning Commission approved the Watson Ranch Lot 10 Harvest Subdivision Design Permit for 219 single-family homes (PC Resolution 2021-18); and

WHEREAS, on September 21, 2021, the City Council approved the Watson Ranch Lot 10 Harvest Vesting Tentative Subdivision Map for 219 single-family homes (Resolution 2021-75); and

WHEREAS, on September 15, 2022, AC-1, LLC "Applicant" submitted the Watson Ranch Lot 8 Vesting Tentative Subdivision Map "Project" as an extension of the Watson Ranch Lot 10 Harvest Subdivision to create 25 single-family home lots, two public parcels, and one private parcel on a 2.3-acre site located north of Cartier Street, Assessor's Parcel Numbers 059-430-012 and 059-430-037 (File No. PL22-0024); and

WHEREAS, on September 5, 2023, the City Council approved a Watson Ranch Specific Plan technical amendment (Ordinance 2023-07); and

WHEREAS, Chapter 18.22.055 of the Municipal Code sets forth findings required for approval of a tentative subdivision map; and

WHEREAS, the proposed map is consistent with the City of American Canyon General Plan, Municipal Code and the Watson Ranch Specific Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a final environmental impact report (Final EIR) was prepared for the Watson Ranch Specific Plan, which included the proposed Vesting Tentative Map (VTM), having analyzed the actions contemplated by the VTM and includes required mitigation measures, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on March 28, 2024 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of American Canyon, having considered all the evidence, including any submitted by member of the public, hereby recommends the City Council of the City of American Canyon approve the Vesting Tentative Subdivision Map for Watson Ranch Lot 8 (PL22-0024), subject to the following Findings and Conditions of Approval.

SECTION 1: Findings Regarding Environmental Review pursuant to the California Environmental Quality Act (CEQA)

1. The City of American Canyon makes the following findings and determinations based on substantial evidence in the record as a whole pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 *et seq.*) and its Guidelines (California Code of Regulations, Title 14 §§ 15000, *et seq.*), as each is amended from time to time (“CEQA”).
2. Pursuant to CEQA, an Environmental Impact Report (EIR) was prepared, supplemented, and certified for the Watson Ranch Project (“Project EIR”). The Project EIR considered and analyzed the significant adverse environmental impacts of, related mitigation measures for, and reasonable alternatives to, the planning, development, construction, operation, and maintenance of the proposed uses of the Property implemented through the “Project Approvals” of the “Project,” including without limitation, the General Plan Amendment, Watson Ranch Specific Plan (and related Zoning), Large Lot Vesting Tentative Map, and Development Agreement. In accordance with CEQA, City certified as legally adequate and complete the Project EIR, and approved the development allowed and approved by said existing and future Project Approvals contemplated by the Project EIR and the Development Agreement.
3. The proposed Vesting Tentative Map for that Watson Ranch Lot 8 is a contemplated “Project Approval” under the Project EIR and the Development Agreement. Under CEQA, a Specific Plan EIR, like the Watson Ranch Specific Plan Project EIR, is generally assumed to be used at a “development level.” *See, e.g.,* CEQA Guidelines § 15168. Under controlling CEQA law, particularly CEQA Guidelines section 15162, the legal question is whether the Project EIR, itself, needs updating (through a Subsequent or Supplemental EIR) before the City can consider and approve the Watson Ranch Lot 8 VTM, or whether the Project EIR provides the appropriate CEQA compliance work for the City’s consideration and approval of the Watson Ranch Lot 8 VTM. For the following reasons and findings, by law, no such Subsequent or Supplemental EIR can be required by the City, and the Project EIR provides the appropriate CEQA compliance work for the City’s consideration and approval of the Watson Ranch Lot 8 VTM.

First, CEQA Guidelines section 15162 provides as follows [*City responses to the issues raised by Section 15162 are provided in bracketed, italicized text below*]:

(a) When an EIR has been certified . . . for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; *[There is no substantial evidence in the light of the whole record revealing any changes proposed in the Project, let alone changes that will involve involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Watson Ranch Lot 8 VTM implements the Watson Ranch Specific Plan Project, and no new significant environmental effects or substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.]*

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; *[There is no substantial evidence in the light of the whole record revealing circumstances under which the Project is undertaken which require major revisions to the Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects: the Watson Ranch Lot 8 VTM is anticipated by, and is the implementation of, the Watson Ranch Specific Plan Project (and Project Approvals), and no new significant environmental effects or a substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.];* or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following *[There is no substantial evidence in the light of the whole record revealing any such new information of any kind has been presented]:*

(A) The project will have one or more significant effects not discussed in the previous EIR . . . *[There is no substantial evidence in the light of the whole record revealing that the Watson Ranch Lot 8 VTM will have one or more significant effects not discussed in the Project EIR: Instead, the Watson Ranch Lot 8 VTM is anticipated by, and are the implementation of, the Watson Ranch Specific Plan Project as fully analyzed by the Project EIR];*

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR *[There is no substantial evidence in the light of the whole record revealing that the Watson Ranch Lot 8 VTM will result in a situation where significant effects previously examined in the Project EIR will be substantially more severe than shown and discussed in the Project EIR: Instead, the Watson Ranch Lot 8 VTM are anticipated by, and are the implementation of, the Watson Ranch Specific Plan Project as fully analyzed by the Project EIR];*

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative [There is no substantial evidence in the light of the whole record supporting a determination that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative.]; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. [There is no substantial evidence in the light of the whole record supporting a determination that mitigation measures or alternatives which are considerably different from those analyzed in the Project EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. No such mitigation measure nor alternatives have been proposed, nor are warranted, and no rejection of such mitigation measure or alternative by the project applicant has taken place.]

Because there is no substantial evidence in the record to support any of the findings set forth in CEQA Guidelines section 15162, as a matter of law, no additional CEQA work can be required by the City relating to the City's consideration and approval of the Watson Ranch Lot 8 VTM.

Second, similar to CEQA Guidelines section 15162, CEQA Guidelines section 15163 provides that a public agency may choose to prepare a "Supplement" to an EIR - rather than a "Subsequent" EIR - only if (1) any of the findings described in Section 15162 (above) would require the preparation of a Subsequent EIR, yet (2) only minor additions or changes would be necessary to make the Project EIR adequately apply to the changed situation. As stated above, because there is no substantial evidence in the record to support any of the findings set forth in CEQA Guidelines section 15162, then, as a matter of law, no finding can be made under CEQA Guidelines section 15163. Therefore, no additional CEQA work for the Watson Ranch Lot 8 VTM can be required by the City.

Third, and lastly, under the Development Agreement, "to the extent permitted or required by CEQA, City shall use . . . existing environmental assessments, declarations, reports and studies as adequately addressing the environmental impacts of the Project and its Subsequent Approvals without requiring new or supplemental environmental documentation." Development Agreement § 2.04(k). Because CEQA prohibits the City from requiring additional CEQA compliance work for the Watson Ranch Lot 8 VTM approval, for the reasons discussed above, the Development Agreement likewise enforces that CEQA requirement and prohibits additional "new or supplemental environmental documentation." Development Agreement § 2.04(k).

Therefore, the City finds and determines that the Project EIR provides the appropriate CEQA compliance documentation for the City's consideration and approval of the proposed Watson Ranch Lot 8 VTM.

SECTION 2. FINDINGS

1. The proposed map is consistent with the General Plan and the Watson Ranch Specific Plan.

The subdivision is proposed to delineate parcels that reflect the proposed land uses and street lay out of the Watson Ranch Specific Plan; and

2. American Canyon Municipal Code (ACMC) Section 18.22.055 provides that the planning commission shall not recommend approval and the city council shall not approve a tentative subdivision map if any of the following findings are made:

- A. That the proposed tentative subdivision map is not consistent with the city's general plan or its elements or other applicable plans;

The proposed map is consistent with the General Plan because it will provide individual lots with adequate access and utility services to be developed with single family homes.

- B. That the design or improvement of the proposed subdivision is not consistent with the city's general plan or its elements or any other applicable plans;

The proposed improvements for the subdivision are consistent with the City's General Plan, Watson Ranch Specific Plan, and the Watson Ranch Development Agreement, including the size of individual lots, as analyzed in the staff report for this project.

- C. That the site is not physically suitable for the type of development proposed;

The subdivision site is physically suitable for the type of development because it is adjacent to existing residential development, the subdivision is designed to accommodate the proposed 25 single-family homes.

- D. That the site is not physically suitable for the proposed density of development proposed;

The site is physically suitable for the proposed density of development because the density of development will comply with the limits set out in the Watson Ranch Specific Plan and can be improved and provided with necessary utilities to serve the future development.

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The subdivision and related improvements would not adversely affect wildlife habitat areas, as described in the Watson Ranch Environmental Impact Report (SCH # 2015022030), approved by the City Council on November 6, 2018.

- F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

The subdivision improvements are consistent with the improvements provided for other development in the City and are not likely to cause serious health problems.

- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city council may approve a tentative subdivision map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to one previously acquired by the public. This subsection shall apply only to easements of record or to

easements established by judgment of a court of competent jurisdiction and no authority is granted to the city council to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;

The project pose no conflicts with easements.

- H. That the discharge of waste water, including sewage and stormwater runoff, from the proposed subdivision would result in a violation of existing water quality requirements prescribed by the regional water quality control board.

All wet utilities are already constructed (stubbed) along Cartier Street. There will be no conflicts with the regional water quality board.

Because none of the findings to disapprove the proposed subdivision can be made, the Vesting Tentative Subdivision Map for Watson Ranch Lot 8 (PL22-0024); is recommended for approval, subject to the following conditions.

SECTION 3: CONDITIONS OF APPROVAL

The Watson Ranch Lot 8 VTM incorporates specific conditions of approval included as Exhibit A, and the adopted Master Conditions of Approval for the AC-1 Portion of Watson Ranch (Resolution No. 2020-106) as Exhibit B to this Resolution.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 28th day of March, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Brando Cruz, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Hall, Administrative Technician

William D. Ross, City Attorney

EXHIBITS:

- A. Watson Ranch Lot 8 VTM Conditions of Approval
- B. Master Conditions of Approval for AC-1 Portion of Watson Ranch (Resolution 2020-106)
- C. Vesting Tentative Subdivision Map for Watson Ranch Lot 8 (PL22-0024)

EXHIBIT A

SPECIFIC CONDITIONS – WATSON RANCH LOT 8 VESTING TENTATIVE MAP

Planning Conditions

APPROVAL, EXHIBITS, AND EXPIRATION

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
1.	The Vesting Tentative Subdivision Map for Watson Ranch Phase Lot 8 (PL22-0024; APN 059-430-012 and 059-430-037) (sometimes referred to herein as “Watson Ranch Lot 8 VTM” and sometimes referred to herein as the “Project”) to subdivide Large Lot 8 (approximately) into 25 single-family house lots and 3 parcels, is approved as shown on the Vesting Tentative Map for Watson Ranch Lot 8 prepared by Carlson, Barbee & Gibson, revised through March, 2024, consisting of multiple sheets, marked “Exhibit C” to the Resolution approving Watson Ranch Lot 8 VTM, and on file in the Community Development Department. The final map for Watson Ranch Lot 8 VTM is referred to herein as the “Final Map.”	Watson Ranch Lot 8 VTM	Final Map Recordation	Applicable
2.	The Master Conditions adopted for the AC-1 Portion of the Watson Ranch Specific Plan are attached hereto and incorporated herein by this reference as if set forth herein in full, and shall apply to the Project where relevant, i.e., where such Master Conditions set general principles applicable to all Parcels comprising the AC-1 portion of the Watson Ranch Specific Plan, and/or where such Master Conditions set specific requirements relating to Lot 8, which Lot 8 comprises the land within the Watson Ranch Lot 8 VTM.	SIA (Site Improvement Agreement)	Execution of SIA	Applicable
3.	Development of the subdivision and the individual lots comprising Watson Ranch Lot 8 VTM shall be subject to the Watson Ranch Lot 10 Residential Design Guidelines, on file in the Community Development Department, because Watson Ranch Lot 8 is an extension of Watson Ranch Lot 10.	Design Guidelines	Building Permit	Applicable
4.	WATSON RANCH LOT 8 VTM shall have that life set forth in the Watson Ranch Specific Plan Development Agreement (Development Agreement).	Development Agreement	Final Map	Applicable
5.	Applicant shall defend, indemnify, and hold harmless the City of American Canyon, its elected and appointed officials, employees, volunteers, and legal counsel, as set forth in the Development Agreement.	Development Agreement	Final Map	Applicable

6.	Applicant shall be responsible for paying for charges related to the processing of WATSON RANCH LOT 8 VTM as set forth in the Development Agreement.	Development Agreement	Final Map	Applicable
7.	Compliance of the Project with City’s Inclusionary Housing Requirements is as set forth in the Development Agreement.	Development Agreement	Sale of Parcel 24 (Lemos Pointe Apartments)	Completed
8.	Applicant shall make all public dedications shown on WATSON RANCH LOT 8 VTM through the Final Map, and City shall accept those public dedications.	Final Map	Recordation	Applicable
9.	According to the Watson Ranch Specific Plan Section A.4.2.2, equal concern should be given to side elevations on corner lots and rear elevations where visible to the public. Enhanced aesthetic wrapping shall be provided for the side and rear of homes visible to the public located on Lot 1 and Lot 25. Enhanced elevations do not apply to Lots 2 to 24.	WRSP	Building Permit Issuance	Applicable
10.	Prior to the issuance of the first building permit, the applicant shall provide a landscaping plan for Parcels A, B, and C. Parcels B and C shall be designed similar to the paseo between Pewter St and Marcus Rd in Watson Ranch Lot 10.	City Standards	Building Permit Issuance	Applicable
10a.	Prior to certificate of use and occupancy for Lot 1, the applicant shall landscape Parcel A.	City Standards	Building Permit Final	Applicable

Public Works Conditions

GENERAL CONDITIONS OF APPROVAL

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
11.	Applicant’s responsibility for fees and costs relating to Final Map check, Improvement Plans check, inspections, and all other related City acts shall be as set forth in the Development Agreement.	Development Agreement	Relevant City Act	Applicable
12.	All improvements shall be designed in accordance with the City’s American Canyon Municipal Code (ACMC), Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these Specific Conditions or the Development Agreement.	City Standards	Relevant SIA, Building Permits, Certificates of Occupancy	Applicable
13.	All proposed new utilities to serve the Project, both on-site and along Project frontages, shall be placed underground. Exceptions may be allowed for surface mounted transformers, pedestal mounted terminal boxes, and meter cabinets.	Specific Conditions	SIA	Applicable

14.	Unless otherwise explicitly permitted by the Development Agreement, 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.	Development Agreement	Relevant Permit	Applicable
15.	A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.	Specific Conditions	Improvement Plans Submittal	Applicable
16.	A Drainage Report prepared by a California Registered Civil Engineer shall be submitted for review with the initial submittal of the Improvement Plans. The Drainage Report shall include hydrologic and hydraulic calculations to support the design and sizing of all public and private drainage facilities including storm drains, detention facilities, and weirs. The report shall include hydraulic grade line profiles for all proposed storm drains for the 10-year, 25-year and 100-year storm events.	Specific Conditions	Improvement Plans Submittal	Applicable
17.	A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the <i>Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual</i> and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).	Specific Conditions	Improvement Plans Submittal	Applicable
18.	A Post Construction Stormwater Operations and Maintenance Plan 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 submitted for review and approval by the City Engineer. Once approved, the Applicant shall enter into an agreement (transferable to future Homeowner's Association) with the City that provides the terms,	Specific Conditions	Improvement Plans Submittal	Applicable

	conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.			
19.	Final Maps, as defined in the Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer. Final Maps shall show all lots, parcels, rights-of-way, and easement(s), and shall be submitted to the City Engineer for review. Final Maps shall be in substantial conformance with the approved VTM WATSON RANCH LOT 10 and all applicable Conditions of Approval. Final Maps shall be approved by the City and recorded with the Napa County Recorder. Closure calculations shall be provided at the time of each initial Final Map submittal. All calculated points within the Final Maps shall be based upon one common set of coordinates. All information shown on the Final Maps shall be directly verifiable by information shown on the closure calculation printout. The point(s) of beginning shall be clearly defined. All lot acreages shall be shown on the Final Maps and shall be verifiable from information shown on the closure calculation printout. A current title report shall be submitted at the time of each initial Final Map submittal.	Specific Conditions	Final Map Approval and Recordation	Applicable
20.	Where relevant, Applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite Public Improvements, pursuant to the Development Agreement. Public rights-of-way and easements shall be dedicated to the City on the Final Map or granted by separate instrument, all pursuant to the Development Agreement. If granted by separate instrument, Applicant shall prepare all necessary legal descriptions and deeds.	Specific Conditions	Final Map Dedication and Recordation	Applicable
21.	To the extent any offsite Public Improvements require the acquisition of property not currently owned by Applicant or the City, the Development Agreement shall apply, and if the Development Agreement does not address the issue, the California Subdivision Map Act shall apply.	Specific Conditions	Final Map Submitted	Applicable
22.	Applicant shall transmit by certified mail a copy of VTM WATSON RANCH LOT 8 (ADJUSTED PARCEL B) to each public entity or public utility that is an easement holder of record on the land comprising the Final Map.	Specific Conditions	Pre Final Map Recordation	Applicable
23.	Applicant shall submit all site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. Please be aware that this is separate submittal from the building permit application. The final plan set shall include all civil, landscape and	Specific Conditions	Improvement Plans Submittal	Applicable

	joint trench drawings under a single cover sheet. Applicant shall submit a Rough Grading Plan for all phases for review and approval of the City. Rough Grading Plan approval and site grading may commence prior to Improvement Plan and Final Map approval. An Encroachment Permit shall be required for any work within City right of way, unless explicitly not required by the City.			
24.	All Public Improvements, including without limitation street, water mains, sewer mains, recycled water facilities, and storm drains shall be clearly labeled as "Public" on the Improvement Plans, along with clear demarcation points where they become Public. Likewise, all Private Improvements, including without limitation, retention basins, shall be clearly labeled as "Private " on the Improvement Plans, along with clear demarcation points.	Specific Conditions	Improvement Plans Submittal	Applicable
25.	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. Cathodic protection details shall be included in the Improvement Plans.	City Standards	During Construction	Applicable
26.	All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.	City Standards	During Construction	Applicable
27.	Applicant shall keep adjoining public streets free and clean of Project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.	Specific Conditions	During Construction	Applicable
28.	If any hazardous material is encountered during any construction, all construction work shall immediately stop, and the Fire Department, Napa County Department of Environmental Services, or other designated agency, and the City Inspector, shall be notified immediately. Construction work shall not recommence until clearance has been issued by appropriate agencies.	Specific Conditions	During Construction	Applicable
29.	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. All public utilities, cable TV, sanitary sewers, and water lines, shall be installed in a manner that, where possible, will not result in disturbing the street pavement, curbs, gutters, and sidewalks when future service connections or extensions are made.	Specific Conditions	During Construction	Applicable

30.	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 report shall be submitted for approval by the City Engineer. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details shall be provided to the City for review and approval prior to construction.	Specific Conditions	During Construction	Applicable
31.	All new fire hydrants shall be covered with burlap coverings 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(s) shall be permitted on-site until all hydrants meet City flow requirements, or until alternative fire protection measures are in place, as determined by the City.	Specific Conditions	Pre- and during construction	Applicable
32.	Prior to placing the final lift of asphalt, all public storm drains and sanitary sewer lines shall be video inspected at Applicant's expense. All video tapes shall be submitted to the City. If any inadequacies are found by City, such inadequacies shall be repaired prior to the placement of the final lift of asphalt.	Specific Conditions	Prior to placing the final lift of asphalt	Applicable
33.	All streets, curbs, gutters, sidewalks, or other public facilities damaged in the course of construction associated with the Project shall be the responsibility of Applicant and shall be repaired to the satisfaction of the City, at Applicant's expense.	Specific Conditions	During and post Construction	Applicable
34.	After all of the new underground utilities within public streets have been installed, where necessary, the affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.	Specific Conditions	SIA	Applicable
35.	All construction stormwater pollution prevention best management practices (BMP's) shall be installed as the first order of work and in accordance with the <i>State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2022-0057-DWQ)</i> and Applicant's Storm Water Pollution Prevention Plan (SWPPP). All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP	Specific Conditions	Pre-Construction	Applicable

	Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.			
36.	Construction and grading activities on the site shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturday. Work on Sunday and holidays shall require approval from the City Engineer. If Sunday and/or holiday work is approved, construction and grading activities on the site shall be limited to the hours between 10:00 a.m. and 6:00 p.m. on Sundays and State and Federal holidays.	Specific Conditions	Any Construction and Grading Activity	Applicable
37.	In accordance with the Development Agreement, City shall execute any and all Will-Serve Letter(s) and Water Supply Report(s) that will quantify the new potable water demand for the proposed development and will identify the necessary mitigation for the development's demands with "wet-water" offsets with one or more of the options set forth in the Development Agreement.	Specific Conditions	Relevant Permit	Applicable
38.	All Public Improvement 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 ET/SMART controller.	Specific Conditions	Improvement Plans Submittal	Applicable
39.	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.	Specific Conditions	During Construction	Applicable

SPECIAL CONDITIONS OF APPROVAL

<i>Specific Condition</i>	<i>Developer Obligation</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
40.	Prior to RECORDATION OF THE FINAL MAP, the Applicant shall: a. Construct all of the Public and Private Improvements to the satisfaction of the City. Alternatively, the Applicant may enter into a Subdivision Improvement Agreement with the City agreeing to complete all of the Public and Private	Specific Conditions	Final Map	Applicable

	<p>Improvements prior to Occupancy of the first unit. Such an Agreement will require the Applicant to provide bonds, proof of workers compensation insurance, and general liability insurance in the forms and amounts as deemed satisfactory to the City.</p> <p>b. Generally, in substantial conformance with that which is shown on the approved VTM WATSON RANCH LOT 8 (ADJUSTED PARCEL B), convey all easements and dedications, public and private, for the construction, use and/or maintenance of roads or other access, drainage facilities, utilities and post-construction storm water management facilities on the Final Map or by separate instruments. All dedications to the City shall be irrevocable offers of dedication. Specific public offers of dedication include:</p> <ul style="list-style-type: none"> i. Approximately 243 square feet of additional right-of-way for public road and utility purposes for the Cartier Court. ii. Parcels B through C for public purposes. iii. Public utility easements (PUEs) as shown on the VTM WATSON RANCH LOT 8 (ADJUSTED PARCEL B). <p>c. Furnish proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.</p>			
41.	<p>Prior to release of Project Bonds, Applicant shall:</p> <ul style="list-style-type: none"> a. Submit an inspector's punch list indicating that all of the improvements are constructed to the satisfaction of the City Engineer. b. Restore all adjacent off-site road surfaces to pre-Project conditions. c. Submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report. d. Submit testing certification all backflow devices installed. e. Provide a bond and digital copy of the Improvement Plans and Rough Grading Plans that include all as-built or field changes, in digital AutoCAD (.dwg) compatible with the City's current version. 	Specific Condition	Prior to release of project Bonds.	Applicable

	<ul style="list-style-type: none"> f. Provide proof that all relevant Conditions of Approval have been satisfied. g. Provide a letter from the Civil Engineer of Record certifying that all the site improvements were constructed in substantial conformance with the approved Improvement Plans and City Standards. h. Provide proof from the Architect of Record, Structural Engineer of Record and/or other design professionals who signed the building permit plan submittal indicating that all building improvements have been constructed in substantial conformance with relevant plans. i. Execute Post-Construction Stormwater Operations and Maintenance Agreement with the City. j. Enter into a Recycled Water User’s Agreement with the City. 			
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Fire District Conditions

GENERAL - FIRE

<i>Specific Condition</i>	<i>Developer Obligation</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
42.	In accordance with the standard mitigation measures and conditions of approval set forth by the American Canyon Fire Protection District, the developer shall pay the Fire and Paramedic Impact Fee.	Specific Condition	Issuance of Building Permit	Applicable
43.	Fire District plan review shall be based on the information submitted at the time of permit application. Any changes to the approved/permitted scope of work including additions, alterations, demolition, repair or a change in occupancy/use may impact the Project requirements, including but not limited to the installation of additional fire protection systems or components.	Specific Condition	Relevant Permit	Applicable

ACCESS - FIRE DEPARTMENT

<i>Specific Condition</i>	<i>Developer Obligation</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
44.	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 American Canyon Fire Protection District and the applicable Public Works Standard.	Specific Condition	Pre-Construction	Applicable
45.	Fire apparatus access shall be provided to within 150 feet of the most remote portions of all buildings from an approved exterior route. The final design of fire department access components shall be reviewed and approved by the Fire Chief prior to installation.	Specific Condition	Pre-Construction	Applicable
46.	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". They shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds.	Specific Condition	Pre-Construction	Applicable
47.	Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction.	Specific Condition	Pre-Construction	Applicable
48.	When required by the 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.	Specific Condition	Pre-Construction	Applicable

PROTECTION - FIRE

<i>Specific Condition</i>	<i>Developer Obligation</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
49.	Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the American Canyon Fire Protection District and the applicable National Fire Protection Association Standard.	Specific Condition	Relevant Permit	Applicable
50.	Plans and calculations for all fire protection systems and features shall be submitted and approved prior to the issuance of a building permit.	Specific Condition	Building Permit	Applicable
51.	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	Specific Condition	Relevant Permit	Applicable

	and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code.			
52.	All required inspection testing and maintenance of the water delivery system including hydrants and valves shall meet the standards adopted by the California State Fire Marshal and the American Canyon Fire Protection District including but not limited to the most current adopted editions of the California Code of Regulations Title 24, Part 9 (California Fire Code) and adopted NFPA Standards.	Specific Condition	SIA	Applicable

CONSTRUCTION - FIRE

<i>Specific Condition</i>	<i>Developer Obligation</i>	<i>Mechanism</i>	<i>Implementation; Parcel #</i>	<i>Status</i>
53.	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.	Specific Condition	Relevant Permit	Applicable
54.	Buildings undergoing construction shall maintain fire safety at all times. Construction practices shall be in accordance with Chapter 14 of the California Fire Code. Hot work shall be performed in accordance with Chapter 26 of the California Fire Code.	Specific Condition	During Construction	Applicable

APPLICABLE MITIGATION MEASURES FROM THE WATSON RANCH PROGRAM EIR

Mitigation Measures with strikethrough text do not apply.

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 4.1: Aesthetics					
<p>Mitigation Measure 4.1-1: Water Tank Visibility. As required by the 2004 <i>Proposed Water Tanks (2) Mitigated Negative Declaration</i>, construction plans for the Zone 3 water tank shall incorporate the following mitigation:</p> <ol style="list-style-type: none"> 1. A landscaped earthen berm shall be constructed around the tank site to eliminate direct views of the water tank as much as feasible from the areas surrounding the tank site. The earthen berm shall be landscaped with trees and other vegetation suitable to the City, such as evergreen trees, to screen the water tank from surrounding areas, reduce soil erosion, and blend the berm with the surrounding vegetation. 2. The water tank shall be painted a neutral color deemed appropriate by the City so the tank blends with the surrounding hillside vegetation as much as possible. 	Approval of water tank plans	Prior to issuance of grading permit	City of American Canyon	3/22/2024	WH
<p>Mitigation Measure 4.1-3: <i>Lighting Plan.</i> Prior to any site disturbance activities, the Project Applicant shall submit a construction lighting plan to the City for approval. The construction lighting plan shall ensure that the minimum amount of lighting is used to meet safety requirements and to ensure that limited spillover occurs to nearby sensitive uses. All lighting shall be directed downward and away from surrounding land uses.</p>	Approval of construction lighting plan	Prior to any site disturbance activities	City of American Canyon		

Section 4.2: Air Quality and Greenhouse Gas Emissions					
<p>Mitigation Measure 4.2-1: Construction Fugitive Dust Emissions. The following Bay Area Air Quality Management District (BAAQMD) Best Management Practices (BMPs) and additional mitigation measures for fugitive dust control shall be required for all construction activities within the project area. These measures would reduce fugitive dust emissions primarily during soil movement and grading, but also during vehicle and equipment movement on unpaved project sites.</p>	<p>Notes on construction plans; site inspections to verify BMPs are implemented</p>	<p>During construction activities</p>	<p>City of American Canyon</p>		
<p><i>Basic BMPs that Apply to All Construction Sites</i></p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off site shall be covered. 3. All visible mud or dirt track-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. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 5. All streets, 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. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points. 7. 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. 					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>8. A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action, if necessary, within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p><i>Additional BMPs that Apply to All Construction Sites</i></p> <ol style="list-style-type: none"> 1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content may be verified by lab samples or moisture probe. 2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. 3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks shall have at maximum 50 percent air porosity. 4. For areas that are to remain open space (e.g., not a road, building, or otherwise structurally covered area), vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. 5. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. 6. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel. 7. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1 percent. <p>Before starting on-site construction activities, the contractor or Project Applicant shall submit a site-specific dust control plan (Plan) to the American Canyon Planning Division for review and approval. The Project Applicant shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall state, in reasonable detail, how the Contractor shall meet the requirements above. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.</p>					

<p>Mitigation Measure 4.2-2: Operational Emissions Reductions. The total reduction in ROG and NO_x emissions that would be achieved from implementation of Mitigation Measure 4.2-2a, the TDM program, and Mitigation Measure 4.2-2b, the CAP mitigation strategies, would be calculated at the time the final TDM program and CAP strategies are determined. If the ROG and NO_x emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-2b are determined by a qualified air quality expert to reduce the project's emissions to below the BAAQMD operational thresholds contained in the 2017 BAAQMD CEQA Air Quality Guidelines, no further mitigation would be required. If the ROG and NO_x emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-2b do not reduce the project's emissions to below the BAAQMD operational thresholds identified in the 2017 BAAQMD CEQA Air Quality Guidelines, Mitigation Measure 4.2-2c, purchase of emission offsets, would be pursued.</p>					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.2-2a (same as Mitigation Measure 4.12-3a in Section 4.12, Transportation and Traffic): Transportation Demand Management (TDM) Program. Prior to issuance of the first building permit for the non-residential use areas (i.e., Napa Valley Ruins & Gardens [NVR&G] and hotel), the Project Applicant shall develop a TDM program for the non-residential use areas (i.e., NVR&G and hotel) and shall submit the TDM program to the City Department of Public Works for review and approval. A qualified air quality expert shall prepare a calculation of the ROG and NO_x emissions reductions that would result from implementation of the TDM program. The Project Applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies, which may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Establishment of carpool, buspool, or vanpool programs; 2. Vanpool purchase incentives; 3. Cash allowances, passes or other public transit subsidies and purchase incentives; 4. Preferential parking locations for ridesharing vehicles; 	<p>Approval of TDM Program</p>	<p>Prior to issuance of first building permit for the nonresidential use area (i.e., NVR&G and hotel)</p>	<p>City of American Canyon</p>	<p>3/21/2024</p>	<p>WH</p>

<ol style="list-style-type: none"> 5. Computerized commuter rideshare matching services; 6. Guaranteed ride-home program for ridesharing; 7. Bicycle programs including bike purchase incentives, storage, and maintenance programs; 8. On-site car share and bike share service; 9. Preparation of a Parking Management Plan to address parking accommodations for large events; 10. Designation of an on-site transportation coordinator for the project; 11. Transit and trip planning resources such as commute information kiosk; 12. Employer provided showers, changing rooms, and clothing lockers for office employees that commute via active transportation; 13. Bicycle route mapping resources; 14. Participation in future citywide Transportation Management Association (TMA); and 15. Submit annual reports to the City regarding TDM activities. 					
<p>Mitigation Measure 4.2-2b: Operational Emissions Reduction Strategies. To reduce ROG and NO_x emissions within the project site, the project shall include feasible operational emissions reduction strategies as part of its final design. The specific strategies may include, but are not limited to, the measures described below; however, other measures may be implemented:</p> <ul style="list-style-type: none"> o Prior to issuance of the first building permit for each phase of the project, the Project Applicant shall develop operational emissions reduction strategies, which could include the mitigation strategies identified in Table 4.2-8, Summary of Operational CAP Mitigation Strategies, to provide options for reducing ROG and NO_x emissions from operation of the project. The operational emissions reduction strategies shall be submitted to and approved by the City, prepared by a qualified air quality technical expert, and evaluate the emissions reduction strategies in relation to the project's emissions. 	<p>Recommendations from Air Quality Technical Report that identify updated project emissions calculations and feasible operational emissions reduction strategies</p>	<p>Prior to issuance of the first building permit for the project</p>	<p>City of American Canyon</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.2-2c: <i>Purchase Emission Offsets.</i> Prior to the issuance of the final Certificate of Occupancy for Phase 1 or prior to the issuance of the first residential building permit in Phase 2, whichever occurs first, the Project Applicant would, partially or wholly, purchase offset credits if determined to be feasible based on information available at the time implementation would be required. To reduce ROG and NO_x emissions depending on the reductions achieved through Mitigation Measure 4.2-2a and Mitigation Measure 4.2-2b, and if this mitigation is implemented.</p> <ul style="list-style-type: none"> ○ The Project Applicant or its designee shall pay a mitigation offset fee to the BAAQMD Bay Area Clean Air Foundation (Foundation)¹ in an amount to be determined at the time of the impact. The fee would offset emissions that exceed the threshold of significance after implementation of Project- Level Reduction Strategies and the TDM Program described above to the extent feasible. ○ The Project Applicant would implement Mitigation Measure 4.2-2c through payment of a mitigation offset fee to the BAAQMD’s Foundation in an amount not to exceed \$30,000 per weighted ton per year of ozone precursors per year requiring emissions offsets plus a 5 percent administrative fee to fund one or more emissions reduction projects within the San Francisco Bay Area Air Basin (SFBAAB). The fee shall be determined by the City of American Canyon Planning Division in consultation with the Project Applicant and be based on the type of projects available at the time of the payment. The offset fee is calculated to be “roughly proportional” to the operational air quality impacts. Documentation of payment shall be provided to the City of American Canyon or its designated representative. <p>The current process for payment of offset fees is detailed above. As required by this mitigation measure, payment of offset fees would proceed according to BAAQMD procedures when initiated. The Project Applicant or its designee would enter into a memorandum of understanding (MOU) with the BAAQMD’s Foundation. The MOU would include details regarding the funds to be paid, the administrative fee, and the timing of the emissions reduction project. Acceptance of this fee by the BAAQMD shall serve as an</p>	Bay Area Air Quality Management District Memorandum of Understanding	Prior to the issuance of the final Certificate of Occupancy for Phase 1 or prior to the issuance of the first residential building permit in Phase 2, whichever occurs first	City of American Canyon		

¹ More information on the Bay Area Clean Air Foundation can be found at Bay Area Air Quality Management District (BAAQMD), Bay Area Clean Air Foundation, 2015, available at <http://www.baaqmd.gov/about-the-air-district/bay-area-clean-air-foundation>.

<p>acknowledgment and commitment by the BAAQMD to (1) implement an emissions reduction project(s) within a timeframe to be determined based on the type of project(s) selected and after receipt of the mitigation fee to achieve the emission reduction objectives specified above, and (2) provide documentation to City of American Canyon or its designated representative and to the Project Applicant describing the amount of and the project(s) funded by the mitigation fee, including the amount of emissions of ROG and NO_x reduced (tons per year) within SFBAAB from the emissions reduction project(s). If there is any remaining unspent portion of the mitigation offset fee following implementation of the emission reduction project(s), the Project Applicant shall be entitled to a refund in that amount from the BAAQMD. To qualify under this mitigation measure, the specific emissions retrofit project must result in emission reductions within SFBAAB that would not otherwise be achieved through compliance with existing regulatory requirements.</p>					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.2-3a: Architectural Coatings. The applicant shall use low-VOC architectural coatings during construction for all buildings, which shall have VOC content that is more stringent than local requirements prescribed in Bay Area Air Quality Management District (BAAQMD) Regulation 8 Organic Compounds, Rule 3 Architectural Coatings as revised on July 1, 2009. Coatings that meet the “super-compliant” VOC standard of less than 10 grams of VOC per liter of paint would qualify.</p>	<p>Notes on construction plans indicating the use of low-VOC architectural coatings during construction of all buildings</p>	<p>Prior to issuance of building permits</p>	<p>City of American Canyon</p>		

<p>Mitigation Measure 4.2-3b: Tier 4 Construction Equipment. To reduce construction emissions to below the 2017 BAAQMD CEQA Air Quality Guidelines, prior to start of construction activities after the occupancy of Phase 1, the Project Applicant shall submit to the City either:</p> <ul style="list-style-type: none"> Documentation showing that all off-road construction equipment used prior to the start of construction activities after the occupancy of Phase 1 with greater than 25 hp and operating for more than 20 hours total over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 off-road emission standards. <p>or,</p> <ul style="list-style-type: none"> Provide supplemental analysis prepared by a qualified air quality specialist to show that emissions of ROG and NO_x would not exceed the thresholds from the 2017 BAAQMD CEQA Air Quality Guidelines using other methods. 	<p>Documentation of compliance with the 2017 BAAQMD CEQA Air Quality Guidelines based on the type of construction equipment used or supplemental analysis prepared by a qualified air quality specialist</p>	<p>Prior to the start of construction activities after the occupancy of Phase 1</p>	<p>City of American Canyon</p>		
<p>Mitigation Measure 4.2-5: Construction Emissions Minimization. To reduce construction emissions to below the thresholds identified in the 2017 BAAQMD CEQA Air Quality Guidelines, prior to the start of construction of each of the following—Phase 1 area south of the NVR&G and the off-site Rio Del Mar roadway improvements and Phase 4—the Project Applicant shall submit to the City either:</p> <ul style="list-style-type: none"> Documentation showing that all off-road construction equipment used in the southwestern portion of Phase 1 of construction (located directly south of Napa Valley Ruins & Gardens), the entirety of Phase 4 of construction, and the off-site Rio Del Mar roadway improvements with greater than 25 hp and operating for more than 20 hours total over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 2 off-road emission standards and have been retrofitted with an CARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. <p>or,</p> <ul style="list-style-type: none"> Provide supplemental analysis prepared by a qualified air quality specialist to show health risks at on- and off-site sensitive receptors would not exceed the thresholds from the 2017 BAAQMD CEQA Air Quality Guidelines using other methods. 	<p>Documentation of compliance with the 2017 BAAQMD CEQA Air Quality Guidelines based on the type of construction equipment used or supplemental analysis prepared by a qualified air quality specialist</p>	<p>Prior to the start of construction of the Phase 1 area south of the NVR&G and the off-site Rio Del Mar roadway improvements and Phase 4</p>	<p>City of American Canyon</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.2-7: GHG Emissions Reductions. The total reduction in GHG emissions that would be achieved from implementation of Mitigation Measure 4.2-2a, the TDM program, and Mitigation Measure 4.2-7a, the GHG reduction strategies, would be calculated at the time the final TDM program and GHG reduction strategies are determined. If the GHG emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-7a are determined by a qualified air quality expert to reduce the project’s emissions to below the operational thresholds of 2.67 MT CO₂e per service population per year, no further mitigation would be required. If the GHG emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-7a do not reduce the project’s emissions to below this threshold, Mitigation Measure 4.2-7b, purchase of GHG emission offsets, would be pursued.</p>					

<p>Mitigation Measure 4.2-7a: GHG Reduction Strategies. To reduce greenhouse gas (GHG) emissions within the project site and to maximize the project’s ability to achieve the GHG operational threshold of 2.67 MT CO_{2e} per service population per year, the project shall include feasible operational GHG emissions reduction strategies as part of its final design. The specific strategies of the program may include, but are not limited to, the measures described below; however, other measures may be implemented:</p> <ul style="list-style-type: none"> ○ All development shall, at a minimum, meet the Title 24, Part 6 (2016), standards, or the most current Title 24, Part 6, standard, whichever is more conservative. All residences shall meet the anticipated 2019 Title 24 Standards to achieve Zero Net Electricity. The GHG emissions benefit from residential Zero Net Electricity was included in the unmitigated inventory. ○ Prior to issuance of the first building permit for each phase of the project, the Project Applicant shall identify operational GHG emissions reduction strategies that could include the strategies identified in Table 4.2-14, Summary of Operational GHG Mitigation Strategies, which provides options for reducing GHG emissions from project operation. The operational GHG emissions reduction strategies shall be submitted to and approved by the City, developed by a qualified air quality technical expert, and evaluate the emissions reduction strategies in relation to the project’s emissions. 	<p>Calculations from a GHG technical expert based on specific strategies incorporated into the project</p>	<p>Prior to issuance of building permits for each phase</p>	<p>City of American Canyon</p>																		
<p>Table 4.2-14 Summary of Operational GHG Mitigation Strategies</p>																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Description</th> <th style="text-align: right;">Approximate Reduction MT CO_{2e}/year^f</th> </tr> </thead> <tbody> <tr> <td>Exceed 2016 Title 24 (15%)</td> <td style="text-align: right;">354</td> </tr> <tr> <td>Exceed 2016 Title 24 (15%, electricity only, non-residential only)</td> <td style="text-align: right;">27</td> </tr> <tr> <td>High-efficiency lighting</td> <td style="text-align: right;">126</td> </tr> <tr> <td>Purchase 100% renewable electricity (non-residential benefit only, as residences assumed to achieve zero net electricity)</td> <td style="text-align: right;">709</td> </tr> <tr> <td>Zero net electricity—non-residential</td> <td style="text-align: right;">709</td> </tr> <tr> <td>Solar water heating</td> <td style="text-align: right;">317</td> </tr> <tr> <td>Solar panels</td> <td style="text-align: right;">484</td> </tr> </tbody> </table>						Description	Approximate Reduction MT CO _{2e} /year ^f	Exceed 2016 Title 24 (15%)	354	Exceed 2016 Title 24 (15%, electricity only, non-residential only)	27	High-efficiency lighting	126	Purchase 100% renewable electricity (non-residential benefit only, as residences assumed to achieve zero net electricity)	709	Zero net electricity—non-residential	709	Solar water heating	317	Solar panels	484
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Residential electric vehicles					
Non-residential EV charging (5% of spaces; 54 total)					
Preferential parking locations for ridesharing vehicles; computerized commuter rideshare matching services; and/or guaranteed ride-home program for ridesharing					
On-site car share and bike share service					
Unbundled parking; shared parking; eliminate on-street parking					
Bicycle and pedestrian network					
Reduce distance to transit station					
Expand transit coverage					
Other traffic reductions (for every 1%)					
Smart traffic signals (or traffic signal synchronization)					
Institute recycling and composting services (additional 50% diversion)					
Solar swimming pool heating					
Planting trees					
Electrify landscaping equipment					
<hr/> <p>SOURCE: Refer to Tables Ops-14 through Ops-21 in EIR Appendix B2.</p> <p>NOTE:</p> <p>a. Measures are not all additive. See detailed assumptions and magnitudes assumed for each measure in source above.</p>					

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.2-7b: Purchase GHG Emission Offsets. In order to determine whether or to what extent the purchase of GHG emissions offsets is necessary to reduce greenhouse gas (GHG) emissions for each year that the GHG emissions exceed the threshold of 2.67 MT CO₂e per service population per year for the lifetime of the project (assumed to be 30 years), the operational GHG emissions reduction program described above in Mitigation Measure 4.2-7a will include a plan for the purchase of GHG offsets. The amount of offsets needed will take into account the GHG emissions reductions associated with the TDM program and the operational GHG emissions reduction program. Additionally, the feasibility of offsets shall be evaluated at the time implementation would be required. If feasible, the plan shall include:</p> <ul style="list-style-type: none"> o The plan for the purchase of GHG offsets shall include timing requirements, which take into account calculations showing actual emissions of the project, which could take into account phase-in of occupancy, reductions in vehicle emissions, as well as other factors that affect emissions. o GHG emission offsets could include any of the following sources: (1) the California Air Resources Board (CARB) quarterly allowance auctions held as part of its Cap-and-Trade Program; (2) the Greenhouse Gas Reduction Exchange (GHG Rx); or (3) Approved Registries recognized by the State of California, which currently include the Climate Action Reserve (CAR), American Carbon Registry (ACR), and Verra (formerly Verified Carbon Standard). o The amount of offsets purchased shall depend on the cost per annual metric ton of CO₂e reductions, the overall cost feasibility of this measure, which shall be determined based on information available at the time implementation would be required, and the on-site GHG reduction measures. o To demonstrate compliance, the Project Applicant or its designee would provide the following documentary evidence to City’s Planning Division: An attestation from an Approved Registry or other source described above that the Project Applicant or its designee has retired a given quantity of carbon offsets. Offsets from the approved 	<p>Calculations from a GHG technical expert based on specific strategies incorporated into the project and, if necessary and feasible, attestation from an Approved Registry or other source described above regarding the purchase of required carbon offsets</p>	<p>Evaluated prior to issuance of building permits for each phase</p>	<p>City of American Canyon</p>		

<p>sources above satisfy defined standards and incorporate principles of GHG emissions reduction accounting. These principles ensure the offsets use relevant methodologies and assumptions, represent additional reductions that would not otherwise be achieved by law, do not double count reductions, and are enforceable.</p>					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 4.3: Biological Resources					
<p>Mitigation Measure 4.3-1a: Protocol-Level Surveys. Prior to issuance of a grading permit, written proof shall be submitted that a qualified botanist conducted preconstruction CDFW protocol-level surveys during the appropriate blooming periods for the 19 special-status plants (listed above in Table 4.3-1, Special Status Species Potentially Occurring in the Study area) within the WRSP site, off-site water improvement area (OSWA) and other off-site areas.</p> <p>The qualified botanist shall conduct surveys to following performance standards. Typically, two surveys are required to capture the blooming periods of all the species. These surveys would be conducted in early spring between March and April and in summer between June and August to capture the flowering times of all species. Individual flowering times for these 19 species are included in the species accounts above. These surveys should be performed in compliance with CDFW (2018b) and USFWS (2002) published survey guidelines. A technical report prepared by the botanist describing the results of the survey shall be provided to the City for review and approval prior to issuance of a grading permit.</p> <p>If no special-status plants are found during focused surveys, then these plants would be assumed to be absent from the WRSP site, OSWA, and other off-site areas. The botanist would document the findings in a technical memorandum to the lead agency, as appropriate, and no further mitigation would be required. If special-status plants are found during focused surveys, Mitigation Measure 4.3-1b shall be implemented.</p>	Submittal of technical memorandum	Prior to issuance of a grading permit	City of American Canyon		
<p>Mitigation Measure 4.3-1b: Measures to Implement if Special-Status Plants Are Found. If special-status plants are found during focused surveys, prior to issuance of a grading permit, written proof shall be submitted that the following measures were implemented:</p>	Issuance of a Biology Report and	Prior to issuance of grading permit	City of American Canyon,		

<p>a. Information regarding the special-status plant populations shall be reported to the California Natural Diversity Database (CNDDDB).</p> <p>b. The Project Applicant in consultation with City, CDFW, and/or the USFWS (as appropriate) shall assess if any individual or population can be avoided during project implementation. If any viable populations can be avoided, the avoided areas shall be clearly marked in the field by a qualified botanist and avoided during construction activities. Construction activities shall be set back a minimum of 100 feet or further in accordance with the recommendation of the qualified botanist. A qualified botanist shall monitor the avoided areas throughout the time that construction activities occur adjacent to the avoided areas where special-status plants occur and document the successful avoidance in a report to the City, and CDFW and/or the USFWS as appropriate. Before ground clearing or ground disturbance, all on-site construction personnel shall be instructed as to the species' presence and the importance of avoiding impacts to this species and its habitat.</p> <p>c. If special-status plant populations are present and cannot be avoided or are found to have been impacted by project construction and operation activities, resulting in their mortality despite implementing the avoidance measures under the preceding Item b, consultations with the CDFW and/or the USFWS shall be required. A mitigation plan to compensate for the loss of special-status plant species shall be prepared and submitted for review and approval of the CDFW or the USFWS, as applicable. This plan shall be developed by a qualified botanist in consultation with the appropriate agencies, prior to the start of local construction activities in the area where the special-status plant populations are found. The mitigation plan shall conform to the following specific performance standards. The plan shall detail appropriate replacement ratios, which shall be a minimum of 1:1 based on area and number of plants and may be increased based on the recommendation of the botanist or the relevant resource agency to achieve no net</p>	<p>Mitigation Plan, if necessary</p>		<p>CDFW, and/or USFWS, as necessary</p>		
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>loss of habitat. The plan shall describe the location of the mitigation site, methods for implementation (e.g., construction techniques, timing and sequencing, watering, soil properties, and other necessary specifications), success criteria (e.g., minimum 75 percent plant survival after 5 years, 75 percent vegetative cover by desirable species or comparable to existing conditions, and a viable, self-sustaining plant community), monitoring and reporting protocols, and contingency measures that shall be implemented if the initial mitigation fails. The mitigation plan may include the collection of seeds, propagules, and top soils under the supervision of a qualified botanist from the WRSP site for installation at the mitigation site. The mitigation site may be located on the WRSP site or in close proximity to the WRSP site. If on-site options are not available, off-site areas may be considered if the qualified biologist in consultation and the agencies agree that potentially impacted plants can be planted and/or propagated successfully. The mitigation plan shall be submitted to the City for approval prior to the issuance of permits that would affect the special-status plant population(s).</p> <p>d. If mitigation is required for loss of special-status plant populations, the Project Applicant shall establish, maintain, and monitor the mitigation area identified in the plan for 5 years following the completion of construction and restoration activities. Annual monitoring reports shall be submitted to the City and, if required, the resource agencies at the completion of restoration and for 5 years following restoration implementation. Monitoring reports shall include photo-documentation, planting specifications, a site layout map, descriptions of materials used, and justification for any deviations from the mitigation plan.</p>					
<p>Mitigation Measure 4.3-1c: Biological Resources Awareness Training Program. A USFWS-approved biologist shall conduct a biological resources awareness training session for all construction personnel prior to any ground-disturbing activities such as grading or vegetation removal. The performance standards for the training shall include a description of special-status species and their habitats, their status and regulatory protection, general protection measures to be implemented to protect special-status species and minimize take, and a delineation of limits of the work area as established by an approved biologist. General protection from project permits shall be included, to include construction speed limits, trash</p>	Completion of a biological resources awareness training session	Prior to any ground disturbing activities	City of American Canyon		

containment and removal, restriction of pets and firearms, and fueling setbacks from sensitive habitats.					
<p>Mitigation Measure 4.3-1d: <i>Preconstruction Surveys for California Red-Legged Frogs.</i> Preconstruction surveys for California red-legged frogs shall be conducted prior to grading or earth-moving activities within the WRSP site and within the OSWA to ensure project activities do not result in direct take of dispersing or entrapped California red-legged frog individuals. The performance standards for the preconstruction survey are as follows. USFWS-approved biologist shall conduct preconstruction surveys at least 24 hours prior to any grading or earth-moving activities within the WRSP site and within the OSWA. Any California red-legged frogs that are found during these surveys shall be salvaged and relocated by a USFWS-approved biologist under an incidental take permit issued by the USFWS to suitable California redlegged frog habitat as determined in coordination with USFWS and CDFW. The nearby California redlegged frog preserve, also known as the NVUSD Open Space, located to the southeast of the study area, can serve as suitable relocation habitat. All observed and relocated California red-legged frogs shall be reported to USFWS and CDFW within 5 days, and records of any special-status species or natural communities detected should be entered into the California Natural Diversity Database (CNDDDB).</p>	Submittal of documentation to verify surveys were completed and frogs relocated, if found	Prior to any ground disturbing activities	City of American Canyon, CDFW, and/or USFWS, as necessary		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-1e: <i>Procedures if California Red-Legged Frogs Are Identified.</i> If individual California red-legged frogs are identified during construction activities within the WRSP or OSWA, all work within 200 feet of the frog shall immediately stop and a biologist approved by the USFWS to relocate California red-legged frogs shall be consulted immediately (see Mitigation Measure 4.3-1g for additional requirements). Work shall not commence within 200 feet of the frog’s location until an approved biologist has cleared the area of California red-legged frogs.</p>	Submittal of documentation from a qualified biologist regarding work stoppage and relocation efforts, as necessary	During construction activities	City of American Canyon and/or USFWS, as necessary		

<p>Mitigation Measure 4.3-1f: California Red-Legged Frog and Western Pond Turtle Exclusion Fencing. Prior to any ground-disturbance activities, suitable exclusion fencing shall be installed along the outside edge of the off-site water storage tank and connecting pipeline and roadway construction footprint to ensure that western pond turtles and migrating California red-legged frogs are precluded from being able to move into designated work areas. A USFWS-approved biologist shall delineate the fence line and be present during initial installation to ensure that California red-legged frogs and western pond turtles are not trapped within the fence. This fence shall remain in good condition throughout the duration of construction activities and be checked by a USFWS-approved biological monitor. Exclusion fencing shall consist of a 3-foot wall of 0.25-inch mesh and be attached by welded galvanized wire (or equivalent USFWS-approved fencing such as Ertek™ fencing). The fence shall be buried along the bottom margin for 4 inches into the ground, or if soils are not stable, shall be landscape stapled with 7-inch staples every 3 inches along the bottom of the fence. The approximate 3 feet of fencing above the ground should be anchored to metal T-posts installed every 8 feet along the length of the fence.</p>	<p>Submittal of documentation verifying that exclusion fencing was installed and other mitigation requirements were met</p>	<p>Documentation shall be submitted prior to any ground disturbing activities within off-site water improvement area; site inspections shall occur during construction</p>	<p>City of American Canyon and/or USFWS, as necessary</p>		
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-1g: Construction Monitoring for California Red-Legged Frog. A USFWS approved biologist shall monitor all construction activities within designated California red-legged frog critical habitat, which includes the entire off-site water improvement area. The following measures shall be implemented to avoid and minimize impacts to California red-legged frogs:</p> <ul style="list-style-type: none"> a. During site grading and construction of the off-site water storage tank and pipeline, a biological monitor shall be on site at all times during ground-disturbing activities; b. A biologist approved by USFWS to relocate frogs shall be available for consultation as needed; c. If a California red-legged frog individual is identified, all work within 200 feet of the frog shall stop and the on-site biological monitor shall observe the frog until it has been relocated off site by a USFWS approved biologist; relocation habitat shall be determined in coordination with USFWS; d. In the event that red-legged frogs are identified and must be relocated, the following performance standards shall apply: <ul style="list-style-type: none"> 1. Capture and relocation of California red-legged frogs may only be authorized pursuant to an incidental take authorization issued by the USFWS. Project applicants shall provide the City with proof of incidental take authorization prior to any relocation of California red-legged frogs. 2. Individuals shall only be relocated into USFWS approved locations where habitat has a full complement of existing and/or expanded habitat features that are required for the species' life history (i.e., foraging habitat, burrows, aquatic habitat, etc.); 3. Releasing individuals into habitats, where mortality is higher than reproduction, shall be avoided; and 4. Prevalence of disease or competition by non-native species (e.g., chytrid fungus presence in aquatic California red-legged frog habitat) shall be evaluated before animals are relocated. e. All observed and relocated California red-legged frogs shall be reported to USFWS within 5 days. 	<p>Submittal of documentation to verify monitoring occurred and other mitigation requirements were met</p>	<p>During construction within off-site water improvement area</p>	<p>City of American Canyon and/or USFWS, as necessary</p>		
<p>Mitigation Measure 4.3-1h: Mitigation for the California Red-Legged Frog. The Project Applicant shall mitigate for all permanent and temporary impacts to California red-legged</p>	<p>Compensation agreement with</p>	<p>Prior to any ground</p>	<p>City of American</p>		

<p>frog habitat in compliance with the following minimum performance standards. For the permanent loss of California red-legged frog habitat, the Project Applicant shall provide compensation with an equivalent amount of acreage at a minimum ratio of 1:1 (estimated at 309 acres), through the preservation of suitable mitigation lands approved by the USFWS and the City. The habitat mitigation may be achieved through (1) establishment of a permittee responsible habitat management lands (see discussion on AC-1's proposed Mitigation Area, Draft EIR pp. 4.3-49 and 4.3-50) or (2) purchase of credits from a USFWS-approved conservation bank such as the Ridgetop Conservation Bank near Benicia. Areas that are temporarily disturbed in the OSWA shall be reestablished to similar topographic conditions and replanted with native vegetation to mitigate temporary impacts to California red-legged frog habitat.</p> <p>Any permittee-responsible mitigation property shall be protected in perpetuity under a conservation easement (CE), management plan, habitat establishment plans, and funding mechanism approved by the City and USFWS. Funding for management shall include direct costs for initial establishment of the site, interim management, and establishment of a non-depleting endowment for the long-term maintenance, management, and monitoring of the CE.</p>	<p>USFWS, including compensatory mitigation and replanting for temporary disturbance</p>	<p>disturbing activities on the WRSP or off-site water improvement area sites</p>	<p>Canyon and/or USFWS, as necessary</p>		
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-1i: <i>Preconstruction Surveys for Western Pond Turtle.</i></p> <p>a. The Project Applicant shall enlist the services of a qualified biologist to conduct preconstruction surveys 14 days before and 24 hours prior to any ground-disturbing activities within 300 feet of the quarry pond or within 300 feet of drainages within the off-site water improvement area to ensure these activities do not result in direct take of western pond turtles. If western pond turtles are identified within work areas, the California Department of Fish and Wildlife (CDFW) shall be notified regarding the presence of the western pond turtles and all work shall stop until additional exclusion measures have been defined and authorization to proceed is obtained from CDFW. In general, the exclusion fencing described under Mitigation Measure 4.3-1f will provide appropriate exclusion.</p> <p>b. No person shall handle or otherwise harass any individual western pond turtle encountered during construction, with the exception of handling by the qualified biologist. If western pond turtles or their nests are observed during pre-construction surveys, a qualified biologist shall be on site to monitor construction in suitable western pond turtle habitat. Any western pond turtles found within the construction area shall be allowed to leave of its own volition, or if authorized by CDFW, western pond turtles shall be captured by a qualified biologist and relocated out of harm's way to the approved relocation sites. A plan shall be developed in consultation with and approved by CDFW to relocate the western pond turtle individuals to the nearest protected suitable pond turtle habitat. If a nest is located within a work area (typically nesting occurs between mid-June and mid-July), a qualified biologist shall delineate a 300-foot no-disturbance buffer between the nest and any areas of potential disturbance. Buffers shall be clearly marked with temporary fencing. Construction shall not be allowed to commence in the exclusion area until hatchlings have emerged from the nest, or the nest is deemed inactive by a qualified biologist. If a nest cannot be avoided, CDFW approval shall be needed to gather eggs, house them at a suitable facility for incubation, and release hatchlings into the pond or nearby creek system (Newell Creek or American Canyon Creek) as determined in coordination with CDFW.</p> <p>c. In the event that western pond turtles are identified and must be relocated, the following protocols and performance standards shall be addressed in the relocation plan:</p>	<p>Submittal of documentation to verify surveys were completed and turtles were relocated, if found</p>	<p>Prior to any ground disturbing activities near the quarry pond or drainages within the off-site water improvement area</p>	<p>City of American Canyon and/or CDFW, as necessary</p>		

<p>1. Individuals shall only be relocated into habitat that has a full complement of existing and/or expanded habitat features that are required for the species' life history (i.e., foraging habitat, aquatic habitat, basking structures, etc.);</p> <p>2. Releasing individuals into habitats, where mortality is higher than reproduction, would be avoided; and</p> <p>3. Prevalence of disease or competition by non-native species (e.g., red-eared slider [<i>Trachemys scripta elegans</i>] presence in western pond turtle habitat) shall be evaluated before animals are relocated.</p> <p>d. Information regarding western pond turtle occurrences shall be reported to the CNDDB.</p>					
<p>Mitigation Measure 4.3-1j: Preconstruction Surveys for Breeding Birds, Including Raptors and Tricolored Blackbird. The following performance standards shall be followed:</p> <p>1. For construction activities that occur between February 1 and August 31, preconstruction breeding bird surveys shall be conducted by a qualified biologist familiar with bird behavior and knowledge of nest types prior to and within 10 days of any initial ground-disturbance activities. Surveys shall be conducted within all suitable nesting habitat within 250 feet for passerines and 0.5 mile for raptors (see additional detailed performance standards for special-status raptors in Mitigation Measures 4.3-1k and 4.3-1l,</p>	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation</p>	<p>Prior to construction activities that occur between February 1 and August 31; recurring for time</p>	<p>City of American Canyon, CDFW, and/or USFWS, as necessary</p>		

	Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
					Date	Initial
2.	below), to the extent land is accessible. Raptor surveys shall include a ground survey for nesting golden eagles following USFWS guidelines. ² The survey also shall include searching for ground nesting raptors, such as short-eared owl and Northern harrier, following CDFW recommendations.	requirements were met	lapses greater than 14 days between project activities			
3.	If nesting raptors are detected, the qualified biologist shall establish buffers around nests that are sufficient to ensure that breeding is not likely to be disrupted or adversely impacted by construction. Buffers around active raptor nests shall be 500 feet for non-listed raptors, unless the qualified biologist determines that larger or smaller buffers are necessary to avoid impacts to nesting raptors. Factors to be considered for determining buffer size shall include the presence of natural buffers provided by vegetation or topography; nest height; locations of foraging territory; and baseline levels of noise and human activity. Buffers shall be maintained until the qualified biologist has determined					
4.	that young have fledged and are no longer reliant upon the nest or parental care for survival.					
5.	If known nesting trees (used for raptor nesting within the last 5 years) or tricolored blackbird colony nest sites are to be removed during construction activities, removal shall take place outside of the nesting season or until the nest or colony has been determined to be inactive. The Project Applicant in consultation with the CDFW shall develop a plan to replace known nest trees at a ratio of 3:1. If replacement planting is implemented, monitoring shall be conducted annually for 5 years to assess the mitigation's effectiveness. The performance standard for the mitigation shall be 65 percent survival of all replacement plantings.					
	Construction activity, including vegetation removal within designated buffer zones, shall occur only outside the typical breeding season for raptors (September 16 to December 31), if raptors are determined to be present.					
	The following considerations apply to this mitigation measure:					

² Pagel, J.E., D.M. Whittington, and G.T. Allen. 2010. Interim Golden Eagle inventory and monitoring protocols; and other recommendations. Division of Migratory Bird Management, U.S. Fish and Wildlife Service.

<p>a) Survey results are valid for 14 days from the survey date. Should ground disturbance commence later than 14 days from the survey date, surveys shall be repeated. If no breeding birds are encountered, then work may proceed as planned.</p> <p>b) After commencement of work, if there is a period of no work activity of 14 days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. If new nests are encountered, buffers shall be established.</p> <p>c) Exclusion buffers sizes may vary, depending on habitat characteristics, project disturbance levels, and species, and are generally larger for raptors and colonial nesting birds. Exclusion buffers may be adjusted by a qualified biologist in coordination with USFWS and CDFW. Each exclusion buffer shall remain in place until the nest has successfully fledged or is otherwise inactive as determined by a qualified biologist.</p> <p>d) If birds establish nesting sites during work activities, it is assumed those birds are habituated to project disturbances and exclusion buffers may be adjusted by a qualified biologist. Disturbance activities within a minimum of 50 feet of the nest shall be postponed until a qualified biologist can determine to reduce the exclusion zone or the nest has successfully fledged.</p>					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial

<p>Mitigation Measure 4.3-1k: Preconstruction Surveys for Swainson’s Hawk, Golden Eagle, and White-Tailed Kite. The following performance standards shall be followed:</p> <ol style="list-style-type: none"> 1. If construction activities occur between February 1 and August 31, the Project Applicant shall retain a qualified biologist to conduct surveys for Swainson’s hawk, golden eagle, and white-tailed kite in accordance with the Swainson’s Hawk Technical Advisory Committee 2000 guidelines (SHTAC 2000), or current species specific guidance. Surveys shall cover a minimum of a 0.5-mile radius around the construction area. If nesting Swainson’s hawks, golden eagle, or white-tailed kites are detected, the qualified biologist shall establish a 0.5-mile no-disturbance buffer, although buffer widths may be adjusted, consistent with the performance standards in Mitigation Measure 4.3-1j, Item 5.c. Buffers shall be maintained until the qualified biologist has determined that the young have fledged and are no longer reliant upon the nest or parental care for survival. 2. If known nesting trees are to be removed during construction activities, removal shall take place outside of Swainson’s hawk, golden eagle, and white tailed kite nesting season and the Project Applicant shall develop a plan to replace known nest trees at a ratio of 3:1. If replacement planting is implemented, monitoring shall be conducted annually for 5 years to assess the mitigation’s effectiveness. The performance standard for the mitigation shall be 65 percent survival of all replacement plantings. 3. In addition, the following mitigation measures shall be required to mitigate for the loss of raptor foraging habitat. The replacement ratios shall be consistent with the performance standards for Swainson’s Hawk foraging habitat, identified in the CDFW staff report Regarding Mitigation for Impacts to Swainson’s Hawk (<i>Buteo swainsoni</i>) in the Central Valley of California (1994): <ol style="list-style-type: none"> a. Construction activity, including vegetation removal, shall only occur outside the typical breeding season for raptors (September 16 to December 31), if nesting raptors are determined to be present. b. For projects within 1 mile of an active nest tree (the Swainson’s Hawk Staff report defines an active nest tree as used during one or more of the last 5 years), the Project Applicant shall provide 1 acre of preserved Swainson’s hawk foraging habitat for each acre of development authorized (1:1 ratio). c. For projects within 5 miles of an active nest tree, but greater than 1 mile from the nest tree, the Project Applicant shall provide 0.75 acre of preserved Swainson’s hawk foraging habitat for each acre of development authorized (0.75:1 ratio). For projects within 10 miles of an active nest tree, but greater than 5 miles from the nest tree, the Project Applicant shall provide 0.5 acre of preserved Swainson’s hawk foraging habitat for each acre of development authorized (0.5:1 ratio). 	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>Prior to ground disturbing activities that occur between February 1 and August 31</p>	<p>City of American Canyon and/or CDFW, as necessary</p>	<p>6.1.20 22</p>	<p>WH</p>
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<p>Mitigation lands shall be protected in perpetuity under a conservation easement and include an endowment fund for long-term resource management for raptor habitat. Preservation and management of Swainson’s hawk foraging habitat under this criterion will also serve to mitigate the reduction of foraging habitat for golden eagle, white-tailed kite, and other grassland-associated raptors. The AC-1 proposed mitigation site for the California red-legged frog at the 321-acre Jaeger Conservation Area provides suitable foraging habitat mitigation (see Applicant Proposed Mitigation Area discussion above).</p>					
<p>Mitigation Measure 4.3-11: <i>Preconstruction Surveys for Burrowing Owls.</i> Burrowing owl Take Avoidance Surveys shall be conducted according to the methodologies and performance standards prescribed by the CDFW in the 2012 <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW 2012). Take Avoidance Surveys shall be conducted 14 days prior or less to initiating ground disturbance. As burrowing owls may recolonize a site after only a few days, time lapses greater than 14 days between project activities require subsequent</p>	<p>Submittal of documentation to verify that survey(s) have been conducted</p>	<p>Prior to any ground disturbing activities; recurring for time lapses greater than</p>	<p>City of American Canyon and/or</p>	<p>6.1.20 22</p>	<p>WH</p>

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>surveys including but not limited to a final survey conducted within 24 hours prior to ground disturbance to</p> <p>a. ensure absence. The following guidelines pertain to burrowing owl surveys: Burrowing owl Take Avoidance Surveys shall be conducted by walking the entire WRSP site and (where possible) in accessible areas within 660 feet of the project disturbance footprint. The 660-foot buffer zone is surveyed to identify burrows and owls outside of the study area, which may be impacted by factors such as noise and vibration (heavy equipment) during project construction. Pedestrian survey transects shall be spaced to allow 100 percent visual coverage of the ground surface. The distance between transect center lines shall be 20 feet to 65 feet and shall be reduced to account for differences in terrain, vegetation density, and ground surface visibility. Poor weather may affect the surveyor’s ability to detect burrowing owls thus, avoid conducting surveys when wind speed is greater than</p> <p>b. 20 kilometers per hour and there is precipitation or dense fog. To avoid impacts to owls from surveyors, owls and/or occupied burrows shall be avoided by a minimum of 160 feet wherever practical to avoid flushing owls from occupied burrows. Disturbance to occupied burrows shall be avoided during all seasons.</p> <p>If burrowing owls are detected on the site, the following restricted activity dates and setback distances derived from the 2012 Staff Report on Burrowing Owl Mitigation (CDFW 2012), or as otherwise coordinated with the CDFW:</p> <p>c. <input type="checkbox"/> Occupied burrows shall not be disturbed during the nesting season, from February 1 through August 31;</p> <p><input type="checkbox"/> No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during October 16 through March 31 or within 200 meters (approximately 660 feet) April 1 through October 15;</p> <p>d. <input type="checkbox"/> No earth-moving activities or other disturbance shall occur within the aforementioned buffer zones of occupied burrows. These buffer zones shall be well-marked or fenced as well. If burrowing owls were found in the study area, a qualified biologist shall also delineate the extent of burrowing owl habitat on the site; and</p>	<p>and other mitigation requirements were met</p>	<p>14 days between project activities</p>	<p>CDFW, as necessary</p>		

<p>o Buffers may be modified by a qualified western burrowing owl biologist that is knowledgeable enough to establish buffer sizes that are commensurate with the acclimation of western burrowing owls to disturbance. These buffers if modified over that prescribed above, shall be coordinated with the CDFW.</p> <p>Finally, in accordance with the 2012 Staff Report, if burrowing owls were found nesting on site and must be passively removed in the non-nesting season (October 1 to February 1) to accommodate the project, suitable artificial burrows shall be established within appropriate habitat for western burrowing owls to minimize the potential for mortality of burrowing owls due to stress, lack of resources, or predation. The habitat enhancement plan shall be developed in coordination with the CDFW and the City of American Canyon.</p> <p>Information regarding the occurrence of burrowing owls at the WRSP site shall be reported to the CNDDDB.</p>					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-1m: Preconstruction Surveys for Callippe Silverspot Butterfly Host Plant (Johnny Jump Up). Prior to construction a qualified botanist shall survey the off-site water improvement area (OSWA) for the host plant of the Callippe silverspot butterfly (Johnny jump up [<i>Viola pedunculata</i>]) during the plants blooming period of February to April in accordance with the performance standards provided in Mitigation Measures 4.3-1m through 4.3-1o. A qualified botanist is a person who has at least an undergraduate degree in entomology or a related field, has a minimum of 2 years’ field experience, and is knowledgeable of identification of adult, egg, and larval life stages of butterflies. The botanist shall clearly demarcate the boundary of Johnny jump ups where this species occurs within the proposed OSWA on project plan maps. The Project Applicant shall avoid removal and disturbance to all identified Johnny jump ups and install orange construction fencing between any identified plant populations and construction activities to ensure that construction activities do not impact any host plants and/or life stages of the Callippe</p>	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>Prior to construction activities in the offsite water improvement area that occur between February and April</p>	<p>City of American Canyon</p>		

<p>silverspot butterfly. If Johnny jump up plants are not identified within the OSWA or all identified Johnny jump up plants shall be avoided and protected from project disturbance, breeding Callippe silverspot butterflies will not be impacted, and further mitigation is not needed.</p>					
<p>Mitigation Measure 4.3-1n: Presence Surveys for Callippe Silverspot Butterfly. If Johnny jump ups are found in the area of disturbance and cannot be avoided, presence surveys for Callippe silverspot shall be conducted three times during the peak flight season in May and June the year prior to site disturbance by a qualified biologist. A qualified biologist is a person with at least an undergraduate degree in entomology or a related field with a minimum of 2 years’ field experience and who is knowledgeable of identification of adult, egg, and larval life stages of butterflies. Walking transects spaced to allow 100 percent coverage of the off-site water improvement area (OSWA) area shall be conducted during the last week of May, second week of June, and last week of June. Surveys shall be conducted during times of warm, calm weather when butterflies are most active and shall not occur during precipitation, heavy fog, or wind speeds greater than 10 mph. If any life stage of Callippe silverspot butterfly is not identified during presence surveys, it is expected the survey area does not support breeding butterflies and Johnny jump up plants may be removed by hand from construction areas within the OSWA and further mitigation is not needed.</p>	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>During May and June the year prior to any ground disturbing activities in the off-site water improvement area (if Johnny jump ups are found)</p>	<p>City of American Canyon</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-1a: <i>Protocols if Callippe Silverspot Butterflies Are Found.</i> If any life stage of Callippe silverspot butterfly is found during presence surveys, it is expected the survey area does support breeding butterflies. Prior to issuance of a grading permit, the Project Applicant shall submit written proof that the following measures were implemented:</p> <ul style="list-style-type: none"> a. Information regarding the Callippe silverspot sightings shall be reported to the CNDDB. b. If federally listed species are present, consultation with the USFWS shall be required to determine the need for an incidental take permit and coordinate mitigation (see Item d, below). The applicant/entity constructing the facilities in the OSWA shall provide proof to the City prior to any ground disturbance that an incidental take permit has been obtained or written correspondence from the USFWS that no incidental take permit is required. c. If any individual Johnny jump up plant or population can be avoided during project implementation, it shall be clearly marked in the field by a qualified botanist and avoided during construction activities. Before ground clearing or ground disturbance, all on-site construction personnel shall be instructed as to Callippe silverspot identification, this species' host plant presence and the importance of avoiding impacts to this species and its habitat. d. If occupied breeding habitat or nectar food sources for Callippe silverspot butterfly would be directly impacted by the project, a mitigation plan shall be developed by a qualified biologist in consultation with the USFWS prior to the start of local construction activities. The plan shall detail appropriate habitat replacement ratios, which shall be a minimum of 1:1 based on breeding habitat area and anticipated number of host plants and 3:1 for native nectar plants, location of the mitigation site, methods for implementation, success criteria, monitoring and reporting protocols, and contingency measures that shall be implemented if the initial mitigation fails. The mitigation site may be located on the WRSP site or in occupied habitat in proximity to the WRSP site. If on-site options are not available, off-site areas may be considered (e.g., Jaeger Conservation Area). The success criteria and monitoring requirements for Callippe silverspot butterfly mitigation areas shall be as described in Mitigation Measure 4.3-1b, Item c. The mitigation 	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>Prior to issuance of grading permit for the off-site water improvement area</p>	<p>City of American Canyon</p>		

<p>plan shall include continuing presence surveys, seeding or plantings of Callippe silverspot host and nectar plants, and invasive plant species removal to enhance butterfly habitat.</p> <p>e. If mitigation is required for incidental take of Callippe silverspot butterflies or their habitat, the Project Applicant shall establish, maintain, and monitor the mitigation area identified in the plan for 5 years following the completion of construction and restoration activities. Monitoring reports shall be submitted to the USFWS at the completion of restoration and for 5 years following restoration implementation. Monitoring reports shall include photo-documentation, a site layout map, presence survey results, and justification for any deviations from the mitigation plan.</p> <p>f. In lieu of the above prescribed mitigation, requirements may be satisfied via the purchase of qualified mitigation credits or the preservation of off-site habitat in coordination with the USFWS, as appropriate.</p>					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-1p: Preconstruction Surveys and Avoidance Measures for the American Badger. Performance standards for preconstruction surveys and avoidance measures for badger are:</p> <p>a. Preconstruction surveys shall be conducted for the American badger within 7 days prior to ground-disturbing activities in grassland habitats within the study area and off-site water improvement area (OSWA). Surveys shall be conducted by a qualified wildlife biologist with experience and knowledge in identifying badger burrows and include walking parallel transects looking for badger burrows and sign. Any badger burrows identified shall be mark and mapped on WRSP site maps.</p> <p>b. If active badger dens are identified within the study are or OSWA a no-work buffer of 200 feet shall be established around the den and associated occupied areas. If avoidance is not feasible, a biologist shall determine if the burrow is being used as an active maternity den through utilization of remote cameras. If young are determined to be present, the burrow shall be avoided until the young have vacated the burrow as determined by a qualified biologist. If the burrow is determined not to be an active maternity den and young are not present, in coordination with the CDFW (CDFW), a one-way eviction door shall be installed between September 1 and January 1 to passively relocate the badger and to avoid impacts during the breeding season. If the badger digs back into the burrow, CDFW staff may allow the use of live traps to relocate badgers to suitable habitat away from the area of project impact.</p> <p>c. If capture/active or passive relocation of American badgers is determined to be necessary in consultation with CDFW, the Applicant shall prepare a relocation plan for review and approval by CDFW and the City prior to any relocation. The Relocation Plan shall address measure to minimize potential for mortality due to stress, predation, or lack of available burrows. If active relocation is deemed appropriate and approved by CDFW, the relocation plan shall address the following protocols:</p> <ol style="list-style-type: none"> 1. Individuals shall only be actively relocated into habitat that has a full complement of existing and/or expanded habitat features that are required for the species' life history (i.e., foraging habitat, burrows, aquatic habitat, etc.); 2. Finally, prevalence of disease or competition by non-native species shall be evaluated before animals are actively relocated; and 3. Prevalence of disease or competition by non-native species shall be evaluated before animals are actively relocated. 	<p>Submittal of documentation that surveys have been conducted, and burrows have been avoided, or badgers have been relocated in coordination with CDFW</p>	<p>Prior to ground disturbing activities in grassland habitats within the WRSP site and the off-site water improvement area</p>	<p>City of American Canyon and/or CDFW, as necessary</p>		

<p>Mitigation Measure 4.3-2a: CDFW Streambed Alteration Agreement. The Project Applicant shall be required to obtain a Lake and Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW). Subject to the final terms of the LSAA, the following performance standards shall be implemented:</p> <ul style="list-style-type: none"> • Construction activities and equipment staging shall be designed to avoid and minimize direct and indirect impacts to wetlands and riparian habitat; • Construction occurring in the vicinity of riparian areas shall be delimited with a minimum 20-foot setback to avoid intrusion of construction activities into sensitive habitat; • Construction areas within 500 feet of riparian habitat shall be subject to best management practices under the General National Pollutant Discharge Elimination System Permit; and • To offset temporary and permanent impacts to riparian habitats, mitigation at a minimum ratio of 1:1 shall be provided, or as required by the LSAA. 	<p>Submittal of documentation, including copy of LSAA, verifying permit has been obtained and mitigation measures have been implemented</p>	<p>Prior to construction activities</p>	<p>City of American Canyon and CDFW</p>	<p>6.1.2022</p>	<p>WH</p>
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-2b: Protocol-Level Surveys. Prior to issuance of a grading permit, the Project Applicant shall submit written proof that a qualified biologist conducted preconstruction CDFW protocol-level surveys during the appropriate blooming periods for occurrence of sensitive natural communities, especially purple needlegrass grasslands) within the footprint of the construction activities at the WRSP site, off-site water improvement area (OSWA), and other off-site project features. These surveys should be performed in compliance with the most recent CDFW survey protocol, currently 2018. If no sensitive vegetation communities are found during focused surveys of the project footprint, then sensitive vegetation communities would be assumed to be absent from OSWA. The botanist shall document the findings in a technical memorandum to the lead agency, as appropriate, and no further mitigation would be required. If sensitive vegetation communities are found within the footprint of the project activities during focused surveys, Mitigation Measure 4.3-2c shall be implemented.</p>	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>Prior to issuance of a grading permit for the off-site water improvement area</p>	<p>City of American Canyon and/or CDFW, as necessary</p>		

<p>Mitigation Measure 4.3-2c: Measures to Implement if Sensitive Natural Vegetation Communities Are Found. If a sensitive vegetation community is found during focused surveys, prior to issuance of a grading permit, the Project Applicant shall submit written proof that the following measures were implemented in compliance with the following performance standards:</p> <ul style="list-style-type: none"> a. Information regarding the sensitive vegetation community shall be reported to the CNDDDB. b. If any sensitive vegetation community can be avoided during project implementation, it shall be clearly marked in the field by a qualified botanist and avoided during construction activities. Before ground clearing or ground disturbance, all on-site construction personnel shall be instructed as to the community's presence and the importance of avoiding impacts to this sensitive vegetation community. c. If sensitive vegetation communities are present and cannot be avoided, consultations with the CDFW and/or the USFWS shall be required. A mitigation plan to compensate for the loss of the sensitive vegetation community could be required. This plan may be developed by a qualified botanist in consultation with the appropriate agencies prior to the start of local construction activities. The plan shall detail appropriate replacement ratios, which shall be a minimum of 1:1 based on area and number of plants and may be increased based on the recommendation of the botanist or the relevant resource agency to achieve no net loss of habitat. The plan shall describe the location of the mitigation site, methods for implementation (e.g., construction techniques, timing and sequencing, watering, soil properties, and other necessary specifications), success criteria (e.g., minimum 75 percent plant survival after 5 years, 75 percent vegetative cover by desirable species or comparable to existing conditions, and a viable, self-sustaining plant community), monitoring and reporting protocols, and contingency measures that shall be implemented if the initial mitigation fails. The mitigation plan may include the collection of seeds, propagules, and top soils under the supervision of a qualified botanist from the WRSP site for installation at the mitigation site. The mitigation site may be located on the WRSP site, such as within the pipeline disturbance corridor, or in close proximity to the WRSP site. If on-site options are not available, off-site areas may be considered. The mitigation plan shall be submitted to the City for approval prior to the issuance of permits that would affect the respective sensitive vegetation communities. d. If mitigation is required for loss of sensitive vegetation communities, the Project Applicant shall establish, maintain, and monitor the mitigation area identified in the plan for 5 years following the completion of construction and restoration activities. Annual monitoring reports shall be submitted to the City and the resource agencies at 	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>Prior to issuance of a grading permit</p>	<p>City of American Canyon and/or CDFW, as necessary</p>	<p>6-1-2022</p>	<p>WH</p>
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<p>the completion of restoration and for 5 years following restoration implementation. Monitoring reports shall include photo documentation, planting specifications, a site layout map, descriptions of materials used, and justification for any deviations from the mitigation plan.</p>					
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<p>Mitigation Measure 4.3-3a: Wetlands and Other Waters Avoidance and Minimization Effects. Final project design shall avoid and minimize the fill of wetlands and other waters to the greatest practicable extent. Areas that are avoided shall be subject to best management practices under the National Pollutant Discharge Elimination System Permit Construction General Permit, as described in Mitigation Measure 4.7-1. To minimize indirect effects, the Project Applicant shall design and implement a wetland management plan and stormwater management system to maintain a minimum normal inflow equivalent (roughly equivalent to the 2-year storm event) to the into each avoided wetland system. Any stormwater from impervious surfaces shall be pretreated prior discharge into the avoided wetlands. The management plan shall include a minimum 5-year monitoring plan to document performance and conditions in the avoided wetlands. The minimum performance standard shall be no reduction in avoided wetland acreage. If the project fails to achieve performance standards, remedial actions to correct deficiencies shall be implemented and additional mitigation shall be provided to offset temporal losses. The Plan shall be developed in consultation with the U.S. Army Corps of Engineers and San Francisco Bay Regional Water Quality Control Board and approved by the City.</p>	<p>Preparation and implementation of a Wetland Management Plan and Stormwater Management System</p>	<p>Prior to construction activities in areas near wetlands and other waters</p>	<p>City of American Canyon, U.S. Army Corps of Engineers, and/or San Francisco Bay Regional Water Quality Control Board, as necessary</p>	<p>6.1.2022</p>	<p>WH</p>
<p>Mitigation Measure 4.3-3b: Invasive Species Management. Where perennial or seasonal water features are maintained outside of the quarry pond, invasive species, such as non-native fish, bullfrogs, and plants, could cause significant adverse impacts to populations of special-status species utilizing adjacent habitats and downstream reaches. To reduce these potentially significant impacts, an invasive species management plan shall be developed for seasonal wetlands, ditches, and detention basins. This plan shall include intermittent surveys for invasive species and potential actions to manage these species, such as draining basins or actively capturing bullfrogs. The plan shall also include adaptive measures to be implemented should the above actions fail to adequately manage bullfrogs and other non-native invasive species. Note: This mitigation measure does not</p>	<p>Preparation and implementation of an Invasive Species Management Plan</p>	<p>Implementation of an Invasive Specific Management Plan</p>	<p>City of American Canyon</p>		

apply to Quarry Pond, which cannot be effectively drained and cannot be effectively managed to remove invasive fish and bullfrogs without other potential significant effects.					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3-3c: Mitigation for Wetlands and Other Waters. Where jurisdictional wetlands and other waters cannot be avoided, to offset temporary and permanent impacts that would occur as a result of the project, mitigation for preservation, restoration, and creation shall be provided through the following mechanisms and subject to the following performance standards:</p> <ol style="list-style-type: none"> 1. Purchase or dedication of land to provide wetland preservation, restoration or creation. If restoration is available and feasible, then a ratio of at least 2:1 shall be used. Where practical and feasible, on-site mitigation shall be implemented whenever possible. 2. If on-site mitigation is used, a wetland mitigation and monitoring plan shall be developed by a qualified biologist in coordination with the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and/or Regional Water Quality Control Board that details mitigation and monitoring obligations for temporary and permanent impacts to wetlands and other waters as a result of construction activities. The plan shall quantify the total acreage lost to jurisdictional areas and describe mitigation ratios for lost habitat. The plan shall also include: <ol style="list-style-type: none"> a. Annual success criteria, including plant survivorship and vigor to be determined by counting individuals of each species and comparing the counts to the numbers originally planted for that species. A minimum survival rate of 75 percent of installed plants is required for all years including at least 2 years' post-irrigation; b. Means for controlling invasive species near plantings; and c. A description of mitigation areas and monitoring and reporting requirements. 	Submittal of documents verifying restoration and compensatory mitigation has been implemented, if needed	Prior to construction activities in areas near wetlands and other waters	City of American Canyon, CDFW, U.S. Army Corps of Engineers, and/or San Francisco Regional Water quality Control Board, as necessary	6.1.2022	WH

<p>3. The mitigation and monitoring plan shall be submitted to the appropriate regulatory agencies for approval.</p> <p>If monitoring suggests that the performance standards outlined above are not being met, corrective actions shall be implemented. Possible contingency measures include, but are not limited to:</p> <ul style="list-style-type: none">4. Replanting of native trees and shrubs;5. Adjusting the quantity and timing of irrigation to develop a schedule that better meets the characteristics of the site and the needs of the plants;6. Installing additional protective wire cages around plants to minimize damage from wildlife or other sources;7. Incorporating additional monitoring events in an attempt to address site deficiencies proactively; or8. Adjusting the weed maintenance methods or schedule to address specific problems that arise.					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.3.4: Preconstruction Surveys for Bats. A qualified biologist shall conduct a passive habitat assessment for bat use and habitat a minimum of 6 months prior to project construction activities in known or potential bat roosting habitat in the ruins and trees in the WRSP area which shall conform to the performance standards below. If the habitat assessment reveals bat activity, then a qualified bat biologist shall conduct a presence absence survey during peak activity periods. Survey methods, timing, duration, and species shall be provided for review and approval by the lead agency prior to habitat disturbance. Human intrusion into an active roost could be damaging to a population, particularly during the maternity season, March 15 through September 15, when females are aggregated and rearing defenseless young. To reduce potentially significant impacts to sensitive bat species during surveys by the qualified biologist, the following shall be verified:</p> <ul style="list-style-type: none"> a. Qualifications to determine adequate knowledge and experiences with the particular species for which they are surveying; and b. Demonstrable experience with bat surveys in specific roost types for project specific conditions. Should bat species be confirmed on site either through the habitat assessment or during surveys, then at minimum the following shall be implemented: <ul style="list-style-type: none"> a. Species specific avoidance methods to avoid disturbance; b. Evaluate the impact, including the length of time of disturbance, equipment noise, and the type of habitat present within the project footprint; c. Develop work windows for building demolition, tree trimming, or tree removal (typically August 31 through October 15 when young would be self sufficiently volant and prior to hibernation and March 1 to April 15 to avoid hibernating or maternity colonies); d. Identify appropriate buffers outside of this work window; e. Outline specific timing of building demolition, renovation, or tree trimming or removal; and f. Incorporate and implement mitigation measures to offset any impacts to bat roosts on site through bat friendly design and integrated bat roost construction. When designing new or renovated buildings, architects can include safe and 	<p>Submittal of documentation to verify that survey(s) have been conducted and other mitigation requirements were met</p>	<p>Within six month of the demolition of onsite structures</p>	<p>City of American Canyon</p>	<p>3.21.2024</p>	<p>WH</p>

attractive roosting opportunities for bats such as wall cavities in buildings. This includes the construction of connected bat boxes or design of other artificial bat roost habitat in remodeled structures (see Erickson et al. 2002) to enhance roosting opportunities on structures.					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 4.4: Cultural Resources					
<p>Mitigation Measure 4.4-2: <i>Unanticipated Discovery of Archaeological Resources.</i> If prehistoric or historic-era archaeological resources are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt and the contractor shall notify the City of American Canyon. Prehistoric archaeological materials might 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, handstones, or milling slabs); battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse.</p> <p>The Project Applicant shall retain a Secretary of the Interior-qualified archaeologist to inspect the findings within 24 hours of discovery and inform the City of American Canyon. If it is determined that the project may damage a historical resource or a unique archaeological resource (as defined pursuant to CEQA and the CEQA Guidelines), construction shall cease in an area determined by the archaeologist until a mitigation plan has been prepared in accordance with PRC § 21083.2 and CEQA Guidelines § 15126.4; approved by the City; and implemented to the satisfaction of the archaeologist. In consultation with the City, the archaeologist shall determine when construction may commence.</p> <p>Consistent with § 15126.4(b)(3), the mitigation plan shall recommend preservation in place, as a preference, or, if preservation in place is not feasible, data recovery through excavation. If preservation in place is feasible, this may be accomplished through one of the following means: (1) modifying the construction plan to avoid the resource; (2)</p>	Submit documentation of findings and mitigation plan, if resources are encountered	During grading activities	City of American Canyon		

<p>incorporating the resource within open space; (3) capping and covering the resource before building appropriate facilities on the resource site; or (4) deeding resource site into a permanent conservation easement. If preservation in place is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan to recover the scientifically consequential information from and about the resource, which shall be reviewed and approved by the City prior to any excavation at the resource site. Treatment of archaeological resources shall follow the requirements of PRC § 21083.2. Treatment for most resources shall consist of (but would not necessarily be not limited to) sample excavation, artifact collection, site documentation, and historical research, 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 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.</p>					
<p>Mitigation Measure 4.4-3: <i>Unanticipated Discovery of Paleontological Resources.</i> If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt and the contractor shall notify the City of American Canyon. The Project Applicant shall retain a qualified paleontologist to inspect the findings within 24 hours of discovery. The paleontologist shall assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with Society of Vertebrate Paleontology standards, and in consultation with the City of American Canyon. The Project Applicant shall implement the final treatment measures.</p>	<p>Submit documentation of findings and verification of treatment measures, if resources are encountered</p>	<p>During grading activities</p>	<p>City of American Canyon</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible	Verification of Completion
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<p>Mitigation Measure 4.4-4: <i>Unanticipated Discovery of Human Remains.</i> If human remains are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt and the contractor shall notify the City of American Canyon. The City shall contact the Napa County Coroner to affirmatively indicate to the City that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) shall be contacted within 24 hours if the Coroner determines that the remains are Native American. The NAHC shall then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC § 5097.98), who in turn shall make recommendations to the City of American Canyon for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines § 15064.5(d)).</p>	Submit documentation of findings and treatment measures, if remains are encountered	During grading activities	City of American Canyon		
Section 4.5: Geology, Soils, and Seismicity					
<p>Mitigation Measure 4.5-4: <i>Geotechnical Requirements for the Quarry Pond.</i> Prior to issuance of any building permits, the Project Applicant shall submit to the City plans that are consistent with the geotechnical recommendations of a minimum setback of 3:1 (horizontal:vertical) from the toe of the existing quarry pond bank. Any proposed plans inside of the 3:1 setback, shall be the subject of a detailed slope stability analysis by a current California registered Geotechnical Engineer or Engineering Geologist where proposed slopes must meet minimum factor of safety requirements as determined by the most recent California Building Code for both static and dynamic (earthquake) conditions. Graded cut and fill slopes over 15 feet shall be no steeper than 3:1 with slopes up to 15 feet no steeper than 2:1. Other measures, such as use of retaining walls and geogrid reinforcement or corrective grading, shall be implemented as necessary in accordance with the specific geotechnical recommendation informed by the aforementioned detailed slope stability analysis and outlined in the design level geotechnical report.</p>	Submit grading plans for Quarry Lake Pond	Prior to issuance building permits	City of American Canyon	9.15.2022	WH
Section 4.6: Hazards and Hazardous Materials					

<p>Mitigation Measure 4.6-1a: Evaluation for Lead-Based Paint or Coatings, Asbestos-Containing Materials, or Polychlorinated Biphenyls. The Project Applicant shall submit documentation to the City to verify that all proposed areas for demolition or modification have been assessed by California state licensed contractors for the potential presence of lead-based paint or coatings, asbestos-containing materials, and polychlorinated biphenyl-containing equipment prior to issuance of a demolition permit.</p>	<p>Submit documentation of findings</p>	<p>Prior to demolition activities</p>	<p>City of American Canyon</p>	<p>9.15.2022</p>	<p>WH</p>
<p>Mitigation Measure 4.6-1b: Health and Safety Plan. If the assessment required by Mitigation Measure 4.6-1a finds presence of lead-based paint, asbestos, and/or polychlorinated biphenyls, prior to any construction or demolition activities on the project site, the Project Applicant shall submit to the City for approval and shall implement a health and safety plan to protect workers from risks associated with hazardous materials during abatement, demolition or renovation of affected structures.</p>	<p>Submit and receive approval of Health and Safety Plan</p>	<p>Prior to demolition of structures containing lead-based paint, asbestos, and/or polychlorinated biphenyls</p>	<p>City of American Canyon</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.6 1c: Lead-Based Paint Removal Plan. If the assessment required by Mitigation Measure 4.6-1a finds presence of lead-based paint, prior to any demolition of structures containing lead-based paint, the Project Applicant shall submit to the City for approval and shall implement a lead-based paint removal plan in accordance with City and California Code of Regulations Title 8, §§ 1532.1 et seq., requirements. The plan shall specify, but not be limited to, the following elements for implementation:</p> <ul style="list-style-type: none"> • Develop a removal specification approved by a Certified Lead Project Designer;³ • Ensure that all removal workers are properly trained; • Contain all work areas to prohibit off-site migration of paint chip debris; • Remove all peeling and stratified lead-based paint on building and non-building surfaces to the degree necessary to safely and properly complete demolition activities according to recommendations of the survey. The demolition contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during the demolition; • Provide on-site personnel and area air monitoring during all removal activities to ensure that workers and the environment are adequately protected by the control measures used; • Clean-up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter; • Collect, segregate, and profile waste for disposal determination; or • Properly dispose of all waste. 	Submit and receive approval of LeadBased Paint Removal Plan	Prior to demolition of structures containing leadbased paint	City of American Canyon	9.15.2022	WH
<p>Mitigation Measure 4.6 1d: Asbestos Abatement. If the assessment required by Mitigation Measure 4.6-1a finds asbestos, prior to undertaking demolition or construction activities involving asbestos disturbance, the Project Applicant shall demonstrate to the City that asbestos abatement shall be conducted by a California state licensed contractor prior to building demolition. Abatement of known or suspected asbestos-containing materials shall occur prior to demolition or construction activities that would disturb those</p>	Submit documentation that abatement has been completed	Prior to demolition of structures containing asbestos	City of American Canyon	9.15.2022	WH

³ A Lead Project Designer is defined in CCR Title 17, Division 1, Chapter 8.

<p>materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the City, all asbestos-containing materials shall be removed and appropriately disposed of by a state-certified asbestos contractor in accordance with Caltrans transportation requirements and any requirements of the receiving facility.</p>					
<p>Mitigation Measure 4.6-1e: Polychlorinated Biphenyl Abatement. If the assessment required by Mitigation Measure 4.6-1a finds polychlorinated biphenyls (PCBs), prior to undertaking demolition or construction activities that could disturb potential PCBs, the Project Applicant shall ensure that PCB abatement shall be conducted prior to building demolition or renovation. The Project Applicant shall demonstrate to the satisfaction of the City that PCBs shall be removed by a qualified contractor and transported in accordance with Caltrans requirements.</p>	<p>Submit documentation of PCB abatement</p>	<p>Prior to demolition of structures containing PCBs</p>	<p>City of American Canyon</p>	<p>9.15.2022</p>	<p>WH</p>

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.6-2a: Phase I Recommendations. Prior to commencement of construction, the Project Applicant shall contract a qualified environmental consulting firm with state registered professionals (Professional Engineers or Geologists) to carry out the recommendations contained in the April 14, 2015, Phase I Environmental Site Assessment report by ENGEO Incorporated pertaining to the potential environmental concerns. The Phase I report included recommendations for collection of surface soil samples for laboratory analysis and oversight of other earthwork activities. The findings of the soil sampling effort shall be submitted to the Napa County Environmental Health Division (NCEHD) prior to initiating any earthwork activities on the project site for direction on whether any further sampling or remediation may be necessary.</p>	<p>Submit documentation that recommendations of the Phase I Environmental Site Assessment have been implemented, as necessary</p>	<p>Prior to commencement of construction</p>	<p>City of American Canyon</p>	<p>6.1.2022</p>	<p>WH</p>
<p>Mitigation Measure 4.6-2b: Soil Management Plan. The project shall submit and obtain approval of a Soil Management Plan from the Napa County Environmental Health Division (NCEHD) prior to initiating any earthwork activities on the project site. During construction, the contractor shall cease any earthwork activities upon discovery of any suspect soils or groundwater (e.g., petroleum odor and/or discoloration) during construction in accordance with a Soil Management Plan prepared for the project by a qualified environmental consultant and approved by the NCEHD. The contractor shall notify the NCEHD upon discovery of suspect soils or groundwater and retain a qualified environmental firm to collect soil samples to confirm the level of contamination that may be present. If contamination is found to be present, any further proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a California state licensed professional. The contractor shall follow all procedural direction given by NCEHD and in accordance with the Soil Management Plan prepared for the site to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with transportation laws and the requirements of the licensed receiving facility.</p>	<p>Submit NCEHD-approved Soil Management Plan and Health and Safety Plan, as necessary</p>	<p>Prior to grading and during construction</p>	<p>City of American Canyon and/or Napa County Environmental Health Division, as necessary</p>	<p>6.1.2022</p>	<p>WH</p>

<p>Mitigation Measure 4.6-2c: Removal of Contaminated Soil or Groundwater. If contaminated soil or groundwater is encountered and identified constituents exceed human health risk levels, the Project Applicant shall submit documentation to the City to verify that it has been delineated, removed, and disposed of off site in compliance with the receiving facilities’ requirements prior to construction of any building foundation.</p>	<p>Submit documentation of removal of contaminated soil or groundwater, if encountered</p>	<p>Prior to construction of any building foundation</p>	<p>City of American Canyon</p>		
<p>Mitigation Measure 4.6-4: Development within 50 Feet of the Pacific Gas & Electric (PG&E) Pipeline/Easement. Prior to issuance of building or grading permits, Project Applicant shall submit documentation to the City to verify that development plans located within 50 feet of the existing PG&E pipeline/easement, including utilities that may intersect the existing PG&E pipeline, have been submitted to PG&E Gas Transmission Integrity Management and PG&E Land Development for review and approval. Project Applicant plans for all proposed improvements located within this zone shall adhere to the requirements of PG&E Gas Transmission Integrity Management and PG&E Land Development, including without limitation, setback requirements, depth of cover over pipeline, location of trees and maintenance requirements, minimum separation of crossing utilities, trail location, as well as any relocation requirements, if applicable.</p>	<p>Submit development plans for any activities within 50 feet of the existing PG&E pipeline/easement</p>	<p>Prior to issuance of building or grading permits for any activities within 50 feet of the existing PG&E pipeline/easement.</p>	<p>City of American Canyon and/or PG&E, as necessary</p>		

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 4.7: Hydrology and Water Quality					
<p>Mitigation Measure 4.7-1: <i>Stormwater Pollution Prevention Plan (SWPPP)</i>. Prior to issuance of grading permits for the project, the Project Applicant shall submit documentation to the City to verify that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of the statewide National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The SWPPP shall be designed, without limitation, to address the following objectives: (1) all pollutants and their sources, 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 Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site best management practices (BMPs) 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 is completed. The SWPPP shall be prepared by a qualified SWPPP developer and included as part of construction specifications. The SWPPP shall include the minimum BMPs required for the identified Risk Level in accordance with NPDES Construction General Permit requirements. BMPs could include, but are not necessarily limited to the use of straw bales, silt fences, fiber rolls, hydroseeding, preservation of existing vegetation, straw mulch, washing of truck tires prior to exiting site, protection of existing storm drain inlets, dedicated refueling areas with secondary containment, and on-site storage of spill prevention kits. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans <i>Stormwater Quality Handbook Construction Site BMPs Manual</i>.</p>	Submit Stormwater Pollution Prevention Plan	Prior to issuance of grading permits	City of American Canyon		

<p>Mitigation Measure 4.7-2: <i>Water Discharge Requirements for Dewatering.</i> For areas that may encounter groundwater during excavation activities, the Project Applicant shall incorporate San Francisco Regional Water Quality Control Board (SFRWQCB) discharge requirements into construction specifications for any dewatering activities that may be necessary. The Project Applicant shall provide all requested plans and protocols and incorporate any SFRWQCB additional comments or requests into project specifications for construction activities. Dewatering plans shall include, without limitation, an assessment of water quality, protocols for containment, and thresholds for discharge. No discharge of pumped water for dewatering shall occur prior to approval from SFRWQCB.</p>	<p>Submittal of dewatering plans</p>	<p>During excavation and grading activities</p>	<p>City of American Canyon</p>		
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>Mitigation Measure 4.7-3a: Post-Construction Stormwater Controls. Prior to approval of tentative maps or issuance of building permits for the project, the Project Applicant shall submit documentation to the City to verify that post-construction stormwater controls have been included in the site design in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Small Municipal Separate Storm Sewer Systems (MS4) Permit and the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. The Project Applicant shall prepare the final Stormwater Control Plan (SCP) and any necessary changes by the City or the SFRWQCB shall be incorporated into project design plans to ensure the required controls are in place and adhere to the requirements of the NPDES Phase II Small MS4 Permit and consistent with the BASMAA manual. At a minimum, the SCP shall demonstrate how the following measures shall be incorporated into the project:</p> <ul style="list-style-type: none"> • Low-impact development (LID) site design principles (e.g., preserving natural drainage channels, treating stormwater runoff at its source rather than in downstream centralized controls); • Source control best management practices (BMPs) in the form of design standards and structural features for all proposed areas of development; • Source control BMPs for landscaped areas shall be documented in the form of a Landscape Management Plan that relies on Integrated Pest Management and also includes pesticide and fertilizer application guidelines designed to minimize any off-site discharge; and • Treatment control measures (e.g., bioretention, porous pavement, vegetated swales) targeting any potential pollutants such as sediment, pathogens, metals, nutrients (nitrogen and phosphorus compounds), oxygen-demanding substances, organic compounds (e.g., PCBs, pesticides), oil and grease, and trash and debris. The SCP shall demonstrate that the project has the land area available to support the proposed BMP facilities sized per the required water quality design storm. 	<p>Submit documentation of compliance with the NPDES Phase II Small Municipal Separate Storm Sewer Systems Permit and the Bay Area Stormwater management Agencies Association Postconstruction Manual</p>	<p>Prior to approval of tentative maps or issuance of building permits</p>	<p>City of American Canyon</p>		

<p>Mitigation Measure 4.7-3b: Compliance with the MS4 Permit. Prior to issuance of any building permits, the Project Applicant shall submit documentation to the City to demonstrate adherence to Provision E.12.h of the Municipal Separate Storm Sewer Systems (MS4) Permit, which requires that an Operation and Maintenance Program is implemented for post-construction stormwater management features. Responsible parties and funding for long-term maintenance of all Best Management Practices (BMPs) must be specified within the Operation and Maintenance Plan. This Plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.</p>	<p>Submit documentation that an Operation and Maintenance Program has been implemented for post-construction stormwater management features</p>	<p>Prior to issuance of building permits</p>	<p>City of American Canyon</p>		
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 4.9: Noise					
<p>Mitigation Measure 4.9-1: Construction Noise. To reduce the potential for noise impacts due to construction of the project, the Project Applicant shall require construction contractors to implement the following measures:</p> <ul style="list-style-type: none"> Stationary construction noise sources shall not be located within 200 feet of residence. If necessary to locate this equipment within 200 of existing residences, stationary equipment shall be shielded by temporary noise barriers or acoustic enclosures that are long and tall enough to break line of sight. Noise barriers or shielding shall be erected for construction work associated with on-site construction activities that involves heavy construction equipment and occurs within 200 feet of residences for an extended period of time (i.e., more than 2 weeks). The barriers shall be long enough to break line of sight and at least 8 feet in height. 	<p>Submit documentation verifying implementation of mitigation implementation, including construction Noise Management Plan</p>	<p>During construction activities</p>	<p>City of American Canyon</p>		

<ul style="list-style-type: none"> • Equipment warm up areas and equipment storage areas shall not be located closer than 500 feet of adjacent residences. • All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have properly functioning manufacturer-installed mufflers. • Stationary noise sources, such as temporary generators and pumps, shall be positioned as far from nearby receivers as possible, within temporary enclosures and shielded by barriers (which could reduce construction noise by as much as 5 dB), or other measures, to the extent feasible. • Use “quiet” models of air compressors and other stationary equipment where such technology exists. • Prohibit unnecessary idling of internal combustion engines. • To further reduce the potential for impacts, a Construction Noise Management Plan shall be prepared and shall include the following: <ul style="list-style-type: none"> ○ A process by which to provide a minimum of 2 weeks’ advance notice to all residences located within 200 feet of construction activities that are expected to occur for a period of 2 weeks or longer within a defined area, including the approximate start and end dates of such activities. ○ Signs shall be posted at all project entrances upon commencement of construction for the purposes of informing all contractors/subcontractors, their employees, agents, material haulers, and all other persons at the project of the basic requirements of Mitigation Measure 4.9-1. ○ Publicly visible signs shall be posted on security fencing at multiple locations around the perimeter of the project construction boundary that include: <ul style="list-style-type: none"> ■ Permitted construction days and hours. ■ A telephone number and designated person to contact for registering noise complaints. The designated person shall be available to respond to, and if necessary through complaint verification, take corrective action to ensure that noise emissions from the offending equipment or activity is addressed. Corrective action shall be applied immediately if feasible, and within no later than 48 hours after receipt of the noise complaint. The designated person shall track complaints and corrective actions taken to resolve noise complaint issues. 					
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Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
Section 4.12: Transportation and Traffic					
<p>Mitigation Measure 4.12-3a (same as Mitigation Measure 4.2-2a in Section 4.2, Air Quality and Greenhouse Gas Emissions): Transportation Demand Management (TDM) Program. Prior to issuance of the first building permit for the non-residential use areas (i.e., Napa Valley Ruins & Gardens [NVR&G] and hotel), the Project Applicant shall develop a TDM program for the non-residential use areas (i.e., NVR&G and hotel) and shall submit the TDM program to the City Department of Public Works for review and approval. The Project Applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies, which may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Establishment of carpool, buspool, or vanpool programs; 2. Vanpool purchase incentives; 3. Cash allowances, passes or other public transit subsidies and purchase incentives; 4. Preferential parking locations for ridesharing vehicles; 5. Computerized commuter rideshare matching services; 6. Guaranteed ride home program for ridesharing; 7. Bicycle programs including bike purchase incentives, storage, and maintenance programs; 8. On-site car share and bike share service; 9. Preparation of a Parking Management Plan to address parking accommodations for large events; 10. Designation of an on-site transportation coordinator for the project; 11. Transit and trip planning resources such as commute information kiosk; 12. Employer provided showers, changing rooms, and clothing lockers for office employees that commute via active transportation; 13. Bicycle route mapping resources; 14. Participation in future citywide Transportation Management Association (TMA); and 15. Submit annual reports to the City regarding TDM activities. 	Approval of TDM program	Prior to issuance of first building permit for the nonresidential use area (i.e., NVR&G and hotel)	City of American Canyon	3.21.2024	WH

RESOLUTION NO. 2020-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING THE MASTER CONDITIONS OF APPROVAL FOR AC-1 PORTION OF WATSON RANCH

WHEREAS, pursuant to Section 65300 of the State Planning and Zoning Law, the City of American Canyon (City) has adopted a General Plan to provide comprehensive long-range planning and a blueprint of the City's future form, including land use and circulation maps that specify the roadway network and the distribution of types and intensities of land; and

WHEREAS, the City of American Canyon General Plan land use and zoning designation for the property known as the Watson Ranch Specific Plan property is Town Center, which requires the approval of a specific plan to designate the land uses, range of residential and nonresidential densities and unified design standards within the Watson Ranch Specific Plan property; and

WHEREAS, on November 6, 2018, the City Council of the City of American Canyon adopted an Ordinance approving the Watson Ranch Specific Plan that provides for the development of the approximately 309-acre Watson Ranch Specific Plan site with a mixed use community component including a mixed use town center (NVRG), 1253 residential units, approximately 23 acres of improved parks, an additional 30 acres of parks, trails and open space, a 10 acre school site, roads and supporting water, wastewater, recycled water and storm drainage infrastructure; and

WHEREAS, on June 18, 2019, the City Council approved the Watson Ranch Specific Plan Development Agreement (Ordinance 2019-06, Agreement 2019-A107); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a final environmental impact report (Final EIR) was prepared for the Watson Ranch Specific Plan, and includes required Mitigation Measures; and

WHEREAS, on November 19, 2020, the City of American Canyon Planning Commission conducted a duly-noticed public hearing and unanimously recommended City Council approval of the Master Conditions of Approval for AC-1 Portion of Watson Ranch; and

WHEREAS, a duly-noticed public hearing was held by the City Council of the City of American Canyon on December 15, 2020 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon, having considered all the evidence, including any submitted by member of the public, hereby approves the Master Conditions of Approval for AC-1 Portion of Watson Ranch as attached hereto as Exhibit A.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon, having considered all the evidence, including any submitted by member of the public, hereby makes the following findings consistent with the California Environmental Quality Act (CEQA).

SECTION 1: Findings Regarding Environmental Review pursuant to the California Environmental Quality Act (CEQA).

1. The City of American Canyon makes the following findings and determinations based on substantial evidence in the record as a whole pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 *et seq.*) and its Guidelines (California Code of Regulations, Title 14 §§ 15000, *et seq.*), as each is amended from time to time ("CEQA").
2. Pursuant to CEQA, an Environmental Impact Report was prepared, supplemented, and certified for the Watson Ranch Project ("Project EIR"). The Project EIR considered and analyzed the significant adverse environmental impacts of, related mitigation measures for, and reasonable alternatives to, the planning, development, construction, operation, and maintenance of the proposed uses of the Property implemented through the "Project Approvals" of the "Project," including without limitation, the General Plan Amendment, Watson Ranch Specific Plan (and related Zoning), Large Lot Vesting Tentative Map, and Development Agreement. In accordance with CEQA, City certified as legally adequate and complete the Project EIR, and approved the development allowed and approved by said existing and future Project Approvals contemplated by the Project EIR and the Development Agreement.
3. The proposed Master Conditions of Approval for AC-1 Portion of Watson Ranch is a contemplated "Project Approval" under the Project EIR and the Development Agreement. Under CEQA, a Specific Plan EIR, like the Watson Ranch Specific Plan Project EIR, is generally assumed to be used at a "development level." *See, e.g.,* CEQA Guidelines § 15168. Under controlling CEQA law, particularly CEQA Guidelines section 15162, the legal question is whether the Project EIR, itself, needs updating (through a Subsequent or Supplemental EIR) before the City can consider and approve the Master Conditions of Approval for AC-1 Portion of Watson Ranch, or whether the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Master Conditions of Approval for AC-1 Portion of Watson Ranch. For the following reasons and findings, by law, no such Subsequent or Supplemental EIR can be required by the City, and the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Master Conditions of Approval for AC-1 Portion of Watson Ranch.

First, CEQA Guidelines section 15162 provides as follows [*City responses to the issues raised by Section 15162 are provided in bracketed, italicized text below*]:

(a) When an EIR has been certified . . . for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; [*There is no substantial evidence in the light of the whole record revealing any changes proposed in the Project, let alone changes that will involve involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Master Conditions of Approval for AC-1 Portion of Watson Ranch implement the Watson Ranch Specific Plan Project, and no new significant environmental effects or substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.*]

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR . . . due to the involvement of

new significant environmental effects or a substantial increase in the severity of previously identified significant effects. *[There is no substantial evidence in the light of the whole record revealing circumstances under which the Project is undertaken which require major revisions to the Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects: the Master Conditions of Approval for AC-1 Portion of Watson Ranch are anticipated by, and are the implementation of, the Watson Ranch Specific Plan Project (and Project Approvals), and no new significant environmental effects or a substantial increase in the severity of previously identified significant effects not already addressed by the Project EIR will result from that implementation.];* or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following *[There is no substantial evidence in the light of the whole record revealing any such new information of any kind has been presented]:*

(A) The project will have one or more significant effects not discussed in the previous EIR . . . *[There is no substantial evidence in the light of the whole record revealing that the Master Conditions of Approval for AC-1 Portion of Watson Ranch will have one or more significant effects not discussed in the Project EIR: Instead, the Master Conditions of Approval for AC-1 Portion of Watson Ranch are anticipated by, and are the implementation of, the Watson Ranch Specific Plan Project as fully analyzed by the Project EIR];*

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR *[There is no substantial evidence in the light of the whole record revealing that the Master Conditions of Approval for AC-1 Portion of Watson Ranch will result in a situation where significant effects previously examined in the Project EIR will be substantially more severe than shown and discussed in the Project EIR: Instead, the Master Conditions of Approval for AC-1 Portion of Watson Ranch are anticipated by, and are the implementation of, the Watson Ranch Specific Plan Project as fully analyzed by the Project EIR];*

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative *[There is no substantial evidence in the light of the whole record supporting a determination that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative.];* or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. *[There is no substantial evidence in the light of the whole record supporting a determination that mitigation measures or alternatives which are considerably different from those analyzed in the Project EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. No such mitigation measure nor alternatives have been proposed,*

nor are warranted, and no rejection of such mitigation measure or alternative by the project applicant has taken place.]

Because there is no substantial evidence in the record to support any of the findings set forth in CEQA Guidelines section 15162, as a matter of law, no additional CEQA work can be required by the City relating to the City's consideration and approval of the Master Conditions of Approval for AC-1 Portion of Watson Ranch.

Second, similar to CEQA Guidelines section 15162, CEQA Guidelines section 15163 provides that a public agency may choose to prepare a "Supplement" to an EIR - rather than a "Subsequent" EIR - only if (1) any of the findings described in Section 15162 (above) would require the preparation of a Subsequent EIR, yet (2) only minor additions or changes would be necessary to make the Project EIR adequately apply to the changed situation. As stated above, because there is no substantial evidence in the record to support any of the findings set forth in CEQA Guidelines section 15162, then, as a matter of law, no finding can be made under CEQA Guidelines section 15163. Therefore, no additional CEQA work for the Master Conditions of Approval for AC-1 Portion of Watson Ranch can be required by the City.

Third; and lastly, under the Development Agreement, "to the extent permitted or required by CEQA, City shall use . . . existing environmental assessments, declarations, reports and studies as adequately addressing the environmental impacts of the Project and its Subsequent Approvals without requiring new or supplemental environmental documentation." Development Agreement § 2.04(k). Because CEQA prohibits the City from requiring additional CEQA compliance work for the Master Conditions of Approval for AC-1 Portion of Watson Ranch approvals, for the reasons discussed above, the Development Agreement likewise enforces that CEQA requirement and prohibits additional "new or supplemental environmental documentation." Development Agreement § 2.04(k).

Therefore, the City finds and determines that the Project EIR provides the appropriate CEQA compliance documentation for the City's consideration and approval of the proposed Master Conditions of Approval for AC-1 Portion of Watson Ranch.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 15th day of December, 2020, by the following vote:

AYES: Council Members Aboudamous, Joseph, Washington, Vice Mayor Oro, Mayor Garcia
NOES: None
ABSTAIN: None
ABSENT: None



Leon Garcia, Mayor

ATTEST:



Cherri Walton, Interim City Clerk

APPROVED AS TO FORM:



William D. Ross, City Attorney

EXHIBITS:

A. Master Conditions of Approval for AC-1 Portion of Watson Ranch

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

A. MASTER CONDITIONS - GENERALLY

<i>Master COA #</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation; Parcel #</i>	<i>Status</i>
1.	These Master Conditions of Approval (“Master Conditions”) adopted by the City of American Canyon (“City”) relate only to the American Canyon I, LLC portion of the City’s Watson Ranch project (“Project”). American Canyon I, LLC shall also be referred to herein as “AC-1,” “Master Developer,” “Developer,” and/or “Applicant,” and shall include successors, as explained and controlled by the Development Agreement between the City and AC-1 (“Development Agreement”). Unless otherwise defined in these Master Conditions, terms and phrases used in these Master Conditions shall have that meaning set forth in the Development Agreement. The Development Agreement, as amended over time, shall control over these Master Conditions and any subsequent “Specific Conditions,” as described herein. These Master Conditions provide certain provisions of the Development Agreement. However, regardless of whether present or not in these Master Conditions, the entire Development Agreement, as amended over time, shall apply to, and control over, these Master Conditions.	Relevant Subsequent Approvals	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable or Satisfied
2.	The Project’s “Large Lot Vesting Tentative Map” was approved and later recorded as the “Large Lot Final Map,” producing twenty four (24) lots/parcels (“Large Lot Parcels”). Each of those Large Lot Parcels will be further subdivided over time creating additional lots/parcels. These Master Conditions apply to the Project, the large Lot Parcels, and all such subsequent subdivision map approvals. The idea behind these Master Conditions is to establish a consistent set of “rules” (Conditions of Approval) that can be used throughout the implementation of the Project, thereby ensuring certainty and efficiency.	Relevant Subsequent Approvals	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
3.	These Master Conditions also express certain requirements from the Watson Ranch Specific Plan.	Relevant Subsequent Approvals	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
4.	These Master Conditions also contain the relevant Mitigation Measures relating to the Project, including without limitation, the EIR’s Mitigation Monitoring and Reporting Program, as clarified, updated and refined by these Master Conditions to reflect implementation progress.	Relevant Subsequent Approvals	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
5.	These Master Conditions also contain requirements from the City’s standard Subdivision Improvement Agreement (“SIA”) in order to streamline the future SIA process. Subsequent subdividing of the Project will involve SIAs, which SIAs will employ these Master Conditions.	SIA	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

<p>6.</p>	<p>In addition to these Master Conditions, “Specific Conditions of Approval” (also referred to as “Specific Conditions”) resulting from the subsequent subdivision map approvals, Design Permit/Guidelines approvals, and/or other development approvals may be drafted and imposed on a Large Lot Parcel’s subsequent development. Such Specific Conditions may stand alone and be imposed in addition to these Master Conditions, and/or may be added to these Master Conditions over time. Any and all such Specific Conditions shall be subject to and controlled by these Master Conditions, which Master Conditions shall be subject to, and controlled by, the Development Agreement. If a conflict arises between these Master Conditions, and/or any Specific Conditions and the express and/or implied provisions of the Development Agreement, as amended over time, the Development Agreement shall control.</p> <p>Where possible, these Master Conditions describe the “Mechanism” for satisfying the Master Condition (for example, subdivision map approval, adopted Design Guidelines, etc.), the “Implementation” timing of the Master Condition (for example, Building Permit issuance), and the “Status” of such Master Condition performance (whether the requirement is still “Applicable, whether it has been “Completed,” etc.). Additionally, through subsequent “mapping” of a particular Large Lot Parcel pursuant to the Subdivision Map Act, listed Master Conditions applicable to that Parcel may be further organized into relevant Phases (phased final maps) of that Parcel, if applicable.</p> <p>As used in these Master Conditions, a reference to “All” or “All Parcels” shall mean that the Master Condition is setting a general rule that applies to the development of any and all Large Lot Parcels. When these Master Conditions provide that the Master Condition in question shall apply to “Applicable Parcels,” that means that each Parcel over which the Master Backbone Infrastructure (MBI) in question lies and/or abuts (and therefore the Parcel is responsible for the “Parcel’s MBI Portion”) is one of the “Applicable Parcels.”</p>	<p>Relevant Subsequent Approvals</p>	<p>Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit</p>	<p>Applicable</p>
<p>7.</p>	<p>As used in these Master Conditions, the following definitions shall apply. “SIA” shall mean the relevant/applicable “Subdivision Improvement Agreement.” “Major Backbone Infrastructure” work or “MBI” shall have that meaning provided by the Development Agreement. “Public Improvements” work shall mean infrastructure improvements to be constructed by Developer, and then dedicated to, accepted by, and operated and maintained by, City. “Private Improvements” shall mean infrastructure improvements that shall be constructed by Developer and not be dedicated to, accepted by, and operated and maintained by, City. “Improvement Plans” shall mean those improvement plans and specifications relating to MBI, Public Improvements, and/or Private Improvements. Developer shall obtain City approval of all Improvement Plans for the relevant MBI, Public Improvements, and/or Private Improvements work. All work on the relevant MBI, Public Improvements, and/or Private Improvements shall be performed by Developer at the places, at the grades, with the materials, and in the manner as shown on the City-approved Improvement Plans. Additionally, the phrase: “Pre-Final Map, Final Map Recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit” shall mean that the timing of performance of the particular Master Condition will be satisfied at one of those performance events, as will be determined by the Subsequent Approval.</p>	<p>Relevant Subsequent Approvals</p>	<p>Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit</p>	<p>Applicable</p>

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

8.	<p>Unless otherwise set forth in these Master Conditions, or unless otherwise agreed to by City and Developer, each Parcel shall be responsible for the entirety of the design and construction of the “Master Backbone Infrastructure” (also “MBI”) of the Public Improvement for the geographic distance of the Parcel’s entire frontage on such MBI, and/or the entire geographic distance that such MBI traverses such Parcel (“Parcel’s MBI Portion”). For example, if the MBI in question is Rio Del Mar, then the Parcel in question shall be responsible for the design and construction of all of that portion of Rio Del Mar that traverses and/or abuts such Parcel, i.e., the “Parcel’s MBI Portion.” Such Parcel MBI Portion design and construction shall be to the “ultimate design” of the MBI in question, including without limitation, ultimate width, depth, curb, gutter, sidewalk, street lighting, landscaping, etc. City, Developer, and the owner/builder of the relevant Parcel (if different than Developer) may by mutual agreement refine the requirements of this Master Condition. Therefore, if the Master Conditions provide that the Master Condition in question shall apply to “Applicable Parcels,” that means that each Parcel over which the MBI in question lies and/or abuts (and therefore the Parcel is responsible for the “Parcel’s MBI Portion”) is one of the “Applicable Parcels.” If the MBI in question traverse and/or abuts more than one Parcel, then the responsibility of each such Parcels shall be determined (“Proportional Share”) and the first Parcel (of such Parcels) to develop shall be responsible for the design and construction of all of that portion of MBI and that traverses and/or abuts such first Parcel (i.e., the “Parcel’s MBI Portion”) and such first Parcel shall have the right to secure a Reimbursement Agreement from the City so that such first Parcel is reimbursed by such other Parcels for such other Parcels’ Proportional Share at such time when such other Parcel(s) would have otherwise been responsible to provide such MBI, or at such other time/or by such means as is mutually agreed to by City and Developer.</p>	<p>Applicable Parcels Parcel’s MBI Portion Reimburse</p>	<p>Pre-Final Map, final map recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit</p>	<p>Applicable</p>
9.	<p>When Parcel-necessary infrastructure has not yet been brought to the physical (geographic) location of the Parcel in question to be developed (the “Relevant Parcel”), then the development of such Relevant Parcel shall require (unless otherwise agreed between City and Developer) that such Relevant Parcel shall provide and construct all of the MBI otherwise required of other Parcels (the Parcel MBI Portion of all such other Large Lot Parcels) over which the MBI is needed to traverse and/or abut in order to access the Relevant Parcel and bring and provide such Parcel-necessary infrastructure to the Relevant Parcel. In such a case, the Relevant Parcel shall have the right to secure a Reimbursement Agreement from the City so that the costs of such additional provision and construction by the Relevant Parcel of the MBI otherwise required of such other Parcels is reimbursed to the Relevant Parcel at such time as such other Parcel(s) would have otherwise been responsible to provide such infrastructure, or at such other time/or by such means as is mutually agreed to by City and Master Developer.</p>	<p>Relevant Parcels Parcel’s MBI Portion Reimburse</p>	<p>Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit</p>	<p>Applicable</p>
10.	<p>When a Large Lot Parcel is further subdivided, it shall have its own separate SIA and attached Exhibit(s) containing relevant Master Conditions and any other Specific Conditions, as described herein.</p>	<p>SIA</p>	<p>Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit</p>	<p>Applicable</p>

**MASTER CONDITIONS OF APPROVAL
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11.	These Master Conditions apply to Developer, and Developer’s successors, as more specifically set forth in the Development Agreement, as amended over time.	Relevant Subsequent Approvals	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
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B. MASTER CONDITIONS - SPECIFIC PLAN

<i>Master COA #</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation; Parcel #</i>	<i>Status</i>
12.	PHASING OF PRIVATE DEVELOPMENT NVR&G is a development priority in the Specific Plan. Development of the NVR&G may commence pursuant to the phasing plan as part of phase 1. If not initiated during phase 1 of the residential development, the NVR&G must commence development in conjunction with the start of phase 2 of the residential development. Developer shall have the right to commence development of any portion of the NVR&G at any time provided necessary MBI and other Public Improvements are constructed and operational before or at the time of occupancy of such portion of the NVR&G.	Relevant Subsequent Approvals	Relevant Parcel	Applicable

C. MASTER CONDITIONS – DEVELOPMENT AGREEMENT

<i>Master COA #</i>	<i>Section and Page</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implement.</i>	<i>Status</i>
13.		The entire Development Agreement, as amended, shall apply. Any reference in these Master Conditions to “Development Agreement” shall mean the Development Agreement by and between AC-1 and City, as amended over time. The following Master Conditions provide certain terms and conditions set forth in the Development Agreement, and shall automatically be amended as the Development Agreement is amended over time. Not all Development Agreement terms and conditions are set forth below; however, all terms and conditions of the Development Agreement, as amended over time, shall nonetheless apply to the Project, the Project Approvals, these Master Conditions, and any Specific Conditions, regardless of whether or not set forth herein.	Relevant Subsequent Approvals	Pre-Final Map, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
14.	§§ 2.06 through 2.07 Page 32	As more particularly described in the Development Agreement, if chosen by Master Developer in its sole and exclusive discretion, Master Developer shall be responsible for the design and construction of the “Phase 1 Newell Drive Initial Access.” The Phase 1 Newell Drive Initial Access shall begin (commence) from the existing terminus of Newell Drive,	Relevant Subsequent Approvals Certain proceeds	As set forth in Development Agreement (e.g., Pre-Final Map,	Applicable

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

		northward to the intersection of Newell Drive and Rio Del Mar then westward on Rio Del Mar to the intersection of Rio Del Mar and Loop Road, then northward on Loop Road to include “Loop Road Segment 1,” as that term is defined in Section 2.07 of the Development Agreement, and as shown on <i>Exhibit B</i> to the Development Agreement, and <i>Exhibit A</i> to these Master Conditions.	from State of California will help fund portions of the Newell Drive Initial Access	SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit)	
15.	§ 2.06(c)(1) Page 32	As more particularly described in the Development Agreement, if chosen by Master Developer in its sole and exclusive discretion, Master Developer shall be responsible for the design and construction of the “Phase 2 Newell Drive Initial Access.” The Phase 2 Newell Drive Initial Access shall include the extension of Rolling Hills Drive from the Phase 1 terminus of Rolling Hills Drive northward to the intersection of Rolling Hills Drive and Rio Del Mar, and the extension of Loop Road from the Phase 1 terminus of Loop Road, to the northward edge of Loop Road Segment 2, as both are shown on <i>Exhibit B</i> to the Development Agreement, and <i>Exhibit A</i> to these Master Conditions.	Applicable Parcels	As set forth in Development Agreement	Applicable
16.	§ 2.06(c)(1) Page 32	As more particularly described in the Development Agreement, before the 743 rd building permit for a residential structure on the Project can be issued by the City, Developer, at Developer’s sole and exclusive discretion, shall construct one of the following roadway improvements (all shown on <i>Exhibit B</i> to the Development Agreement and <i>Exhibit A</i> to these Master Conditions.): A. Commencing from the intersection of Loop Road and Rio Del Mar westward on Rio Del Mar to the intersection of Rio Del Mar and SR 29, as shown on Exhibit B to the Development Agreement. B. Commencing from the intersection of Loop Road and Rio Del Mar westward on Rio Del Mar, then southward as Rio Del Mar becomes South Napa Junction, to the intersection of South Napa Junction and SR 29, as shown on <i>Exhibit B</i> to the Development Agreement, and <i>Exhibit A</i> to these Master Conditions. Any and all affordable residential housing units built in the Watson Ranch Specific Plan shall be exempt from, and therefore shall not be included, in determining the 743 residential housing unit count or any other residential unit cap.	Applicable Parcels	As set forth in Development Agreement	Applicable
17.	§ 2.07(a) Page 34	Developer shall not be responsible for any fees and costs related to the City Attorney, and/or any City Special Legal Counsel regarding any railroad crossing, roadway, and/or other MBI.	Applicable Parcels	Pre-Final Map, SIA, Grading Permit,	Applicable

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

				Construction Permit, Building Permit, Occupancy Permit	
18.	§ 2.07(c)(1) Page 34	At the time of Building Permit issuance for a “Model Plan Review” (model home plan review) residential unit, Developer shall pay to City Processing Fees in the amount designated for that size/type of model home residential unit set forth in <i>Exhibit C</i> to the Development Agreement. Said amount of Processing Fees shall be considered to be in Calendar Year 2019 dollars, and, commencing in 2020, that amount shall be increased each year by the relevant year’s percentage amount set forth in the Construction Cost Index for the San Francisco Region.	Applicable Parcels	Building Permit	Applicable
19.	§ 2.07(c)(2) Page 34	At the time of Building Permit issuance for an “After Model Plan Review” residential unit, Developer shall pay to City Processing Fees in the amount designated for that size/type of After Model Plan Review residential unit set forth in Exhibit C to the Development Agreement. Said amount of Processing Fees shall be considered to be in Calendar Year 2019 dollars, and, commencing in 2020, that amount shall be increased each year by the relevant year’s percentage amount set forth in the Construction Cost Index for the San Francisco Region.	Applicable Parcels	Building Permit	Applicable
20.	§ 2.07(c) Page 34	Processing of project approvals shall be performed pursuant to the Development Agreement.	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
21.	§ 2.07(c)(3) Pages 34-35	Developer shall pay, one or some combination of the following options, in Developer’s sole and exclusive discretion: A. To City, those Processing Fees that at the time Processing Fees are due to City reflects the amount that City actually expends to provide such processing services, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; and/or B. To a third-party consultant (“Processing Consultant”) acceptable to City and contracted directly with Developer the amount that the Processing Consultant and Developer contract for such processing services. Should	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<p>Developer desire to contract with a particular Processing Consultant, prior to entering into such contract, Developer shall provide written notice to City at least thirty (30) days prior to Developer entering into such Processing Consultant contract (the “30-day period”), which notice to City shall address such intended contract, including without limitation, naming the intended Processing Consultant. Within thirty (30) days of receipt of such notice from Developer, City shall indicate its consent or objections, in writing. If City fails to raise objection to Developer within such 30-day period, City consent shall be deemed provided. If City raises objection to such Developer-noticed Processing Consultant within said 30-day period, then the Resolution Process set forth in the Development Agreement shall apply. City and Developer shall maintain and update a list of Processing Consultants acceptable to City. And/or,</p> <p align="center">C. To a Processing Consultant acceptable to City and contracted directly with Developer and City (a three-party agreement) the amount that the Processing Consultant and Developer contract for such processing services. Again, City and Developer shall maintain and update a list of Processing Consultants acceptable to City.</p>			
22.	§ 2.07(d) Pages 35-36	<p>In Developer’s sole and exclusive discretion, Developer shall pay Inspection Fees for residential development, MBI, in-tract infrastructure, NVRG and Hotel, and/or any other Project construction requiring inspection, in either or some combination of the following options:</p> <p align="center">1. To City, those Inspection Fees that at the time Inspection Fees are due to City reflects the amount that City actually expends to provide such inspection services, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; and/or;</p> <p align="center">2. To a third-party consultant acceptable to City and contracted directly with Developer (“Inspection Consultant”) the amount that the Inspection Consultant and Developer contract for such inspection services. Should Developer desire to contract with a particular Inspection Consultant, prior to entering into such contract, Developer shall provide written notice to City at least thirty (30) days prior to Developer entering into such Inspection Consultant contract (the “30-day period”), which notice to City shall address such intended contract, including without limitation, naming the intended Inspection Consultant. Within thirty (30) days of receipt of such notice from Developer, City shall indicate its consent or objections, in writing. If City fails to raise objection to Developer within such 30-day period, City consent shall be deemed provided. If City raises objection to</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<p>such Developer-noticed Inspection Consultant within said 30-day period, then the Resolution Process set forth in the Development Agreement shall apply. City and Developer shall maintain and update a list of Inspection Consultants acceptable to City. And/or,</p> <p>3. To an Inspection Consultant acceptable to City and contracted directly with Developer and City (a three-party agreement) the amount that the Inspection Consultant and Developer contract for such inspection services. Again, City and Developer shall maintain and update a list of Inspection Consultants acceptable to City.</p>			
23.	§ 2.07(f) Page 37	<p>During the Term of the Development Agreement, Developer shall not pay any past, current and/or future City development fees, impact fees, mitigation fees and/or any and all other impact fees imposed on development in the City in any and all categories (collectively, “City Impact Fees”). Such City Impact Fees that Developer shall not pay during the Term of the Agreement include, without limitation, Civic Facility Fees, Wastewater Capacity Fees, Water Capacity Fees, Traffic Impact Fees, Parks & Recreation Fees, and/or General Plan Update Fees, and any other present or future City Impact Fee imposed on development to mitigate Project impacts and provide funding for public infrastructure, services and/or facilities.</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
24.	§ 2.07(h)(1)(D) Page 39	<p>Developer shall improve and construct the relevant portions of Newell Drive, including and excluding, as follows: Newell Drive Segment 1, with the exception that the portion of such Newell Drive Segment 1 improvements located on the Newell Property that Developer shall improve and construct shall be limited to one-half (1/2) width of a typical roadway section (as shown in the Specific Plan), which provides for a single travel lane in each direction.</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
25.	§ 2.07(h)(1)(E) Page 39	<p>Developer’s commencement of Watson Ranch Specific Plan’s Phase 4 of residential development shall be conditioned upon Developer’s commencement of “Developer’s Newell Drive Obligations,” provided the relative/relevant “City Precursors” (prerequisites) to each such Developer’s Newell Drive Obligations have been satisfied by City, all as provided in the Development Agreement.</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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26.	§ 2.07(h)(1)(E) Page 40	If at Developer’s planned commencement of Watson Ranch Specific Plan’s Phase 4 of residential development, the City Precursors are not fully satisfied and in place, then Developer may commence development of the Watson Ranch Specific Plan’s Phase 4 of residential development and shall no longer be responsible for Developer’s Newell Drive Obligation. The status of the City Precursors shall be addressed in the Annual Review of the Development Agreement in order to keep the Parties apprised of status.	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
27.	§ 2.07(h)(2) Page 40	Regarding Rio Del Mar With an At-Grade Railroad Crossing. A railroad crossing at Rio Del Mar is anticipated for the Project by the General Plan and Specific Plan. The Parties generally desire that the railroad crossing at Rio Del Mar be an “at-grade” crossing. However, the Parties also recognize that time, money, and the authority of others, including without limitation governmental agencies such as the California Public Utilities Commission (“PUC”), have influence and authority over such at-grade crossing options. Further, the Parties recognize that time savings, certain Developer financial obligation reductions, and other factors may make a grade-separated crossing at Rio Del Mar more attractive and achievable. Lastly, the Parties recognize that should an at-grade or grade-separated railroad crossing at Rio Del Mar prove unsuccessful, there exists a private at-grade railroad crossing at South Napa Junction that is the subject of a previous settlement agreement. Therefore, which railroad crossing to pursue will be an evolving analysis by the Parties as they work through the many issues. At any time period during which an at-grade railroad crossing is being pursued, Developer, exercising its sole and exclusive discretion, shall have the right to assert to City that such an at-grade application should be abandoned and/or otherwise put aside and that a grade-separated railroad crossing at Rio Del Mar shall be pursued. If such an assertion is made, then such at-grade application will be abandoned and/or otherwise put aside and a grade-separated railroad crossing at Rio Del Mar shall be pursued by the Parties.	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
28.	§ 2.07(h)(2)(C) Pages 42-43	When Developer or City is required by the Development Agreement (below) to construct (or cause the financing and/or construction of) At-Grade Rio Del Mar improvements, such improvements shall be constructed and improved at such time as set forth in the Project’s relevant subdivision map approval. That being stated, general construction and improvement obligations regarding At-Grade Rio Del Mar are as follows: i. Developer shall be responsible for the construction and improvement of At-Grade Rio Del Mar Segment	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit,	Applicable

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		<p>I at such time as set forth in the Project's relevant subdivision map approval, provided that Developer shall be reimbursed by City for Developer's full costs related to such construction and improvement of such At-Grade Rio Del Mar Segment 1, and provided that such full reimbursement by City to Developer shall occur the earlier of the following events: Within thirty (30) days of the date of the recording of any final subdivision map regarding the "Adobe Property," or within thirty (30) days of the date of the City's issuance of any Building Permit regarding the Adobe Property. For the purposes of the Development Agreement, the "Adobe Property" shall mean that property depicted on <i>Exhibit A</i> to the Development Agreement. Further, for the purposes of the Development Agreement, Developer's full costs (including without limitation, a reasonable construction management fee in an amount consistent with practices within the trades for such roadway construction, and every other task required) related to such construction and improvement of such At-Gracie Rio Del Mar Segment 1 shall be referred to as "Developer's At-Grade Rio Del Mar Segment 1 Costs";</p> <p>ii. Developer shall be responsible for the construction and improvement of At-Grade Rio Del Mar Segment 2 at such time as set forth in the Project's relevant subdivision map approval, provided that Developer shall be reimbursed by City for Developer's full costs related to such construction and improvement of such At-Grade Rio Del Mar Segment 2, with such reimbursement being a priority, and coming from funds City secures through City's imposition on other development in the City some form of fees, charges, assessments and/or other means, and further provided that such City reimbursement obligation to Developer shall continue until such time as- Developer is fully so reimbursed, or the Development Agreement's Term concludes, whichever occurs first. For the purposes of the Development Agreement, Developer's full costs related to such construction and improvement of such At-Grade Rio Del Mar Segment 2 shall be referred to as "Developer's At-Grade Rio Del Mar Segment 2 Costs";</p> <p>iii. The details of the "At-Grade Rio Del Mar Railroad Crossing Segment" are addressed in subdivision</p>		Occupancy Permit	
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		<p>(h)(4) of the Section 2.07 of the Development Agreement;</p> <p>iv. Developer shall be responsible for the construction and improvement of At-Grade Rio Del Mar Segment 3 at such time as set forth in the Project's relevant subdivision map approval;</p> <p>v. Developer shall be responsible for the construction and improvement of At-Grade Rio Del Mar Segment 4 at such time as set forth in the Project's relevant subdivision map approval; and,</p> <p>vi. Developer shall be responsible for the construction and improvement of At-Grade Rio Del Mar Segment 5 at such time as set forth in the Project's relevant subdivision map approval.</p>			
29.	<p>§ 2.07(h)(3)(B) Pages 44-45</p>	<p>It is understood by the Parties that all such right-of-way dedications shall reflect the right-of-way requirements of the General Plan and Specific Plan, and that if City is responsible for securing the dedication, that City shall secure the dedication at City's sole cost and expense and at such time as the Parties agree is necessary to ensure the absence of Developer construction delay on the Rio Del Mar Improvements. City shall coordinate the acquisition of right-of-way from the relevant property owner, with the goal being the full dedication of Grade-Separated Segment A and Grade-Separated Segment B, and Grade-Separated E at no cost to the Parties. The Parties recognize that if eminent domain or other City actions are necessary to acquire the right-of-way from the relevant property owner(s) needed for the construction of Grade-Separated Segment A, Grade-Separated Segment B, and Grade-Separated E, delays may occur and shall be allowed. Should eminent domain be required, acquisition shall be by, and at the sole and exclusive cost and expense of, City. Regarding the dedication of the relevant Segments of Grade-Separated Rio Del Mar, the following shall apply:</p> <p>i. City shall secure the dedication of Grade-Separated Rio Del Mar Segment A;</p> <p>ii. City shall secure the dedication of Grade-Separated Rio Del Mar Segment B;</p> <p>iii. The details of the "Grade-Separated Rio Del Mar Railroad Crossing Segment" are addressed below in subdivision (h)(4) of the Section 2.07 of the Development Agreement;</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<ul style="list-style-type: none"> iv. Developer shall dedicate to City, upon the Project’s first recorded subdivision map (e.g., the final map relating to the Large Lot Vesting Tentative Map), Grade-Separated Rio Del Mar Segment C; v. Developer shall dedicate to City, upon the Project’s first recorded subdivision map (e.g., the final map relating to the Large Lot Vesting Tentative Map), Grade-Separated Rio Del Mar Segment D; and vi. City secured the dedication of Grade-Separated Rio Del Mar Segment E through the recordation of the Newell Parcel Map. 			
30.	<p>§ 2.07(h)(3)(C) Pages 45-46</p>	<p>It is understood by the Parties that when Developer or City is required by the Development Agreement (below) to construct (or cause the financing and/or construction of) Grade-Separated Rio Del Mar improvements, such improvements shall be constructed and improved at such time as set forth in the Project’s relevant subdivision map approval. That being stated, general construction and improvement obligations regarding Grade-Separated Rio Del Mar are as follows:</p> <ul style="list-style-type: none"> i. Developer shall be responsible for the construction and improvement of Grade-Separated Rio Del Mar Segment A at such time as set forth in the Project’s relevant subdivision map approval, provided that the portion of the costs to Developer of constructing and improving Grade-Separated Rio Del Mar Segment A that is equal to “Developer’s At-Grade Rio Del Mar Segment 1 Costs” shall be reimbursed by City to Developer, and provided that such reimbursement by City to Developer (for the dollar amount of the portion of the costs to Developer of constructing and improving Grade-Separated Rio Del Mar Segment A that is equal to “Developer’s At-Grade Rio Del Mar Segment 1 Costs”) shall occur the earlier of the following events: Within 30 days of the date of the recording of any final subdivision map regarding the Adobe Property, or within 30 days of the date of any City issuance of any Building Permit regarding the Adobe Property. ii. Developer shall be responsible for the construction and improvement of Grade-Separated Rio Del Mar Segment B at such time as set forth in the Project’s relevant subdivision map approval, provided that the portion of the costs to Developer of constructing and improving Grade-Separated Rio Del Mar Segment B that is equal to “Developer’s At-Grade Rio Del Mar 	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<p>Segment 2 Costs” shall be reimbursed by City to Developer, and provided that such reimbursement by City to Developer (for the dollar amount of the portion of the costs to Developer of constructing and improving Grade-Separated Rio Del Mar Segment B that is equal to “Developer’s At-Grade Rio Del Mar Segment 2 Costs”) shall be a priority, and shall come from funds City secures through City’s imposition on other development in the City some form of fees, charges, assessments and/or other means, and further provided that such City reimbursement obligation to Developer shall continue until such time as Developer is fully so reimbursed, or the Development Agreement’s Term concludes, whichever occurs first.</p> <p>iii. The details of the “Grade-Separated Rio Del Mar Railroad Crossing Segment” are addressed in the Development Agreement;</p> <p>iv. Developer shall be responsible for the construction and improvement of Grade-Separated Rio Del Mar Segment C at such time as set forth in the Project’s relevant subdivision map approval;</p> <p>v. Developer shall be responsible for the construction and improvement of Grade-Separated Rio Del Mar Segment D at such time as set forth in the Project’s relevant subdivision map approval; and</p> <p>vi. Developer shall be responsible for the construction and improvement of Grade-Separated Rio Del Mar Segment E at such time as set forth in the Project’s relevant subdivision map approval.</p>			
31.	<p>§ 2.07(h)(3)(E) Page 47</p>	<p>It is understood by the Parties that right-of-way dedications shall reflect the right-of-way requirements of the General Plan and Specific Plan, and that if City is responsible for securing the dedication under the Development Agreement, that City shall secure the dedication at City’s sole cost and expense and at such time as the Parties agree is necessary to ensure the absence of Developer construction delay on South Napa Junction. City shall coordinate the acquisition of right-of-way from the relevant property owner, with the goal being the full dedication of South Napa Junction Segment 1 and/or South Napa Junction Segment 2 at no cost to the Parties. The Parties recognize that if <i>eminent domain</i> or other City actions are necessary to acquire the right-of-way from the relevant property owner(s) needed for the construction South Napa Junction Segment 1 and/or South Napa Junction Segment 2,</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<p>delays may occur and shall be allowed. Should <i>eminent domain</i> be required, acquisition shall be by, and at the sole and exclusive cost and expense of, City. Regarding the dedication of the relevant Segments of South Napa Junction, the following shall apply:</p> <p style="padding-left: 40px;">i. City shall secure the dedication of South Napa Junction Segment 1;</p> <p style="padding-left: 40px;">ii. City shall secure the dedication of South Napa Junction Segment 2;</p> <p style="padding-left: 40px;">iii. The details of the “South Napa Junction Railroad Crossing” are addressed in subdivision (h)(4) of the Section 2.07 of the Development Agreement;</p> <p style="padding-left: 40px;">The details of the “South Napa Junction Railroad Crossing” are addressed in subdivision (h)(4) of the Section 2.07 of the Development Agreement.</p>			
32.	<p>§ 2.07(h)(3)(F)</p> <p>Page 48</p>	<p>General construction and improvement obligations regarding South Napa Junction are as follows:</p> <p style="padding-left: 40px;">i. Developer shall be responsible for the construction and improvement of South Napa Junction Segment 1 at such time as set forth in the Project’s relevant subdivision map approval, provided that Developer shall be reimbursed by City for Developer’s full costs related to such construction and improvement of such South Napa Junction Segment 1, and provided that such full reimbursement by City to Developer shall occur the earlier of the following events: The recording of any final subdivision map regarding the “Adobe Property,” or the City issuance of any Building Permit regarding the Adobe Property. For the purposes of the Development Agreement, the “Adobe Property” shall mean that property depicted on <i>Exhibit A</i> to the Development Agreement. Further, for the purposes of the Development Agreement, Developer’s full costs related to such construction and improvement of such South Napa Junction Segment 1 shall be referred to as “Developer’s South Napa Junction Segment 1 Costs”;</p> <p style="padding-left: 40px;">ii. Developer shall be responsible for the construction and improvement of South Napa Junction Segment 2 at such time as set forth in the Project’s relevant subdivision map approval, provided that Developer shall be reimbursed by City for Developer’s full costs related to such construction and improvement of such South Napa Junction Segment 2, with such reimbursement being a priority, and coming from funds City secures through City’s imposition on other development in the City some form of fees, charges, assessments and/or other means, and further provided that such</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<p>City reimbursement obligation to Developer shall continue until such time as Developer is fully so reimbursed, or the Development Agreement’s Term concludes, whichever occurs first;</p> <p>iii. The details of the “South Napa Junction Railroad Crossing” are addressed in subdivision (h)(4) of the Section 2.07 of the Development Agreement;</p> <p>iv. Developer shall be responsible for the construction and improvement of South Napa Junction Segment 3 at such time as set forth in the Project’s relevant subdivision map approval;</p> <p>v. Developer shall be responsible for the construction and improvement of South Napa Junction Segment 4 at such time as set forth in the Project’s relevant subdivision map approval; and,</p> <p>vi. Developer shall be responsible for the construction and improvement of South Napa Junction Segment 5 at such time as set forth in the Project’s relevant subdivision map approval.</p>			
33.	§ 2.07(h)(4)(B) Page 49	<p>City shall be responsible for making any and all application(s) to such relevant public agencies including without limitation the PUC for any and all such rail crossing(s), and Developer shall be responsible for coordinating and paying for the consultants needed to support that effort. Developer shall be responsible for all City Staff costs and fees relating to whichever/all railroad crossings pursued, which City Staff costs and fees reflect the amount that City actually expends for such City Staff costs and fees, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; Developer shall not be responsible for the City costs and fees relating to the City Attorney, and any additional City-hired special legal counsel, regarding whichever/all railroad crossings are pursued.</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
34.	§ 2.07(h)(4)(C) Pages 49-50	<p>If Developer, in its sole and exclusive discretion, determines to pursue the At-Grade Railroad Crossing, then the following shall apply:</p> <p>i. Developer shall provide City written notice that Developer has determined to pursue the At-Grade Railroad Crossing; and</p> <p>ii. Developer shall be responsible for the costs and fees related to such At-Grade Railroad Crossing Segment. Developer shall be responsible for all costs related to the SR 29/Rio Del Mar Tie-in, up to a maximum of \$2.5 million. Any amount beyond such \$2.5 million shall be subject to the “Resolution Process” requirements of Section 2.03 of the Development Agreement, where the Parties will endeavor to resolve the amount in excess of \$2.5 million dollars. City shall</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		<p>be responsible for making application to all relevant public agencies - including without limitation, the California Department of Transportation (“CalTrans”) - to secure encroachment Permits required to build that SR 29 Tie-In Developer decides to pursue (either the SR 29/Rio Del Mar Tie-In or the SR 29/South Napa Junction Tie-In). Developer shall be responsible for the costs and fees related to such City cooperation, coordination and application, including the costs and fees related to City Staff, which City Staff costs and fees reflect the amount that City actually expends for such City Staff costs and fees, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; time; however, Developer shall not be responsible for any costs and fees relating to the City Attorney and/or Special Counsel hired by City to assist. Developer shall be reimbursed by City for Developer’s costs (up to a maximum of \$2.5 million - any amount beyond such \$2.5 million shall be subject to the “Resolution Process” requirements of Section 2.03 of the Development Agreement) related to such construction and improvement of such SR 29/Rio Del Mar Tie-in in two ways: First, the first fifty percent (50%) of Developer’s costs related to such construction and improvement of such SR 29/Rio Del Mar Tie-shall be reimbursed by City to Developer at the earlier of the following events: Within 30 days of the date of the recording of any final subdivision map regarding the Adobe Property, or within 30 days of the date of City’s issuance of any Building Permit regarding the Adobe Property; and Second, the second and final 50% of Developer’s costs related to such construction and improvement of such SR 29/Rio Del Mar Tie-shall be reimbursed by City to Developer, with such reimbursement being given priority, and such reimbursement coming from funds City secures through City’s imposition on other development in the City some form of fees, charges, assessments and/or other means, and further provided that such City reimbursement obligation to Developer shall continue until such time as Developer is fully so reimbursed, or the Development Agreement’s Term concludes, whichever occurs first.</p>			
35.	<p>§ 2.07(h)(2)(D) Pages 50-51</p>	<p>If Developer, in its sole and exclusive discretion, determines to pursue the Grade-Separated Railroad Crossing, then the following shall apply:</p> <ul style="list-style-type: none"> i. Developer shall provide City written notice that Developer has determined to pursue the Grade-Separated Crossing at Rio Del Mar. ii. Developer shall be responsible for all costs and fees related to the Grade-Separated Railroad Crossing Segment, including the costs and fees related to City Staff time, which City Staff time costs and fees reflect the amount that City 	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		actually expends for such City Staff costs and fees, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; however, Developer shall not be responsible for any costs and fees relating to the City Attorney and/or Special Counsel hired by City to assist.			
36.	§ 2.07(h)(2)(E) Pages 51-52	<p>If neither the At-Grade Railroad Crossing Segment nor the Grade-Separated Railroad Crossing Segment is pursued by Developer and/or either or both are pursued but denied by the PUC (and/or others), and/or either or both are pursued but abandoned by Developer, then if Developer, in its sole and exclusive discretion, determines to pursue the existing at-grade railroad crossing at South Napa Junction, then the following shall apply:</p> <p style="padding-left: 40px;">i. Developer shall provide City written notice that Developer has determined to pursue the at-grade railroad crossing at South Napa Junction; and</p> <p style="padding-left: 40px;">ii. Developer shall be responsible for the costs and fees related to such South Napa Junction Railroad Crossing Segment.</p> <p style="padding-left: 40px;">iii. Developer shall be responsible for all costs and fees related to the SR 29/South Napa Junction Tie-In, up to a maximum of \$2.5 million. Any amount beyond such \$2.5 million shall be subject to the “Resolution Process” requirements of Section 2.03 of the Development Agreement, where the Parties will endeavor to resolve the amount in excess of \$2.5 million dollars. City shall be responsible for making application to all relevant public agencies - including without limitation, the California Department of Transportation (“CalTrans”) - to secure encroachment Permits required to build that SR 29 Tie-In Developer decides to pursue (either the SR 29/Rio Del Mar Tie-In or the SR 29/South Napa Junction Tie-In). Developer shall be responsible for the costs and fees related to such City cooperation, coordination and application, including the costs and fees related to City Staff time, which City Staff costs and fees reflect the amount that City actually expends for such City Staff costs and fees, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; however, Developer shall not be responsible for any costs and fees relating to the City Attorney and/or Special Counsel hired by City to assist. Developer shall be reimbursed by City for Developer’s costs (up to a maximum of \$2.5 million - any amount beyond such \$2.5 million shall be subject to the “Resolution Process” requirements of Section 2.03 of the Development Agreement) related to such construction and improvement of such SR 29/South Napa Junction Tie-In in two ways: First, the first fifty percent (50%) of Developer’s costs related to such construction and improvement of such SR 29/South Napa Junction Tie-In shall</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		be reimbursed by City to Developer at the earlier of the following events: The recording of any final subdivision map regarding the Adobe Property, or the City issuance of any Building Permit regarding the Adobe Property; and Second, the second and final 50% of Developer’s costs related to such construction and improvement of such SR 29/South Napa Junction Tie-In shall be reimbursed by City to Developer, with such reimbursement being a priority, and coming from funds City secures through City’s imposition on other development in the City some form of fees, charges, assessments and/or other means, and further provided that such City reimbursement obligation to Developer shall continue until such time as Developer is fully so reimbursed, or the Development Agreement’s Term concludes, whichever occurs first.			
37.	§ 2.07(h)(5)(B) Page 52	City and Developer shall cooperate and coordinate their efforts to secure approval of the SR 29 Tie-In that Developer decides to pursue (either the SR 29/Rio Del Mar Tie-In or the SR 29/South Napa Junction Tie-In) in a manner to ensure the absence of Developer construction delay on either the At-Grade Rio Del Mar, Grade-Separated Rio Del Mar improvements, or South Napa Junction improvements.	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
38.	§ 2.07(h)(6) Page 52	<p>Relating to the Loop Road Improvements:</p> <p style="padding-left: 40px;">A. Developer shall dedicate to City at such relevant Project subdivision map recordation date, that land described in <i>Exhibit B</i> to the Development Agreement.</p> <p style="padding-left: 40px;">B. Developer shall construct (or cause the finance and construction of) at such time as set forth in the Specific Plan (and such relevant Project subdivision map approval), those roadway improvements described in Exhibit C to the Development Agreement (collectively, the “Loop Road Improvements”). The Loop Road Improvements are comprised of “Loop Road Segment 1,” “Loop Road Segment 2,” and “Loop Road Segment 3,” as shown on <i>Exhibit B</i> to the Development Agreement , and <i>Exhibit A</i> to these Master Conditions.</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
39.	§ 2.07(h)(7) Pages 52-53	<p>Relating to the Rolling Hills Drive Improvements:</p> <p style="padding-left: 40px;">A. Developer shall dedicate to City at such relevant Project subdivision map recordation date, that land described in <i>Exhibit B</i> to the Development Agreement, and <i>Exhibit A</i> to these Master Conditions (collectively, the “Rolling Hills Drive Improvements”).</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit,	Applicable

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		<p>B. Developer Developer shall construct (or cause the finance and construction of) at such time as the commencement of Watson Ranch Specific Plan’s Phase 2 of residential development (and such relevant Project subdivision map approval) or sooner if required to meet secondary access requirements for residential development, those roadway improvements described in <i>Exhibit B</i> to the Development Agreement.</p>		Occupancy Permit	
40.	<p>§ 2.07(h)(8) Page 53</p>	<p>Relating to Underground Utilities:</p> <p>A. Developer shall dedicate to City at such relevant Project subdivision map recordation date those underground utility and storm drain infrastructure improvements within the Project subdivision map required by the Project subdivision map’s development.</p> <p>B. Developer shall construct (or cause the finance and construction of) at such time as set forth in such relevant Project subdivision map approval, those underground utility and storm drain infrastructure improvements within the Project required by the Project’s development.</p>	Applicable Parcels	Pre-Final Map; Final Map Recordation	Applicable
41.	<p>§ 2.07(k) Page 53</p>	<p>Developer shall dedicate to City at such relevant Project subdivision map recordation date and improve at such time as set forth in the Specific Plan and such relevant Project subdivision map approval, approximately three and fifty-five/one hundredths (3.55) acres of the Property for use as “Park A,” as more particularly set forth in Exhibit B to the Development Agreement. Developer shall be obligated to contribute no more than five million six hundred thousand (\$5,600,000) for the improvement of Park A; said \$5,600,000 maximum shall include any and all Processing Fees, Building Permit Fees, User Fees, and/or Inspection Fees. Notwithstanding the forgoing, the \$5,600,000 amount (for the improvement of Park A) shall be considered to be in Calendar Year 2019 dollars, and, commencing in 2020, that amount shall be increased each year by the relevant year’s percentage amount set forth in the Construction Cost Index for the San Francisco Region, until such Park A improvements are completed. Consistent with the foregoing, the Parties shall work together to secure that portion of Park A that sits on the Newell Property, including seeking to have the controlling owners of the Newell Property dedicate such portion to the City through existing and/or future subdivision maps. Developer’s obligation to improve/construct Park A shall commence only after both fee title to that portion of Park A that sits on the Newell Property has been secured and is in City</p>	Applicable Parcels	Pre-Final Map; Final Map Recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		possession, and the Specific Plan’s Phase 2 of development of the Project has commenced.			
42.	§ 2.07(l) Page 53-54	Developer shall dedicate to City at such relevant Project subdivision map recordation date and improve at such time as set forth in at such relevant Project subdivision map approval, approximately five and fifty-seven/one hundredths (5.57) acres for use as “Park B,” as more particularly set forth in <i>Exhibit B</i> to the Development Agreement. Developer shall be obligated to contribute no more than two million eight hundred thousand dollars (\$2,800,000) for the improvement of Park B; said \$2,800,000 maximum shall include any and all Processing Fees, and/or Inspection Fees. Notwithstanding the forgoing, the \$2,800,000 amount (for the improvement of Park B) shall be considered to be in Calendar Year 2019 dollars, and, commencing in 2020, that amount shall be increased each year by the relevant year’s percentage amount set forth in the Construction Cost Index for the San Francisco Region, until such Park B improvements are completed. Consistent with the foregoing, the Parties shall work together to secure that portion of Park B that sits on the Newell Property, including seeking to have the controlling owners of the Newell Property dedicate such portion to the City through existing and/or future subdivision maps. Developer’s obligation to improve/construct Park B shall commence only after both: fee title to that portion of Park B that sits on the Newell Property has been secured and is in City possession; and the Specific Plan’s Phase 3 of development of the Project has commenced.	Applicable Parcels	Pre-Final Map; Final Map Recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
43.		Developer shall dedicate to the City, at such relevant Project subdivision map recordation date, and improve at such time as set forth in such relevant Project subdivision map approval, approximately sixty-seven one hundredths (.67) acres for use as the “Napa Valley Vine Trail,” as more particularly set forth in Exhibit B to the Development Agreement. Developer shall be obligated to contribute no more than four hundred sixty thousand dollars (\$460,000) for the improvement of the Napa Valley Vine Trail; said \$460,000 maximum shall include any and all Processing Fees, and/or Inspection Fees. Notwithstanding the forgoing, the \$460,000 amount (for the improvement of the Napa Valley Vine Trail) shall be considered to be in Calendar Year 2019 dollars, and, commencing in 2020, that amount shall be increased each year by the relevant year’s percentage amount set forth in the Construction Cost Index for the San Francisco Region, until such Napa Valley Vine Trail improvements are completed. Consistent with the foregoing, the Parties shall work together to secure that portion of the Napa Valley Vine Trail that sits on the Newell Property, including seeking to have the controlling owners of the Newell Property dedicate such portion to the	Applicable Parcels	Pre-Final Map; Final Map Recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		City through existing and/or future subdivision maps. Said Developer’s obligation to improve the Napa Valley Vine Trail shall commence only after fee title to that portion of the Napa Valley Vine Trail that sits on the Newell Property has been secured and is in City possession. The Parties recognize the City has exercised its discretion in requiring the Developer to construct various Class I trails including the Napa Valley Vine Trail and the River to Ridge Trail. The Parties shall coordinate and cooperate, including without limitation, the entering into of any necessary or desirous “Measure T Funding Equivalent Set-Aside Agreement,” regarding the accounting procedures used to memorialize the Developer’s costs in dedicating and improving said Class I trails with express purpose of maximizing the amount of “Measure T Funding Equivalent Set-Aside” defined by that certain Napa Valley Transportation Authority – Tax Authority Measure T Ordinance, and that certain Measure T Funding Agreement by and between the City and the Napa Valley Transportation Authority – Tax Authority.			
44.	§ 2.07(n) Page 54-55	Developer shall dedicate to the City at such relevant Project subdivision map recordation date approximately two (2) acres of the Property for use as the “Community Plaza and Community Center Site” (which includes the required parking for the use), as more particularly set forth in <i>Exhibit B</i> to the Development Agreement. The Parties recognize that Developer, in Developer’s sole and exclusive discretion, may save the “Silos” depicted in the Specific Plan, and if Developer determines to so save the Silos, then Developer may move the location of the Community Plaza and Community Center Site further south to accommodate the Silos preservation. City shall complete the improvements to the Community Plaza and the Community Center Site as set forth in the Specific Plan.	Applicable Parcels	Pre-Final Map; Final Map Recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable
45.	§ 2.07(o) Page 55	Developer shall dedicate an easement to the City, at such relevant Project subdivision map recordation date, and improve at such time as set forth in at such relevant Project subdivision map approval, approximately six and seventy one hundredths (6.7) acres of the Property for use as the “Quarry Lake Park,” as more particularly set forth in Exhibit B to the Development Agreement. Developer shall be obligated to contribute no more than one million six hundred thousand dollars (\$1,600,000) for the improvement of the Quarry Lake Park; said \$1,600,000 maximum shall include any and all Processing Fees, and/or Inspection Fees. Developer may, in Developer’s sole and exclusive discretion, further improve the Quarry Lake Park with additional uses that complement the “Napa Valley Ruins & Gardens” (described herein). The \$1,600,000 maximum (for the improvement of Quarry Lake Park) shall be considered to be in Calendar Year 2019 dollars, and,	Applicable Parcels	Pre-Final Map; Final Map Recordation, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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		commencing in 2020, that amount shall be increased each year by the relevant year's percentage amount set forth in the Construction Cost Index for the San Francisco Region, until such Quarry Lake Park improvements are completed.			
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D. MASTER CONDITIONS – SUBDIVISION IMPROVEMENT AGREEMENTS

<i>Master COA #</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implement.</i>	<i>Status</i>
46.	At Developer's expense, in a good and workmanlike manner, Developer shall furnish all required materials and labor for all of the relevant MBI, Public Improvements, and/or Private Improvements work shown on all Improvement Plans prepared by Developer's engineer of record, and submitted to and approved by City.	SIA	SIA	Applicable
47.	Developer shall do all work and furnish all materials necessary to complete the relevant MBI, Public Improvements, and/or Private Improvements work in accordance with the approved Improvement Plans for the relevant MBI, Public Improvements, and/or Private Improvements work, or with any changes required or ordered by said City's Engineer for the relevant MBI, Public Improvements, and/or Private Improvements work, which, in his/ her reasonable opinion, are necessary or required to complete the relevant MBI, Public Improvements, and/or Private Improvements work. All construction work on the relevant MBI, Public Improvements, and/or Private Improvements work must be performed solely by licensed contractors, and the word "Developer" when used in this Agreement shall mean and include all such licensed contractors performing such construction on Developer's behalf or account.	SIA	SIA	Applicable
48.	Completion of the relevant MBI, Public Improvements, and/or Private Improvements work shall be accomplished within 24 months of the execution of the relevant SIA, subject to the Developer protections provided by the Development Agreement, and subject to extensions granted by City-. Additionally, to the extent greater than the Developer protections provided by the Development Agreement, City shall extend the relevant SIA, as needed, in the event "good cause" is shown by Developer.	SIA	SIA	Applicable
49.	Developer shall replace or have replaced, repair or have repaired, as the case may be, or pay to the City, the entire cost of replacements or repairs, of any and all public and/or private (non-Developer) property damaged or destroyed by reason of any work done on the relevant MBI, Public Improvements, and/or Private Improvements work under the relevant SIA, whether such public property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or by any public or private corporation, partnership or association, or by any person whomsoever, or by any combination of such owners. Such replacement and/or repair cost shall not exceed the cost of such property damage or destruction suffered.	SIA	SIA	Applicable

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50.	Developer shall, at Developer's sole expense, obtain all necessary permits and licenses for the approval and construction of the relevant MBI, Public Improvements, and/or Private Improvements work, give all necessary notices, and pay all fees and taxes required. Developer shall furnish to City proof of having obtained required workers' compensation insurance coverage prior to commencing any relevant MBI, Public Improvements, and/or Private Improvements work.	SIA	SIA	Applicable
51.	Developer shall ensure competent supervision of all relevant MBI, Public Improvements, and/or Private Improvements work at all times. The Developer, at Developer's expense, shall have a registered civil engineer establish the horizontal and vertical control survey, if necessary, to construct the relevant MBI, Public Improvements, and/or Private Improvements work in accordance with the plans and specifications for such relevant MBI, Public Improvements, and/or Private Improvements work.	SIA	SIA	Applicable
52.	Developer shall at all times maintain proper facilities and provide safe access for inspection to all parts of the work on the relevant MBI, Public Improvements, and/or Private Improvements work, and to the shops wherein the work is in preparation, to assure that the relevant MBI, Public Improvements, and/or Private Improvements work shall be done in accordance with the approved Improvement Plans for such relevant MBI, Public Improvements, and/or Private Improvements work.	SIA	SIA	Applicable
53.	<p>Developer shall furnish to City all of the following:</p> <ul style="list-style-type: none"> a) A surety bond or bonds in the amount equal to 100% of the estimated cost of the on the relevant MBI, Public Improvements, and/or Private Improvements work, as security for the faithful performance of all the provisions of the relevant SIA, including without limitation, the repair and reconstruction of defective work on the relevant MBI, Public Improvements, and/or Private Improvements work. Such surety bond shall remain in effect at a minimum of thirty-five (35) days beyond the date of Notice of Completion of the relevant MBI, Public Improvements, and/or Private Improvements work b) A surety bond or bonds in the amount equal to 50% of the estimated cost of the relevant MBI, Public Improvements, and/or Private Improvements work, as security to guarantee payment in full of all persons who perform labor upon or furnish materials to be used in construction of the relevant MBI, Public Improvements, and/or Private Improvements work. Such surety bond shall remain in effect at a minimum of thirty-five (35) days beyond the date of Notice of Completion of the relevant MBI, Public Improvements, and/or Private Improvements work. c) A surety bond in the amount of 10% of the estimated cost of the relevant MBI, Public Improvements, and/or Private Improvements work as security for the warrantee of all the provisions of the relevant SIA, including without limitation the repair and reconstruction of defective work provisions of such Agreement. Such surety bond shall remain in effect at a minimum of thirty-five (35) days beyond the date of Notice of 	SIA	SIA	Applicable

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	<p>Completion of the relevant MBI, Public Improvements, and/or Private Improvements work.</p> <p>d) All surety bonds referenced shall be prepared on the standard forms provided by City and available from City's Engineer.</p> <p>e) Consistent with the Development Agreement, other forms of surety – such as irrevocable letters of credit, cash deposits, savings account(s), certificate(s) payable to City, etc. - in a form equivalent to each said surety bonds may be proposed by Developer, and shall be accepted by City in place of such surety bonds described herein, provided such other form of surety is satisfactory to City's City Attorney, and provided that all legal expenses incurred by City in reviewing and approving said other forms of surety be paid by Developer.</p> <p>f) Developer shall maintain such surety bonds and/or approved other form of surety in full force and effect consistent with the terms of the relevant SIA, including any extensions of time to such relevant SIA.</p> <p>In the event Developer fails to meet the Developer obligation(s) for which the relevant surety bond or other form of approved surety was provided, then, contingent upon City having properly followed and exhausted the requirements of the Development Agreement, City shall have the right to call upon each such relevant surety bond or other approved form of surety to satisfy the Developer obligation(s) for which such relevant surety bond or other approved form of surety was provided to City.</p>			
54.	Title to, and ownership of, all relevant MBI and/or Public Improvements which are to be delivered to City as shown on the Improvement Plans shall vest absolutely in City upon completion and acceptance of such relevant MBI and/or Public Improvements by City, which City shall accept.	SIA	SIA	Applicable
55.	If, within a period of one (1) year after final acceptance by City of any MBI and/or Public Improvements work performed under the applicable SIA, any such MBI and/or Public Improvement work fails to fulfill any of the requirements of such applicable SIA or the Improvement Plans referred to therein, Developer shall, without delay and without any cost to City, repair or replace or reconstruct any such failure regarding such MBI and/or Public Improvements work. Any dispute between City and Developer on this topic shall be addressed through the provisions of the Development Agreement. City may, at its option, make the necessary repairs or replacements or perform the necessary work, again, with the provisions of the Development Agreement applying regarding the resolution of such City payment and actions. Likewise, City may, but shall not be required to and without limitation, draw upon the applicable surety bond or other approved form of security deposited by Developer and/or take such action as authorized under the relevant SIA and the Development Agreement.	SIA	SIA	Applicable
56.	Notwithstanding any other provision of an applicable SIA, neither Developer nor any of Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Developer's obligations under the applicable SIA.	SIA	SIA	Applicable

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57.	Inspections, Improvement Plans review, and other services performed shall be pursuant to the Development Agreement.	SIA	SIA	Applicable
58.	The Development Agreement shall apply regarding all inspection, Improvement Plan review, and other services performed by City or others chosen by Developer after the execution of the relevant SIA.	SIA	SIA	Applicable
59.	In the event any such notice of breach is given and surety is present, Developer's surety shall have the duty to take over and complete the work and the Public Improvements; provided, however, that if the surety, within ten (10) days after serving upon it such notice of breach, does not give City written notice of its intention to take over and complete the performance of the contract, and does not commence performance thereof within ten (10) days after notice to City of such election, City may take over the work and prosecute the same to completion by contract or any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any direct costs or damages occasioned City thereby, and, in such event, City without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary therefor.	SIA	SIA	Applicable
60.	Developer shall not commence work under this contract until Developer shall have obtained all insurance required under this section and such insurance shall have been reasonably approved by City as to form, amount, and carrier. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement. Developer agrees that if the aforesaid insurance is not kept in full force and effect, City may terminate this Agreement upon ten (10) days prior notice to Developer, unless Developer delivers evidence of insurance to City within such ten (10) day period.	SIA	SIA	Applicable
61.	Developer shall take out and maintain during the life of this contract such insurance as shall protect City, its elected and appointed officials, officers, directors, attorneys, agents (including outside consultants), and employees and each of them,, and Developer and any agents and employees performing work covered by this contract from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Developer's or any sub-contractor's operations under this contract, whether such operations be by Developer or by anyone directly or indirectly employed by Developer.	SIA	SIA	Applicable
62.	The certificate or policy of insurance shall name the City (and such, other entities or individuals of the City as are indemnified under the contract, such as "... its elected and appointed officials, officers, directors, attorneys, agents, and employees...") as additional, or co-insureds with the Developer. The amounts of such insurance shall be as follows: a) <u>Public Liability Insurance</u> . In an amount not less than \$1,000,000 for injuries, including, but not limited to, death to any one person and subject to the same limit for each person in an amount not less than \$1,000, 000 on account of any one occurrence;	SIA	SIA	Applicable

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	<p>b) <u>Property Damage Insurance</u>. In an amount of not less than \$1,000,000 for damage to the property of each person on account of any one occurrence;</p> <p>c) <u>Comprehensive Automobile Liability</u>. Bodily injury liability coverage of \$1,000,000 for each person in any one accident and \$1,000,000 for injuries sustained by two or more persons in any one accident. Property damage liability of \$1,000,000 for each accident.</p> <p>d) <u>Worker's Compensation Insurance</u>. In the amounts required by law.</p>			
63.	<p>City shall not, nor shall any officer, agent or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring in the work specified in this Agreement prior to the completion, approval and/ or acceptance of the same; nor shall the City, nor any of its elected and appointed officials, officers, directors, attorneys, agents (including outside consultants), and employees and each of them, thereof, be liable for any persons or property injured by reason of said work or by reason of the acts or omissions of the Developer, its officers, agents or employees, in the performance of said work. Prior to the completion, approval, or acceptance of the work, the Developer agrees to indemnify, defend and save harmless the City, its elected and appointed officials, officers, directors, attorneys, agents (including outside consultants), and employees and each of them, from and against any and all liability, expense, including defense costs and legal fees, and claims for damages of any nature whatsoever, including, but not limited to, bodily injury, death, personal injury, or property damage arising from the Developer's operations or its services hereunder, including any workers' compensation suits, liability, or expense, arising from or connected with services by any person pursuant to this Agreement, whether arising from activities of Developer or any of Developer's contractors, subcontractors or by persons directly or indirectly employed by or acting as agent for Developer or arising out of the use of any patent or patented article in the construction of said work. Developer agrees to, and shall upon request, promptly and fully defend City and its elected and appointed officials, officers, directors, attorneys, agents (including outside consultants), and employees and each of them,, from any suits or actions at law or equity for damages caused, or alleged to have been caused, by reason of the activities hereinabove identified as being the responsibility of Developer.</p>	SIA	SIA	Applicable
64.	<p>Developer shall comply with all applicable provisions of the California Labor Code.</p>	SIA	SIA	Applicable
65.	<p>Developer shall at all times from the effective date of this Agreement to the completion and acceptance of the Public Improvements by the City, give good and adequate warning of each and every dangerous condition caused by the construction of said Public Improvements and will protect the traveling public therefrom.</p>	SIA	SIA	Applicable
66.	<p>Developer warrants that it has control of the real property reserved, or needed for the installation of the Public Improvements, and the streets in which it is to be placed, as is necessary to allow it to carry out its obligations under this Agreement.</p>	SIA	SIA	Applicable

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67.	The acquisition price and costs and all other expenses of obtaining all easements required for the Public Improvements shall be, paid by Developer. All necessary easements for the Public Improvements to be dedicated to City, if not already conveyed to City, shall be granted to City concurrently with the inspection and acceptance by the City of the relevant MBI, an/or Public Improvements.	SIA	SIA	Applicable
68.	All service connection charges for the Public Improvements to be constructed to serve said parcel(s) of real property shall be the amounts described in the Development Agreement.	SIA	SIA	Applicable
69.	Upon the provision of reasonable notice, the City, its officers, agents, and employees and the Surety upon any bond shall have the right from and after the date of the execution of the relevant SIA to enter upon said parcel of real property and any property where appurtenant easements are located for purposes of inspection and investigation at any and all reasonable times.	SIA	SIA	Applicable
70.	When relevant to the MBI and/or Public Improvements work, Developer shall retain and pay the cost of the Geotechnical Engineer of Record to perform all testing and reporting of items including but not limited to, rough grading, sub-grade preparation and compaction, concrete testing, and asphalt testing and compaction. Such reports shall be made available to City upon City's request.	SIA	SIA	Applicable
81.	Developer shall retain and pay the cost of the Engineer of Record to certify the Private Improvements are constructed to their satisfaction and at the places, at the grades, with the materials and in the manner shown upon the plans and specifications therefor approved by the City's Engineer.	SIA	SIA	Applicable

E. MASTER CONDITIONS – MITIGATION MEASURES

<i>Master COA #</i>	<i>Mitigation Measures</i>	<i>Method of Verification Timing; Parcel #</i>	<i>Status</i>
82.	Mitigation Measure 4.1-1: Water Tank Visibility. As required by the 2004 <i>Proposed Water Tanks (2) Mitigated Negative Declaration</i> , construction plans for the Zone 3 water tank shall incorporate the following mitigation: <ol style="list-style-type: none"> 1. A landscaped earthen berm shall be constructed around the tank site to eliminate direct views of the water tank as much as feasible from the areas surrounding the tank site. The earthen berm shall be landscaped with trees and other vegetation suitable to the City, such as evergreen trees, to screen the water tank from surrounding areas, reduce soil erosion, and blend the berm with the surrounding vegetation. 2. The water tank shall be painted a neutral color deemed appropriate by the City so the tank blends with the surrounding hillside vegetation as much as possible. 	Approval of water tank plans	Prior to issuance of grading permit
83.	Mitigation Measure 4.1-3: Lighting Plan. Prior to any site disturbance activities, the Project Applicant shall submit a construction lighting plan to the City for approval. The construction lighting plan shall ensure that the minimum amount of lighting is used to meet safety requirements and to ensure that limited spillover occurs to nearby sensitive uses. All lighting shall be directed downward and away from surrounding land uses.	Design Guidelines	Complete upon Design Guidelines approval
84.	Mitigation Measure 4.2-1: Construction Fugitive Dust Emissions. The following Bay Area Air Quality Management District (BAAQMD) Best Management Practices (BMPs)	Notes on construction plans; site	During construction activities

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<p>and additional mitigation measures for fugitive dust control shall be required for all construction activities within the project area. These measures would reduce fugitive dust emissions primarily during soil movement and grading, but also during vehicle and equipment movement on unpaved project sites.</p> <p><i>Basic BMPs that Apply to All Construction Sites</i></p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off site shall be covered. 3. All visible mud or dirt track-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. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 5. All streets, 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. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points. 7. 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. 8. A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action, if necessary, within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations. <p><i>Additional BMPs that Apply to All Construction Sites</i></p> <ol style="list-style-type: none"> 1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content may be verified by lab samples or moisture probe. 2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. 3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks shall have at maximum 50 percent air porosity. 4. For areas that are to remain open space (e.g., not a road, building, or otherwise structurally covered area), vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. 5. All trucks and equipment, including their tires, shall be washed off prior to leaving the site. 6. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel. 7. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1 percent. <p>Before starting on-site construction activities, the contractor or Project Applicant shall submit a site-specific dust control plan (Plan) to the American Canyon Planning Division for review and approval. The Project Applicant shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall state, in</p>	<p>inspections to verify BMPs are implemented</p>	
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	reasonable detail, how the Contractor shall meet the requirements above. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.		
85.	Mitigation Measure 4.2-2: Operational Emissions Reductions. The total reduction in ROG and NO _x emissions that would be achieved from implementation of Mitigation Measure 4.2-2a, the TDM program, and Mitigation Measure 4.2-2b, the CAP mitigation strategies, would be calculated at the time the final TDM program and CAP strategies are determined. If the ROG and NO _x emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-2b are determined by a qualified air quality expert to reduce the project's emissions to below the BAAQMD operational thresholds contained in the 2017 BAAQMD CEQA Air Quality Guidelines, no further mitigation would be required. If the ROG and NO _x emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-2b do not reduce the project's emissions to below the BAAQMD operational thresholds identified in the 2017 BAAQMD CEQA Air Quality Guidelines, Mitigation Measure 4.2-2c, purchase of emission offsets, would be pursued.	Contingent on future conditions.	Applicable
86.	Mitigation Measure 4.2-2a (same as Mitigation Measure 4.12-3a in Section 4.12, Transportation and Traffic): Transportation Demand Management (TDM) Program. Prior to issuance of the first building permit for the non-residential use areas (i.e., Napa Valley Ruins & Gardens ("NVRG") and hotel), the Project Applicant shall develop a TDM program for the non-residential use areas (i.e., NVRG and hotel) and shall submit the TDM program to the City Department of Public Works for review and approval. A qualified air quality expert shall prepare a calculation of the ROG and NO _x emissions reductions that would result from implementation of the TDM program. The Project Applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies, which may include, but are not limited to, the following: <ol style="list-style-type: none"> 1. Establishment of carpool, buspool, or vanpool programs; 2. Vanpool purchase incentives; 3. Cash allowances, passes or other public transit subsidies and purchase incentives; 4. Preferential parking locations for ridesharing vehicles; 5. Computerized commuter rideshare matching services; 6. Guaranteed ride-home program for ridesharing; 7. Bicycle programs including bike purchase incentives, storage, and maintenance programs; 8. On-site car share and bike share service; 9. Preparation of a Parking Management Plan to address parking accommodations for large events; 10. Designation of an on-site transportation coordinator for the project; 11. Transit and trip planning resources such as commute information kiosk; 12. Employer-provided showers, changing rooms, and clothing lockers for office employees that commute via active transportation; 13. Bicycle route mapping resources; 14. Participation in future citywide Transportation Management Association (TMA); and 15. Submit annual reports to the City regarding TDM activities. 	Approval of TDM Program	Prior to issuance of first building permit for the non-residential use area (i.e., NVRG and hotel)
87.	Mitigation Measure 4.2-2b: Operational Emissions Reduction Strategies. To reduce ROG and NO _x emissions within the Project Site, the Project shall include feasible operational emissions reduction strategies as part of its final design. The specific strategies may include, but are not limited to, the measures described below; however, other measures may be implemented:	Recommendations from Air Quality Technical Report that identify updated project emissions	Prior to issuance of the first building

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	<ul style="list-style-type: none"> ○ Prior to issuance of the first building permit for each phase of the Project, the Applicant shall develop operational emissions reduction strategies, which could include the mitigation strategies identified in Table 4.2-8, Summary of Operational CAP Mitigation Strategies, to provide options for reducing ROG and NO_x emissions from operation of the project. The operational emissions reduction strategies shall be submitted to and approved by the City, prepared by a qualified air quality technical expert, and evaluate the emissions reduction strategies in relation to the project's emissions. 	calculations and feasible operational emissions reduction strategies	permit for the project
88.	<p>Mitigation Measure 4.2-2c: Purchase Emission Offsets. Prior to the issuance of the final Certificate of Occupancy for Phase 1 or prior to the issuance of the first residential building permit in Phase 2, whichever occurs first, the Applicant would, partially or wholly, purchase offset credits if determined to be feasible based on information available at the time implementation would be required. To reduce ROG and NO_x emissions depending on the reductions achieved through Mitigation Measure 4.2-2a and Mitigation Measure 4.2-2b, and if this mitigation is implemented.</p> <ul style="list-style-type: none"> ○ The Applicant or its designee shall pay a mitigation offset fee to the BAAQMD Bay Area Clean Air Foundation (Foundation)¹ in an amount to be determined at the time of the impact. The fee would offset emissions that exceed the threshold of significance after implementation of Project-Level Reduction Strategies and the TDM Program described above to the extent feasible. ○ The Project Applicant would implement Mitigation Measure 4.2-2c through payment of a mitigation offset fee to the BAAQMD's Foundation in an amount not to exceed \$30,000 per weighted ton per year of ozone precursors per year requiring emissions offset. The fee shall be determined by the City of American Canyon Planning Division in consultation with the Applicant and be based on the type of projects available at the time of the payment. The offset fee is calculated to be "roughly proportional" to the operational air quality impacts. Documentation of payment shall be provided to the City of American Canyon or its designated representative. <p>The current process for payment of offset fees is detailed above. As required by this mitigation measure, payment of offset fees would proceed according to BAAQMD procedures when initiated. The Applicant or its designee would enter into a memorandum of understanding (MOU) with the BAAQMD's Foundation. The MOU would include details regarding the funds to be paid, the administrative fee, and the timing of the emissions reduction project. Acceptance of this fee by the BAAQMD shall serve as an acknowledgment and commitment by the BAAQMD to (1) implement an emissions reduction project(s) within a timeframe to be determined based on the type of project(s) selected and after receipt of the mitigation fee to achieve the emission reduction objectives specified above, and (2) provide documentation to City of American Canyon or its designated representative and to the Project Applicant describing the amount of and the project(s) funded by the mitigation fee, including the amount of emissions of ROG and NO_x reduced (tons per year) within SFBAAB from the emissions reduction project(s). If there is any remaining unspent portion of the mitigation offset fee following implementation of the emission reduction project(s), the Project Applicant shall be entitled to a refund in that amount from the BAAQMD. To qualify under this mitigation measure, the specific emissions retrofit project must result in emission reductions within SFBAAB that would not otherwise be achieved through compliance with existing regulatory requirements.</p>	Bay Area Air Quality Management District Memorandum of Understanding	Prior to the issuance of the final Certificate of Occupancy for Phase 1 or prior to the issuance of the first residential building permit in Phase 2, whichever occurs first

¹ More information on the Bay Area Clean Air Foundation can be found at Bay Area Air Quality Management District (BAAQMD), Bay Area Clean Air Foundation, 2015, available at <http://www.baaqmd.gov/about-the-air-district/bay-area-clean-air-foundation>.

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89.	<p>Mitigation Measure 4.2-3a: Architectural Coatings. The applicant shall use low-VOC architectural coatings during construction for all buildings, which shall have VOC content that is more stringent than local requirements prescribed in Bay Area Air Quality Management District (BAAQMD) Regulation 8 Organic Compounds, Rule 3 Architectural Coatings as revised on July 1, 2009. Coatings that meet the “super-compliant” VOC standard of less than 10 grams of VOC per liter of paint would qualify.</p>	Notes on construction plans indicating use of low-VOC architectural coatings during construction of all buildings	Prior to issuance of building permits
90.	<p>Mitigation Measure 4.2-3b: Tier 4 Construction Equipment. To reduce construction emissions to below the 2017 BAAQMD CEQA Air Quality Guidelines, prior to start of construction activities after the occupancy of Phase 1, the Project Applicant shall submit to the City either:</p> <ul style="list-style-type: none"> • Documentation showing that all off-road construction equipment used prior to the start of construction activities after the occupancy of Phase 1 with greater than 25 hp and operating for more than 20 hours total over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 4 off-road emission standards. <p>or,</p> <ul style="list-style-type: none"> • Provide supplemental analysis prepared by a qualified air quality specialist to show that emissions of ROG and NO_x would not exceed the thresholds from the 2017 BAAQMD CEQA Air Quality Guidelines using other methods. 	Documentation of compliance with the 2017 BAAQMD CEQA Air Quality Guidelines based on the type of construction equipment used or supplemental analysis prepared by a qualified air quality specialist	Prior to the start of construction activities after the occupancy of Phase 1
91.	<p>Mitigation Measure 4.2-5: Construction Emissions Minimization. To reduce construction emissions to below the thresholds identified in the 2017 BAAQMD CEQA Air Quality Guidelines, prior to the start of construction of each of the following— Phase 1 area south of the NVRG and the off-site Rio Del Mar roadway improvements and Phase 4—the Project Applicant shall submit to the City either:</p> <ul style="list-style-type: none"> • Documentation showing that all off-road construction equipment used in the southwestern portion of Phase 1 of construction (located directly south of Napa Valley Ruins & Gardens), the entirety of Phase 4 of construction, and the off-site Rio Del Mar roadway improvements with greater than 25 hp and operating for more than 20 hours total over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 2 off-road emission standards and have been retrofitted with an CARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. <p>or,</p> <ul style="list-style-type: none"> • Provide supplemental analysis prepared by a qualified air quality specialist to show health risks at on- and off-site sensitive receptors would not exceed the thresholds from the 2017 BAAQMD CEQA Air Quality Guidelines using other methods. 	Documentation of compliance with the 2017 BAAQMD CEQA Air Quality Guidelines based on the type of construction equipment used or supplemental analysis prepared by a qualified air quality specialist	Prior to the start of construction of the Phase 1 area south of the NVR&G and the off-site Rio Del Mar roadway improvements and Phase 4
92.	<p>Mitigation Measure 4.2-7: GHG Emissions Reductions. The total reduction in GHG emissions that would be achieved from implementation of Mitigation Measure 4.2-2a, the TDM program, and Mitigation Measure 4.2-7a, the GHG reduction strategies, would be calculated at the time the final TDM program and GHG reduction strategies are determined. If the GHG emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-7a are determined by a qualified air quality expert to reduce the project’s emissions to below the operational thresholds of 2.67 MT CO₂e per service population per year, no further mitigation would be required. If the GHG emissions reduction from implementation of Mitigation Measures 4.2-2a and 4.2-7a do not reduce the project’s</p>	Contingent	Applicable

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	emissions to below this threshold, Mitigation Measure 4.2-7b, purchase of GHG emission offsets, would be pursued.		
93.	<p>Mitigation Measure 4.2-7a: GHG Reduction Strategies. To reduce greenhouse gas (GHG) emissions within the project site and to maximize the Project’s ability to achieve the GHG operational threshold of 2.67 MT CO₂e per service population per year, the project shall include feasible operational GHG emissions reduction strategies as part of its final design. The specific strategies of the program may include, but are not limited to, the measures described below; however, other measures may be implemented:</p> <ul style="list-style-type: none"> ○ All development shall, at a minimum, meet the Title 24, Part 6 (2016), standards, or the most current Title 24, Part 6, standard, whichever is more conservative. All residences shall meet the anticipated 2019 Title 24 Standards to achieve Zero Net Electricity. The GHG emissions benefit from residential Zero Net Electricity was included in the unmitigated inventory. ○ Prior to issuance of the first building permit for each phase of the project, the Project Applicant shall identify operational GHG emissions reduction strategies that could include the strategies identified in Table 4.2-14, Summary of Operational GHG Mitigation Strategies, which provides options for reducing GHG emissions from project operation. The operational GHG emissions reduction strategies shall be submitted to and approved by the City, developed by a qualified air quality technical expert, and evaluate the emissions reduction strategies in relation to the project’s emissions. 	Calculations from a GHG technical expert based on specific strategies incorporated into the project	Prior to issuance of building permits for each phase
94.	<p>Mitigation Measure 4.2-7b: Purchase GHG Emission Offsets. In order to determine whether or to what extent the purchase of GHG emissions offsets is necessary to reduce greenhouse gas (GHG) emissions for each year that the GHG emissions exceed the threshold of 2.67 MT CO₂e per service population per year for the lifetime of the project (assumed to be 30 years), the operational GHG emissions reduction program described above in Mitigation Measure 4.2-7a will include a plan for the purchase of GHG offsets. The amount of offsets needed will take into account the GHG emissions reductions associated with the TDM program and the operational GHG emissions reduction program. Additionally, the feasibility of offsets shall be evaluated at the time implementation would be required. If feasible, the plan shall include:</p> <ul style="list-style-type: none"> ○ The plan for the purchase of GHG offsets shall include timing requirements, which take into account calculations showing actual emissions of the project, which could take into account phase-in of occupancy, reductions in vehicle emissions, as well as other factors that affect emissions. ○ GHG emission offsets could include any of the following sources: (1) the California Air Resources Board (CARB) quarterly allowance auctions held as part of its Cap-and-Trade Program; (2) the Greenhouse Gas Reduction Exchange (GHG Rx); or (3) Approved Registries recognized by the State of California, which currently include the Climate Action Reserve (CAR), American Carbon Registry (ACR), and Verra (formerly Verified Carbon Standard). ○ The amount of offsets purchased shall depend on the cost per annual metric ton of CO₂e reductions, the overall cost feasibility of this measure, which shall be determined based on information available at the time implementation would be required, and the on-site GHG reduction measures. <p>To demonstrate compliance, the Project Applicant or its designee would provide the following documentary evidence to City’s Planning Division: An attestation from an Approved Registry or other source described above that the Project Applicant or its designee has retired a given quantity of carbon offsets. Offsets from the approved sources</p>	Calculations from a GHG technical expert based on specific strategies incorporated into the project and, if necessary and feasible, attestation from an Approved Registry or other source described above regarding the purchase of required carbon offsets	Evaluated prior to issuance of building permits for each phase

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	above satisfy defined standards and incorporate principles of GHG emissions reduction accounting. These principles ensure the offsets use relevant methodologies and assumptions, represent additional reductions that would not otherwise be achieved by law, do not double count reductions, and are enforceable.		
95.	Mitigation Measure 4.3-1a through Mitigation Measure 4.3-41c: <i>Special-Status Plants, California Red-Legged Frogs, Western Pond Turtle, Breeding Birds, Including Raptors and Tri-colored Blackbird, Swainson’s Hawk, Golden Eagle, and White-Tailed Kite, Burrowing Owls, Callippe Silverspot Butterfly Host Plant (Johnny Jump Up), Callippe Silverspot Butterfly, American Badger, CDFW Streambed Alteration Agreement, Wetlands and Other Waters, Bats.</i> Developer shall be responsible for conducting all applicable studies, and obtaining any and all permits required by any and all State and/or Federal agencies. If such permits require the Developer to provide studies, reports, mitigation or other actions or measures, then the Developer shall provide such reports, mitigation or other actions or measures to the satisfaction of such governing State and/or Federal agencies. When requested by City, Developer shall send a letter to the City explaining such Developer compliance, and shall send City copies of compliance permits, letters, and/or other authorizations received by Developer from any such State and/or Federal agencies.	Compliance prior to issuance of applicable permit	Satisfied
96.	Mitigation Measure 4.4-2: <i>Unanticipated Discovery of Archaeological Resources.</i> If prehistoric or historic-era archaeological resources are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt and the contractor shall notify the City of American Canyon. Prehistoric archaeological materials might 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, handstones, or milling slabs); battered stone tools, such as hammerstones and pitted stones. Historic-era materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. The Project Applicant shall retain a Secretary of the Interior-qualified archaeologist to inspect the findings within 24 hours of discovery and inform the City of American Canyon. If it is determined that the project may damage a historical resource or a unique archaeological resource (as defined pursuant to CEQA and the CEQA Guidelines), construction shall cease in an area determined by the archaeologist until a mitigation plan has been prepared in accordance with PRC § 21083.2 and CEQA Guidelines § 15126.4; approved by the City; and implemented to the satisfaction of the archaeologist. In consultation with the City, the archaeologist shall determine when construction may commence. Consistent with § 15126.4(b)(3), the mitigation plan shall recommend preservation in place, as a preference, or, if preservation in place is not feasible, data recovery through excavation. If preservation in place is feasible, this may be accomplished through one of the following means: (1) modifying the construction plan to avoid the resource; (2) incorporating the resource within open space; (3) capping and covering the resource before building appropriate facilities on the resource site; or (4) deeding resource site into a permanent conservation easement. If preservation in place is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan to recover the scientifically consequential information from and about the resource, which shall be reviewed and approved by the City prior to any excavation at the resource site. Treatment of archaeological resources shall follow the requirements of PRC § 21083.2. Treatment for most resources shall consist of (but would not necessarily be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the	Submit documentation of findings and mitigation plan, if resources are encountered	During grading activities

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	significant resource to be impacted by the 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.		
97.	Mitigation Measure 4.4-3: <i>Unanticipated Discovery of Paleontological Resources.</i> If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt and the contractor shall notify the City of American Canyon. The Project Applicant shall retain a qualified paleontologist to inspect the findings within 24 hours of discovery. The paleontologist shall assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with Society of Vertebrate Paleontology standards, and in consultation with the City of American Canyon. The Project Applicant shall implement the final treatment measures.	Submit documentation of findings and verification of treatment measures, if resources are encountered	During grading activities
98.	Mitigation Measure 4.4-4: <i>Unanticipated Discovery of Human Remains.</i> If human remains are encountered by construction personnel during project implementation, all construction activities within 100 feet shall halt and the contractor shall notify the City of American Canyon. The City shall contact the Napa County Coroner to affirmatively indicate to the City that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) shall be contacted within 24 hours if the Coroner determines that the remains are Native American. The NAHC shall then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC § 5097.98), who in turn shall make recommendations to the City of American Canyon for the appropriate means of treating the human remains and any associated funerary objects (CEQA Guidelines § 15064.5(d)).	Submit documentation of findings and treatment measures, if remains are encountered	During grading activities
99.	Mitigation Measure 4.5-4: <i>Geotechnical Requirements for the Quarry Pond.</i> Prior to issuance of any building permits, the Project Applicant shall submit to the City plans that are consistent with the geotechnical recommendations of a minimum setback of 3:1 (horizontal:vertical) from the toe of the existing quarry pond bank. Any proposed plans inside of the 3:1 setback, shall be the subject of a detailed slope stability analysis by a current California registered Geotechnical Engineer or Engineering Geologist where proposed slopes must meet minimum factor of safety requirements as determined by the most recent California Building Code for both static and dynamic (earthquake) conditions. Graded cut-and-fill slopes over 15 feet shall be no steeper than 3:1 with slopes up to 15 feet no steeper than 2:1. Other measures, such as use of retaining walls and geogrid reinforcement or corrective grading, shall be implemented as necessary in accordance with the specific geotechnical recommendation informed by the aforementioned detailed slope stability analysis and outlined in the design level geotechnical report.	Submit grading plans for Quarry Lake Pond	Prior to issuance building permits
100.	Mitigation Measure 4.6-1a: <i>Evaluation for Lead-Based Paint or Coatings, Asbestos-Containing Materials, or Polychlorinated Biphenyls.</i> The Project Applicant shall submit documentation to the City to verify that all proposed areas for demolition or modification have been assessed by California state licensed contractors for the potential presence of lead-based paint or coatings, asbestos containing materials, and polychlorinated biphenyl-containing equipment prior to issuance of a demolition permit.	Submit documentation of findings	Prior to demolition activities
101.	Mitigation Measure 4.6-1b: <i>Health and Safety Plan.</i> If the assessment required by Mitigation Measure 4.6-1a finds presence of lead-based paint, asbestos, and/or polychlorinated biphenyls, prior to any construction or demolition activities on the project site, the Project Applicant shall submit to the City for approval and shall implement a health and safety plan to protect workers from risks associated with hazardous materials during abatement, demolition or renovation of affected structures.	Submit and receive approval of Health and Safety Plan	Prior to demolition of structures containing lead-based paint, asbestos, and/or

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			polychlorinated biphenyls
102.	<p>Mitigation Measure 4.6-1c: Lead-Based Paint Removal Plan. If the assessment required by Mitigation Measure 4.6-1a finds presence of lead-based paint, prior to any demolition of structures containing lead based paint, the Project Applicant shall submit to the City for approval and shall implement a lead-based paint removal plan in accordance with City and California Code of Regulations Title 8, §§ 1532.1 et seq., requirements. The plan shall specify, but not be limited to, the following elements for implementation:</p> <ul style="list-style-type: none"> ● Develop a removal specification approved by a Certified Lead Project Designer;² ● Ensure that all removal workers are properly trained; ● Contain all work areas to prohibit off-site migration of paint chip debris; ● Remove all peeling and stratified lead-based paint on building and non-building surfaces to the degree necessary to safely and properly complete demolition activities according to recommendations of the survey. The demolition contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during the demolition; ● Provide on-site personnel and area air monitoring during all removal activities to ensure that workers and the environment are adequately protected by the control measures used; ● Clean up and/or vacuum paint chips with a high efficiency particulate air (HEPA) filter; ● Collect, segregate, and profile waste for disposal determination; or ● Properly dispose of all waste. 	Submit and receive approval of Lead-Based Paint Removal Plan	Prior to demolition of structures containing lead-based paint
103.	<p>Mitigation Measure 4.6-1d: Asbestos Abatement. If the assessment required by Mitigation Measure 4.6-1a finds asbestos, prior to undertaking demolition or construction activities involving asbestos disturbance, the Project Applicant shall, demonstrate to the City that asbestos abatement shall be conducted by a California state licensed contractor prior to building demolition. Abatement of known or suspected asbestos-containing materials shall occur prior to demolition or construction activities that would disturb those materials. Pursuant to an asbestos abatement plan developed by a state-certified asbestos consultant and approved by the City, all asbestos-containing materials shall be removed and appropriately disposed of by a state certified asbestos contractor in accordance with Caltrans transportation requirements and any requirements of the receiving facility.</p>	Submit documentation that abatement has been completed	Prior to demolition of structures containing asbestos
104.	<p>Mitigation Measure 4.6-1e: Polychlorinated Biphenyl Abatement. If the assessment required by Mitigation Measure 4.6-1a finds polychlorinated biphenyls (PCBs), prior to undertaking demolition or construction activities that could disturb potential PCBs, the Project Applicant shall ensure that PCB abatement shall be conducted prior to building demolition or renovation. The Project Applicant shall demonstrate to the satisfaction of the City that PCBs shall be removed by a qualified contractor and transported in accordance with Caltrans requirements.</p>	Submit documentation of PCB abatement	Prior to demolition of structures containing PCBs
105.	<p>Mitigation Measure 4.6-2a: Phase I Recommendations. Prior to commencement of construction, the Project Applicant shall contract a qualified environmental consulting firm with state registered professionals (Professional Engineers or Geologists) to carry out the recommendations contained in the April 14, 2015, Phase I Environmental Site Assessment report by ENGEIO Incorporated pertaining to the potential environmental concerns. The Phase I report included recommendations for collection of surface soil samples for laboratory analysis and oversight of other earthwork activities. The findings of the soil sampling effort shall be submitted to the Napa County Environmental Health</p>	Submit documentation that recommendations of the Phase I Environmental Site Assessment have been	Prior to commencement of construction

² A Lead Project Designer is defined in CCR Title 17, Division 1, Chapter 8.

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	Division (NCEHD) prior to initiating any earthwork activities on the project site for direction on whether any further sampling or remediation may be necessary.	implemented, as necessary	
106.	Mitigation Measure 4.6-2b: Soil Management Plan. The project shall submit and obtain approval of a Soil Management Plan from the Napa County Environmental Health Division (NCEHD) prior to initiating any earthwork activities on the project site. During construction, the contractor shall cease any earthwork activities upon discovery of any suspect soils or groundwater (e.g., petroleum odor and/or discoloration) during construction in accordance with a Soil Management Plan prepared for the project by a qualified environmental consultant and approved by the NCEHD. The contractor shall notify the NCEHD upon discovery of suspect soils or groundwater and retain a qualified environmental firm to collect soil samples to confirm the level of contamination that may be present. If contamination is found to be present, any further proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a California state licensed professional. The contractor shall follow all procedural direction given by NCEHD and in accordance with the Soil Management Plan prepared for the site to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with transportation laws and the requirements of the licensed receiving facility.	Submit NCEHD-approved Soil Management Plan and Health and Safety Plan, as necessary	Prior to grading and during construction
107.	Mitigation Measure 4.6-2c: Removal of Contaminated Soil or Groundwater. If contaminated soil or groundwater is encountered and identified constituents exceed human health risk levels, the Project Applicant shall submit documentation to the City to verify that it has been delineated, removed, and disposed of off site in compliance with the receiving facilities' requirements prior to construction of any building foundation.	Submit documentation of removal of contaminated soil or groundwater, if encountered	Prior to construction of any building foundation
108.	Mitigation Measure 4.6-4: Development within 50 Feet of the Pacific Gas & Electric (PG&E) Pipeline/Easement. Prior to issuance of building or grading permits, Project Applicant shall submit documentation to the City to verify that development plans located within 50 feet of the existing PG&E pipeline/easement, including utilities that may intersect the existing PG&E pipeline, have been submitted to PG&E Gas Transmission Integrity Management and PG&E Land Development for review and approval. Project Applicant plans for all proposed improvements located within this zone shall adhere to the requirements of PG&E Gas Transmission Integrity Management and PG&E Land Development, including without limitation, setback requirements, depth of cover over pipeline, location of trees and maintenance requirements, minimum separation of crossing utilities, trail location, as well as any relocation requirements, if applicable.	Submit development plans for any activities within 50 feet of the existing PG&E pipeline/easement	Prior to issuance of building or grading permits for any activities within 50 feet of the existing PG&E pipeline/easement.
109.	Mitigation Measure 4.7-1: Stormwater Pollution Prevention Plan (SWPPP). Prior to issuance of grading permits for the project, the Project Applicant shall submit documentation to the City to verify that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of the statewide National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The SWPPP shall be designed, without limitation, to address the following objectives: (1) all pollutants and their sources, 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 Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site best management practices (BMPs) 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 is completed. The SWPPP shall be prepared by a qualified SWPPP developer and included as part of	Submit Stormwater Pollution Prevention Plan	Prior to issuance of grading permits

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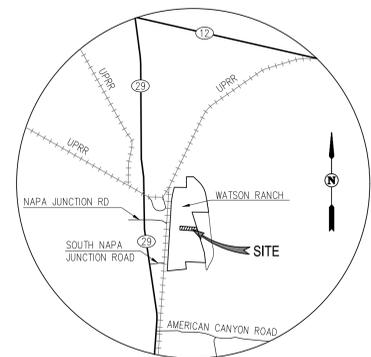
	<p>construction specifications. The SWPPP shall include the minimum BMPs required for the identified Risk Level in accordance with NPDES Construction General Permit requirements. BMPs could include, but are not necessarily limited to the use of straw bales, silt fences, fiber rolls, hydroseeding, preservation of existing vegetation, straw mulch, washing of truck tires prior to exiting site, protection of existing storm drain inlets, dedicated refueling areas with secondary containment, and on-site storage of spill prevention kits. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans <i>Stormwater Quality Handbook Construction Site BMPs Manual</i>.</p>		
110.	<p>Mitigation Measure 4.7-2: Water Discharge Requirements for Dewatering. For areas that may encounter groundwater during excavation activities, the Project Applicant shall incorporate San Francisco Regional Water Quality Control Board (SFRWQCB) discharge requirements into construction specifications for any dewatering activities that may be necessary. The Project Applicant shall provide all requested plans and protocols and incorporate any SFRWQCB additional comments or requests into project specifications for construction activities. Dewatering plans shall include, without limitation, an assessment of water quality, protocols for containment, and thresholds for discharge. No discharge of pumped water for dewatering shall occur prior to approval from SFRWQCB.</p>	<p>Submittal of dewatering plans</p>	<p>During excavation and grading activities</p>
111.	<p>Mitigation Measure 4.7-3a: Post-Construction Stormwater Controls. Prior to approval of tentative maps or issuance of building permits for the project, the Project Applicant shall submit documentation to the City to verify that post-construction stormwater controls have been included in the site design in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) Phase II Small Municipal Separate Storm Sewer Systems (MS4) Permit and the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. The Project Applicant shall prepare the final Stormwater Control Plan (SCP) and any necessary changes by the City or the SFRWQCB shall be incorporated into project design plans to ensure the required controls are in place and adhere to the requirements of the NPDES Phase II Small MS4 Permit and consistent with the BASMAA manual. At a minimum, the SCP shall demonstrate how the following measures shall be incorporated into the project:</p> <ul style="list-style-type: none"> ● Low-impact development (LID) site design principles (e.g., preserving natural drainage channels, treating stormwater runoff at its source rather than in downstream centralized controls); ● Source control best management practices (BMPs) in the form of design standards and structural features for all proposed areas of development; ● Source control BMPs for landscaped areas shall be documented in the form of a Landscape Management Plan that relies on Integrated Pest Management and also includes pesticide and fertilizer application guidelines designed to minimize any off-site discharge; and ● Treatment control measures (e.g., bioretention, porous pavement, vegetated swales) targeting any potential pollutants such as sediment, pathogens, metals, nutrients (nitrogen and phosphorus compounds), oxygen-demanding substances, organic compounds (e.g., PCBs, pesticides), oil and grease, and trash and debris. The SCP shall demonstrate that the project has the land area available to support the proposed BMP facilities sized per the required water quality design storm. 	<p>Submit documentation of compliance with the NPDES Phase II Small Municipal Separate Storm Sewer Systems Permit and the Bay Area Stormwater management Agencies Association Post-construction Manual</p>	<p>Prior to approval of tentative maps or issuance of building permits</p>
112.	<p>Mitigation Measure 4.7-3b: Compliance with the MS4 Permit. Prior to issuance of any building permits, the Project Applicant shall submit documentation to the City to demonstrate adherence to Provision E.12.h of the Municipal Separate Storm Sewer Systems (MS4) Permit, which requires that an Operation and Maintenance Program is implemented for post-construction stormwater management features. Responsible parties and funding for long-term maintenance of all Best Management Practices (BMPs) must be</p>	<p>Submit documentation that an Operation and Maintenance Program has been</p>	<p>Prior to issuance of building permits</p>

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

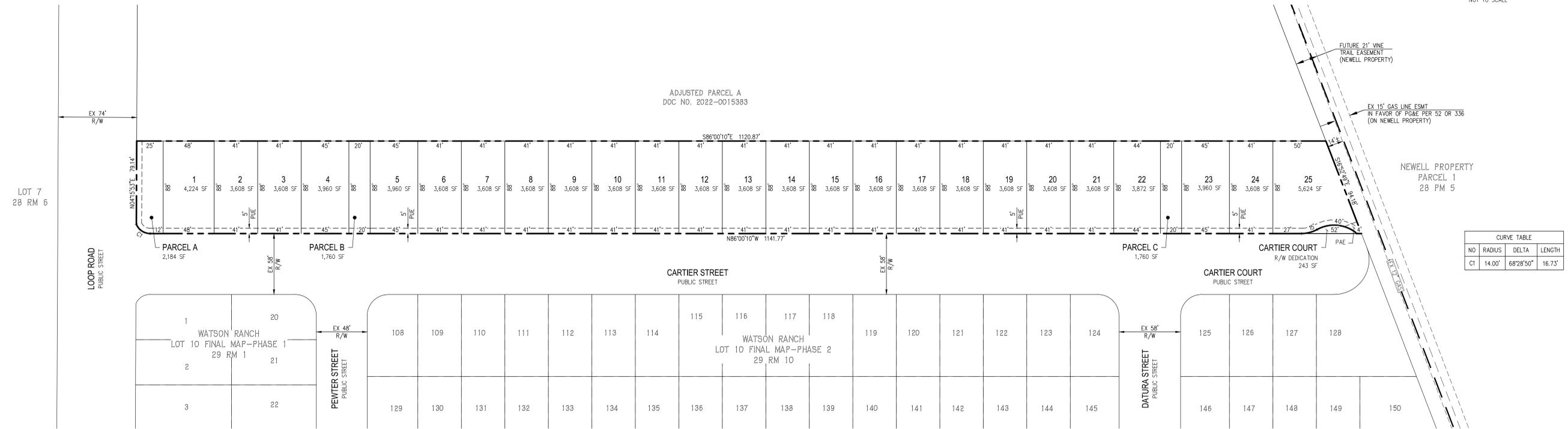
	specified within the Operation and Maintenance Plan. This Plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.	implemented for post-construction stormwater management features	
113.	<p>Mitigation Measure 4.9-1: Construction Noise. To reduce the potential for noise impacts due to construction of the project, the Project Applicant shall require construction contractors to implement the following measures:</p> <ul style="list-style-type: none"> ● Stationary construction noise sources shall not be located within 200 feet of residence. If necessary to locate this equipment within 200 of existing residences, stationary equipment shall be shielded by temporary noise barriers or acoustic enclosures that are long and tall enough to break line of sight. ● Noise barriers or shielding shall be erected for construction work associated with on-site construction activities that involves heavy construction equipment and occurs within 200 feet of residences for an extended period of time (i.e., more than 2 weeks). The barriers shall be long enough to break line of sight and at least 8 feet in height. ● Equipment warm up areas and equipment storage areas shall not be located closer than 500 feet of adjacent residences. ● All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have properly functioning manufacturer-installed mufflers. ● Stationary noise sources, such as temporary generators and pumps, shall be positioned as far from nearby receivers as possible, within temporary enclosures and shielded by barriers (which could reduce construction noise by as much as 5 dB), or other measures, to the extent feasible. ● Use “quiet” models of air compressors and other stationary equipment where such technology exists. ● Prohibit unnecessary idling of internal combustion engines. ● To further reduce the potential for impacts, a Construction Noise Management Plan shall be prepared and shall include the following: <ul style="list-style-type: none"> ○ A process by which to provide a minimum of 2 weeks’ advance notice to all residences located within 200 feet of construction activities that are expected to occur for a period of 2 weeks or longer within a defined area, including the approximate start and end dates of such activities. ○ Signs shall be posted at all project entrances upon commencement of construction for the purposes of informing all contractors/subcontractors, their employees, agents, material haulers, and all other persons at the project of the basic requirements of Mitigation Measure 4.9-1. ○ Publicly visible signs shall be posted on security fencing at multiple locations around the perimeter of the project construction boundary that include: <ul style="list-style-type: none"> ■ Permitted construction days and hours. ■ A telephone number and designated person to contact for registering noise complaints. The designated person shall be available to respond to, and if necessary through complaint verification, take corrective action to ensure that noise emissions from the offending equipment or activity is addressed. Corrective action shall be applied immediately if feasible, and within no later than 48 hours after receipt of the noise complaint. The designated person shall track complaints and corrective actions taken to resolve noise complaint issues. 	Submit documentation verifying implementation of mitigation implementation, including construction Noise Management Plan	During construction activities
114.	<p>Mitigation Measure 4.12-3a (same as Mitigation Measure 4.2-2a in Section 4.2, Air Quality and Greenhouse Gas Emissions): Transportation Demand Management (TDM) Program. Prior to issuance of the first building permit for the non-residential use areas (i.e.,</p>	TDM program	Prior to issuance of first

**MASTER CONDITIONS OF APPROVAL
FOR AC-1 PORTION OF WATSON RANCH**

	<p>Napa Valley Ruins & Gardens [NVR&G] and hotel), the Project Applicant shall develop a TDM program for the non-residential use areas (i.e., NVR&G and hotel) and shall submit the TDM program to the City Department of Public Works for review and approval. The Project Applicant shall be responsible for funding and overseeing the delivery of trip reduction/TDM proposed programs and strategies, which may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Establishment of carpool, buspool, or vanpool programs; 2. Vanpool purchase incentives; 3. Cash allowances, passes or other public transit subsidies and purchase incentives; 4. Preferential parking locations for ridesharing vehicles; 5. Computerized commuter rideshare matching services; 6. Guaranteed ride-home program for ridesharing; 7. Bicycle programs including bike purchase incentives, storage, and maintenance programs; 8. On-site car share and bike share service; 9. Preparation of a Parking Management Plan to address parking accommodations for large events; 10. Designation of an on-site transportation coordinator for the project; 11. Transit and trip planning resources such as commute information kiosk; 12. Employer-provided showers, changing rooms, and clothing lockers for office employees that commute via active transportation; 13. Bicycle route mapping resources; 14. Participation in future citywide Transportation Management Association (TMA); and 15. Submit annual reports to the City regarding TDM activities. 		<p>building permit for the non-residential use area (i.e., NVR&G and hotel)</p>
<p>115.</p>	<p>Mitigation Measure 4.12-9: Construction Management Plan. The Project Applicant shall develop and submit a Construction Management Plan (CMP) to the City of American Canyon prior to commencement of any construction activities, including construction activities associated with the transportation mitigation measures. The provisions of a CMP shall specifically address the characteristics of construction-related traffic associated with development. Such plans identify construction phasing and the level and type of construction-related traffic. The CMP shall identify construction truck routes to access the WRSP site, lane closures on existing public streets (if needed) including a plan for any necessary traffic control measures, and on-site staging requirements, and other information as required by the City.</p> <p>Once the construction truck routes have been approved, but before construction has started, the Project Applicant shall conduct a survey of existing conditions of pavement along the approved truck routes and submit documentation of the results to the City. When construction has been substantially completed such that there would be no further construction truck trips, the Project Applicant shall re-survey the construction truck routes. The Project Applicant shall be responsible for repairing damage to roadways used for construction vehicle access to the site and attributable to the project so that the roadway conditions are returned to their pre-construction conditions (or better) as documented in the pre-construction survey along the truck routes following the construction of the project.</p>	<p>Construction Management Plan</p>	<p>Prior to construction activities</p>



VICINITY MAP
NOT TO SCALE



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
CT	14.00'	68°28'50"	16.73'

GENERAL NOTES

- OWNER/DEVELOPER: AMERICAN CANYON I, LLC
1001 42ND STREET, SUITE 200
OAKLAND, CA 94608
CONTACT: TERENCE M. McGRATH
PHONE: (510) 273-2001
- CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: WILLIAM P. CARLSON, PE 89309
PHONE: (925) 866-0322
- GEOTECHNICAL ENGINEER: ENGeo INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: TED P. BAYHAM, GE 2480
PHONE: (925) 866-9000
- TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
- BENCHMARK: NAPA COUNTY BENCHMARK BM 834C, STATE WELL MONUMENT STAMPED B-55 IN CUL DE SAC AT NORTH END OF LOMBARD ROAD.
EL = 58.37' NGVD 29
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')

- A.P.N.: 059-430-044
- EXISTING LAND USE: VACANT/UNDEVELOPED OPEN SPACE
- PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE
- SITE AREA: 2.30± ACRES (GROSS)
0.05± ACRES (PARCEL A (PRIVATE))
0.08± ACRES (PARCELS B-C (PUBLIC))
0.001± ACRES (STREET DEDICATION (PUBLIC))
2.17± ACRES (NET)
- RESIDENTIAL UNITS: 25 LOTS & 3 PARCELS
- GENERAL PLAN: TOWN CENTER (TC)
- ZONING: MEDIUM DENSITY RESIDENTIAL - 16 (TC-1 MDR-16)
- DENSITY: 10.9± DU/ACRE (GROSS)
11.5± DU/ACRE (NET)
- WATER: CITY OF AMERICAN CANYON
- SANITARY SEWER: CITY OF AMERICAN CANYON
- STORM DRAIN: CITY OF AMERICAN CANYON

- GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
MAP NUMBER: 06055C0650E
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL CONSTRUCTION DOCUMENTS.
- EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR PROVIDED BY SEPARATE INSTRUMENT.
- STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED AND MAINTAINED BY THE CITY OF AMERICAN CANYON.
- STORMWATER/DETENTION: ALL STORMWATER QUALITY TREATMENT AND DETENTION NEEDS FOR THE SITE WILL BE PROVIDED ON WATSON RANCH LARGE LOT 9 (APN: 059-430-017). SEE WATSON RANCH BACKBONE IMPROVEMENT PLANS - PHASE 1A FOR

ABBREVIATIONS

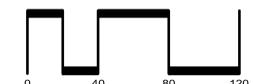
- AC ACRES
- BD BOUNDARY
- ESMT EASEMENT
- EX EXISTING
- PAE PEDESTRIAN ACCESS EASEMENT
- PR PROPOSED
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RM RECORDED MAP
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- TYP TYPICAL

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	RIGHT OF WAY
---	---	EASEMENT LINE

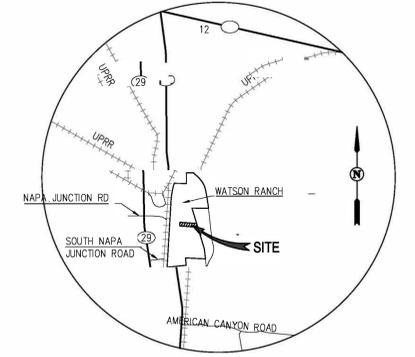
VESTING TENTATIVE MAP WATSON RANCH LOT 8 (ADJUSTED PARCEL B)

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: MARCH 21, 2024



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

SHEET NO.
TM-1
OF 1 SHEET

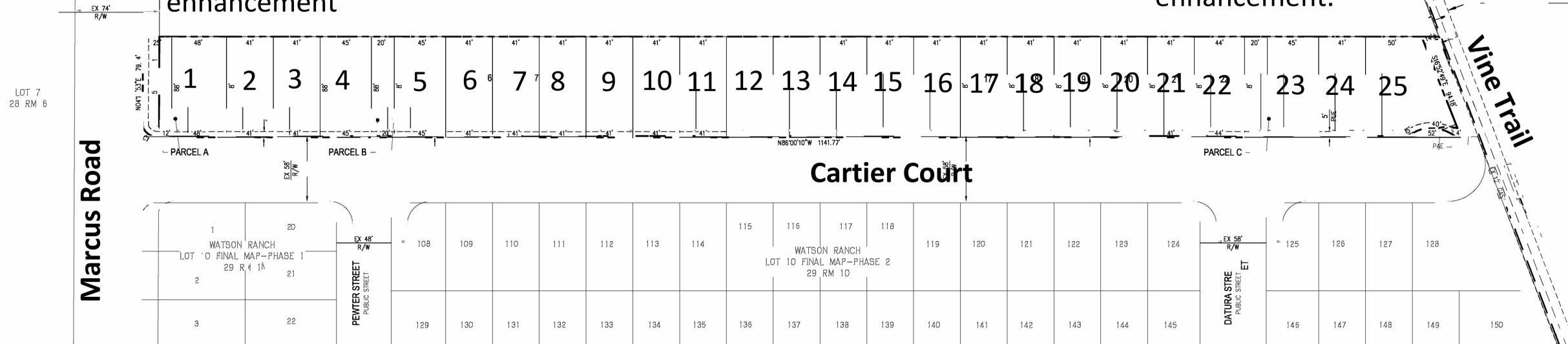


VICINITY MAP
NOT TO SCALE

Future Park

Lot 1 receives west side and rear elevation enhancement

Lot 25 receives east side and rear elevation enhancement.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	14.00'	68°28'50"	

GENERAL NOTES

- OWNER/DEVELOPER:
- CIVIL ENGINEER:
- GEOTECHNICAL ENGINEER:
- TOPOGRAPHIC SOURCE:
- BENCHMARK:
- A.P.N.:
- EXISTING LAND USE:
- PROPOSED LAND USE:

- GAS & ELECTRIC:
- TELEPHONE:
- CABLE TV:
- FLOOD ZONE:
- DIMENSIONS:
- EASEMENTS:
- STREETS:
- STORMWATER/DETENTION:

ABBREVIATIONS

- AC ACRES
- BD BOUNDARY
- ESMT EASEMENT
- EX EXISTING
- PAE PEDESTRIAN ACCESS EASEMENT
- PR PROPOSED
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RM RECORDED MAP
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- TYP TYPICAL

LEGEND

- EXISTING
- PROPOSED
- DESCRIPTION
- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE

VESTING TENTATIVE MAP WATSON RANCH LOT 8 (ADJUSTED PARCEL B)

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: MARCH 21, 2024



cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS

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SHEET NO.
TM-1
OF 1 SHEET

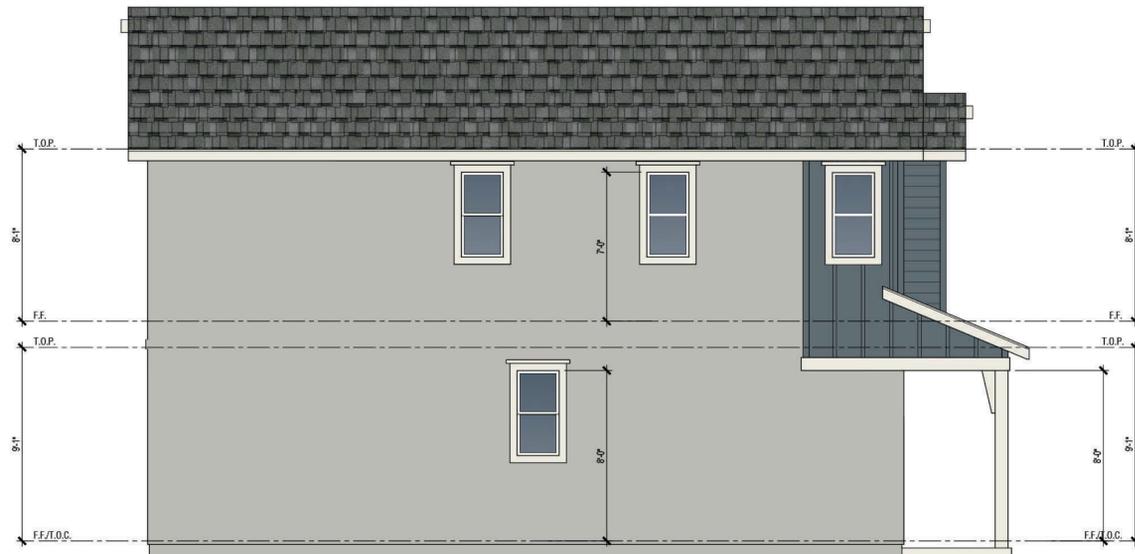




Right



Rear



Left



Front

PLAN 1583
Elevation C - Farmhouse

WATSON RANCH
AMERICAN CANYON, CA

8/4/23 Updates:
 -Two Tone Color @ Belly Band w/ Siding Added



Right



Rear



Left



Front

PLAN 1583
 Elevation C - Farmhouse

WATSON RANCH
 AMERICAN CANYON, CA



Right



Rear



Left



Front

PLAN 1799
Elevation B - Traditional

WATSON RANCH
AMERICAN CANYON, CA

8/4/23 Updates:
 -Two Tone Color @ Belly Band w/ Siding Added



Right



Rear



Left



Front

PLAN 1799
 Elevation B - Traditional

WATSON RANCH
 AMERICAN CANYON, CA

8/4/23 Updates:
 -Two Tone Color @ Belly Band w/ Siding Added



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

PLAN 1874
 Elevation A - Ranch

WATSON RANCH
 AMERICAN CANYON, CA

CITY OF AMERICAN CANYON PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

On **Thursday, March 28, 2024**, at the hour of **6:30 p.m.**, at **4381 Broadway, Suite 201** (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the Planning Commission of the City of American Canyon to consider the following:

APPLICATION: Consider a Resolution to recommend the City Council approval of a Vesting Tentative Subdivision Map for develop of 25 single-family residential units on a 2.3-acre site within the Watson Ranch Specific Plan, Medium Density Residential 12 Zoning District, APNs 059-430-012 and 059-430-037 (File Number PL22-0024).

PROJECT DESCRIPTION: The project is located north of Cartier Street in Watson Ranch, north of the Harvest Subdivision. The site consists of 25 single-family residential (SFR) lots, 2 public parcels, and 1 private parcel. The SFR lots range from 3,608 SF to 5,624 SF in gross area. The subdivision is an extension of the Harvest Subdivision and will feature homes with 3 to 4 bedrooms, two-car garages, and two-stories. The architecture feature farmhouse, ranch, and traditional designs. The City Council approved Harvest Design Permit in September of 2021.

ENVIRONMENTAL REVIEW: The proposed subdivision for Phase 1A of the Watson Ranch Specific Plan (“Design Guidelines”) and the Vesting Tentative Map for that Phase 1A (“VTM 1A”) are both contemplated “Project Approvals” analyzed under the Project FEIR and the Watson Ranch Specific Plan Development Agreement. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

PROJECT LOCATION: Vacant lot north of Cartier Street (APNs 059-430-012 and 059-430-037)

APPLICANT: AC 1 LLC, c/o Terry McGrath

All interested persons are invited to attend the meeting and be heard on this matter. Copies of all documents that relate to the above-described project may be examined at the Community Development Department office prior to the hearing. The meeting will be conducted in person and by teleconference via a Zoom connection where the Planning Commission and staff will participate with both audio and video presence. The meeting will be accessible for all members of the public to attend via the City’s website, YouTube, and Cable TV Channel 28 and public comments enabled via email and phone.

Written comments may be submitted to the Community Development Department at www.cityofamcan.org/ProjectReview or by mail at 4381 Broadway St, Suite 201, American Canyon, CA 94503, prior to the public hearing.

If you challenge the particular proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to the public hearing.

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay Service or by e-mailing cityclerk@cityofamericancanyon.org at least 72 hours in advance of the event. Copies of documents distributed at the meeting are available in alternative formats upon request.

Nicolle Hall, Administrative Technician

Date: March 15, 2024

Publication Date: March 16, 2024

059-430-006-000
CITY OF AMERICAN CANYON
4381 BROADWAY STE 201
AMERICAN CANYON, CA 94503

059-430-019-000
AMERICAN CANYON PACIFIC
ASSOCIATES LP
3351 M STREET SUITE 100
MERCED, CA 95348

059-430-043-000
CITY OF AMERICAN CANYON
4381 BROADWAY STE
AMERICAN CANYON, CA 94503

059-430-046-000
WATSON RANCH OWNERS ASSOCIATION
6683 OWENS DR
PLEASANTON, CA 945888

059-471-002-000
[REDACTED]
291 PEWTER ST
AMERICAN CANYON, CA 94503

059-471-005-000
[REDACTED]
261 PEWTER ST
AMERICAN CANYON, CA 94503

059-471-008-000
[REDACTED]
231 PEWTER ST
AMERICAN CANYON, CA 94508

059-471-011-000
[REDACTED]
201 PEWTER ST
AMERICAN CANYON, CA 94503

059-471-050-000
[REDACTED]
180 MARCUS RD
AMERICAN CANYON, CA 94503

059-471-053-000
[REDACTED]
220 MARCUS RD
AMERICAN CANYON, CA 94503

059-430-008-000
CITY OF AMERICAN CANYON
4381 BROADWAY STE 201
AMERICAN CANYON, CA 94503

059-430-031-000
AMERICAN CANYON PACIFIC
ASSOCIATES LP
3351 M STREET SUITE 100
MERCED, CA 95348

059-430-044-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-030-007-000
[REDACTED]
533 SOSCOL AVE #100
NAPA, CA 94559

059-471-003-000
[REDACTED]
281 PEWTER ST
AMERICAN CANYON, CA 94503

059-471-006-000
[REDACTED]
251 PEWTER ST
AMERICAN CANYON, CA 94503

059-471-009-000
[REDACTED]
221 PEWTER ST
AMERICAN CANYON, CA 94508

059-471-012-000
[REDACTED]
607 BERRYESSA RD
SAN JOSE, CA 95112

059-471-051-000
[REDACTED]
200 MARCUS RD
AMERICAN CANYON, CA 94503

059-471-054-000
[REDACTED]
230 MARCUS RD
AMERICAN CANYON, CA 94503

059-430-010-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-430-036-000
1625 CLAY LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-430-045-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-471-001-000
[REDACTED]
290 MARCUS RD
AMERICAN CANYON, CA 94503

059-471-004-000
[REDACTED]
271 PEWTER ST
AMERICAN CANYON, CA 94503

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241 PEWTER ST
AMERICAN CANYON, CA 94503

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AMERICAN CANYON, CA 94503

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AMERICAN CANYON, CA 94503

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[REDACTED]
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AMERICAN CANYON, CA 94503

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AMERICAN CANYON, CA 94503

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AMERICAN CANYON, CA 94503

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280 MARCUS RD
AMERICAN CANYON, CA 94503

059-472-001-000
MCGRATH PROPERTIES AMERICAN
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1001 42ND ST STE 200
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OAKLAND, CA 94608

059-472-003-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-472-004-000
D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

059-472-005-000
D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
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SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

059-472-014-000
D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

059-472-015-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-473-001-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

059-473-002-000
D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
3000 EXECUTIVE PKWY STE 100
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC
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059-481-001-000
MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
1001 42ND ST STE 200
OAKLAND, CA 94608

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MCGRATH PROPERTIES AMERICAN
CANYON LLC ETAL
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CITY OF AMERICAN CANYON
4381 BROADWAY STE 201
AMERICAN CANYON, CA 94503

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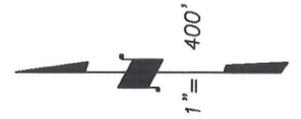
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CANYON LLC ETAL
1001 42ND ST STE 200
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1001 42ND ST STE 200
OAKLAND, CA 94608

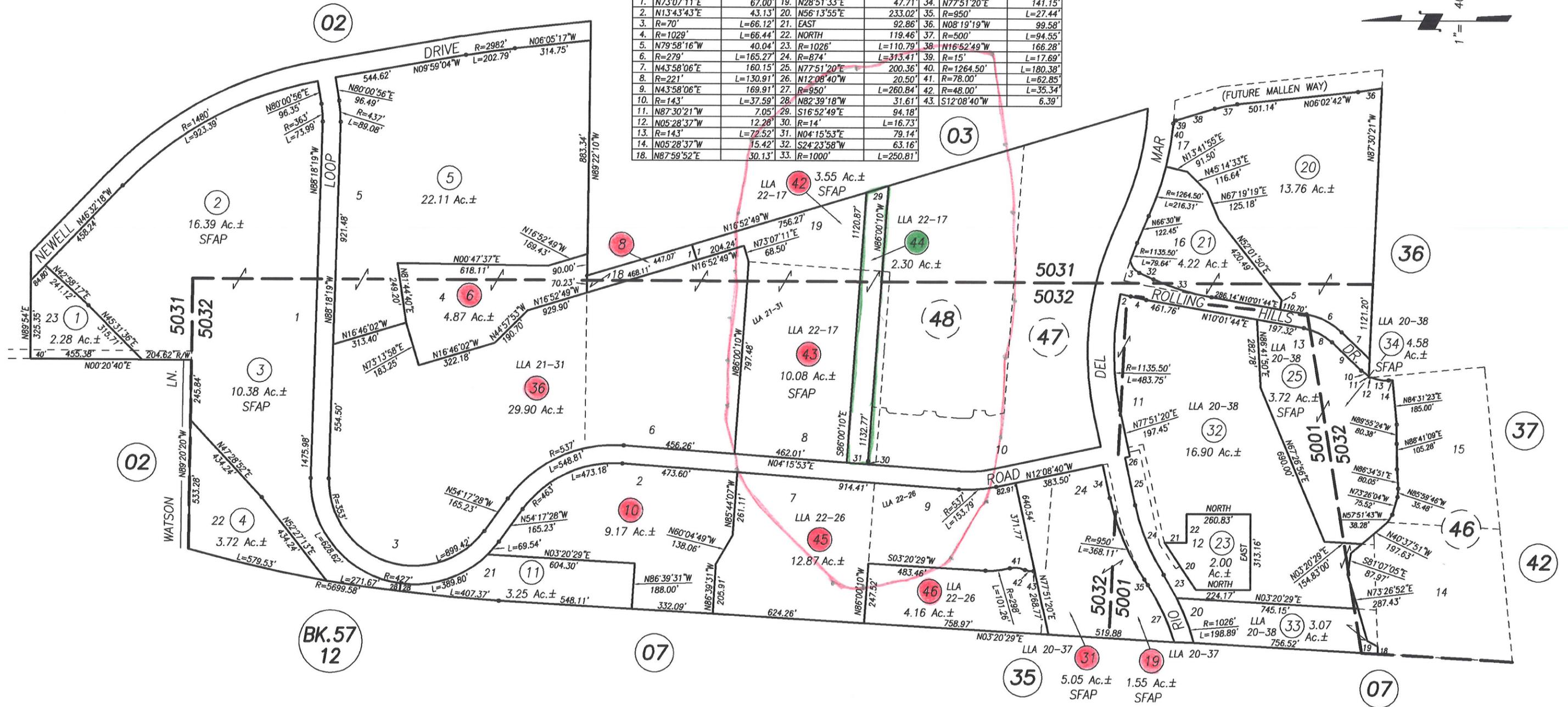
COUNTY ASSESSOR'S PARCEL MAP

Tax Area Code
 5001
 5031
 5032

59-43
 59-02



1. N73°07'11"E	67.00'	19. N28°51'33"E	47.71'	34. N77°51'20"E	141.15'
2. N13°43'43"E	43.13'	20. N56°13'55"E	233.02'	35. R=950'	L=27.44'
3. R=70'	L=66.12'	21. EAST	92.86'	36. N08°19'19"W	99.58'
4. R=1029'	L=66.44'	22. NORTH	119.46'	37. R=500'	L=94.55'
5. N79°58'16"W	40.04'	23. R=1026'	L=110.79'	38. N16°52'49"W	166.28'
6. R=279'	L=165.27'	24. R=874'	L=313.41'	39. R=15'	L=17.69'
7. N43°58'06"E	160.15'	25. N77°51'20"E	200.36'	40. R=1264.50'	L=180.38'
8. R=221'	L=130.91'	26. N12°08'40"W	20.50'	41. R=78.00'	L=62.85'
9. N43°58'06"E	169.91'	27. R=950'	L=260.84'	42. R=48.00'	L=35.34'
10. R=143'	L=37.59'	28. N82°39'18"W	31.61'	43. S12°08'40"W	6.39'
11. N87°30'21"W	7.05'	29. S16°52'49"E	94.18'		
12. N05°28'37"W	12.28'	30. R=14'	L=16.73'		
13. R=143'	L=72.52'	31. N04°15'53"E	79.14'		
14. N05°28'37"W	15.42'	32. S24°23'58"W	63.16'		
18. N87°59'52"E	30.13'	33. R=1000'	L=250.81'		



NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

430-38 & 39 TO PG 48 3-21-22	
430-42,43 & 44 LLA	8-12-22
430-21 PTN TO RD	11-30-22
430-19,31 PTN TO RD	11-30-22
430-20 PTN TO RD	11-30-22
430-45 & 46 LLA	12-5-22
REVISION	DATE

LARGE LOT FINAL MAP WATSON RANCH R.M. BK. 28, PG. 6-13

COUNTY ASSESSOR'S PARCEL MAP

PTN. SEC'S. 17, 18, 19, 20 T.4N., R.3W., M.D.B.&M.

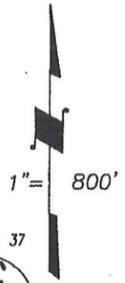
Tax Area Code
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59-03

01

18

17



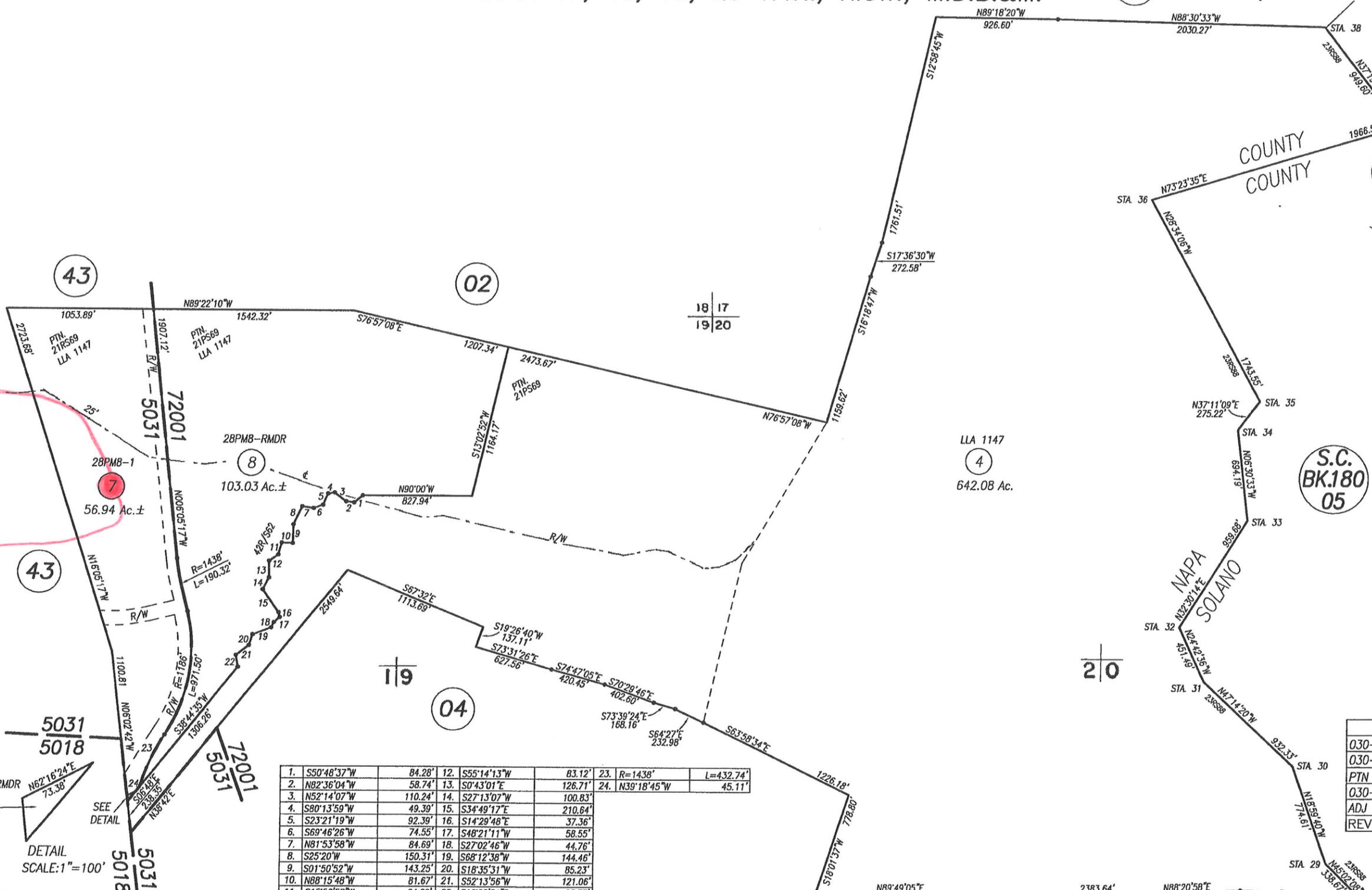
S.C. BK.180 04

S.C. BK.180 05

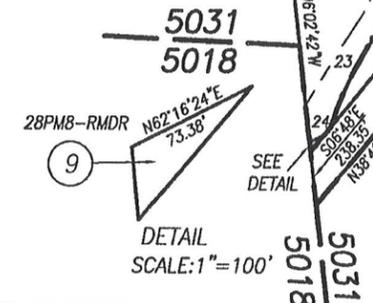
1960

S.C. BK.180 06

4-9-93
030-03 & 04 LLA 12-28-99
030-05,06 TRA CHG 12-29-11
PTN 030-06 RS 10-15-13
030-07,08,09 PM 4-18-19
ADJ PG CHG 12-18-19
REVISION DATE



1. S50°48'37\"/>
2. N82°36'04\"/>
3. N52°14'07\"/>
4. S80°13'59\"/>
5. S23°21'19\"/>
6. S69°46'26\"/>
7. N81°53'58\"/>
8. S25°20\"/>
9. S01°50'52\"/>
10. N88°15'48\"/>
11. S15°56'58\"/>
12. S55°14'13\"/>
13. S0°43'01\"/>
14. S27°13'07\"/>
15. S34°49'17\"/>
16. S14°29'48\"/>
17. S48°21'11\"/>
18. S27°02'46\"/>
19. S68°12'38\"/>
20. S18°35'31\"/>
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22. S10°25'54\"/>
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24. N39°18'45\"/>

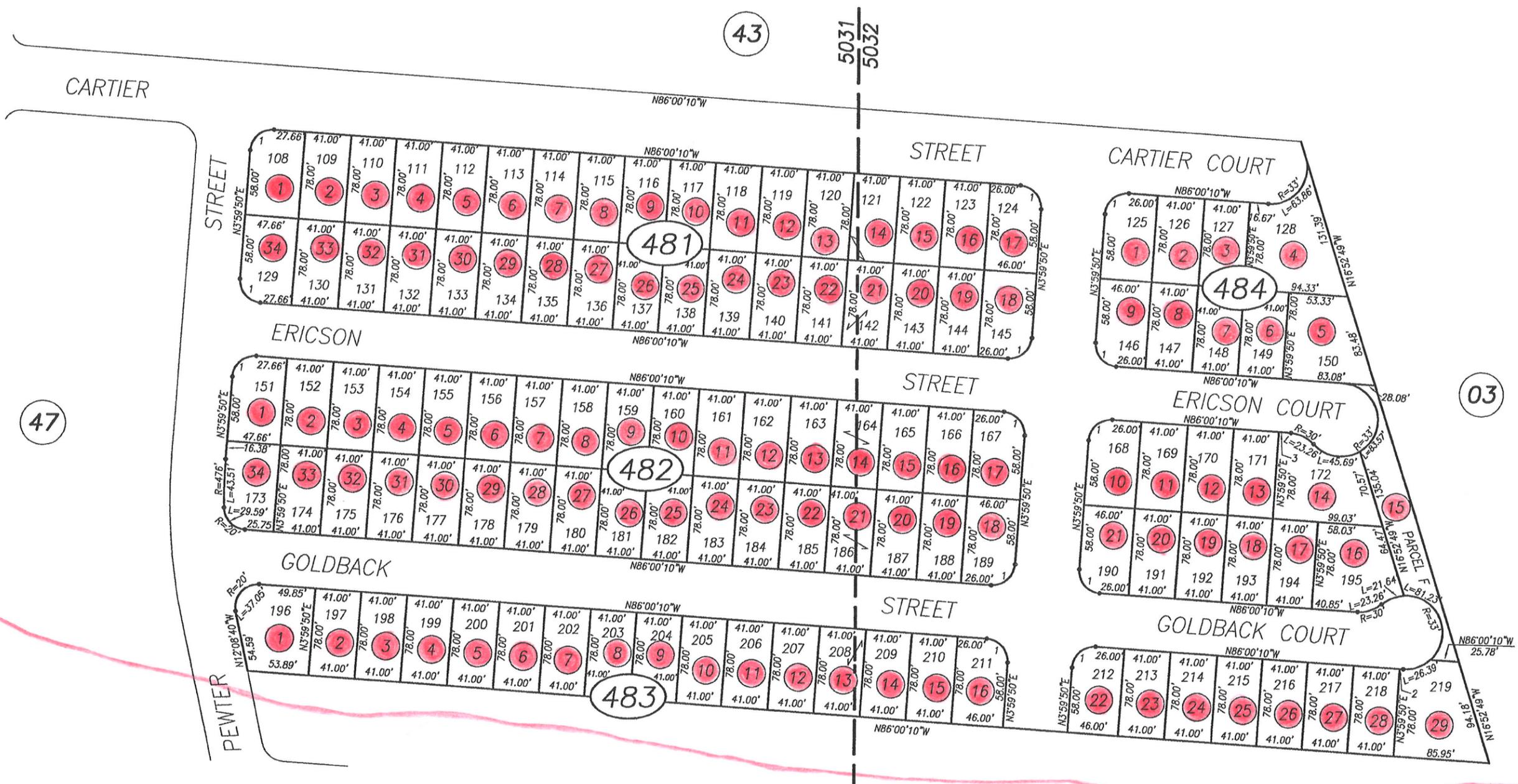
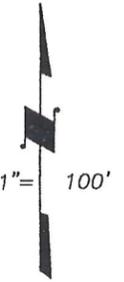


DETAIL SCALE: 1"=100'

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

COUNTY ASSESSOR'S PARCEL MAP

OCT 06 2022
 Tax Area Code 59-48
 5031
 5032



47

43

03

47

1.	R=20'	L=31.42'
2.	N86°00'10"W	2.94'
3.	N86°00'10"W	10.90'

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

29RM10-18	3-21-22
REVISION	DATE



**City of American Canyon
Active Community Development Projects
March 2024**

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
2.	The Lodge Apartments Gated Entry Minor Modification (PL24-0005)	The Lodge Apartments	Install automatic vehicular gates at the Eucalyptus Drive entrance and secondary entrance off Main Street Park.	5500 Eucalyptus Drive	2/13/24 Application submitted 3/20/24 Comments to applicant	William He
3.	Copart Electric Fence Minor Modification (PL24-0004)	Amarok Ultimate Perimeter Security	Install an electrified security fence around the Copart perimeter behind the screen fence.	1660 Green Island Road	2/21/24 Application submitted 3/15/24 Application approved	William He
4.	Sun Square Site Plan Minor Modification (PL24-0003)	A Bright Future, Inc.	Modify site plan to reduce 1 parking space, revise landscaping plan, and widen sidewalk along front setback.	425 Napa Junction Road	1/29/24 Application submitted 2/28/24 Comments to applicant	William He
5.	Napa Junction Solar Minor Modification (PL24-0002)	Hess Development	Modify site plan with changes to the number of PV canopies, RV parking spaces, and circulation lanes.	5381 Broadway	1/23/24 Application submitted 2/28/24 Comments to applicant	William He
6.	SDG Commerce 217 Distribution Center Minor Modification (PL23-0022)	SDG Commerce 217, LLC	Revision to conduct additional wine production activities at the new 217,000 SF distribution warehouse.	1075 Commerce Court 10.39 acres	11/7/23 Application submitted 11/30/23 Will Serve and Use Determination Approved 2/14/24 Staff approved the trip generation rates.	William He

Project Applications Under Review

No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
7.	Chicken Guy Restaurant Major Modification (PL23-0021)	Chandi Hospitality	A request to delete Condition 23 requiring overhead utilities to be placed underground.	200 American Canyon Road 1.03 acres	11/1/23 Application submitted 11/20/23 Comments to applicant 11/21/23 Applicant email 12/11/23 Comments to applicant 2/22/24 PC Approved	William He
8.	Canyon Café Food Truck Design Permit (PL23-0020)	Michael Lara	Park a Stationary Food Truck at the front of Canyon Café restaurant with operating hours: Mon - Sun, 7am - 11pm	3845 Broadway 0.63 acres	10/2/23 Application submitted 10/12/23 Comments to applicant	William He
9.	Napa River Ecology Center Design Permit (PL23-0019)	American Canyon Community & Parks Foundation	Repurpose the City Corporation Yard for indoor and outdoor conservation, environmental science, nature art, and wellness programs.	205 Wetlands Edge Road 3 acres	9/11/23 Application submitted 10/4/23 Comments to applicant 11/1/23 OSATS Input 11/3/23 Application resubmitted 1/25/24 PC Approved	William He
10.	SDG 220 Conditional Use Permit (PL23-0017)	SDG Commerce 220, LLC	Conditional Use Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court 10.17 acres	8/3/23 Application submitted 8/30/23 Comments to applicant 10/6/23 Application resubmitted 10/27/23 EIR 30-day NOP Comment period begins 11/7/23 Comments to applicant 11/17/23 EIR NOP Scoping Meeting 11/27/23 EIR NOP Comment Period ends 1/12/24 Preparing an administrative draft EIR	William He
11.	Crown Hill Minor Modification (PL23-0012)	Crown Hill Stone Supply, LLC	Construct a 4,800 square foot storage building.	650 Green Island Road 5.88 acres	5/22/23 Application submitted 6/13/23 Comments to applicant 1/29/24 Staff checked in with the applicant on project status	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
12.	Crawford Way Multifamily Residential (PL23-0003)	Yeh Area Group	A 100-unit Townhome style apartment homes with sixteen 3-story buildings including a mix of 68 two-bedroom and 32 three-bedroom units.	Northwest corner Crawford Way/SR-29 4.276 acres	1/25/23 Application submitted 2/27/23 Comments to applicant 7/19/23 Application resubmitted 8/16/23 Comments to applicant 12/12/23 Staff checked in with the applicant on project status. 1/25/24 Applicant resubmitted 2/23/24 Comments to applicant	William He
13.	Ibarra Terminal Conditional Use Permit (PL22-0032)	Ibarra Trucking	Convert an existing residential site into a trucking office with equipment and vehicle storage.	1190 Green Island Road 1.56 acres	12/6/22 Application submitted 12/16/22 Comments to applicant 12/12/23 Staff checked in with applicant on project status	William He
14.	Napa Junction Mini-Storage Design Permit (PL22-0031)	RH Hess Development	Redevelop and industrial site into a mini-warehouse project.	4484 Hess Drive 8.41 acres	11/10/22 Application submitted 11/16/22 Applicant placed project on Hold 9/5/23 Application resubmitted 9/29/23 Comments to applicant 12/7/23 Application resubmitted 1/8/24 Comments to applicant 1/24/24 Application resubmitted 3/28/24 PC Review scheduled	William He
15.	Watson Ranch Lot 8 Subdivision (PL22-0024)	American Canyon I, LLC	Development of 25 single-family residential lots in a 2.17-acre site in Watson Ranch	North of Watson Ranch Lot 10 (Harvest) Subdivision 2.17 acres	9/16/22 Application submitted 9/23/22 Comments to applicant 6/5/23 Applicant placed project on hold 3/6/24 Application resubmitted 3/28/24 PC Review scheduled	William He
16.	Giovannoni Logistics Center Development Agreement (PL22-0018)	Buzz Oates Construction	Proposed Development Agreement to extend the term of proposed entitlements	East and West of Devlin Road, north of Green Island Road 200 acres	8/1/22 Application submitted 9/1/22 Application on hold pending entitlement approvals	Brent Cooper

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
17.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities.	1000 Reliant Way 15 acres	5/2/22 Application submitted 6/1/22 Comments to applicant 7/22/22 Application resubmitted 8/19/22 Comments to applicant 1/11/23 Application resubmitted 2/9/23 Comments to applicant 7/11/23 30-Day NOP Completed 8/11/23 Admin Draft EIR Preparation 1/29/24 Staff checked in with the applicant on project status	William He

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Hampton Inn Building Permit (BP24-0124)	Construction permits for a new 3- story, 106 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	3/5/24 Application submitted	Joshua Anderson
2. Hampton Inn Improvement Plans (DV23-0002)	Site improvements for a 3-story, 106 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	1/24/23 Application submitted 3/17/23 Comments to applicant 9/21/23 Water Supply Report approved 12/12/23 Staff contacted applicant for a project status update	Edison Bisnar
3. Chicken Guy Improvement Plan (DV23-0015)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/16/23 Application submitted 9/5/23 Plans submitted 3/6/24 Improvement Plan Approved	Edison Bisnar
4. Chicken Guy Building Permit (BP23-0616)	Chandi Hospitality	New 2,818 sqft restaurant	200 American Canyon Road 1.03 acres	8/15/23 Application submitted 9/5/23 Comments to applicant 11/1/23 Plans submitted 11/15/23 Comments to applicant 3/7/24 Permit Issued	Joshua Anderson
5. Napa Valley Ruins and Gardens Building Retrofit (BP23-0010)	Level 1 and level 2 retrofit of Buildings 2, 3, 4, 5, 7 at the American Canyon Ruins.	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant	Joshua Anderson
6. Oat Hill Domaine Mass Grading (DV22-0004)	Mass grading for Parcel A and B	Western terminus Napa Junction Road	20.8 acres	10/20/22 Grading Permit Approved	Edison Bisnar
7. Oat Hill Domaine Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building (Bldg 100)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 12/12/23 Resubmittal received	Joshua Anderson

8. Oat Hill Domaine Residential Building Plan Check (BP22-0736)	Plan check for the 18-Unit Apartment Building (Bldg 200)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 12/12/23 Resubmittal received	Joshua Anderson
9. Oat Hill Domaine Parcel B Building Permit BP23-0842	Construction permit for an 18-Unit Apartment Building (Bldg 200)	400 Chennault Way	N/A	3/15/24 Permit Issued	Joshua Anderson
10. Oat Hill Domaine Parcel A Improvement Plan (DV22-0005)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10 acres	12/8/22 Application submitted 1/5/23 Comments to applicant 12/20/23 Improvement Plans approved	Edison Bisnar
11. Oat Hill Domaine Parcel B Improvement Plan (DV22-0007)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10.8 acres	12/8/22 Application submitted 1/5/23 Comments to applicant 8/15/23 Improvement Plans approved	Edison Bisnar
12. Oat Hill Domaine Parcel B Clubhouse Building Permit (BP22-0734)	Clubhouse building on Parcel B (Lower Parcel)	100 Chennault Way	N/A	12/15/22 Application submitted 8/15/23 Improvement Plan DV22-0007 approved 1/29/24 Response to Building comments outstanding 2/26/24 Permit Issued	Joshua Anderson
13. Oat Hill Domaine Parcel A Maintenance Building Permit (BP22-0737)	Maintenance building on Parcel A (Upper Parcel)	801 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
14. Oat Hill Domaine Parcel A Pool Building Permit (BP22-0739)	Pool building on Parcel A (Upper Parcel)	301 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson
15. Oat Hill Domaine Parcel A Clubhouse Building Permit (BP22-0740)	Clubhouse building on Parcel A (Upper Parcel)	300 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
16. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sqft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 4/10/23 Permit issued	Joshua Anderson
17. Napa Cove Improvement Plans and Grading (DV22-0001)	Grading and Improvement plans for the Napa Cove Apartment project.	3787 Broadway	3.48 acres	1/18/22 Application submitted 2/4/22 First Plan check 3/21/22 Grading permit approved	Edison Bisnar
18. Napa Cove Building Permits (BP22-0017, 0018, 0019)	Building Permits for the Napa Cove Apartment Project	3787 Broadway	3.48 acres	1/19/22 Application submitted 2/1/22 First Plan check 3/21/22 Permits issued	Joshua Anderson
19. PG&E Regional Center Improvement Plans (DV21-0018)	Improvement plans for the PG&E Regional Center	500 Boone Drive	24.5 acres	10/19/21 Application submitted 12/01/21 First Plan Check 01/13/22 Second Plan Check 02/14/22 Third Plan Check 02/22/22 Improvement Plans Approved	Edison Bisnar
20. Watson Ranch Lot 10 Harvest Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10 Harvest	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit approved	Edison Bisnar
21. Watson Ranch Lot 10 Harvest Model Home Building Permits (BP21- 0522, 0523)	Harvest Model Homes for Watson Ranch Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	12/02/21 Application submitted 12/20/21 First Plan Check 02/10/22 Second Submittal 2/18/22 Second Plan Check 4/5/22 Applicant Submittal 4/7/22 Permit approved 9/2/22 Deferred Submittal 9/7/22 Permit approved	Joshua Anderson

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
22. Lemos Pointe Building Permit (BP21-0291 – BP21-0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued	Joshua Anderson
23. Lemos Pointe Grading Permit (DV21-0007)	Rough grading for the Lemos Point Apartment Project	Northwest corner Loop Road/Rio Del Mar	6.7 acres	6/9/21 Application submitted 8/9/21 Application approved.	Edison Bisnar
24. Watson Ranch Lot 14/15 (Artisan) Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved 9/1/22 Permits issued 5/30/23 15 homes finalized	Joshua Anderson
25. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 8/9/22 BP Issued	Interwest
26. Fume Commercial Cannabis Will Serve (DV20-0014)	Extend reclaimed water line to supply irrigation demand of the project.	180 Klamath Court	1.37 acres	12/16/20 Will serve and wastewater study received 1/28/21 PC approved the CUP 3/26/21 Will Serve comments to the applicant.	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
27. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3 rd submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction 11/10/22 Civil Improvements 95% complete 9/1/23 On-site civil improvements and off-site water and recycled water complete. Newell Drive improvements 95% complete.	Edison Bisnar
28. 236 Canyon Estates Court (BP23-0823)	Building Permit for a new single-family house and ADU.	236 Canyon Estates Court	0.53 acres	12/7/23 Application Submitted 1/2/24 Comments to applicant	Joshua Anderson
29. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 5/12/22 Grading Permit approved 11/10/22 Civil Improvements are 75% complete	Edison Bisnar
30. Home2Suites Will Serve and Improvement Plan (DV19- 0015)	Will serve application and improvement plans for a 102-room hotel.	3701 Main Street	2.0 acres	9/5/19 Will Serve Application submitted 5/25/20 Improvement Plan Application submitted 6/10/21 Improvement Plan approved 4/5/22 Council approved fee reimbursement request 8/10/22 2nd Change Plan Approved	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
31. PG&E Regional Center Improvement Plans (DV21-0018)	Turner Construction	Improvement plans for the PG&E Regional Center	500 Boone 24.5 acres	10/19/21 Application submitted 2/23/22 Improvement Plans approved	Edison Bisnar
32. Single Family Home Improvement Plans (DV21-0019)	Hoi Wong	Improvement plan for a new single-family home.	219 Rio Del Mar 0.66 acres	11/17/21 Application submitted 5/12/22 Second Plan Check comments 9/23/22 Applicant explained project is on Hold	Edison Bisnar

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. Accessory Dwelling Unit Ordinance update and Housing Element Implementation	Amendments to the ADU Ordinance that respond to comments from HCD	Citywide	N/A	10/4/23 Comment letter from HCD 1/10/24 Drafting updates. 3/28/24 PC Hearing date	Brent Cooper
2. Density Bonus Ordinance Update	Amendments to the Density Bonus Ordinance and Municipal Code updates to implement the Housing Element	Citywide	N/A	1/10/24 Drafting updates.	Brent Cooper
3. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Modified “fast-track” technical update scope approved 6/7/22 City Council NOP approved 9/1/22 Administrative draft elements reviewed by staff 3/15/23 Administrative draft EIR received. 9/19/23 CC Land Use Map Review	Brent Cooper

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
4. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property. 5/16/22 Annexation efforts returned to City initiated. Consultant preparing CEQA scope documents. 9/7/22 NOP Comment period begins 9/21/22 NOP Workshop 3/14/23 45-Day EIR Review period begins. Ends on 4/28/23. 4/27/23 PC EIR Workshop 5/1/23 Preparing Response to Comments 10/26/23 PC Hearing 11/7/23 CC EIR, GPA, ZC First Reading approved 11/14/23 ALUC Application submitted 2/2/24 ALUC Application approved 2/20/24 Prezoning 2 nd Reading approved	City Manager

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
2. Regional Working Group on Climate Change	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	1/16/24 City approved a General Fund appropriation for City’s share to prepare a Regional climate Action and Adaptation Plan (RCAAP)	Leon Garcia Mark Joseph
3. Napa Valley Transportation Authority Highway 29 PID Study	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/16/24 City approved Cooperative Agreement 04-2957 with Caltrans and NVTA for Project Approval and Environmental Document phase	Danielle Schmitz (NVTA)
4. Napa County Airport Land Use Compatibility Plan Update	Napa County Airport Land Use Compatibility Plan Update and associated CEQA documentation	Napa County Airport Compatibility Zones	N/A	January 2021 Board of Supervisors initiated Airport Land Use Compatibility Plan update 12/13/22 County selects aviation consultant Mead and Hunt 2/1/23 First working group meeting 4/12/23 Second meeting 6/22/23 Third meeting 11/16/23 Fourth meeting 12/14/23 City comments to Napa County	Brent Cooper