REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
July 27, 2023
6:30 PM

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

Consistent with Government Code Section 54953 and the American Canyon City Council Resolution Declaring the Existence of a Local Emergency due to the COVID-19 Pandemic, City Council and other public meetings will be conducted both in person at City Hall, 4381 Broadway, Suite 201, and also via Zoom Teleconferencing to promote local, state, and federal guidelines and social distancing recommendations for the containment of the coronavirus. City officials and members of the public are invited to attend the meeting either in person or via teleconference. This meeting will not be televised.

PUBLIC PARTICIPATION

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

Written comments, via eComments: Please submit written comments through the eComments link, located on the Meetings & Agendas page of our website here. Comments will be available to council members in real time. eComments will remain open throughout the meeting. All comments received will be posted online and become part of the meeting record.

Zoom Meeting Link: Click here
Webinar ID: 847 8832 3786 Passcode: 442253

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

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

AMERICANS WITH DISABILITIES ACT: The Open Space Advisory Committee 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 City Council/American Canyon Fire Protection District Board on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the City Council/American Canyon Fire Protection District Board. 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 City Council/American Canyon Fire Protection District Board 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 City Council/American Canyon Fire Protection District Board is prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the City Council/American Canyon Fire Protection District Board 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 City Council/American Canyon Fire Protection District Board must be emailed by 3:00 p.m. on meeting day.*

AGENDA CHANGES

CONSENT CALENDAR

1. **Minutes of May 25, 2023**
Recommendation: Approve the Minutes of May 25, 2023

PUBLIC HEARINGS

2. **Napa Junction Solar Design Permit**
Recommendation: A Resolution of the Planning Commission of the City of American Canyon, California approving a Design Permit for development of a 3-megawatt solar utility facility with accessory boat and recreational vehicle storage on a 6.68-acre site at 5381 Broadway in the Light Industrial Zoning District, APNs 057-130-029, -031, -032, and -033 (File No. PL23-0002)

3. **Napa Valley Ruins & Gardens Hotel and Condominiums Vesting Tentative Subdivision Map**
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 the Napa Valley Ruins and Gardens Hotel and Condominiums to subdivide a 17.98-acre site into fourteen lots for condominium purposes in the Watson Ranch Specific Plan Mixed-Use Zoning District, APN 059-430-020 and 059-430-021 (File No. PL23-0007)

4. **Promontory Subdivision Design Permit and Vesting Tentative Subdivision Map**

Recommendation: A Resolution of the Planning Commission of the City of American Canyon, California approving a Design Permit for development of 216 single-family homes and 54 junior accessory dwelling units (JADUS) on a 56.94-acre site in the Watson Ranch Specific Plan area, APN 059-030-007 (File No. PL22-0035); and

A Resolution of the Planning Commission of the City of American Canyon, California recommending the City Council of the City of American Canyon, California approve a Vesting Tentative Subdivision Map for development of 216 single-family residential lots and 54 junior accessory dwelling units (JADUS) on a 56.94-acre site in the Watson Ranch Specific Plan area, APN 059-030-007 (File No. PL22-0034).

MANAGEMENT AND STAFF ORAL REPORTS

5. **Active Planning Projects for July**

Recommendation: Review 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 CITY COUNCIL MEETING

ACTION MINUTES

May 25, 2023

6:30 P.M. REGULAR MEETING

CALL TO ORDER
The meeting was called to order at 6:32 p.m.

PLEDGE
The Pledge of Allegiance was recited.

ROLL CALL
Present: Commissioners Eric Altman, Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare
Absent: None

PUBLIC COMMENT
Chair Mallare opened Public Comment
Written Comments: None Oral Comments: Mayor Leon Garcia, attending as a private citizen, was called to speak, Yvonne Baginski was called to speak.
Chair Mallare Closed Public Comment

AGENDA CHANGES
There were no agenda changes.

CONSENT CALENDAR

1. Minutes of April 27, 2023
Action: Motion to approve the consent calendar made by Vice Chair Brando Cruz, seconded by Commissioner Eric Altman, and CARRIED by a roll call vote.

Ayes: Commissioners Eric Altman, Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal; Mallare
Nays: None
Absent: None

PUBLIC HEARINGS

2. Chicken Guy Restaurant Conditional Use Permit

Senior Planner William He shared a PowerPoint presentation.

Chair Mallare opened the Public Hearing
Written Comments: Jeannette Goyetche, TL Wong, Lori Stelling. Oral Comments: Allison Bencsik was called to speak; Marilyn Knight-Mendelson was called to speak; Tammy Wong was called to speak; Lori Stelling was called to speak; Kenneth Leary was called to speak; Jeanette Goyetche was called to speak; Valerie Zizak-Morais was called to speak, Yvonne Baginski was called to speak; Beth Marcus was called to speak.
Chair Mallare closed the Public Hearing. Commissioners deliberated on the item.

Action: Motion to adopt Resolution 2023-06 of the Planning Commission of the City of American Canyon, California, approving a Conditional Use Permit for development of a 2,818 square feet quick-serve restaurant with drive-thru at 200 American Canyon Rd, APN 059-110-056 (File No. PL22-0021) made by Vice Chair Brando Cruz, seconded by Commissioner Davet Mohammed and CARRIED by a roll call vote

Ayes: Commissioners Eric Altman, Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare
Nays: None
Abstain: None
Absent: None

3. Bell Products Design Permit

Senior Planner William He shared a PowerPoint presentation.

Speakers: Paul Irwin, President Bell Products
Chair Mallare opened the Public Hearing
Written Comments: None Oral Comments: None
Chair Mallare closed the Public Hearing. Commissioners deliberated on the item.

Action: Motion to adopt Resolution 2023-07 of the Planning Commission of the City of American Canyon, California, approving a Design Permit for a 30,544 square foot two-story warehouse in the General Industrial zoning district at 130 Dodd Court, APN 057-160-014 (File No. PL22-0037) made by Commissioner Davet Mohammed, seconded by Vice Chair Brando Cruz, and CARRIED by roll call vote.

Ayes: Commissioners Eric Altman, Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare
Nays: None
Abstain: None
Absent: None

4. NVRG Quarry Lake and Fig Tree Amphitheaters Conditional Use Permit

Terrance McGrath shared a presentation. Will Carlson from CBG, Don Dethlefs, Perkins & Will, Paul Bollard, Bollard Acoustical Consultants, and Bob Grandy, Fehr & Peers Transportation Consultants provided additional information during the presentation.

Chair Mallare Opened the Public Hearing.
Written Comments: Kenta Kamohara, Ronald Gross. Oral Comments: Valarie Zizak-Morais was called to speak; Beth Marcus was called to speak.
Chair Mallare closed the Public Hearing. Commissioners deliberated on the item.

Action: Motion to adopt Resolution 2023-08 approving a Conditional Use Permit for development of the Quarry Lake and Fig Tree Amphitheaters, which consist of an approximately 3,300-seat and an approximately 800-seat amphitheater within the Napa Valley Ruins & Gardens in the Watson Ranch Specific Plan, Assessor's Parcel Numbers 059-430-032 and 059-430-025 (File No. PL23-0009) made by Vice Chair Brando Cruz, seconded by Chair Crystal Mallare and CARRIED by a roll call vote.

Ayes: Commissioners Eric Altman, Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare
Nays: None
Abstain: None
Absent: None

The meeting was called to recess at 9:15 PM.
The meeting back to order at 9:24 PM

5. Watson Ranch Specific Plan Technical Amendment

Community Development Director Brent Cooper shared a PowerPoint presentation.

Chair Mallare opened the Public Hearing
Written Comments Oral Comments: None
Chair Mallare closed the Public Hearing. Commissioners discussed the item.

Action: Motion to adopt Resolution 2023-09 of the Planning Commission of the City of American Canyon recommending the City Council of the City of American Canyon amend the General Plan to ensure consistency with and between the General Plan and the Watson Ranch Specific Plan; and amend the Watson Ranch Specific Plan (PL22-0023). made by Brando Cruz, seconded by Andrew Goff, and CARRIED by roll call vote.

Ayes: Commissioners Eric Altman, Andrew Goff, Davet Mohammed, Vice Chair Brando Cruz, Chair Crystal Mallare
Nays: None
Abstain: None
Absent: None

MANAGEMENT AND STAFF ORAL REPORTS

6. Active Planning Projects
Action: Review Active Planning Projects

Community Development Director Brent Cooper reported on Active Planning Projects including. the Promontory development, a pre-application for a new warehouse on Commerce Court, Housing Element update, Smoke Free Multi-Unit Housing Ordinance, Paoli Watson Lane Annexation, Napa County Land Use Airport Compatibility Plan,

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

The meeting adjourned at 10:01 pm

CERTIFICATION

Respectfully Submitted,

_____

Nicolle Hall, Administrative Technician

TITLE

Napa Junction Solar Design Permit

RECOMMENDATION

A Resolution of the Planning Commission of the City of American Canyon, California approving a Design Permit for development of a 3-megawatt solar utility facility with accessory boat and recreational vehicle storage on a 6.68-acre site at 5381 Broadway in the Light Industrial Zoning District, APNs 057-130-029, -031, -032, and -033 (File No. PL23-0002)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Industrial
Zoning District	Light Industrial (LI)
Site Size	6.68 acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: LI / Amcor Flexibles Warehouse South: LI / Doshier Gregson Warehouse East: Highway 29 and Vacant Napa County Parcel West: General Industrial (GI) / Union Pacific Railroad, Proposed Giovannoni Logistics Center
Access	Site access is provided off southbound Highway 29

History: The Napa Junction Solar (Project) site is located at 5381 Broadway (Highway 29) in the Light Industrial Zoning District. The site is undeveloped, and according to City records, the last entitlement for the site was the Power Screen Facility approved by the Planning Commission May 2008. The project which consisted of a 14,000 SF warehouse on one of the parcels (APN 057-130-0322) was not developed and expired one year after the approval. The site does not show any records of construction activity and remains undeveloped.

Proposed Development: R. H. Hess Development proposes to develop a 3-megawatt solar facility on a 6.68-acre site at this site. Approximately 5,136 solar panels would be installed on-site with approximately 52 micro-inverters. The approximately 125,000 square feet of solar panels would generate approximately three megawatts (MW) of alternating current (AC) renewable energy. This is enough electricity to power approximately 300 homes and/or equivalent businesses. Energy generated by the proposed project would use existing Pacific Gas and Electric Company (PG&E) power lines to Marin Clean Energy (MCE).

As an accessory use to the solar facility, the project includes 253 surface parking spaces for boats or Recreational Vehicles (RVs) storage, a 600 SF office, and RV dump stations in the eastern portion of the site. Two bioretention basins would provide stormwater management.

The site would be surrounded by a 10-foot tall wrought-iron fence to screen the vehicles. Along the frontages, the site will have a 9-foot tall opaque PBR sheet metal fence. The Broadway and Green Island Road frontages would be landscaped. The plans are available in Attachment 1 and the location map is available in Attachment 2. Photo simulations of the site are available in Attachment 3.

The office is proposed inside the Highway 29 entry. An emergency vehicle access (EVA) is proposed on Green Island Road. The office will be open during regular business hours which are Monday to Friday from 10:00 AM to 4:00 PM. The gated facility will be open daily from 7:00 AM to 7:00 PM. The solar covered parking stall canopies range from 12' x 19' to 12' x 40' and will be 18' – 6" tall. Habitation in stored vehicles will not be allowed. The project description is available as Attachment 4.

Site Specific Issues:

Lot Merger: The L-shaped project site consists of four parcels. Because each parcel is a legal land division, one or more parcels could potentially be sold to another party in the future. Since the project is a unified site/business, a condition of approval requires the applicant to obtain a Lot Line Adjustment to merge the lots into a single parcel prior to issuance of building permits.

Caltrans Encroachment Permit: The project entry is located off southbound Highway 29. The driveway approach includes a deceleration and acceleration lane. Because Highway 29 is owned and maintained by Caltrans, the applicant obtained a Caltrans Encroachment Permit. The Caltrans permit and plans are available as Attachment 5. A copy of the applicant's Trip Generation Analysis is available as Attachment 6.

Utility Undergrounding: Across the Highway 29 property frontage, there are existing two utility poles and approximately 250 linear feet of overhead wires. The City's typical development standard requires the applicant to underground existing overhead utilities across the project site frontage. A

condition of approval requires the applicant to underground these overhead utilities prior to building permit issuance. The applicant has requested to pay an in-lieu fee instead of conducting the undergrounding, and provided an estimate by a consultant, Moreno Trenching. Upon review of the preliminary estimate, staff found the in-lieu fee lower than those of recent projects and directed the applicant to proceed with the consultant for the undergrounding. A copy of the Moreno Trenching preliminary estimate is available as Attachment 7.

Public Comment:

Apr. 5 – Project Posted on website
Apr. 5 - Neighborhood letters sent within 300 feet.
Apr. 6 – Project Information Announcement to GovDelivery Recipients (3,800+/-)
July 12 – Public Hearing Notice mailed to property owners within 300 feet
July 12 – Public Hearing Notice sent to GovDelivery Recipients (3,800+/-)
July 15 – Public Hearing Notice Published in the Vallejo Times Herald
July 21 – Staff Report published on City Website and emailed to GovDelivery Recipients
July 25 – Project Public Hearing reminder emailed to GovDelivery Recipients

Throughout the public review period, Staff did not receive any comments.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Napa Junction Solar Design Permit application required a developer deposit for review and processing, so there is no fiscal impact for staff time. The addition of a new solar utility facility and vehicle storage business would provide additional tax revenue to the City.

ENVIRONMENTAL REVIEW

The proposed Design Permit is exempt from CEQA under Class 3 Section 15303(d) and (e), New Construction or Conversion of Small Structures. The project would connect to PG&E power lines and transmit power to the existing PG&E substation in the City, which makes the project an extension of existing electric utilities and meets the requirements under 15303(d), electrical utility extensions of reasonable length to serve such construction. Given that the ancillary boat and RV storage underneath the solar canopies would include construction of one, 600 SF structure, the proposed project would meet the requirements under 15303(e), accessory structures including carports. Additionally, the project complies with Section 15183, where a project is consistent with the use and density established for a property under the existing general plan or zoning ordinance for which the City has already certified an Environmental Impact Report (EIR). A Modified Initial Study with 15183 Checklist was completed that demonstrates the project complies with CEQA Section 15183.

ATTACHMENTS:

1.0 Napa Junction Solar - Resolution rev.pdf
1.1 Exhibit A Napa Junction Solar Arch Plans
1.2 Exhibit B Napa Junction Solar Civil Plans
1.3 Exhibit C Napa Junction Solar Landscape Plan
1.4 Exhibit D Napa Junction Solar CEQA Checklist
1.5 Exhibit E Yocha Dehe Protocols
1.6 Exhibit F Napa Junction Solar Confirmation of COA
2. Napa Junction Solar - Location Map
3. Napa Junction Solar - Photosims
4. Napa Junction Solar - Project Description
5.1 Caltrans Encroachment Permit
5.2 Caltrans Encroachment Plans
6. Trip Generation Analysis
7. Napa Junction Solar - PGE Underground Estimate

PC RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A DESIGN PERMIT FOR DEVELOPMENT OF A THREE-MEGAWATT SOLAR UTILITY FACILITY WITH ACCESSORY BOAT AND RECREATIONAL VEHICLE STORAGE ON A 6.68-ACRE SITE AT 5381 BROADWAY IN THE LIGHT INDUSTRIAL ZONING DISTRICT, APNS 057-130-029, -031, -032, AND -033 (FILE NO. PL23-0002)

WHEREAS, R.H. Hess Development (Applicant) submitted a Design Permit application for the Napa Junction Solar (Project), consisting of a 3-megawatt solar utility facility with accessory Boat and Recreational Vehicle storage and a 600 square-foot office on a 6.68-acre site in the Light Industrial (LI) zoning district (File No. PL23-0002); and

WHEREAS, the Design Permit is located within Light Industrial zoning district and minor utilities are a permitted use; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed development was analyzed through a Modified Initial Study and as set forth in CEQA Sections 15168 and 15183; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on July 27, 2023 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 Solar Design Permit (File No. PL23-0002).

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

In 1994, the City of American Canyon completed the General Plan and General Plan Environmental Impact Report (EIR), pursuant to CEQA Section 15168. The General Plan designates the project site as industrial, which allows for a minor utility facility. Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's General Plan EIR, serves as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR. For this project, The City prepared a full Modified Initial Study checklist to provide substantial evidence supporting its determination as to whether the project can be considered exempt from CEQA. The Modified Initial Study Checklist demonstrated the proposed project would not result in any new significant environmental effects that were not previously identified in the General Plan EIR and could not be substantially mitigated by uniformly applicable policies and standards, pursuant to CEQA guidelines Section 15183.

Additionally, the project qualifies as exemptions in accordance with CEQA Section 15303(d) and (e). Examples of these exemptions are explained below:

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.
(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Overall, the proposed project would include the construction of a solar generating facility with ancillary boat and RV storage underneath the solar canopies. Given that the proposed solar generating facility would connect to PG&E's existing lines within the SR 29 project frontage, which would then transmit power to the existing PG&E substation located south of the project site at the American Canyon Road/SR 29 intersection, the proposed project would be an extension of the existing electric utilities within the project area, and the proposed project would meet the requirements under Section 15303(d). In addition, given that the ancillary boat and RV storage underneath the solar canopies would include the construction of one, 600 sf structure, the proposed project would meet the requirements under Section 15303(e). Therefore, the proposed project would be consistent with examples (d) and (e) in the list above and qualifies for exemption under CEQA Guidelines Section 15303, Class 3.

In sum, the City finds and determines that the categorical exemption provides the appropriate CEQA compliance documentation for the City's consideration and approval of the proposed Napa Junction Solar Design Permit.

SECTION 2. DESIGN PERMIT FINDINGS

Approval of the Napa Junction Solar Design Permit requires that all of 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.

This project complies with the Zoning Ordinance, as explained in item-B.

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

The project complies with General Industrial zoning district development standards as follows:

Light Industrial Development Standards	*Required*	*Proposed*	*Compliance*
Minimum area	*20,000 SF*	*6.68 acres*	*Yes*
Minimum width	*100 ft*	*103 ft*	*Yes*
Minimum depth	*100 ft*	*440 ft plus*	*Yes*
Minimum front yard building setback	*20 ft*	*40 ft*	*Yes*
Minimum side yard	*5 ft*	*5 ft*	*Yes*

Minimum rear yard	*10 ft*	*11 ft*	*Yes*
Minimum setback from Hwy 29	*40 ft / 50 ft avg*	*40 ft*	*Yes*
Maximum floor area ratio (low-labor uses)	*50%*	*44.3%*	*Yes*
Maximum number of stories	*3*	*1*	*Yes*
Maximum building height	*40 ft*	*21 ft*	*Yes*

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

As discussed in Section B above, the project complies with the General Industrial Zoning District Development Standards. In accordance with General Plan design and development principles, section 1.22.4 and 1.22.5, the project provides high quality treatment of building elevations, incorporation of extensive landscaping in parking areas, and defined pedestrian paths of travel.

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

The project is within Zone D of the Airport Land Use compatibility plan and low-intensity industrial uses are permitted uses.

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 new solar carports and office building are proposed with high quality materials and designed with an industrial aesthetic consistent with the development in the vicinity. The site will be encompassed by a 10' wrought-iron fence and landscaping which would not be materially detrimental to the surrounding 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 proposed solar canopies and office takes up 44.3% of the site, and will be developed outside of the building setbacks. The tallest structure on the site is the office, which is 21 feet in height, and complies with the height standards in the GI Zone. The office has a defined entrance facing east. The office features a tan colored metal siding, stone wainscot, a tan brown finish, and a red rock colored trim. The height, bulk, and colors of the project is compatible with the existing area.

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

The solar canopies will be the first of its kind in the nearby area. The metal canopies with solar panels will provide some differentiation to the nearby warehouses and avoids repetition. The design is compatible with the uses in the nearby vicinity.

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 proposed solar utility facility is similar in height and bulk to the neighboring uses, which are also industrial uses. There is no transition necessary.

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

The project is designed with adequate on-site vehicular and pedestrian circulation. The solar farm is located on an L-shaped lot that is accessible from Hwy 29. The Hwy-29 entry is wide enough for vehicular and pedestrian connections. There is a 24-foot wide emergency vehicle access in the southern section of the site.

SECTION 3. CONDITIONS OF APPROVAL

General

1. The Design Permit approval is granted for development of a new 3-megawatt solar facility with boat and recreation vehicle storage and a 600 SF office on a 6.68-acre site at 5381 Broadway St (file no. PL23-0002), which shall be substantially as shown on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibit A includes the following:

    a. Architectural Plans prepared by J.Scott Designs, consisting of 5 sheets showing the proposed site plans, building elevations, and roof plans, submitted on April 3, 2023.
    b. Civil plans prepared by Chaudhary and Associates, consisting of 18 sheets showing the grading, utilities, and site layout plans submitted on June 2, 2023.
    c. Landscaping plans prepared by Great Valley Landscaping, consisting of one sheet showing the preliminary landscaping plans submitted on June 2, 2023.

2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected 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 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 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 $751. 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 August 7, 2023.

4. This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner.

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. 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 being 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. The project is approved for accessory RV and boat storage. No human habitation is permitted on-site. Vehicle washing, vehicle repair, or vehicle maintenance are not permitted on site.

10. Prior to obtaining a building permit, all parties working on the project must obtain a business license from the City.

11. The Property Owner is responsible to remove any graffiti that occurs on the site within 24 hours.

12. 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.

Planning

13. 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 Use 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.

14. All new rooftop equipment on the office building is required to 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.

15. Signs for the project shall require a sign permit approval from the Community Development Department. This requirement does not apply to traffic signs, building addressing or directional signs for wayfinding.

16. According to ACMC Section 19.21.030(I)(3), the use of parking space tire stops is prohibited.

17. Consistent with General Plan Policy H-8.12, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented 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. A copy of the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" is included in this Resolution as Exhibit C.

18. Prior to issuance of a building permit, the applicable Affordable Housing Nexus Fee, Civic Facilities Fee, and General Plan Update Fee, paid by the applicant shall be calculated at the current per square foot rate times the RV office building square footage.

19. Prior to the issuance of a building permit, the applicant shall record a Lot Line Adjustment to merge the 4 lots of 5381 Broadway St into one parcel.

20. According to ACMC Section 19.21.030(M), a lighting plan that demonstrates a minimum of one foot-candle will be maintained across the surface of the public parking area(s) designed to accommodate 3 or more vehicles. Prior to the issuance of the building permit, provide a photometric plan showing location and types of all exterior lights, and lighting levels onsite and across all property boundaries. Provide a table with legend indicating symbols for different lights, description, numbers of each type, heights, wattages, lumens/footcandles. Ensure the lights are dark-sky friendly and do not conflict with ALUC Zone D.

21. As part of frontage improvements along Hwy 29, the applicant will be required to underground all overhead utilities. Prior to the issuance of the building permit, identify the utility poles and overhead utilities on the civil plans. Prior to the certificate of occupancy, complete the undergrounding of overhead utilities.

Landscape and Irrigation Plans

22. 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.

23. All trees shall be 15 gallons in size or larger.

24. 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.

25. 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.

26. 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.

27. 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

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

Fire District

33. Prior to the issuance of the site improvement plans, the applicant is required to provide fire hydrants throughout the site, with an average spacing not to exceed 500-feet travel distance in accordance with CFC Appendix C.

34. In accordance with the standard mitigation measures and conditions of approval set forth by the City of American Canyon, the developer shall pay the Fire Impact Fees (see current Standard Fees and Charges adopted by resolution), prior to the issuance of any building permits.

35. New buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City of American Canyon standards and Nationally Recognized Standards.

36. 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.

37. 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.

38. 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.

39. 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.

40. 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

41. 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.

42. 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.

43. 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.

44. 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.

45. 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 turn arounds will be needed.

46. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed pumps, 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.

47. 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.

48. 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.

49. 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.

50. Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.

Public Works General Conditions of Approval

51. 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.

52. 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.

53. All existing overhead utilities, both on-site and along project frontages, 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.

62. All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.

63. 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.

64. All sanitary sewer manholes shall be epoxy coated on the inside or installed with an exterior seal to limit infiltration.

65. 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.

66. 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 these agencies.

67. 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.

68. 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.

69. 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.

70. 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.

71. 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.

72. After all 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.

73. 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 2009-0009-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.

74. 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.

75. The development shall comply with the City's Zero Water Footprint policy.

76. 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

77. 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 Solar Farm prepared by Chaudhary & Associates dated May 3, 2023 (referred to hereafter as Preliminary Plans), except as modified by these conditions.

78. Improvement Plans shall be tied to the State of California coordinate system.

79. The Applicant shall design and construct all of the Public Improvements generally shown on the Preliminary Plans and more specifically described below.

    a. Construct acceleration and deceleration pockets at the entrance along SR 29 in accordance with Caltrans' standards.

80. The Applicant shall construct all 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: All buildings shall be dual plumbed and utilize recycled water for non-potable uses. Provide separate recycled water services for buildings and landscape irrigation.

    d. Locate any monument signs such that they do not create sight obstructions for vehicles exiting the site.

    e. Trash enclosures shall be designed in accordance with the American Canyon Draft Trash Enclosure Standards. Trash enclosures shall also be coordinated with Recology. Trash Enclosure shall have a floor drain connected to the on-site sewer.

81. Provide the City with 24-hour access to its existing sanitary sewer easement that runs along the west side of the site. Structures are not permitted within this easement.

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) Traffic Impact Analysis
(9) 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. Record a lot merger of the three existing parcels.

b. Provide a copy of a recorded quitclaim of the existing 10' wide utility easement on the site (N.C.R. 2005-0043001).

c. Provide written acknowledgment by the Geotechnical Engineer of Record that the Plans incorporate all design and construction criteria specified in the Geotechnical Report.

d. 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.

e. 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 2009-0009-DWQ).

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: Traffic Mitigation, General Plan Update, Civic Facilities, Fire District, Water Capacity, Affordable Housing Nexus Fees, 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 mylar and digital copy of the Improvement Plans that include all as-built or field changes, in digital AutoCAD (.dwg) and (.pdf) format (void of any AutoCAD block formats preventing full editing capabilities of the drawings), compatible with the City's current version, and tied to the NAD83 (California Zone 2, feet) coordinate system.

d. Provide a letter stating that all Developer 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 27th day of July, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____

Crystal Mallare, Chair

ATTEST:

_____

Nicolle Hall, Administrative Technician

APPROVED AS TO FORM:

_____

William D. Ross, City Attorney

EXHIBITS:
A. Design Permit Plans
B. Preliminary Civil Plans
C. Landscape Plans

D. CEQA Checklist
E. Yocha Dehe Wintun Tribe cultural protocols
F. Applicant confirmation of Conditions of Approval

EXHIBIT F
Applicant Confirmation of Conditions of Approval
Napa Junction Solar Design Permit
(FILE NO. PL23-0002)

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 July 27, 2023.

_____ _____
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

Attachment 1 - Exhibit A:
Architectural Plans

SITE LEGEND



R1 **FENCE**



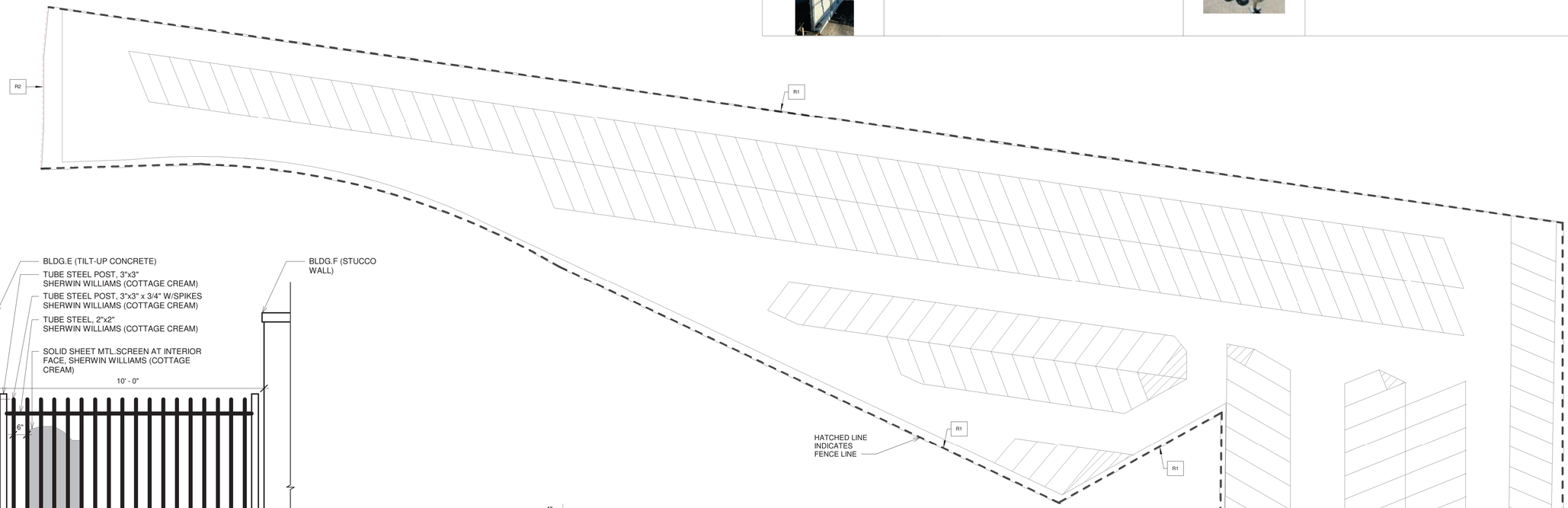
M2 **BIKE RACK**

J. SCOTT
DESIGN
(707) 480-9780
jsdplan@comcast.net

Napa Junction Solar Farm

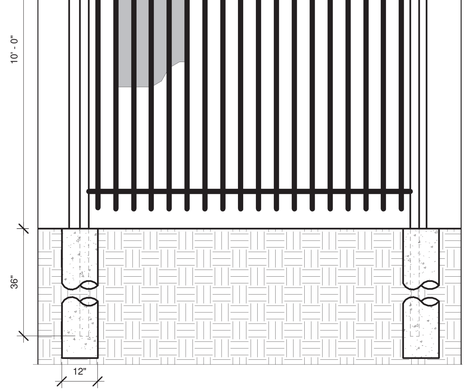
No.	Description	Date

Owner

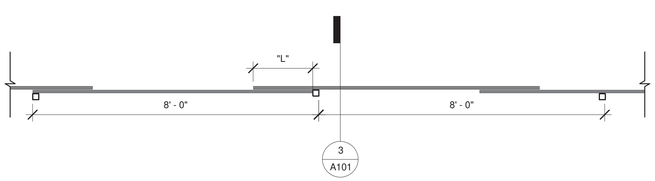


1 SITE
1" = 40'-0"

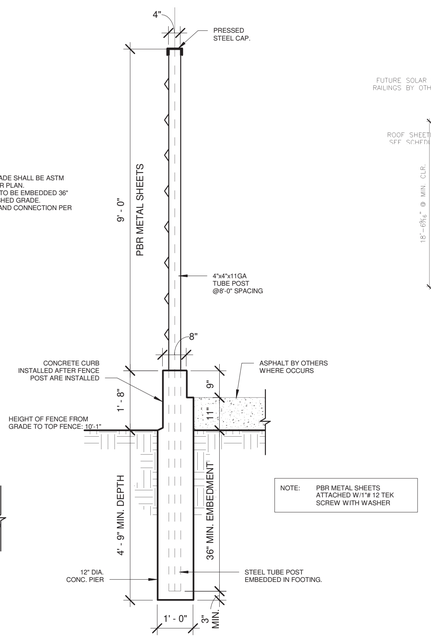
STATE ROUTE 29



4 R1 - PERIMETER FENCE
1/2" = 1'-0"



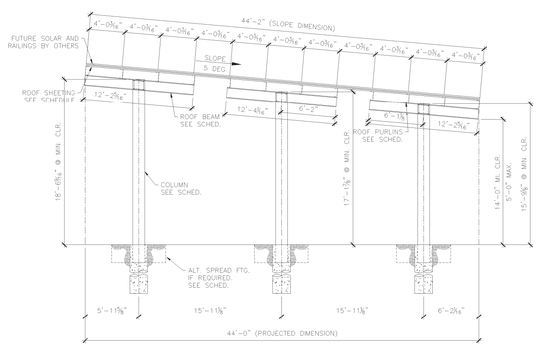
2 R2 - PBR METAL SHEET FENCE - FLOOR PLAN
1/2" = 1'-0"



NOTES:
- STEEL POST GRADE SHALL BE ASTM A500 GRADE B PER PLAN.
- STEEL COLUMN TO BE EMBEDDED 36" MIN. BELOW FINISHED GRADE.
- METAL SHEETS AND CONNECTION PER MFR.

NOTE: PBR METAL SHEETS ATTACHED W/1"# 12 TEK SCREW WITH WASHER

3 R2 - PBR METAL SHEET FENCE - DETAIL
1/2" = 1'-0"



5 S1 - CROSS SECTION
1/8" = 1'-0"

SITE

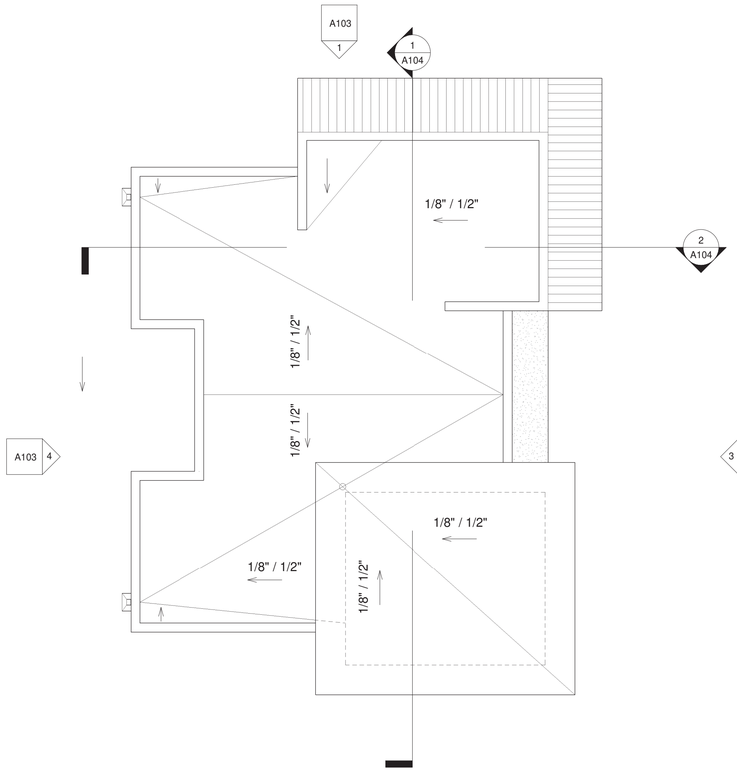
Project number	NJSF-23
Date	02/02/2023
Drawn by	Author

A101

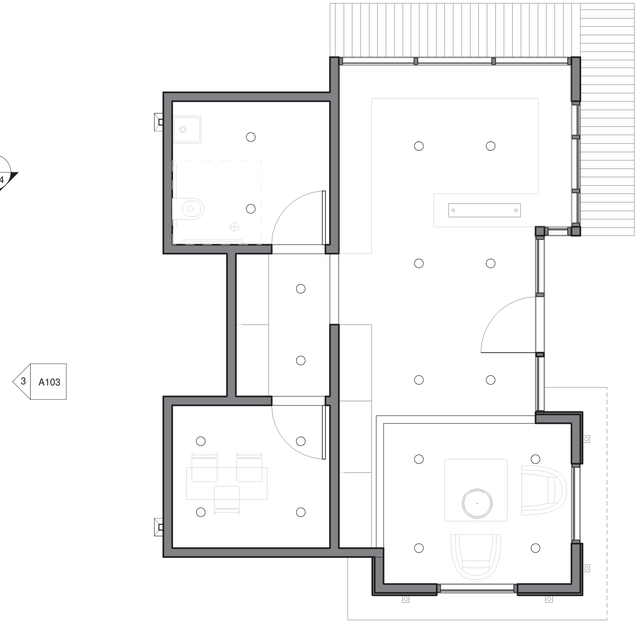
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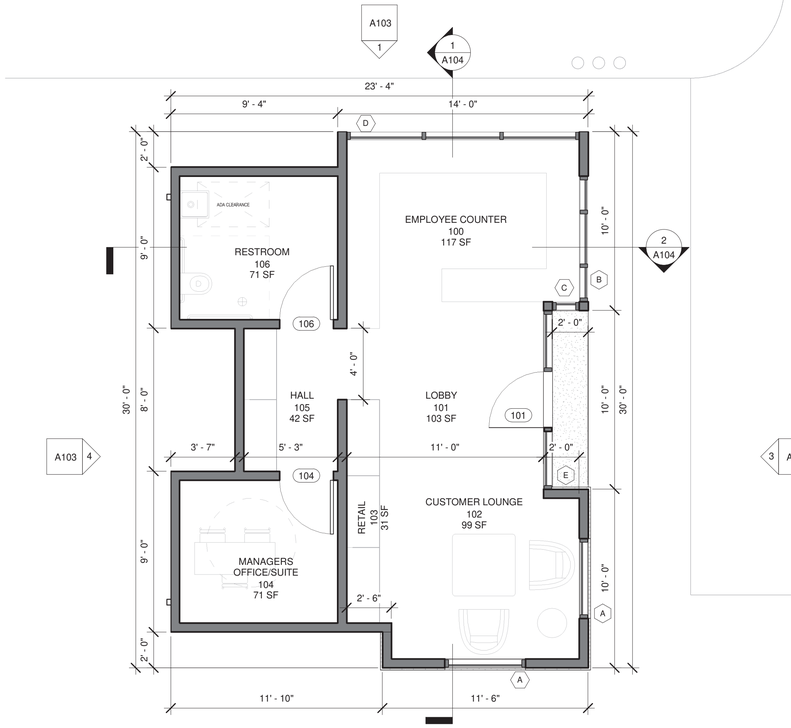
J. SCOTT
DESIGN
(707) 480-9780
jsdplan@comcast.net



1 OFFICE ROOF PLAN
1/4" = 1'-0"



2 OFFICE RCP
1/4" = 1'-0"



GROSS FLOOR AREA 609 SF

3 OFFICE FLOOR PLAN
1/4" = 1'-0"

Napa Junction Solar Farm

No.	Description	Date

Owner

OFFICE FLOOR PLAN

Project number	NJSF-23
Date	02/02/2023
Drawn by	Author

A102

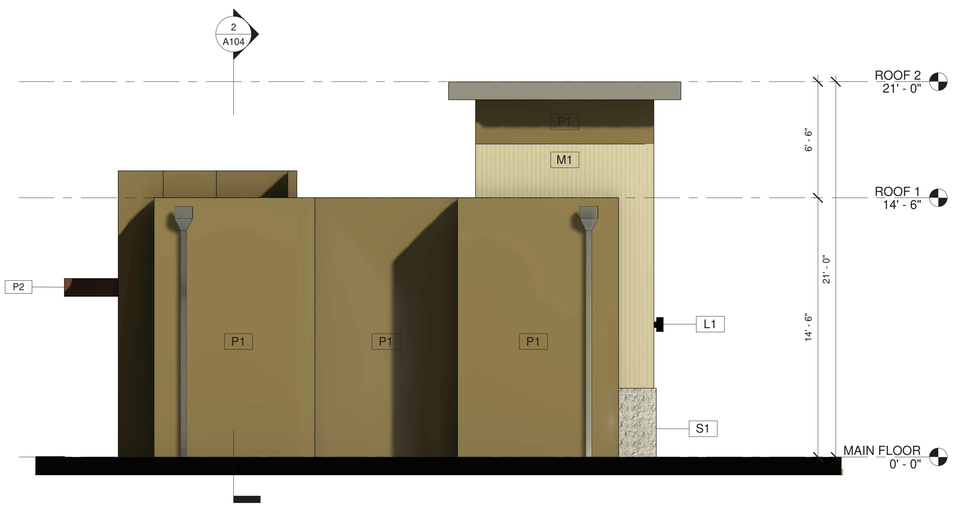
Scale	1/4" = 1'-0"

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MATERIAL LEGEND



S1 **STONE MASONRY WALL**

EL DORADO STONE -
LEDGE OUT CUT, BEACH PEBBLE



L1

- SQUARE TUBULAR LED WALL SCONCE W/UP AND DOWN LIGHT
- BEGA LIGHTING
- 24-597 WALL LUMINAIRE
- BLACK



P2 **PAINT**

BENJAMIN MOORE 2005-10
"RED ROCK"



M1 **METAL SIDING**

BENJAMIN MOORE 235 "OAK RIDGE"



P1 **PAINT/SIMULATED PLASTER FINISH**

BENJAMIN MOORE HC-88
"JAMESBORO GOLD"

DESIGN
(707) 480-9780
jsdplan@comcast.net

Napa Junction Solar Farm

No.	Description	Date

Owner

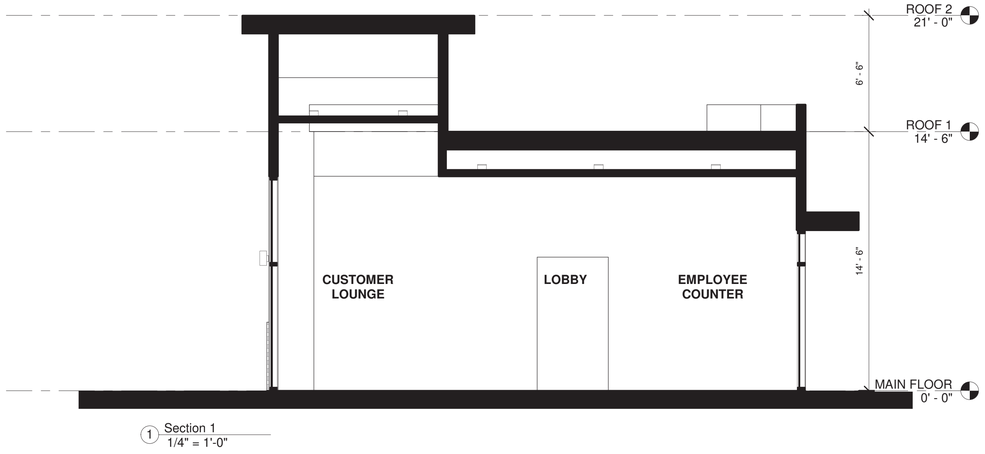
ELEVATIONS

Project number NJSF-23
Date 02/02/2023
Drawn by Author

A103

Scale 1/4" = 1'-0"

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1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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(707) 480-9780
jsdplan@comcast.net

Napa Junction Solar Farm

No.	Description	Date

Owner

SECTIONS

Project number	NJSF-23
Date	02/02/2023
Drawn by	Author

A104

Scale 1/4" = 1'-0"

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DOOR AND WINDOW NOTES:

1. COORDINATE ALL ROUGH OPENING DIMENSIONS W/ DOOR AND WINDOW MANUFACTURER.

2. COORDINATE ALL DOOR JAMB DIMENSIONS WITH WALL FRAMING.

3. REFER TO SPECIFICATIONS FOR ALL DOOR CASING AND FINISHING AND HARDWARE.

4. CONTRACTOR RESPONSIBLE FOR QUANTITY TAKE OFFS, HANDING, COODINATION OF ALL JAMB SIZES BASED ON WALL DIMENSIONS AND FIRE RATED ASSEMBLIES.

5. COORDINATE ALL HARDWARE WITH SPECIFICATIONS.

6. PROVIDE LOW PROFILE (1/4" MAXIMUM VERTICAL HEIGHT PER ANSI 303.2)ACCESSIBLE THRESHOLDS AT ALL EXTERIOR DOOR LOCATIONS.

7. PROVIDE PREFINISHED METAL SILL PANS AT ALL EXTERIOR DOOR THRESHOLDS.

8. COORDINATE UNIT DOOR UNDERCUT WITH MECHANICAL REQUIREMENTS.

9. ALL GLAZING AT DOORS SHALL COMPLY WITH IRC R308.4.

10. SAFETY GLAZING IS REQUIRED AT WINDOWS OR DOORS ADJACENT TO STAIRWAYS, LANDINGS, RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, WHEN EXPOSED GLASS IS LESS THAN 60" ABOVE THE PLANE OF ADJACENT WALKING SURFACE, SAFETY GLAZING SHALL COMPLY WITH IRC R308.4

11. SAFETY GLAZING IS REQUIRED ADJACENT TO STAIRWAYS WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION.

12. ALL GLAZING LESS THAN 60" ABOVE SHOWER OR TUB SHALL BE SAFETY GLAZING.

13. ALL GLAZING WITHIN 24" OF A DOORWAY AND LESS THAN 60" ABOVE A WALKWAY SHALL BE SAFETY GLAZING.

14. ALL GLAZING WITHIN 24" OF FINISH FLOOR SHALL BE SAFETY GLAZING.

15. EGRESS WINDOWS SHALL HAVE MINIMUM CLEARANCES PER CODE, SILLS @ 44" MAX. ABOVE FINISH FLOOR.

16. WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTUER'S RECOMMENDATIONS.

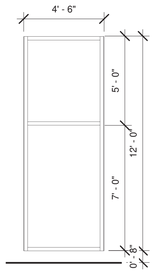
17. EGRESS WINDOWS SHALL CONFORM WITH IRC 2015, SECTION R310, EMERGENCY ESCAPE AND RESCUE OPENINGS.

18. MAXIMUM U-FACTOR FOR PROJECT DOORS AND WINDOWS IS **.15**

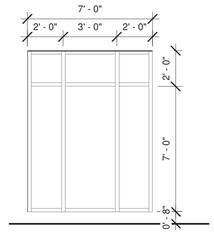
19. MAXIMUM U-FACTOR FOR PROJECT SKYLIGHTS IS **.55** PER SECTION N1102 OF IRC 2015

20. THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS N1102.4.1 THROUGH N1102.4.4. OF IRC

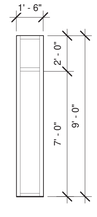
21. ALL WINDOW DIMENSIONS GIVEN AS ROUGH OPENING, MFG TO ALLOW REQUIRED DIMENSION FOR ACTUAL WINDOWS SIZE



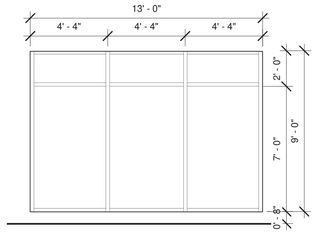
WINDOW A
1/4" = 1'-0"



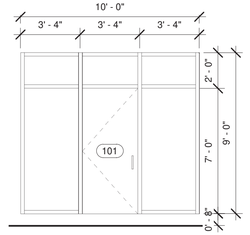
WINDOW B
1/4" = 1'-0"



WINDOW C
1/4" = 1'-0"



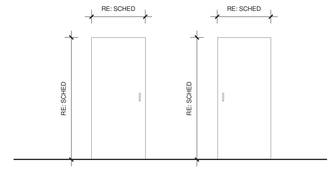
WINDOW D
1/4" = 1'-0"



WINDOW E
1/4" = 1'-0"

DOOR SCHEDULE

LEVEL	DOOR #	TYPE MARK	LOCATION	LEAVES	WIDTH	HEIGHT	COMMENTS
MAIN FLOOR	101	B	LOBBY		3' - 1 1/2"	7' - 0"	
MAIN FLOOR	104	A	MANAGERS OFFICE/SUITE		3' - 0"	6' - 8"	
MAIN FLOOR	106	A	RESTROOM		3' - 0"	6' - 8"	



A
SOLID WOOD
PAINT GRADE

B
TEMPERED GLASS

DESIGN
(707) 480-9780
jsdplan@comcast.net

Napa Junction Solar Farm

No.	Description	Date

Owner

WINDOW & DOOR TYPES

Project number NJSF-23
Date 02/02/2023
Drawn by Author

A105

Scale As indicated

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Attachment 1 - Exhibit B:
Civil Plans

CIVIL DESIGN PLANS

FOR

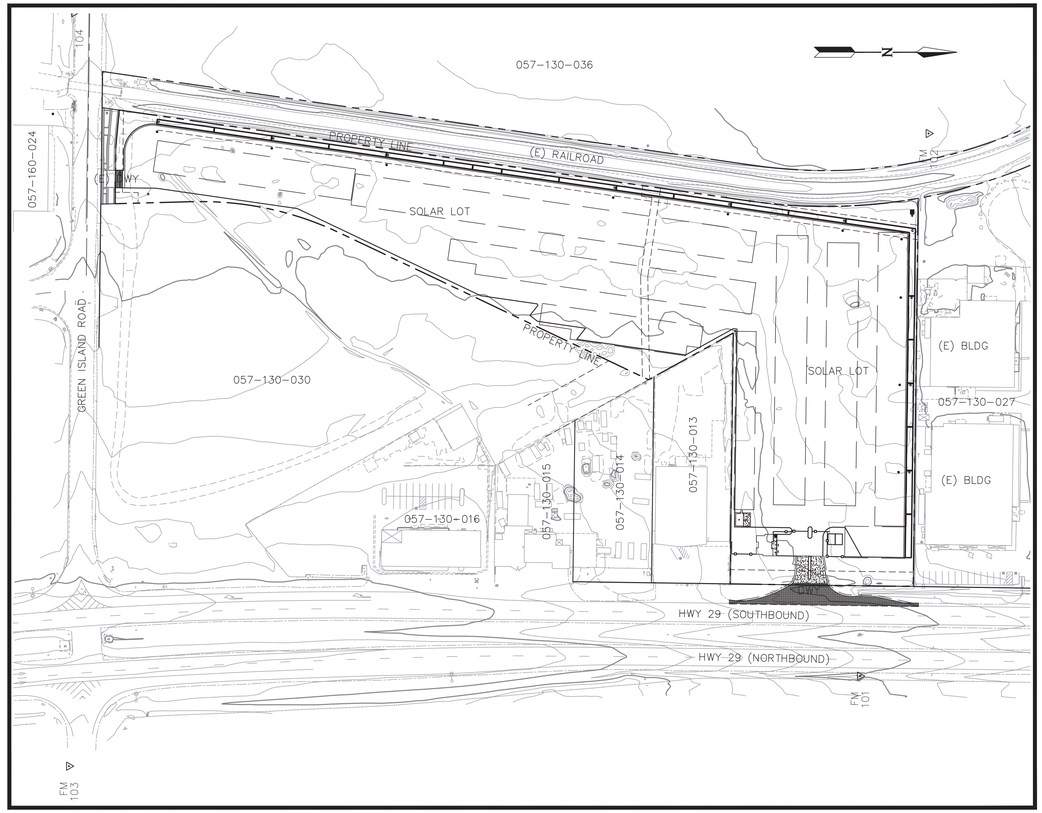
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD
AMERICAN CANYON, CA

LEGEND

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALTIC CONCRETE	PCC	PORTLAND CEMENT CONCRETE
AD	AREA DRAIN	R	PROPERTY LINE
BFD	BACKFLOW DEVICE	PP	POWER POLE
BW	BOTTOM OF WALL	R	RADIUS
℄	CENTER LINE	R.C.	RELATIVE COMPACTION
CIP	CAST IRON PIPE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT (SEWER)	S	SLOPE
CONC	CONCRETE	S.A.D.	SEE ARCHITECUTRAL DRAWINGS
DS	DOWNSPOUT	S/B	SETBACK
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EG	EXISTING GRADE	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TG	TOP OF GRATE
FS	FIRE SERVICE	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
HP	HIGH POINT	W	WATER
INV	INVERT	WM	WATER METER
JB	JUNCTION BOX	WV	WATER VALVE

EXISTING		PROPOSED	
	PROPERTY LINE	SS	SANITARY SEWER LINE
	CENTER LINE		STORM DRAIN LINE
	EASEMENT LINE	W	DOMESTIC WATER LINE
E	ELECTRICAL LINE	G	NATURAL GAS LINE
SD	STORM DRAIN LINE	FH	FIRE HYDRANT
SS	SANITARY SEWER LINE		WATER VALVE
W	WATER LINE		CHAUDHARY & ASSOC. SURVEY CONTROL POINT
X	FENCE	3.06	CITY OF AMERICAN CANYON STANDARD DRAWING NUMBER
C	CABLE	D98A	CALTRANS STANDARD PLAN NUMBER
E	ELECTRICAL	DI	DROP INLET
G	GAS		ASPHALT PAVING
OH	OVERHEAD UTILITY LINE		CONCRETE PAVING
T	TELEPHONE		RETAINING WALL
	JOINT POLE WITH GUY		DRAINAGE DIRECTION
	MANHOLE		EARTHEN/VEGETATED SWALE
WV	WATER VALVE BOX		12" DEEP ROCK SLOPE PROTECTION ROCK D50 50% SHALL BE LARGER THAN 6" MIN DIA.
FH	FIRE HYDRANT		2:1 SLOPE MAX



SITE PLAN

SCALE: 1"=100'



SITE SKETCH

NTS

PROJECT TEAM

• **OWNER:**	R. H. HESS, DEVELOPMENT CO. 3423 BROADWAY, STE. D-5 AMERICAN CANYON, CA 94503 RICHARD HESS	(707) 255-8075
• **CIVIL ENGINEER:**	CHAUDHARY & ASSOC., INC. 211 GATEWAY ROAD WEST., SUITE 204 NAPA, CA 94558 HAGEN BRESEE, PE, QSD/QSP	(707) 255-2729
• **GEOTECH ENGINEER:**	BEAR ENGINEERING GROUP INC. 3530 KEVIN PLACE CONCORD, CA MARK L. SCHROEDER, P.E., M.S.G.E.	(925)550-7232
• **ARCHITECT:**	J. SCOTT DESIGN 1033 SUMMIT NAPA, CA 94559	(707) 480-9780
• **LANDSCAPE:**	GREEN VALLEY DESIGN 1219 SPRUCE LN DAVIS, CA 95616 SCOTT VOLMER	(530) 231-5890
• **GOVERNING AGENCIES**		
CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT	4381 BROADWAY ST, SUITE 201 AMERICAN CANYON, CA 94503	(707) 647-4558

SITE INDEX	
SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES
C3.0	DEMOLITION PLAN & EXISTING CONDITIONS
C4.0–C4.3	SITE, SIGNAGE, STRIPING, & DIMENSION PLAN
C5.0–C5.3	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	SITE PROFILE & SECTIONS
C8.1–C8.2	CONSTRUCTION DETAILS
C9.1–C9.2	EROSION CONTROL PLAN AND DETAILS
C10.0	STORMWATER RUNOFF MANAGEMENT PLAN

TOTAL PROJECT AREA: 6.55 AC
TOTAL DISTURBED AREA: 6.0 AC
.

ESTIMATED EARTHWORK QUANTITIES
(CONTRACTOR SHALL FIELD VERIFY):
CUT: 1730 CY
FILL: 8000 CY
NET: 6270 CY (IMPORT)

ASSUMED 3" OF TOP SOIL STRIPPING TO BE USED FOR ONSITE LANDSCAPING NOT INCLUDED.

TOTAL SOIL DISTURBANCE IS 288,000 SF

SURVEY CONTROL TABLE

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
101	FM	60.13	1834094.8230	6488088.5290
102	FM	54.66	1834190.7580	6487330.1430
103	FM	68.00	1832989.3880	6488214.3720
104	FM	55.98	1832996.7650	6487161.1590

NOTES:

1. AERIAL TOPOGRAPHIC MAPPING WAS PREPARED BY VERTICAL MAPPING, DATED 1/31/2023. SUPPLEMENTAL FIELD SURVEYED BY CHAUDHARY & ASSOCIATES 3/7/2023
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) CALIFORNIA COORDINATE SYSTEM ZONE II PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION

   VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. CONTOURS ARE SHOWN EVERY ONE FOOT (1').

SOILS ENGINEER:

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT PREPARED BY BEAR ENGINEERING, DATED DECEMBER 8, 2022. THIS SOILS REPORT SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN CONFORMANCE WITH SAID SOILS REPORT.

FIRM: _____
BY: _____
DATE: _____

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

COPYRIGHT: This document and the ideas incorporated herein, as an instrument of professional service is the property of CHAUDHARY & ASSOCIATES, INC., and is not to be used, in whole or in part, for any other project, without the written authorization of CHAUDHARY & ASSOCIATES, INC.

• PRELIMINARY – NOT FOR CONSTRUCTION •

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INT.
REVISIONS
DATE

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BRESEE
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

TITLE SHEET
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID
01TS22006
DESIGN BY
MS
DRAWN BY
MS
CHECKED BY
HB
DATE
MAY 3, 2023
SCALE
AS SHOWN
SHEET
C1.0
COUNTY DRAWING FILE #

GENERAL NOTES

1. ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE CITY OF AMERICAN CANYON LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS.
2. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE CITY STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
3. ANY SEWER SYSTEM WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS OF THE AMERICAN CANYON SANITATION DISTRICT.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
5. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-227-2600 AND THE CITY WATER DEPARTMENT AT (707) 257-9520 PRIOR TO START OF ANY CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE POLICE, FIRE, AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY PUBLIC WORKS DIRECTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
8. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE SCHOOL DISTRICT.
9. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADE OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
11. RAISE ALL MANHOLES, DRAIN INLETS, UTILITY BOXES AND COVERS WITHIN WORK AREA AS NECESSARY.
12. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER EROSION CONTROL.
13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CHAUDHARY AND ASSOCIATES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
14. CONTRACTOR SHALL SUBMIT FOR APPROVAL ANY SHOP DRAWINGS, MATERIALS CERTIFICATIONS, PROJECT SCHEDULE, AND ANY PROPOSED ALTERNATES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
15. CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL TOXIC, CONTAMINATED AND ASBESTOS MATERIALS IN ACCORDANCE WITH PRESCRIBED LOCAL, STATE AND FEDERAL REGULATIONS.
16. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF BURIED PIPE FROM CONSTRUCTION LOADS INCLUDING EXISTING PIPES.
17. CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OF EXISTING ASPHALT, WHERE APPLICABLE AT ALL LIMITS OF NEW AC PAVEMENT CONSTRUCTION.
18. CONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
19. ALL UTILITY AND SD COVERS SHALL BE ADA RATED, LOCKDOWN.
20. ALL STORMWATER DRAIN INLETS SHALL BE CENTRAL PRECAST MODEL NO. 2K OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
21. ALL STORM DRAIN INLETS SHALL BE LABELED BY IMPRINTING OR STENCILING "NO DUMPING: DRAINS TO RIVER".

SANITARY SEWER SYSTEM NOTES:

1. ALL MATERIAL AND WORKMANSHIP DETAILS SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS), INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
2. SEWER MAINS, SEWER LATERALS AND CLEANOUTS SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
3. PRIOR TO THE START OF "OFFSITE" CONSTRUCTION CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT AT (707) 647-4550 TO ARRANGE A PRE-CONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES FOR WORK WITHIN CITY RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT AT (707) 647-4550 AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK FOR SCHEDULING OF CONSTRUCTION INSPECTIONS WITHIN CITY RIGHT-OF-WAY.
5. NOTIFY UNDER GROUND SERVICE ALERT (USA) A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK. CALL 1-(800)-227-2600.
6. PRIOR TO BEGINNING ANY EXCAVATION AND TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
7. ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF SANITARY SEWER FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS #4.01 AND 4.02
8. THE LOCATION OF EACH SEWER LATERAL, THE LETTER "S" SHALL BE INSCRIBED INTO THE FACE OF THE CURB. THE LETTER "S" SHALL BE THREE INCHES (3") HIGH AND COMPLETELY LEGIBLE.
9. ALL SANITARY SEWER LINES SHALL BE PVC SDR-35 UNLESS NOTED OTHERWISE.

WATER NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS) LATEST EDITION, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
2. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 647-4562 TO ARRANGE A PRE-CONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.
3. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY PORTION OF THE CITY'S PUBLIC WATER SYSTEM REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY OF AMERICAN CANYON.
4. THE CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 647-4562 AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK FOR SCHEDULING OF CONSTRUCTION INSPECTIONS.
5. NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811 A MINIMUM OF 48 HOURS PRIOR TO THE START OF WORK.PRIOR TO BEGINNING ANY EXCAVATION AND TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
6. ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF WATER SYSTEM FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS 4.01 AND 4.02.
7. START EXCAVATION BY EXPOSING END OF EXISTING MAIN TO DETERMINE ITS LINE AND GRADE. START NEW MAIN 8-10' FROM AND ON THE SAME LINE AND GRADE AS THE EXISTING MAIN. PIPE LAYING SHALL THEN BE ADJUSTED TO THE DEPTH OF THE NEW MAIN.
8. NO. 12 INSULATED COPPER WIRE SHALL BE LAID ON THE TOP OF AND ALONG THE ENTIRE LENGTH OF ALL NON-METALLIC LINES AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW-OFFS, AND METER BOXES SUFFICIENTLY FOR LOCATOR EQUIPMENT TO BE ATTACHED. FASTEN THE WIRE TO THE CENTER LINE AT THE TOP OF THE PIPE SO AS NOT TO BE DISPLACED BY BACKFILLING PROCEDURE.
9. CAUTION TAPE SHALL BE LAID ON THE TOP OF INITIAL BACKFILL, ALONG THE ENTIRE LENGTH OF ALL WATERLINES. CAUTION TAPE SHALL BE BLUE PLASTIC TAPE, 3-INCH WIDE, MARKED "WATERLINE BURIED BELOW".
10. AT THE LOCATION OF EACH WATER SERVICE LATERAL, THE LETTER "W" SHALL BE INSCRIBED INTO THE FACE OF THE CURB. THE LETTER "W" SHALL BE THREE INCHES HIGH AND COMPLETELY LEGIBLE.
11. EXISTING WATER VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.
12. WATER LINES SHALL NOT BE PHYSICALLY CONNECTED TO THE AMERICAN CANYON WATER SYSTEM UNTIL DISINFECTED AND TESTED IN ACCORDANCE WITH CITY STANDARDS, AND APPROVED BY CITY PERSONNEL.
13. ALL SALVAGEABLE APPURTENANCES SHALL BE RETURNED TO THE CITY OF AMERICAN CANYON CORPORATION YARD LOCATED AT 205 WETLANDS EDGE ROAD, UNLESS OTHERWISE DIRECTED.
14. THERE SHALL BE NO UN-METERED CONNECTIONS TO THE CITY'S WATER SYSTEM, INCLUDING CONNECTIONS BYPASSING METERS FOR TESTING ON-SITE PLUMBING OR FOR OBTAINING CONSTRUCTION WATER. PRESSURE TESTING AGAINST VALVES WILL NOT BE ALLOWED.
15. THE CONTRACTOR SHALL INSTALL A TWO-INCH (2") TEMPORARY REDUCED PRESSURE BACKFLOW PREVENTER ON THE END OF THE EXISTING MAIN FOR CONSTRUCTION WATER OR APPLY FOR TEMPORARY WATER METER THROUGH THE PUBLIC WORKS DEPARTMENT. ALTERNATIVELY, THE CONTRACTOR MAY OBTAIN A TEMPORARY HYDRANT METER THROUGH THE PUBLIC WORKS DEPARTMENT.
16. ITEMS SPECIFIED IN THE ENGINEERING STANDARDS ARE APPROVED BY THE CITY ENGINEER. DEVIATIONS FROM THE ENGINEERING STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
17. VERTICAL AND HORIZONTAL DEFLECTIONS IN WATER MAINS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OR FITTINGS AND THRUST BLOCKS WILL BE REQUIRED.
18. WATER SERVICES SHALL BE INSTALLED OVER THE TOP OF THE UNDERGROUND JOINT TRENCH UTILITIES. MAINTAIN MINIMUM COVER PER CITY STANDARD SPECIFICATIONS.
19. PROVIDE STANDARD BOXES FOR ALL VALVES PER AMERICAN CANYON STANDARDS. OPERATING NUT EXTENSIONS REQUIRED ONLY WHERE MAIN IS MORE THAN TEN FEET (10') DEEP.
20. ASBESTOS CEMENT PIPE (ACP) WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
21. PVC PIPE SHALL BE DR14.
22. ALL DUCTILE IRON PIPE AND APPURTENANCES SHALL BE WRAPPED WITH 10 MILS THICK POLYETHYLENE TUBING, CAD WELDED BONDING WIRE, AND HAVE APPROVED CATHODIC PROTECTION. ANY APPURTENANCES REMAINING EXPOSED SHALL RECEIVE TWO COATS OF KOPPERS BITUMASTIC NO. 505, OR APPROVED ALTERNATE, APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
23. WHEN A WATER MAIN AND A SEWER LINE ARE IN A PARALLEL ALIGNMENT, THERE SHALL BE MINIMUM TEN FEET (10') CLEAR SEPARATION BETWEEN THE WATER AND SEWER MAINS. . WHEN A WATER MAIN AND SEWER LINE ARE IN A PERPENDICULAR CROSSING ALIGNMENT, THERE SHALL BE MINIMUM TWELVE INCHES (12") CLEAR SEPARATION BETWEEN WATER AND SEWER MAINS, AND NO WATER MAIN JOINTS SHALL BE ALLOWED WITHIN TEN FEET (10') OF THE SEWER LINE.
24. BACKFILL AROUND WATER LINES PROTECTED WITH POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL BE LOW CHLORIDE, FINE SAND MATERIAL PLACED TO A MINIMUM OF SIX INCH (6") BEDDING AND TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE.
25. A MINIMUM OF TWO FEET (2') OF COVER ON WATER MAINS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF STREETS, UNLESS OTHERWISE SPECIFIED BY THE PUBLIC WORKS DIRECTOR.
26. WATER SERVICES ARE TO BE INSTALLED AT EACH LOT. GALVANIZED MALLEABLE IRON FITTINGS ARE PROHIBITED.
27. AT PROJECT COMPLETION, THE ENGINEER OF RECORD SHALL PROVIDE PLANS LABELED "AS-BUILT" TO THE CITY OF AMERICAN INDICATING ANY AND ALL CHANGES MADE DURING CONSTRUCTION. SUCH PLANS SHALL BE DELIVERED IN HARDCOPY (MYLAR) AND ELECTRONIC FORMAT (.PDF & .DWG).PRIOR TO FINAL INSPECTION, A CROSS-CONNECTION VERIFICATION INSPECTION MUST BE PERFORMED BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS.
28. ALL BUTTERFLY VALVES SHALL BE EQUIPPED WITH FLGXMJ ADAPTER WHEN USING PVC PIPE.
29. ALL HARDWARE USED FOR UNDERGROUND INSTALLATION OF VALVES, FITTINGS, AND ALL OTHER APPURTENANCES, SHALL BE STAINLESS STEEL.

WITH THE EXCEPTION OF WATER USED FOR LOADING AND TESTING OF POTABLE WATER LINES, ALL CONSTRUCTION WATER USED FOR THE PROJECT SHALL BE OBTAINED FROM A SOURCE OTHER THAN AMERICAN CANYON POTABLE WATER SOURCES. APPLICANT SHALL PROVIDE VERIFICATION THAT AN OUTSIDE SOURCE OF CONSTRUCTION WATER, E.G., RECYCLED WATER, HAS BEEN ESTABLISHED AND WILL BE AVAILABLE FOR THE DURATION OF THE PROJECT CONSTRUCTION.

GRADING NOTES

1. ALL SITE PREPARATION (CLEARING & GRUBBING) AND GRADING WORK ON THE PROJECT SITE SHALL CONFORM TO AND FOLLOW RECOMMENDATIONS CONTAINED IN THE RELATED PROJECT SOILS REPORTS.
2. THE SITE SHALL BE CAREFULLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF THE CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NOTIFY NEIGHBORS PRIOR TO GRADING AND CONSTRUCTION.
3. ALL GRADING SHALL BE DONE TO WITHIN ±0.10 FEET TO THE SPECIFIED ELEVATIONS OR FINISH GRADES.
4. POSITIVE SOIL STABILIZATION AND EROSION CONTROL MEASURES SHALL BE INSTITUTED BY THE CONTRACTOR.
5. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE INDICATED. THE TRANSITION FROM CONSTRUCTED SLOPES TO NATURAL GROUND SHALL BE GRADED TO A GENTLY ROUNDED CONTOUR AND NOT LEFT AS AN ABRUPT CHANGE.
6. ALL ROUGH GRADING WORK SHALL BE COMPLETED PRIOR TO THE BEGINNING OF ANY BUILDING FOUNDATION WORK.
7. PRIOR TO THE CONTRACTOR MAKING ANY FIELD CHANGES IN GRADES, HE SHALL HAVE THE APPROVAL OF THE ENGINEER AND OWNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR EFFECT THE EARTHWORK QUANTITY
9. THE CONTRACTOR SHALL UNDERCUT THE STREET SUBGRADE DURING ROUGH GRADING IN ORDER THAT THE TRENCH SOILS MAY BE LEFT IN THE STREET AREA AND COMPACTED DURING FINAL SUBGRADE PREPARATION PRIOR TO PLACEMENT OF BASE ROCK. THE UNDERCUT SHOULD BE ADEQUATE TO ACCEPT ALL TRENCH SPOILS, INCLUDING JOINT TRENCH SPOILS. CONTRACTOR SHALL GRADE WITHIN 0.01' OF THE MINIMUM COVER NEEDED OVER SANITARY STORM AND WATER PIPE.
10. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL. ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED

CONCRETE NOTES

1. CONCRETE CURB AND GUTTER, DRIVEWAY APPROACH, SIDEWALK AND SCORE MARKS SHALL BE CONSTRUCTED PER CITY STANDARD DETAIL.
2. CONCRETE SHALL BE CLASS "2" IN CONFORMANCE WITH SECTION 90 OF THE CALTRANS STANDARD SPECIFICATIONS AND SHALL HAVE A MAXIMUM SLUMP OF THREE (3) INCHES. WHEELCHAIR RAMPS SHALL BE CONSTRUCTED PER CITY STANDARD DETAIL.
3. CONCRETE MIX SHALL HAVE A 28-DAY STRENGTH OF 3,000 PSI.
4. DRIVEWAY EXPANSION JOINTS SHALL BE PLACED AT 20' SPACING AND WEAK PLANE JOINTS SHALL BE INSTALLED AT THE CENTER OF DRIVEWAYS AND MIDWAY BETWEEN EXPANSION JOINTS.

PAVING NOTES

1. EXISTING PAVEMENT SHALL BE SAWCUT TO SOUND STRUCTURAL SECTION AS DETERMINED BY THE ENGINEER.
2. WHERE UNSTABLE OR UNSUITABLE MATERIAL ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY STREET BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE CIVIL ENGINEER AND THE SOILS ENGINEER.
3. AGGREGATE BASE SHALL BE CLASS 2 AND SHALL CONFORM TO SECTION 26 OF THE "STATE OF CALIFORNIA", DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
4. ASPHALT CONCRETE SHALL BE TYPE "B", 1/2" MAXIMUM, MEDIUM PER CALTRANS SECTION 39. APPLY TACK COAT TO ALL SURFACES PER SECTION 39-4.02 PRIOR TO PAVING. APPLY SEAL COAT PRIOR TO STRIPING.
5. PORTLAND CEMENT CONCRETE SHALL BE CLASS 2 AND SHALL CONFORM TO SECTION 90 OF THE "STATE OF CALIFORNIA", DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
6. EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY AN EQUAL OR GREATER PAVEMENT SECTION.
7. ALL MANHOLES AND VALVE BOXES SHALL BE ADJUSTED TO NEW FINISHED GRADE.

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• PRELIMINARY – NOT FOR CONSTRUCTION •

INT.	REVISIONS	DATE

LICENSED PROFESSIONAL ENGINEER — HAGEN E. BELSER — C 94100 — CIVIL — STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GENERAL NOTES
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	02GN22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 3, 2023
SCALE	–
SHEET	C2.0
COUNTY DRAWING FILE #	

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DEMOLITION NOTES

- REMOVE (E) AC PAVEMENT/CONCRETE
- REMOVE (E) CURB/GUTTER/FEATURE
- REMOVE (E) TREE/STUMP

40 0 10 40
1 inch = 40 ft.

● PRELIMINARY – NOT FOR CONSTRUCTION ●

INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BRESSE
C 94100
CIVIL
STATE OF CALIFORNIA

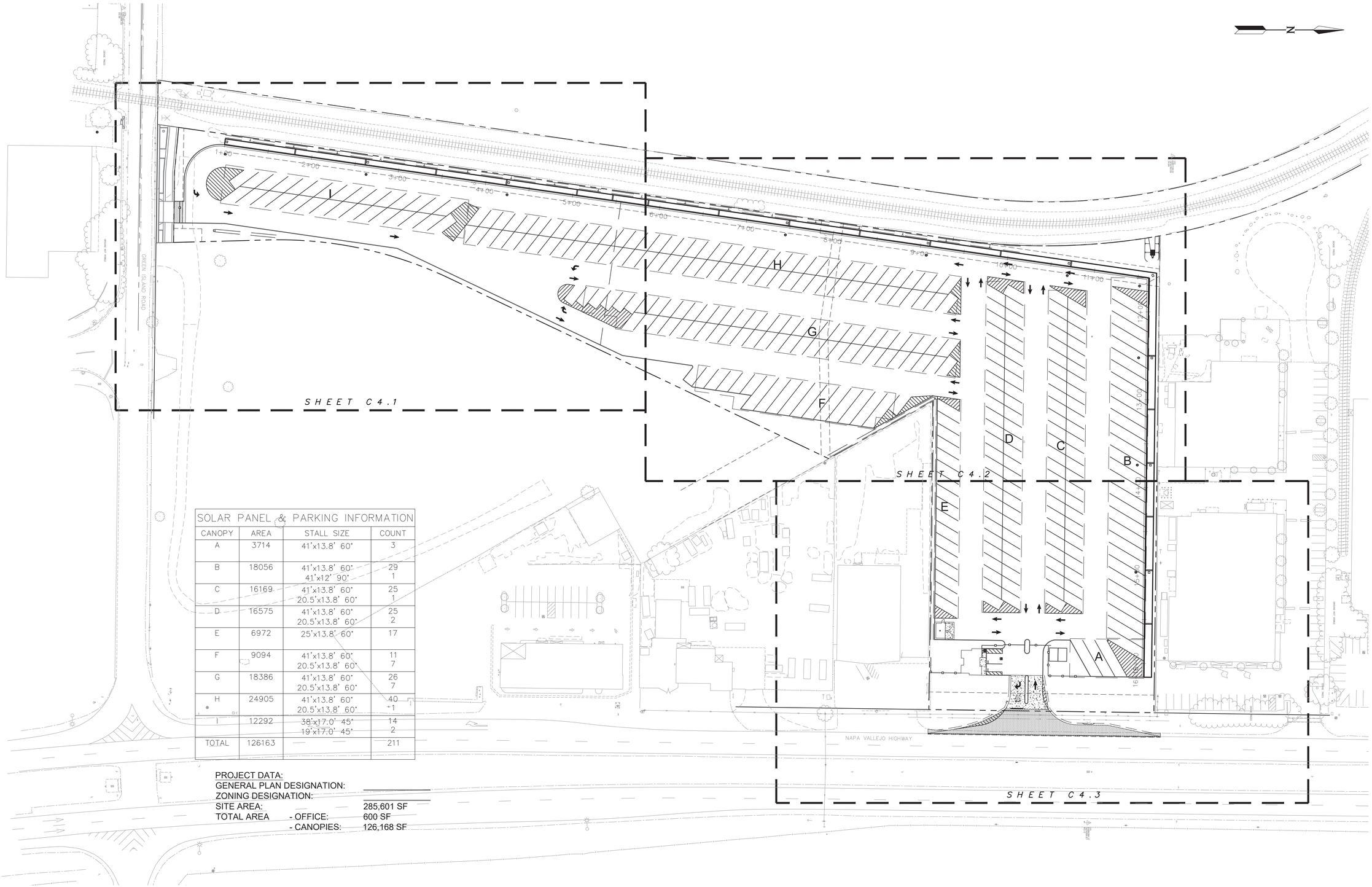
CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

DEMOLITION PLAN
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	03DM22006
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DATE	MAY 12, 2023
SCALE	1" = 40'
SHEET	C3.0
COUNTY DRAWING FILE #	

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SOLAR PANEL & PARKING INFORMATION			
CANOPY	AREA	STALL SIZE	COUNT
A	3714	41'x13.8' 60°	3
B	18056	41'x13.8' 60° 41'x12' 90°	29 1
C	16169	41'x13.8' 60° 20.5'x13.8' 60°	25 1
D	16575	41'x13.8' 60° 20.5'x13.8' 60°	25 2
E	6972	25'x13.8' 60°	17
F	9094	41'x13.8' 60° 20.5'x13.8' 60°	11 7
G	18386	41'x13.8' 60° 20.5'x13.8' 60°	26 7
H	24905	41'x13.8' 60° 20.5'x13.8' 60°	40 +1
I	12292	38'x17.0' 45° 19'x17.0' 45°	14 2
TOTAL	126163	—	211

PROJECT DATA:
GENERAL PLAN DESIGNATION:
ZONING DESIGNATION:
SITE AREA: 285,601 SF
TOTAL AREA - OFFICE: 600 SF
- CANOPIES: 126,168 SF

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50 0 25 50
1 inch = 50 ft.

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BRESS
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

OVERALL SITE, SIGNAGE, STRIPING, & DIMENSION PLAN

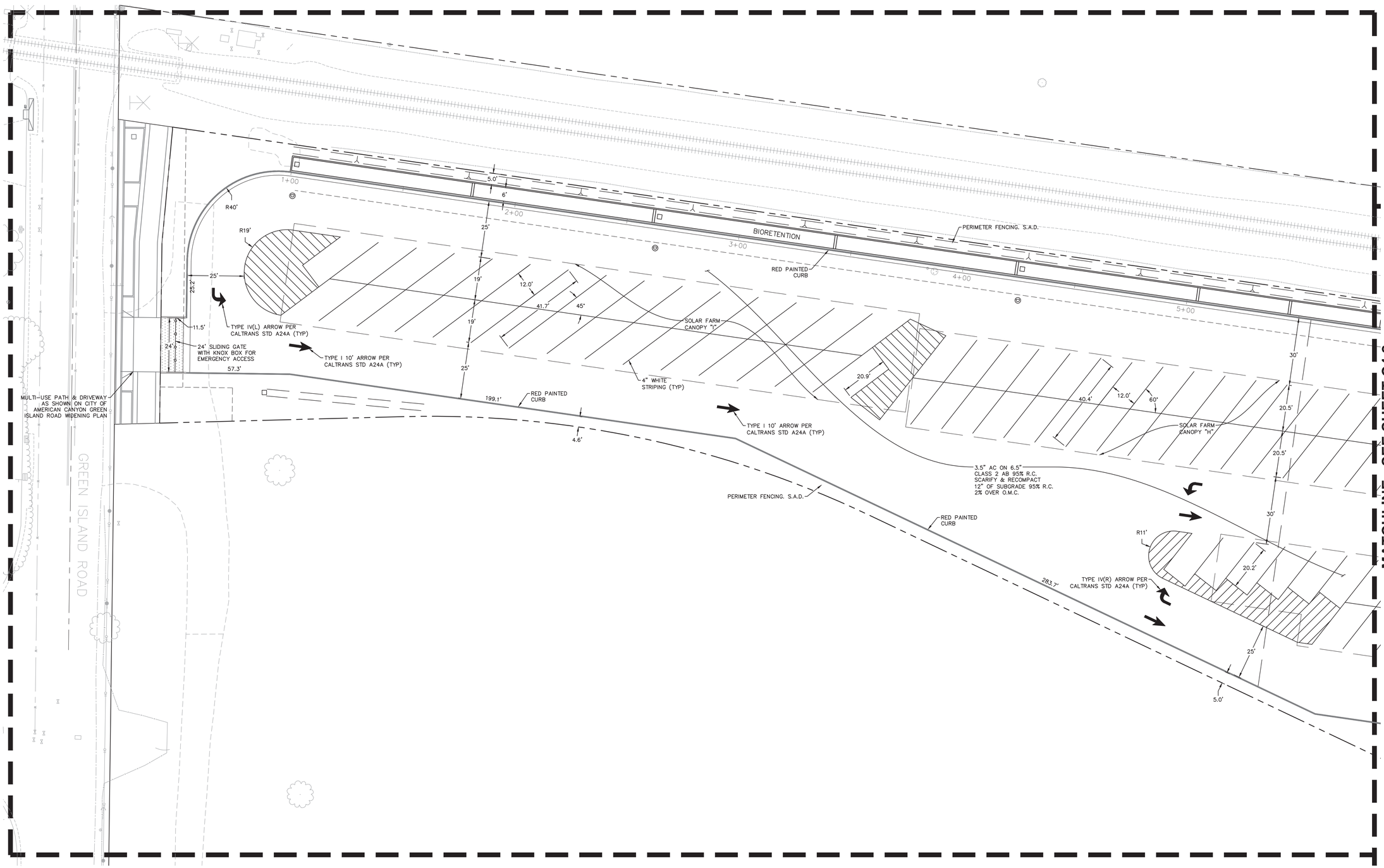
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	04SP22006
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DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 50'
SHEET	C4.0
COUNTY DRAWING FILE #	

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20 0 10 20
1 inch = 20 ft.

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HASAN E. BAESSO
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

SITE, SIGNAGE, STRIPING & DIMENSION PLAN

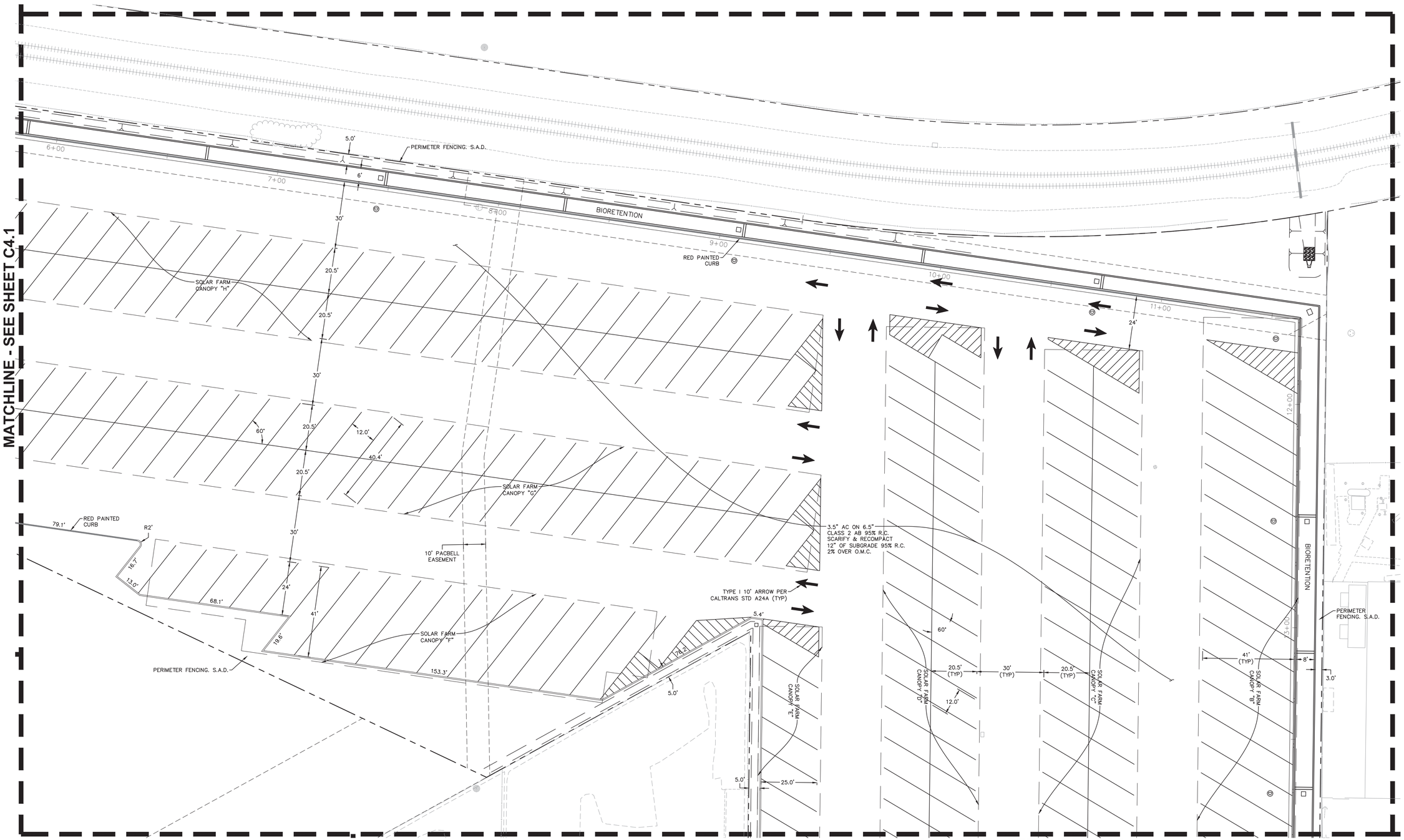
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GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

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1 inch = 20 ft.

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BLESS
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

SITE, SIGNAGE, STRIPING & DIMENSION PLAN

NAPA JUNCTION SOLAR FARM

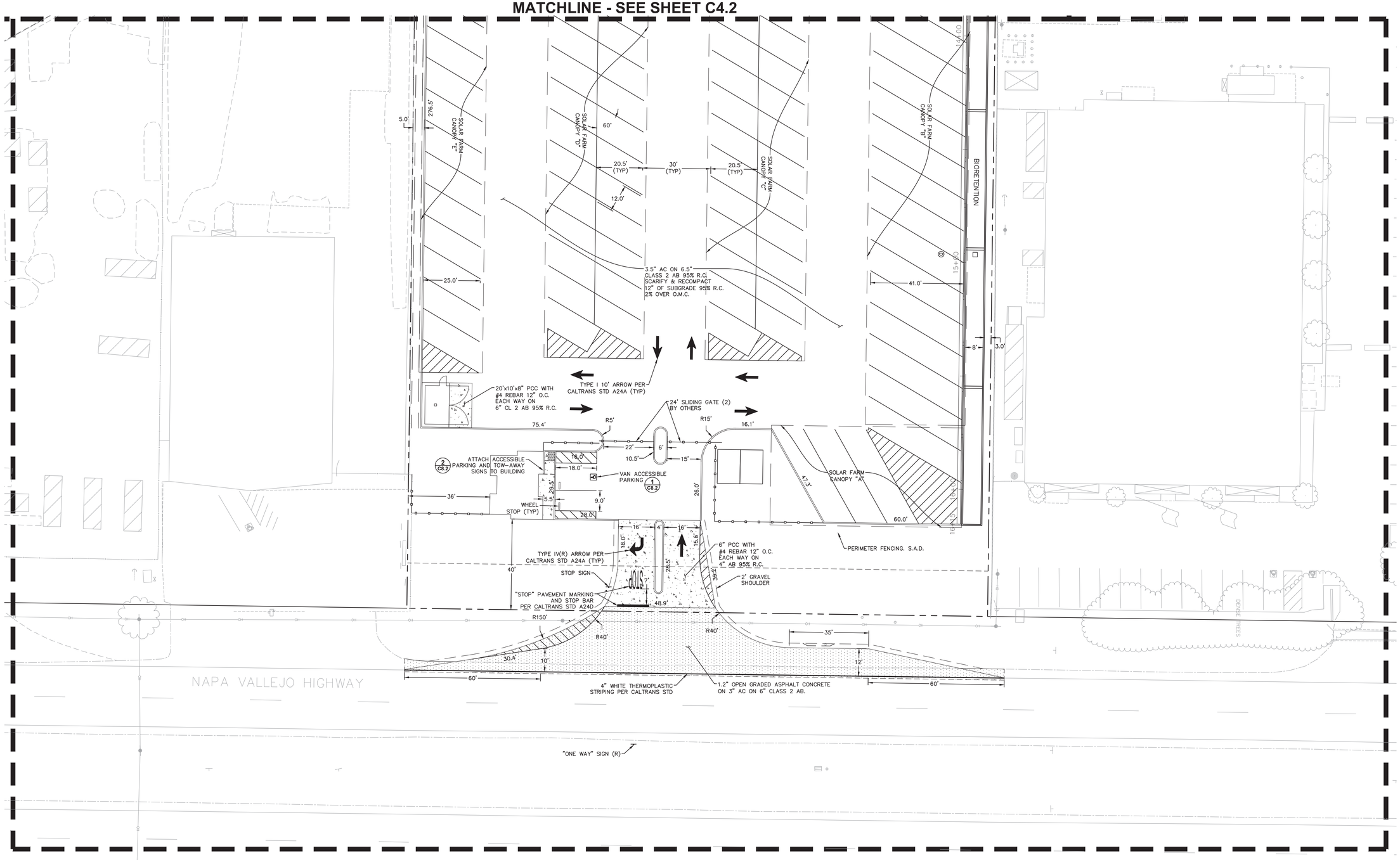
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MATCHLINE - SEE SHEET C4.2



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20 0 10 20
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LICENSED PROFESSIONAL ENGINEER
HAGEN E. BIESER
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

SITE, SIGNAGE, STRIPING & DIMENSION PLAN

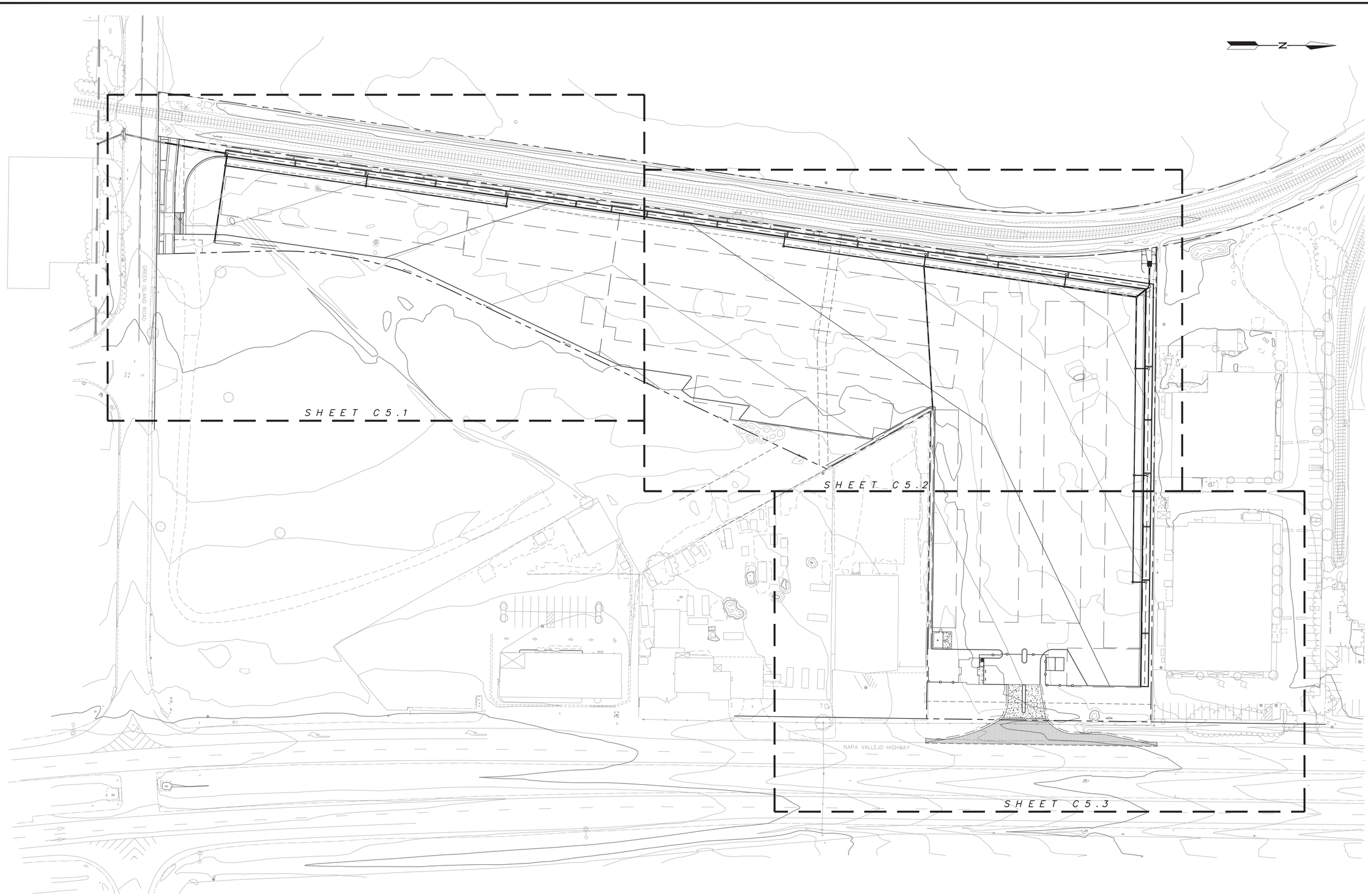
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

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CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 20'
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COUNTY DRAWING FILE #	

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CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

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50 0 25 50

1 inch = 50 ft.

● PRELIMINARY – NOT FOR CONSTRUCTION ●

INIT.								
DATE								
REVISIONS								

LICENSED PROFESSIONAL ENGINEER
HASAN E. BAESSO
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

OVERALL GRADING AND DRAINAGE PLAN

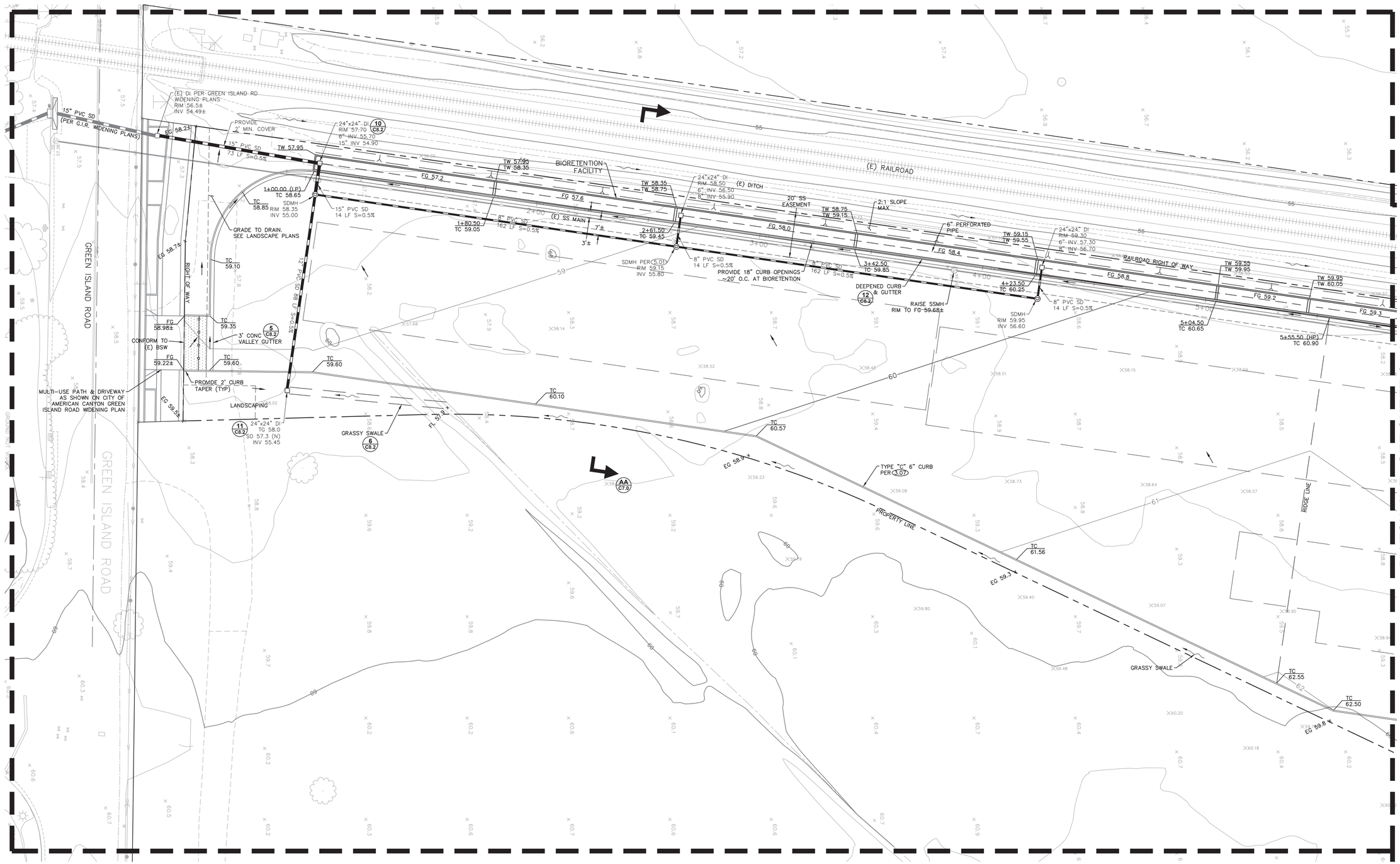
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	05GP22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 50'
SHEET	C5.0
COUNTY DRAWING FILE #	

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20 0 10 20
1 inch = 20 ft.

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HASSEN E. BESSEY
C 94100
CIVIL
STATE OF CALIFORNIA

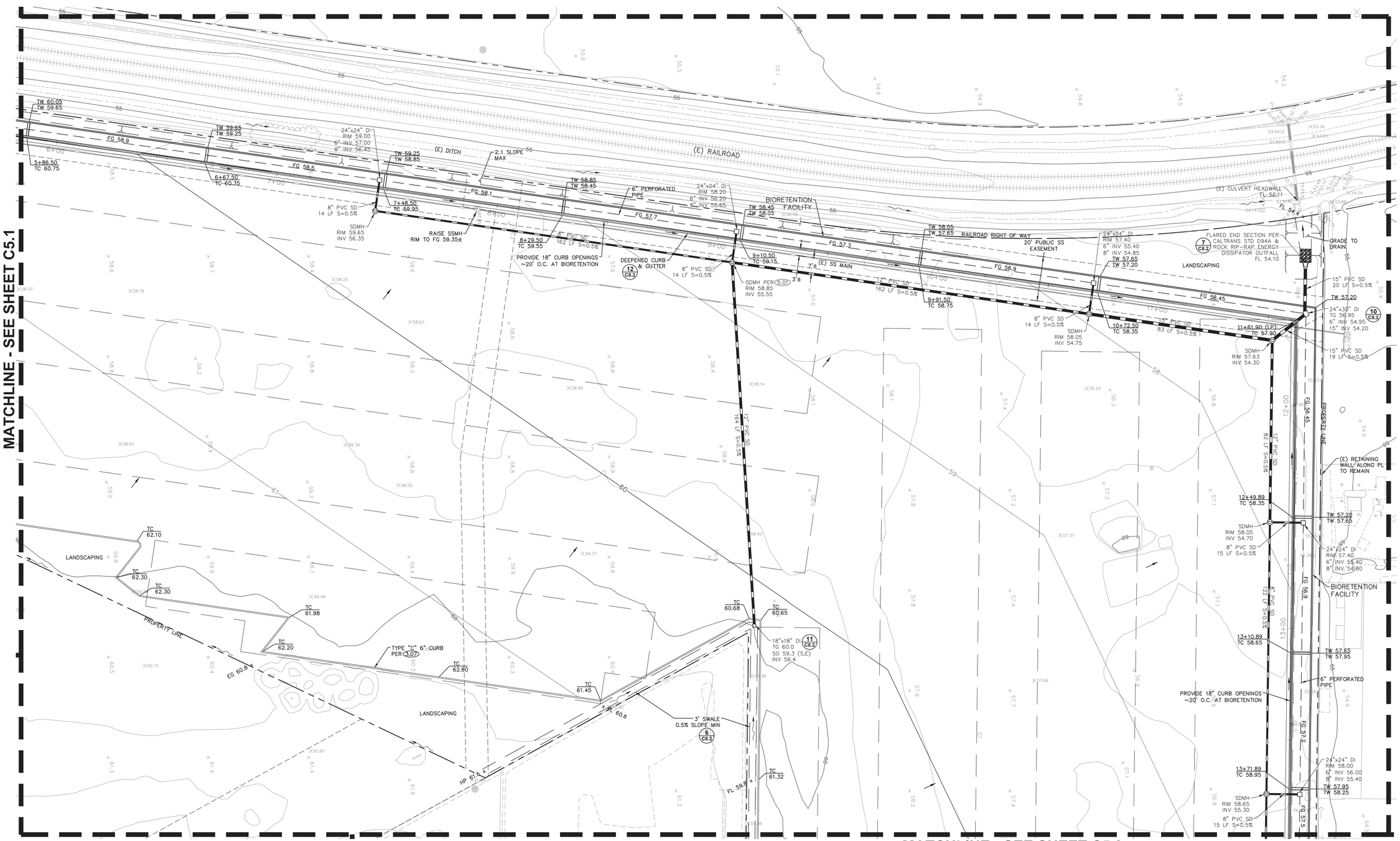
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211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING AND DRAINAGE PLAN
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	05GP22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 20'
SHEET	C5.1
COUNTY DRAWING FILE #	

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1 inch = 20 ft.

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HASKIN E. BESS
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING AND DRAINAGE PLAN

NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	05GP22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 20'
SHEET	C5.2
COUNTY DRAWING FILE #	

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MATCHLINE - SEE SHEET C5.2

N

3' SWALE
0.5% SLOPE MIN
6 / C8.2

BB / C7.0

TC 61.76
FL 60.4

PROPERTY LINE

TYPE "C" 6" CURB PER 3 / C7.0

TRASH ENCLOSURE
S.A.D

FG 61.7
FG 61.3
FL 61.1

TC 62.35
TC 62.23

8 / C8.2 CURB RAMP

ALL DOWNSPOUTS SHALL BE PROVIDED WITH SPLASH BLOCKS

OFFICE
FF=62.05
PAD=

2% MAX

TC 61.90
FG 61.40
TC 61.65
TC 61.62
TC 61.38
TC 61.33
TC 60.27
TC 60.95
TC 60.78
TC 61.17
TC 61.32
TC 60.75

TC 61.95
TC 61.67
TC 61.48
TC 61.30

FG 60.87

LANDSCAPING

9 / C8.2 BOLLARD

BOLLARD

FG 60.59
TC 61.00
FG 60.20

RIGHT OF WAY LINE

NAPA VALLEJO HIGHWAY

SEE CALTRANS ENCROACHMENT PLANS FOR WORK WITHIN THE HIGHWAY RIGHT OF WAY

SAWCUT & CONFORM

NAPA VALLEJO HIGHWAY 29 (SOUTHBOUND)

14+00

14+32.89
TC 59.25

TW 58.25
TW 58.55

8" PVC SD
122 LF S=0.5%

PROPERTY LINE

FG 57.5
FG 57.8

DEEPENED CURB
12 / C8.2 & GUTTER

6" PERFORATED PIPE

14+93.89
TC 59.55

TW 58.55
TW 58.85

SDMH PER 5.01
RIM 59.25
INV 55.90

8" PVC SD
15 LF S=0.5%

24"x24" DI 10 / C8.2
RIM 58.60
6" INV 56.80
8" INV 56.00

PROVIDE 18" CURB OPENINGS ~20' O.C. AT BIORETENTION

FG 58.1

BIORETENTION FACILITY

TW 58.85
TW 59.15

15+54.89
TC 59.85

FG 58.4

16+00

16+15.37
TC 60.15

TW 59.15

PERIMETER FENCING. S.A.D.

LANDSCAPING

GRADE TO DRAIN

(E) CULVERT HEADWALL
FL 56.02

(E) DITCH

FG 60.4
FG 59.8
EG 61.8
EG 59.7

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20 0 10 20
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INIT.
DATE
REVISIONS

LICENSED PROFESSIONAL ENGINEER
HASAN E. BILGEN
C 94100
CIVIL
STATE OF CALIFORNIA

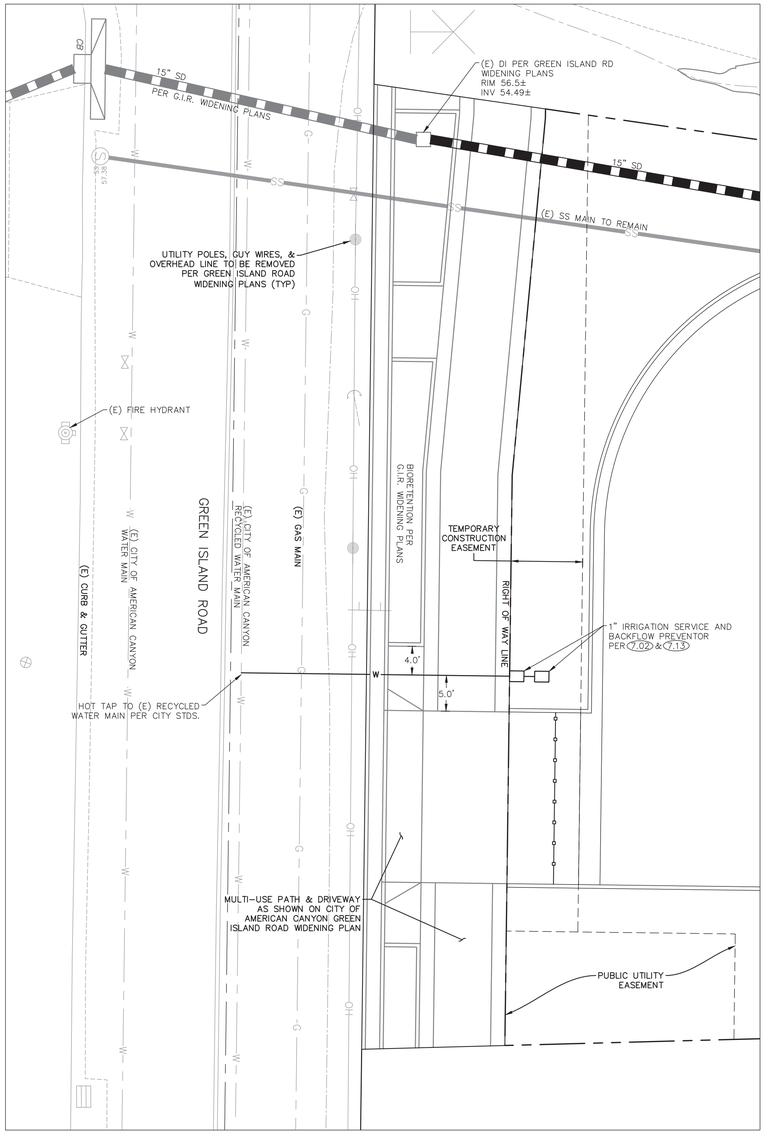
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ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

GRADING AND DRAINAGE PLAN
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID
05GP22006
DESIGN BY
MS
DRAWN BY
MS
CHECKED BY
HB
DATE
MAY 12, 2023
SCALE
1" = 20'
SHEET
C5.3
COUNTY DRAWING FILE #

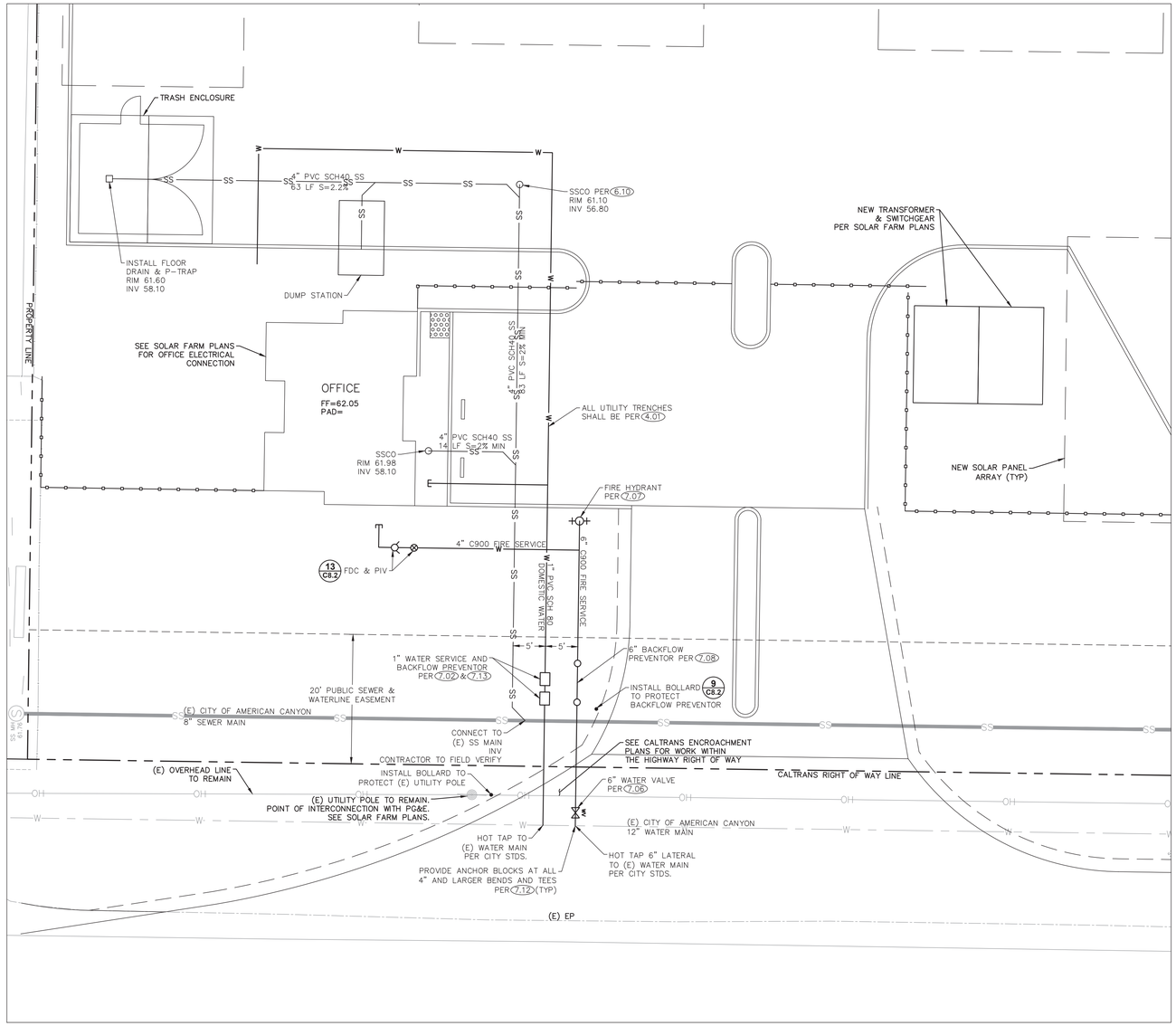
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GREEN ISLAND ROAD FRONTAGE

1" = 10'



HIGHWAY 29 FRONTAGE

1" = 10'

CONSTRUCTION NOTES:

CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

IF TRENCHING DEEPER THAN 5' IS REQUIRED, CONTRACTOR MUST OBTAIN AN OSHA PERMIT.

ALL WATER PIPES WITHIN CALTRANS RIGHT OF WAY SHALL BE HDPE OR FPVC.

TRENCHING WITHIN CALTRANS RIGHT OF WAY SHALL BE PER CALTRANS STANDARDS.

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1 inch = 10 ft.

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ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HASAN E. BALSEIT
C 94100
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

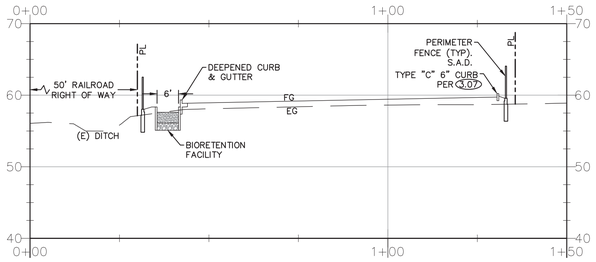
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	06GP22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 10'
SHEET	C6.0
COUNTY DRAWING FILE #	

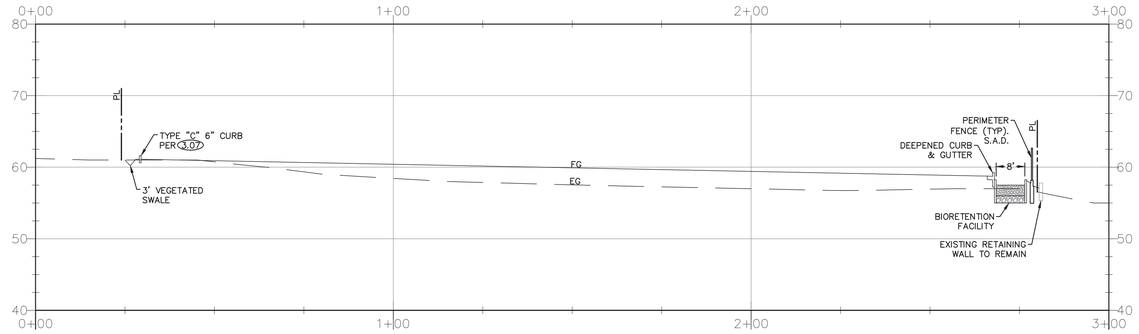
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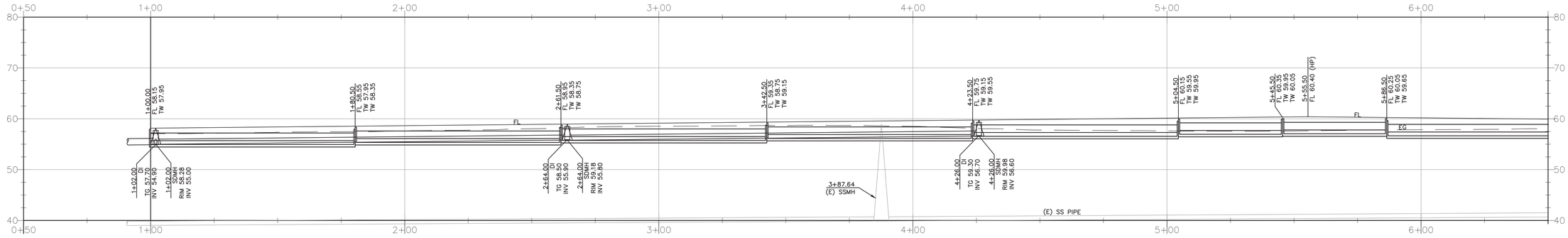
SITE SECTION A-A

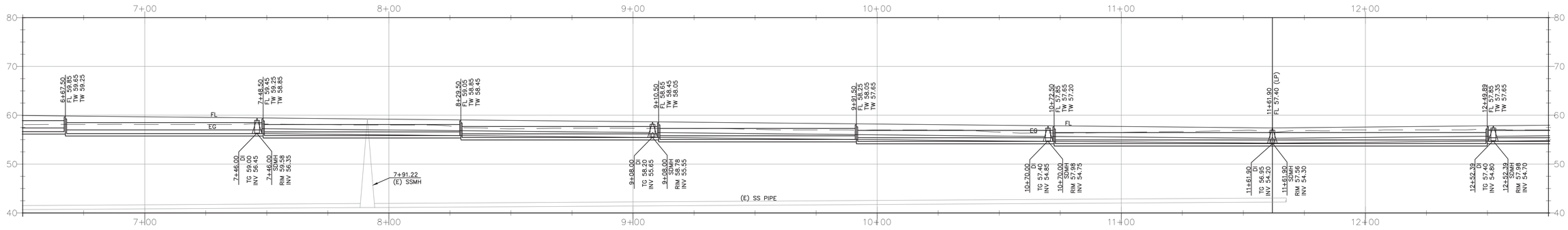
HORIZ: 1" =20'
VERT: 1" = 10'

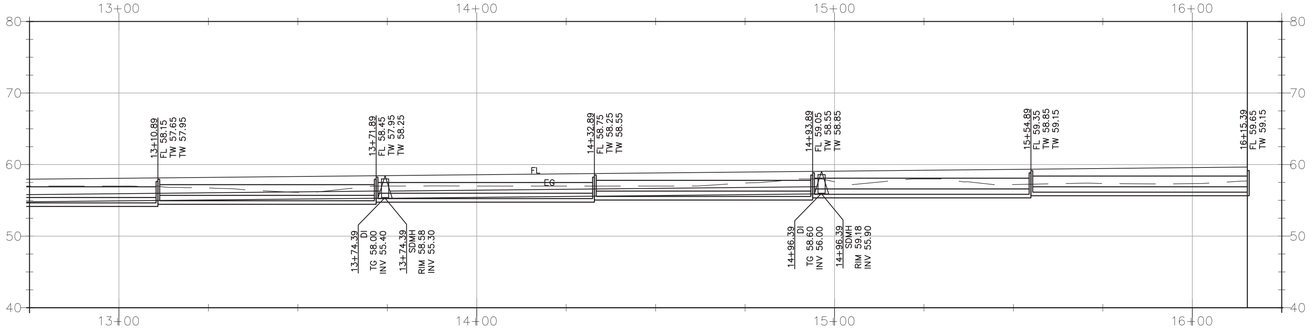


SITE SECTION B-B

HORIZ: 1" = 20'
VERT: 1" = 10'







CURB, GUTTER & BIORETENTION PROFILE

HORIZ: 1" = 20'
VERT: 1" = 10'

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● PRELIMINARY – NOT FOR CONSTRUCTION ●

DATE	REVISIONS	INIT.

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BRESEE
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

SITE PROFILE AND SECTIONS

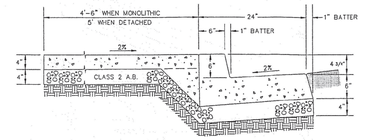
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

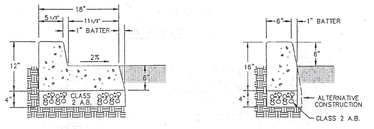
DRAWING ID	07GP22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	AS SHOWN
SHEET	C7.0
COUNTY DRAWING FILE #	

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TYPE "A"



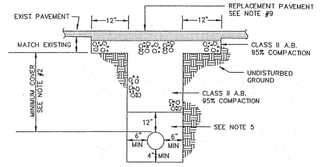
TYPE "B" TYPE "C"

NOTES:

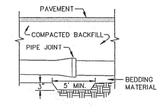
1. ALL CONCRETE SHALL BE CLASS A, 3000 P.S.I. MINIMUM, WITH 1 1/2 LBS. POLYPROPYLENE FIBERS PER CUBIC YARD.
2. ALL CORNERS SHALL BE FINISHED WITH A 1/2 INCH RADIUS.
3. BROOM FINISH WALK AT RIGHT ANGLES TO CURB; CURB AND GUTTER PARALLEL TO STREET.
4. INSCRIBE A 3 INCH HIGH "W" OR "S" ON FACE OF THE CURB DIRECTLY ABOVE THE WATER OR SANITARY SEWER SERVICE.
5. ALL CONCRETE SHALL HAVE A MINIMUM 4" CUSHION OF CLASS 2 A.B. @ 95% RELATIVE COMPACTION (01557-7A) ON COMPACTED SUB-GRADE.

CURB & GUTTER (3.07)

NO SCALE



TYPICAL TRENCH SECTION



BELL HOLE DETAIL

NOTE:

1. REPLACEMENT ASPHALT WILL BE EXISTING THICKNESS PLUS 1".
2. MINIMUM COVER – SEWERS 48", WATER 42", STORM 30", CULVERTS 12" FROM FINISHED GRADE.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH CAL-TRANS STANDARD SPECIFICATIONS AND OR SPECIAL PROVISIONS.
4. TRENCHES SHALL BE BACKFILLED WITH CLASS II A.B. AND COMPACTED TO 95% RELATIVE COMPACTION (90% BELOW 5' DEPTH) AS TESTED BY CITY APPROVED LAB. NATIVE MATERIAL BACKFILL TO 90% COMPACTION MAY BE USED IN LANDSCAPE AREA.
5. BEDDING – CLASS II A.B., SAND FOR POLY WRAPPED PVC PIPE.
6. WHEN DISTANCE BETWEEN EDGE OF A.C. CAP AND LIP OF GUTTER IS 4' OR LESS, ASPHALT PAVING SHALL BE REPLACED TO LIP OF GUTTER.
7. PLACEMENT OF BACKFILL SHALL BE IN 6" LIFTS EVENLY PLACED AND MECHANICALLY COMPACTED TO RELATIVE DENSITY AS SPECIFIED.
8. FINAL CUT IN THE STREET PAVEMENT SHALL BE 2 FEET WIDER THAN THE TRENCH WIDTH AS SHOWN IN THE STANDARD DETAILS AND SHALL BE MADE BY SAW CUTTING ONLY.
9. A.C. SHALL BE TYPE B; 1/2" MAX. AND MEDIUM GRADING TO INSURE ADEQUATE BONDING. A TACK COAT (SS-1) SHALL BE APPLIED OVER EXISTING A.C. PAVEMENT AND PRIME COAT (MC-250) SHALL BE APPLIED OVER COMPACTED A.B. (SS-1 MAY BE SUBSTITUTED FOR EXISTING STREETS). USE OF MC-250 SHALL COMPLY WITH E.P.A. REGULATIONS.
10. TRAFFIC CONTROL AND WARNING SIGNS SHALL BE PER THE MANUAL OF TRAFFIC CONTROLS; CAL-TRANS PUBLICATION.

UTILITY TRENCH (4.01)

NO SCALE

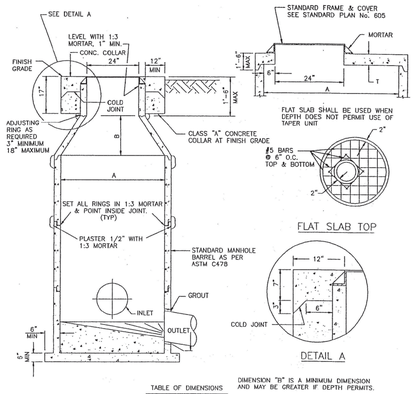


TABLE OF DIMENSIONS			
M.H.	A	B	T MIN.
48"	48"	18"	6"
60"	60"	30"	8"
72"	72"	42"	8"

DIMENSION "B" IS A MINIMUM DIMENSION AND MAY BE GREATER IF DEPTH PERMITS.

RISER SECTIONS, CONES, AND ADJUSTING RINGS SHALL CONFORM TO ASTM DESIGNATION C-478.

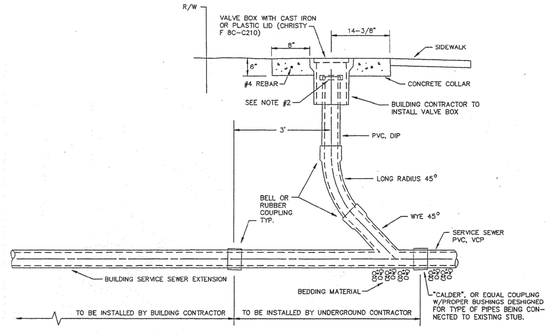
FRAME SHALL BE SECURED TO RISER OR FLAT SLAB TOP WITH CEMENT MORTAR.

NOTES:

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

STORM DRAIN MANHOLE (5.01)

NO SCALE

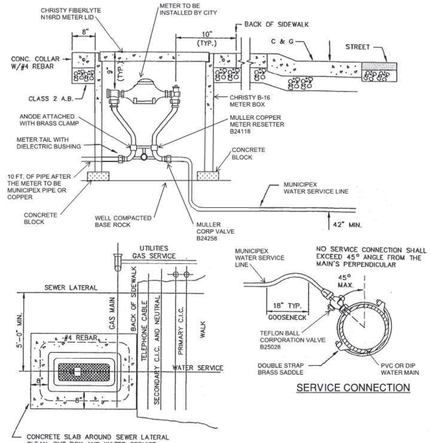


NOTES:

1. ALL CLEANOUT PIPE AND FITTINGS SHALL BE THE SAME SIZE AND MATERIAL AS THE SERVICE SEWER IN WHICH THEY CONNECT.
2. CAP SHALL BE MOULDED RUBBER COMPRESSION COUPLING WITH STAINLESS STEEL CLAMPS OR ABS MALE THREADED CAP.

SANITARY SEWER CLEANOUT (6.10)

NO SCALE



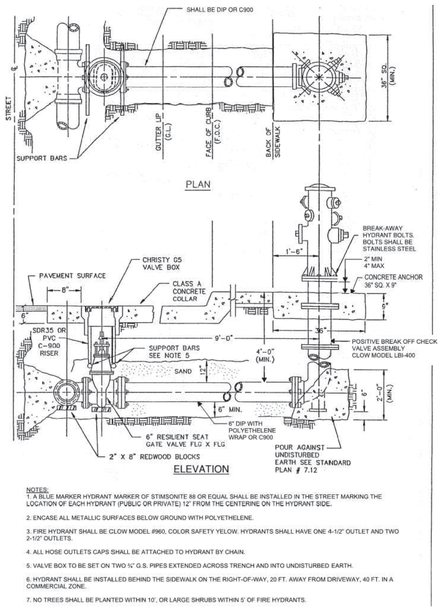
SERVICE CONNECTION

NOTES:

1. FOR POLYETHYLENE WRAPPED DIP, REMOVE A 6" WIDE BAND OF POLYWRAP FROM AROUND THE MAIN. TAPE WRAP BARE PIPE WITH 10 MIL VINYL TAPE, HALF LAPPED TO PROVIDE A MINIMUM 20 MILS OF PROTECTION. SEAL OPEN ENDS OF POLYWRAP WITH 2 WRAPS OF TAPE AT TAP LOCATION. CAREFULLY CUT AWAY VINYL TAPE TO ALLOW DIRECT SEALING OF SERVICE SADDLE GASKET ON BARE PIPE. INSTALL SERVICE SADDLE WITHOUT CUTTING OR DAMAGING VINYL TAPE.
2. TAPS SHALL BE SPACED A MINIMUM OF 24" ON CENTER FROM ANOTHER TAP, BELL, SPIGOT OR ANOTHER FITTING.
3. MULTIPLE TAPS INTO PVC MAINS SHALL BE LOCATED IN DIFFIRENT POSITIONS TO PREVENT CRACK PROPOGATION.
4. MUNICIPEX WATER SERVICE PIPE SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP. SPLICES ARE NOT PERMITTED EXCEPT WHEN SERVICE RUN EXCEEDS 1000 FEET.
5. ALL BRASS COUPLINGS TO BE WRAPPED WITH 10 MIL TAPE.
6. INSTALL METER BOX 5 FEET AWAY FROM DRIVEWAY BEHIND THE SIDEWALK. IF LESS THAN 5 FEET, METER BOX AND LID SHALL BE TRAFFIC RATED.
7. NO TREE WITHIN 10 FEET OF WATER METER.

1" WATER SERVICE (7.02)

NO SCALE

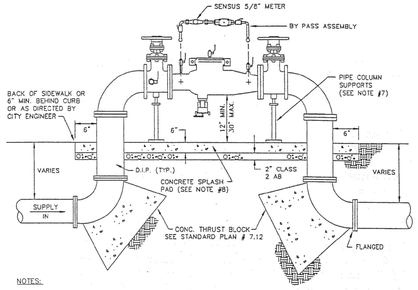


NOTES:

1. A BLUE MARKER HYDRANT MARKER OF STIMSONITE 88 OR EQUAL SHALL BE INSTALLED IN THE STREET MARKING THE LOCATION OF EACH HYDRANT (PUBLIC OR PRIVATE) 12' FROM THE CENTERING ON THE HYDRANT SIDE.
2. ENCASE ALL METALLIC SURFACES BELOW GROUND WITH POLYETHELENE.
3. FIRE HYDRANT SHALL BE CLOW MODEL #960, COLOR SAFETY YELOW. HYDRANTS SHALL HAVE ONE 4-1/2" OUTLET AND TWO 2-1/2" OUTLETS.
4. ALL HOSE OUTLETS CAPS SHALL BE ATTACHED TO HYDRANT BY CHAIN.
5. VALVE BOX TO BE SET ON TWO ¼" G.S. PIPES EXTENDED ACROSS TRENCH AND INTO UNDISTURBED EARTH.
6. HYDRANT SHALL BE INSTALLED BEHIND THE SIDEWALK ON THE RIGHT-OF-WAY, 20 FT. AWAY FROM DRIVEWAY, 40 FT. IN A COMMERCIAL ZONE.
7. NO TREES SHALL BE PLANTED WITHIN 10', OR LARGE SHRUBS WITHIN 5' OF FIRE HYDRANTS.

FIRE HYDRANT (7.07)

NO SCALE



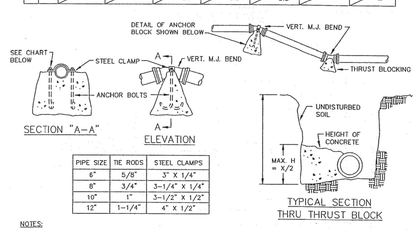
NOTES:

1. BACKFLOW PREVENTION DEVICES SHALL BE FEBCO 806 (DOUBLE CHECK DETECTOR ASSEMBLY) WITH A 5/8" SENSUS METER EXCEPT WHERE AN ONSITE FIRE DEPARTMENT CONNECTION IS REQUIRED BY THE FIRE DISTRICT OR WHERE THE CITY ENGINEER DETERMINES THAT ADDITIONAL PROTECTION IS REQUIRED. IN THESE CASES THE BACKFLOW PREVENTION DEVICE SHALL BE A FEBCO 826 (REDUCED PRESSURE DETECTOR ASSEMBLY) WITH A 5/8" SENSUS METER. SENSUS METERS SHALL READ IN INCREMENTS OF 100 CU. FEET.
2. BACKFLOW DEVICE SHALL BE INSTALLED PERPENDICULAR TO THE STREET, AT THE BACK OF SIDEWALK.
3. THRUST RESTRAINT DURING HYDROSTATIC TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY RESTRAINT SHALL BE REMOVED AS DIRECTED.
4. DEVICE MUST BE PROTECTED FROM TRAFFIC HAZARDS, EITHER BY VIRTUE OF LOCATION OR APPROVED BARRIERS.
5. ALL ABOVE GROUND FITTINGS TO BE FLANGED.
6. A 3/8" HARDEN CHAIN SHALL BE PROVIDED AS PART OF THE INSTALLATION TO LOCK SHUT-OFF VALVES IN THE OPEN POSITION. LOCK TO BE PROVIDED BY THE CITY OF AMERICAN CANYON.
7. PIPE COLUMN SUPPORTS REQUIRED FOR 3" ASSEMBLY & LARGER.
8. CONCRETE SPLASH PAD TO EXTEND 6" PAST INFLOW & OUTFLOW PIPE. PAD WILL BE 30" WIDE CENTERED ON BACKFLOW DEVICE & 6" DEEP. CLASS A CONCRETE.

FIRE SERVICE BACKFLOW PREVENTOR (7.08)

NO SCALE

REQUIRED BEARING AREA – TOTAL SQUARE FEET										
TYPE OF FITTING	90° BEND	45° BEND	11¼° OR 22½° BEND	TEE OR DEAD END	TEE W/PLUG	CROSS W/PLUG	CROSS W/PLUGS			
TYPICAL INSTALLATION										
SIZE OF FITTING	4 — BEARING AREA – TOTAL SQUARE FEET 1.5 — ANCHOR BLOCK – MINIMUM VOLUME CUBIC YARDS									
4"	3 / 0.5	2 / 0.5	1 / 0.3	2 / 0.5	3 / 0.5	4 / –	2 / –			
6"	4 / 1.5	2 / 1.0	1 / 0.5	3 / 1.0	4 / 1.0	4 / –	4 / –			
8"	7 / 2.5	4 / 2.0	2 / 1.0	5 / 1.5	7 / 1.5	7 / –	7 / –			
10"	12 / 4.0	6 / 3.0	3 / 1.5	8 / 2.5	12 / 2.5	12 / –	12 / –			
12"	16 / 5.5	10 / 4.0	4 / 2.0	12 / 3.5	16 / 3.5	16 / –	16 / –			



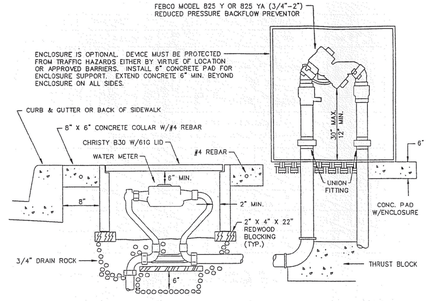
PIPE SIZE	TIE RODS	STEEL CLAMPS
6"	5/8"	3" X 1/4"
8"	3/4"	3-1/4" X 1/4"
10"	1"	3-1/2" X 1/2"
12"	1-1/4"	4" X 1/2"

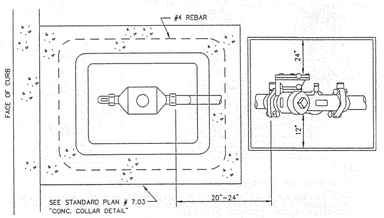
NOTES:

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

ANCHOR BLOCKS (7.12)

NO SCALE





NOTES:

1. ABOVE GROUND INSTALLATION IS MANDATORY FOR ALL COMMERCIAL & INDUSTRIAL SYSTEMS.
2. LOCATE REDUCED PRESSURE BACKFLOW PREVENTOR AS CLOSE AS PRACTICABLE TO METER.
3. ALL ABOVE GROUND PIPING TO BE BRASS.
4. NO CONNECTIONS SHALL BE MADE BETWEEN METER AND BACKFLOW PREVENTOR.

BACKFLOW PREVENTOR (7.13)

NO SCALE

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BLESS
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

CONSTRUCTION DETAILS

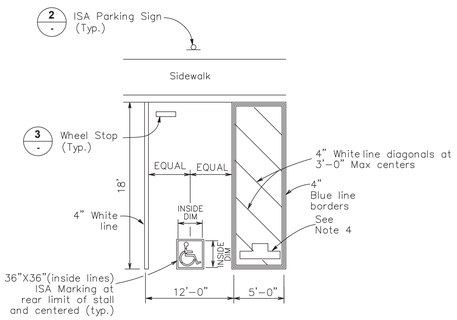
NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	08CD22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 3, 2023
SCALE	NTS
SHEET	C8.1
COUNTY DRAWING FILE #	

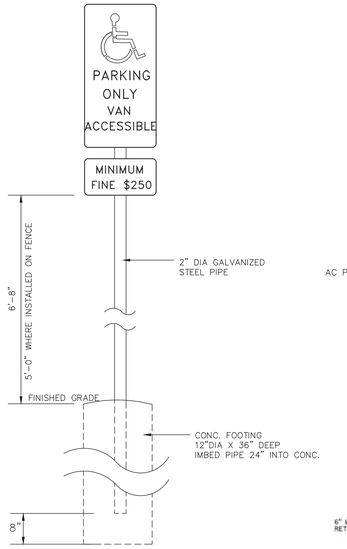
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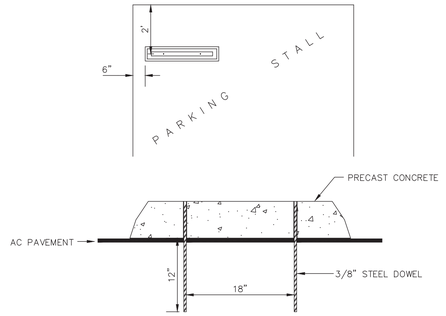
1. In each parking stall, a curb or bumper shall be provided and located to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
2. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'–0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
3. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA). Sign shall be reflectorized.
4. The words "NO PARKING", shall be painted in white letters no less than 1'–0" high and located so that it is visible to traffic enforcement officials. See Revised Standard Plan RSP A90B for details of the "NO PARKING" pavement marking.

ACCESSIBLE PARKING 1
NO SCALE

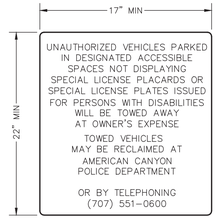


NOTE: SIGNS SHALL BE REFLECTORIZED AND PER CA MUTCD R99, R99B, & R7-8b.

ACCESSIBLE SIGNAGE 2
NO SCALE

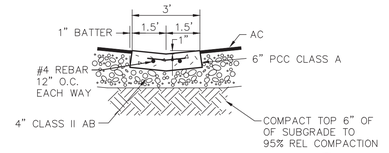


TYPICAL WHEEL STOP 3
NO SCALE

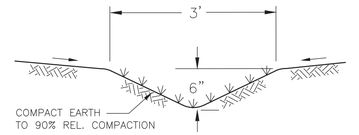


NOTES:
1. SIGN SHALL BE REFLECTORIZED.
2. 1" MIN HIGH LETTERING
3. CONTACT INFORMATION SHALL BE PERMANENT PART OF SIGN.

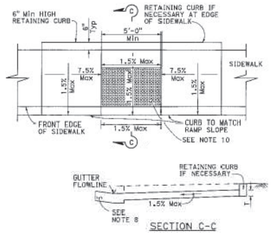
CALIFORNIA DISABLED PARKING TOW–AWAY SIGN 4
NO SCALE

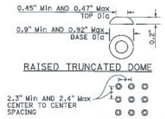


36" PCC VALLEY GUTTER 5
NO SCALE



GRASSY SWALE 6
NTS



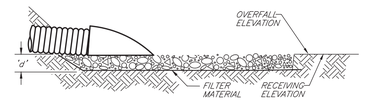


RAISED TRUNCATED DOME PATTERN (IN-LINE)

DETECTABLE WARNING SURFACE
See Note 10

NOTES:
1. As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Detail A do not have to be the same. Case A through Case G curb ramps also may be used at mid block locations, as site conditions dictate. For specific site condition configuration, including the conform to existing sidewalk, see Project Plans.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-2" platform (landing) as shown in Case A, the sidewalk may be depressed longitudinally as in Case B or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in reversed position.
5. The ramp portion of the curb ramp is a typical rectangle, unless modified in the Project Plans.
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1V:20H (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
9. Transition gutter pan slope from 1" of depth for each 2'-0" of width to match typical gutter pan slope per Standard Plan A87A.
10. The detectable warning surface will be a rectangle as shown at back of curb, unless modified in the Project Plans. Curb ramps shall have a detectable warning surface that extends the full width and 3'-0" depth of the ramp. Minimum dimension of detectable warning surfaces shall extend the full width of the ramp except a maximum gap of 1 inch is allowed on each side of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
11. Sidewalk and ramp thickness, "T", shall be 3½" minimum.
12. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
13. Detectable warning surface may have to be cut to allow removal of utility covers while maintaining detectable warning width and depth.

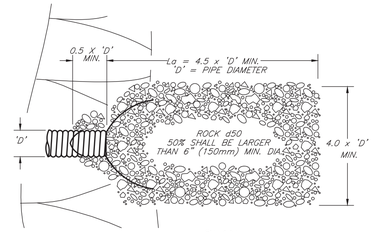
STANDARD CURB RAMP 8
NO SCALE



THICKNESS ('d') = 1.5 x MAX. ROCK DIAMETER – 6" (150mm) MIN.

SECTION

NOTES:
1. 'Lo' = LENGTH OF APRON. DISTANCE 'Lo' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.
4. FOR FLRED END SECTION REFER TO CALTRANS STANDARD D94A TYPE A

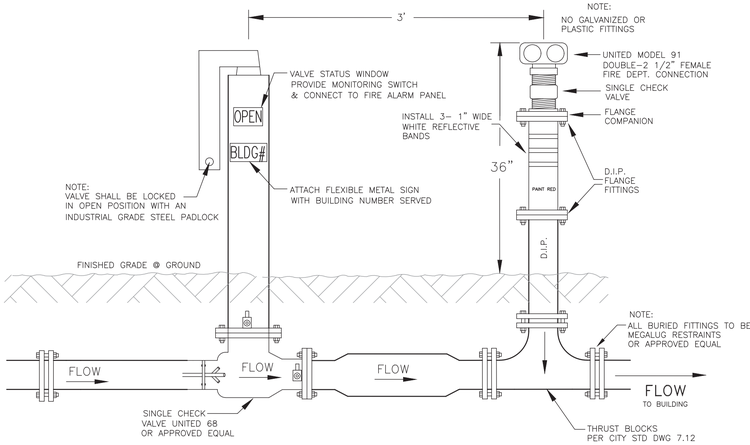


PLAN

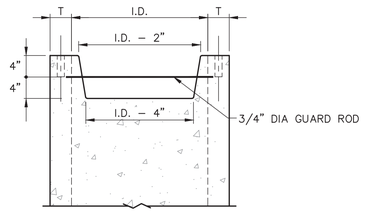
ENERGY DISSIPATOR 7
NO SCALE

NOTE: REFLECTIVE MATERIAL TO BE APPROVED BY THE ENGINEER

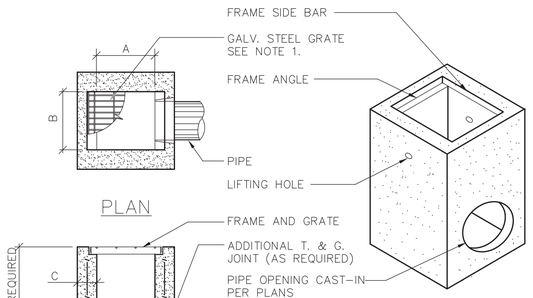
BOLLARD DETAIL 9
NO SCALE



POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION 13
NO SCALE



TYPICAL SIDE OPENING DETAIL FOR DROP INLET 11
NO SCALE

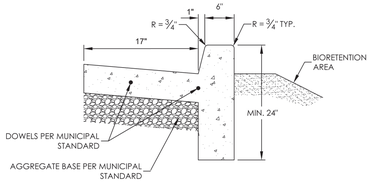


DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125

NOTES :
1. FRAMES AND GRATES SHALL BE H20 TRAFFIC LOADING AND BICYCLE PROOF, UNLESS THEY ARE LOCATED IN THE LANDSCAPE AREA OR BIORETENTION FACILITIES.
2. ALL GRATES SHALL BE LOCK–DOWN.
2. ALL DROP INLETS SHALL BE MARKED WITH "NO DUMPING! FLOW TO RIVER"

CENTRAL PRECAST DROP INLET DETAIL 10
NO SCALE



DEEPENED CURB & GUTTER 12
NO SCALE

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

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CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

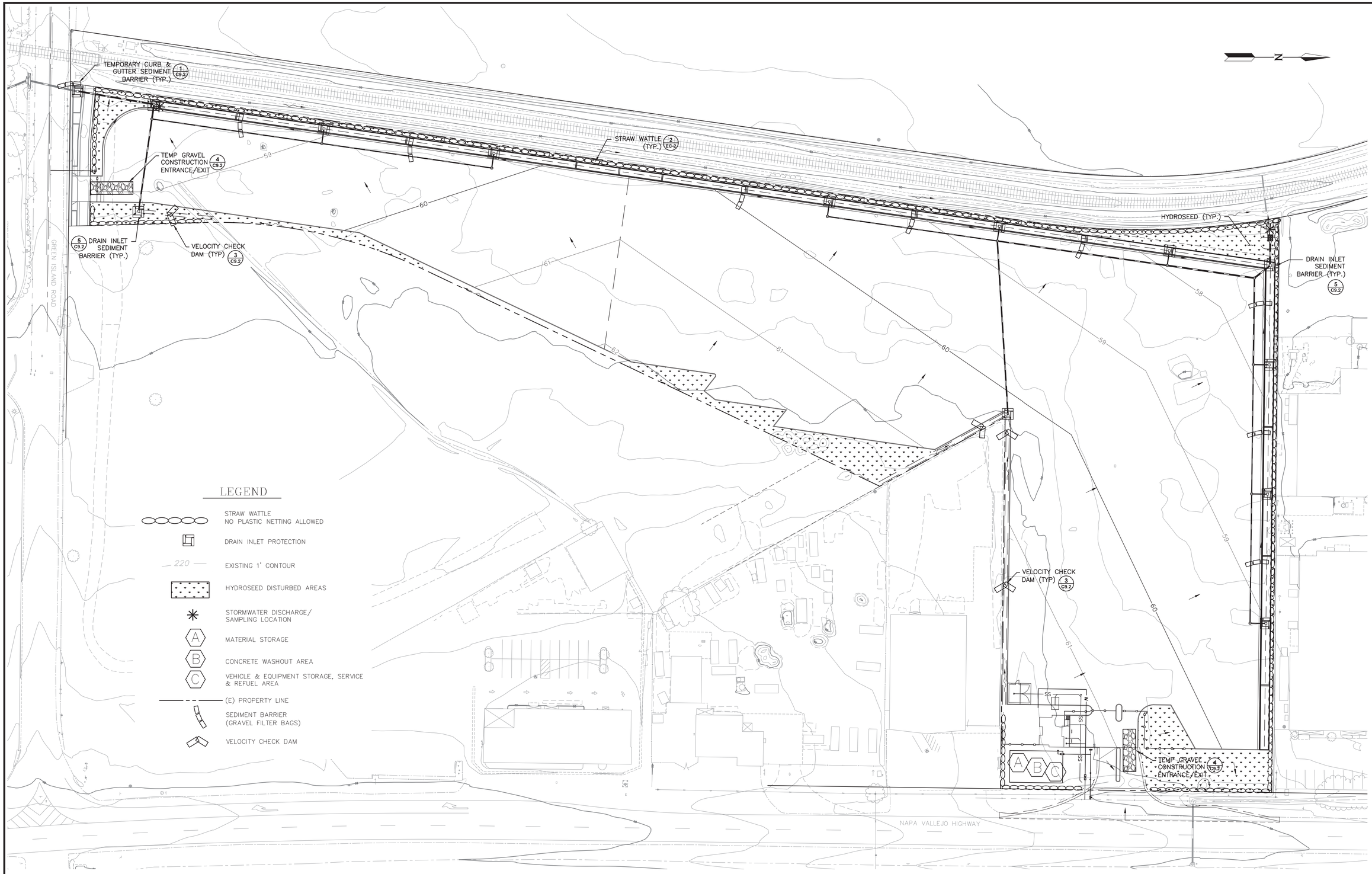
INIT. | DATE | REVISIONS

LICENSED PROFESSIONAL ENGINEER MAGEN E. BELES C 94100 CIVIL STATE OF CALIFORNIA

CONSTRUCTION DETAILS
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID 08CD22006
DESIGN BY MS
DRAWN BY MS
CHECKED BY HB
DATE MAY 12, 2023
SCALE NTS
SHEET C8.2
COUNTY DRAWING FILE #

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INIT.	DATE	REVISIONS

LICENSED PROFESSIONAL ENGINEER
HAGEN E. BRESSER
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

EROSION CONTROL PLAN

NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID	09EC22006
DESIGN BY	MS
DRAWN BY	MS
CHECKED BY	HB
DATE	MAY 12, 2023
SCALE	1" = 40'
SHEET	C9.1
COUNTY DRAWING FILE #	

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GENERAL NOTES FOR EROSION CONTROL

1. IN CASE OF EMERGENCY, CONTACT RICHARD HESS AT 925-487-1052.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE ENGINEER IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
7. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 15 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
8. STORMWATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE QUALIFIED SWPPP DEVELOPER/FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE COUNTY ENGINEER.
9. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
10. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
11. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
12. CONTRACTOR TO FOLLOW THE COUNTY OF NAPA STANDARDS AND SPECIFICATIONS WATER POLLUTION CONTROL.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
15. DEVELOPERS/CONTRACTORS/ QUALIFIED SWPPP DEVELOPERS (QSD)/ QUALIFIED SWPPP PRACTITIONER (QSP), ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY, IF THERE IS A 50% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE COUNTY INSPECTOR (SELF-INSPECTION CHECK LIST AND INSPECTION LOGS PER STATE SWPPP REQUIREMENTS). INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER.
16. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. PROVIDE CONCRETE STAMPING, OR EQUIVALENT, OF ALL STORMWATER CONVEYANCE SYSTEM INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE LANGUAGE (E.G., "NO DUMPING DRAINS TO NAPA RIVER").
20. POST SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING AT PUBLIC ACCESS POINTS ALONG CHANNELS WITHIN THE PROJECT AREA.
21. ALL STOCKPILES SHALL BE PROVIDED WITH THE STOCKPILE MANAGEMENT (BMP'S) AS SHOWN IN DETAIL WM-3 OF THE CASQA HANDBOOK.

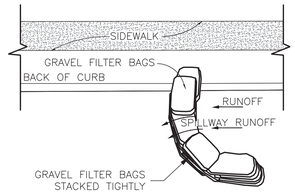
HYDROSEEDING:

1. ANY RELATED STANDARDS FOR GRADING, EROSION CONTROL, AND LANDSCAPING MUST BE OBSERVED.
2. HYDROSEED SHALL BE APPLIED TO A FRESHLY GRADED SURFACE WHILE SOIL REMAINS FRIABLE AND WEED FREE. IN THE EVENT OF DELAY BETWEEN GRADING AND HYDROSEEDING ANY EMERGENT WEEDS WILL HAVE TO BE DESTROYED BY APPLICATION OF A TRANSLOCATING HERBICIDE BY A LICENSED APPLICATOR UPON RECOMMENDATION BY A PEST CONTROL ADVISOR. REPEAT APPLICATIONS MAY HAVE TO BE MADE DEPENDING ON TARGET SPECIES OF WEEDS. LITTER FROM EUCALYPTUS, BLACK WALNUT, ANNUAL RYEGRASS OR ANY OTHER ALLEOLOPATHIC PLANT MATERIAL KNOWN TO RESTRICT SEEDLING DEVELOPMENT WILL HAVE TO BE REMOVED FROM THE SITE.
3. WATER FOR HYDROMULCHING SHALL BE CLEAR AND POTABLE. IF OBTAINED AT THE SITE IT SHALL BE DONE SO ONLY UNDER PERMIT WHERE COUNTY FACILITIES ARE UTILIZED. IT SHALL BE ADDED TO THE SLURRY MIXTURE SUFFICIENT TO ENSURE UNIFORM DISTRIBUTION OF HYDROMULCH SOLIDS.
4. ALL SEED SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS. CONTAINERS SHALL BE CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE AND DATES OF HARVEST AND TEST. THE SUPPLIER SHALL BE APPROVED BY THE COUNTY AND THE SEED EXAMINED AT THE TIME CONTAINERS ARE OPENED.
5. MULCH SHALL BE CLEAN FIBROUS NATURAL WOOD CELLULOSE MATERIAL CAPABLE OF UNIFORM SUSPENSION WHEN ADDED TO WATER AND AGITATED IN A SLURRY TANK AND APPLIED AT THE RATE OF 3000 LBS./ACRE. WATER CONTENT OF THE FIBER BEFORE MIXING INTO THE SLURRY SHALL NOT EXCEED 15% (15 PERCENT) OF THE DRY EIGHT OF THE FIBER, WHICH IS DETERMINED BY CALIFORNIA TEST 226. COMMERCIALLY PACKAGED FIBER SHALL HAVE THE MOISTURE CONTENT MARKED ON THE PACKAGE. A CERTIFICATE OF COMPLIANCE MAY BE REQUIRED BY THE CONSTRUCTION MANAGER AND/ OR INSPECTOR. APPLICATION RATES FOR THE MULCH PRODUCTS WITH MOISTURE CONTENTS GREATER THAN 15% SHALL BE INCREASED BY THE FOLLOWING FACTOR, C:

   C = 85 PERCENT
   PERCENT FIBER (SOLIDS) IN PRODUCT

6. STABILIZER CAN BE TYPE M OR EQUAL, APPLIED AT 100 POUNDS PER ACRE FOR ALL SLOPES. STABILIZING EMULSION SHALL CONFORM TO THE REQUIREMENTS IN SECTION 20-2.11, "STABILIZING EMULSION," OF THE CALTRANS STANDARD SPECIFICATION EXCEPT THAT THE STABILIZING EMULSION SHALL BE AN ORGANIC DERIVATIVE SUCH AS GUM, A SEMI-REFINED SEAWEED EXTRACT, 100% UNREFINED WHEAT STARCH, OTHER SIMILAR PRODUCT OR PROCESSED ORGANIC ADHESIVE USED AS A SOIL BINDER.
7. OTHER AGENTS SUCH AS PHOTO-CHEMICAL DYES, WATER PENETRANTS AND TACKIFIERS MAY BE ADDED AT THE DISCRETION OF THE CONTRACTOR AND WITH APPROVAL OF CONSTRUCTION MANAGER AND INSPECTOR.
8. FERTILIZER SHALL BE EQUAL TO 16.20.0+13S (SULFUR) APPLIED AT 280 POUNDS PER ACRE.
9. HYDROSEEDING SHALL BE MADE IN THE FOLLOWING SINGLE APPLICATION:
   A. ALL SEED FERTILIZER AND STABILIZING EMULSION WITH 3000 POUNDS OF MULCH PER ACRE. THE SEED SHOULD BE APPLIED WITHIN 30 MINUTES OF BEING ADDED TO THE SLURRY TANK.
10. FOLLOW UP APPLICATIONS SHALL BE MADE TO COVER WEAK SPOTS, TRENCHING BACKFILLS OR OTHER DISTURBANCES AS DIRECTED BY THE ENGINEER OR CONSTRUCTION MANAGER.
11. THE EROSION CONTROL SEED MIX REQUIRED FOR ALL SLOPE AREAS, UNLESS OTHERWISE PRE-APPROVED, IS AS FOLLOWS:

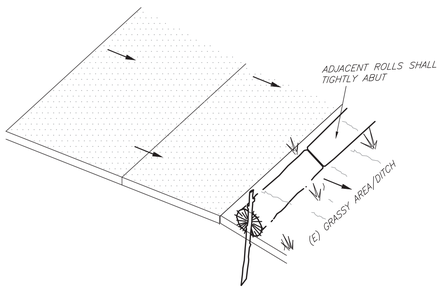
SLOPE SEEDING PALETTE			
COMMON NAME	SCIENTIFIC NAME	PLS (LBS/ACRE)	DESCRIPTION
ANNUAL LUPINE	LUPINUS BICOLOR	4	ANNUAL FORB
BLUE WILDRYE- BAY AREA TYPE	ELYMUS GLAUCUS (BAY AREA SOURCE)	16	PERENNIAL BUNCHGRASS
CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	2	ANNUAL/PERENNIAL FORB
CREEPING WILDRYE, RIO	LEYMUS TRITICOIDES,VAR. RIO	6	RHIZOMOTOUS PERENNIAL GRASS
STERILE - WHEATGRASSXWHEAT	ELYMUSXTRITICUM	20	STERILE WHEATGRASS GRASS



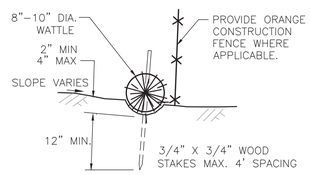
PLAN VIEW

TEMPORARY CURB AND GUTTER SEDIMENT BARRIER (GRAVEL BAGS) 1 / - NTS

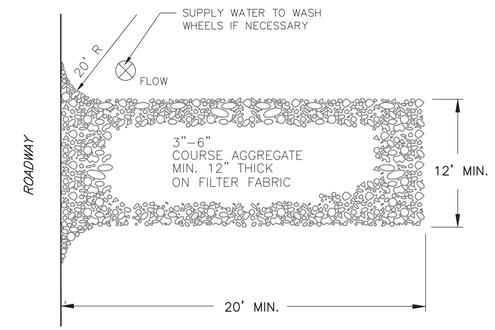
PER CASQA BMP SE-10



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER, AROUND OR OVER ROLL.



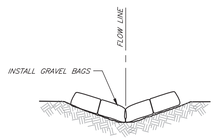
TEMPORARY STRAW WATTLES 2 / - NTS



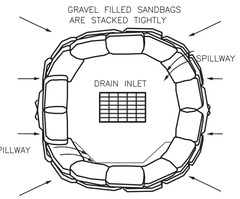
PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/ORCLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 4 / - NTS



TEMPORARY VELOCITY CHECK DAM 3 / - NTS



PLAN VIEW

NOTES:
1. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
2. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

TEMPORARY DRAINAGE INLET SEDIMENT BARRIER (GRAVEL BAGS) 5 / - NO SCALE

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

INIT. | DATE | REVISIONS

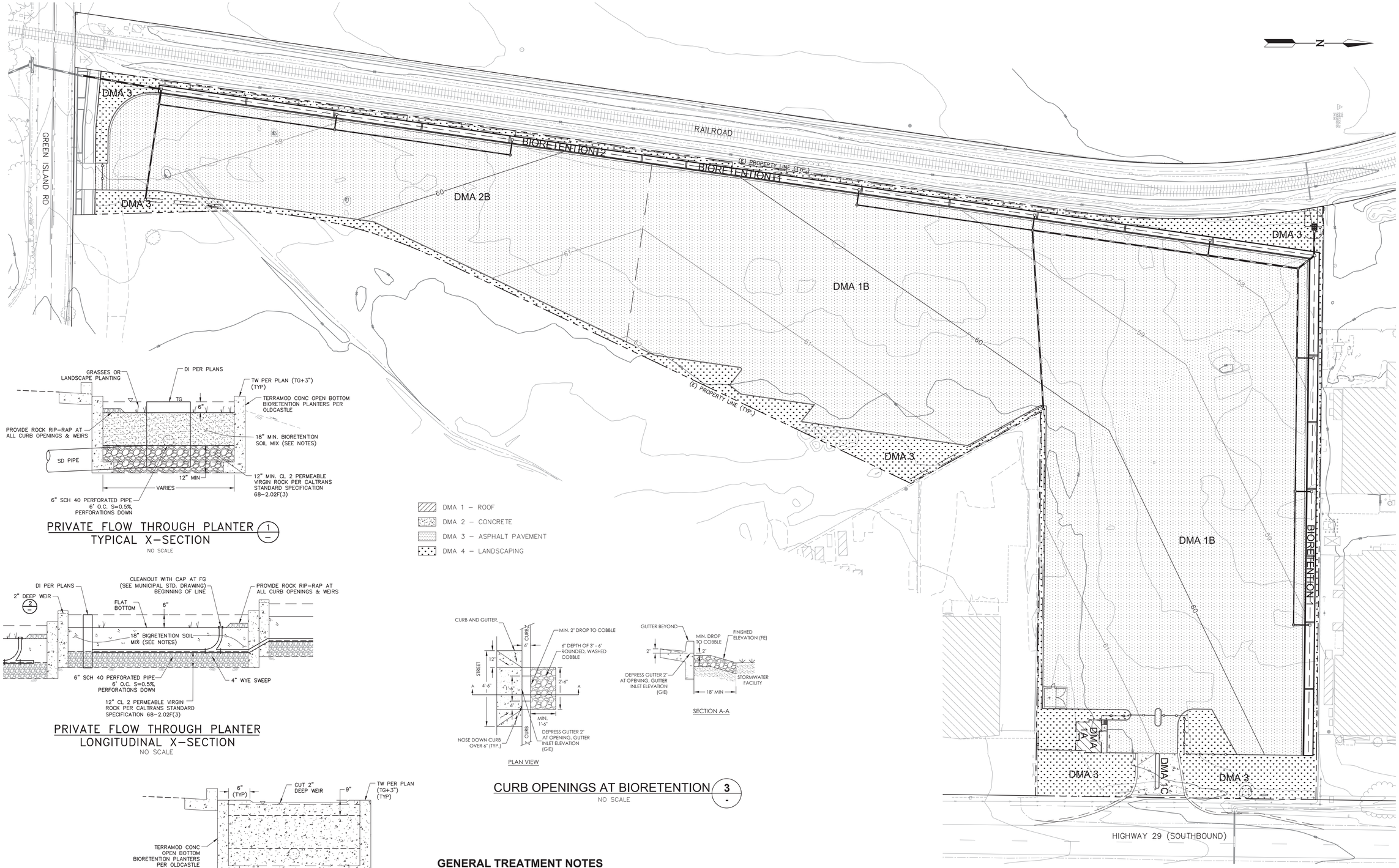
LICENSED PROFESSIONAL ENGINEER
HAGEN E. BRESEE
C 94100
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL NOTES
NAPA JUNCTION SOLAR FARM
GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID 07EC22006
DESIGN BY MS
DRAWN BY MS
CHECKED BY HB
DATE MAY 12, 2023
SCALE NTS
SHEET **C9.2**
COUNTY DRAWING FILE #

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PRIVATE FLOW THROUGH PLANTER TYPICAL X-SECTION (1)

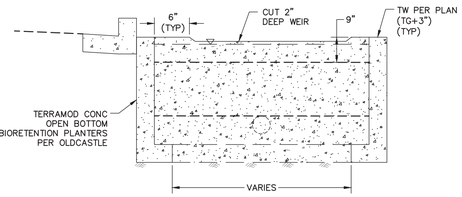
NO SCALE

PRIVATE FLOW THROUGH PLANTER LONGITUDINAL X-SECTION

NO SCALE

CURB OPENINGS AT BIORETENTION (3)

NO SCALE



LATERAL SUPPORT/ CHECK DAM X-SECTION (2)

NO SCALE

DMA 1 – ROOF
DMA 2 – CONCRETE
DMA 3 – ASPHALT PAVEMENT
DMA 4 – LANDSCAPING

GENERAL TREATMENT NOTES

BASED ON THE BASMAA POST-CONSTRUCTION MANUAL, THE BIORETENTION AREA IS PROVIDED WHICH DETAINS RUNOFF IN A SURFACE RESERVOIR, FILTERS IT THROUGH PLANT ROOTS AND A BIOLOGICALLY ACTIVE SOIL MIX, STORED IN UNDERDRAIN LAYER, AND THEN DISCHARGES IN THE ONSITE STORM DRAIN SYSTEM. THIS FACILITY HAS BEEN DESIGNED AND CONSTRUCTED ACCORDING TO THE FOLLOWING CRITERIA, ADAPTED FROM BASMAA POST-CONSTRUCTION MANUAL:

- SOIL MIX DEPTH IS 18 INCHES MINIMUM.
- OVERFLOW ADEQUATE TO MEET MUNICIPAL DRAINAGE REQUIREMENTS.
- 18 INCH DEEP ENGINEERED SOIL MIX WITH MINIMUM LONG TERM INFILTRATION RATE OF 5 INCHES/HOUR, CONSISTING OF 60%-70% SAND/30%-40% COMPOST.
- STORAGE AND DRAINAGE LAYER IS CLASS 2 PERMEABLE, CALTRANS SPECIFICATION 68-2.02F(3), IS RECOMMENDED FOR SUBSURFACE VOLUME WITH 40% POROSITY.
- EMERGENCY SPILLAGE WILL BE SAFELY CONVEYED OVERLAND.

POST CONSTRUCTION STORMWATER TREATMENT BMP SIZING WORKSHEET IN CONFORMANCE WITH BASMAA.

DMA	SURFACE TYPE	TREATMENT METHOD	AREA (SF)	MINIMUM TREATMENT AREA	TREATMENT AREA PROVIDED
DMA 1A	BUILDING	BIORETENTION	614	7329	7377
DMA 1B	AC PAVEMENT	BIORETENTION	181008		
DMA 1C	CONCRETE	BIORETENTION	1609		
DMA 2	AC PAVEMENT	BIORETENTION	52787	2111	2670
DMA 3	LANDSCAPING	SELF-TREATING	39538	–	–

40 0 20 40
1 inch = 40 ft.

CONSTRUCTION CONTRACTOR NOTE: Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

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INIT.
DATE
REVISIONS

LICENSED PROFESSIONAL ENGINEER
HASAN E. BASSIS
C 94100
CIVIL
STATE OF CALIFORNIA

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 Gateway Road West, Suite 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM

STORMWATER RUNOFF MANAGEMENT PLAN

NAPA JUNCTION SOLAR FARM

GREEN ISLAND ROAD AMERICAN CANYON, CALIFORNIA

DRAWING ID 10SWMP22006
DESIGN BY MS
DRAWN BY MS
CHECKED BY HB
DATE MAY 12, 2023
SCALE 1" = 40'
SHEET C10.0
COUNTY DRAWING FILE #

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Attachment 1 - Exhibit C:
Landscape Plan

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 SEPERATELY 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 SEPERATELY.

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

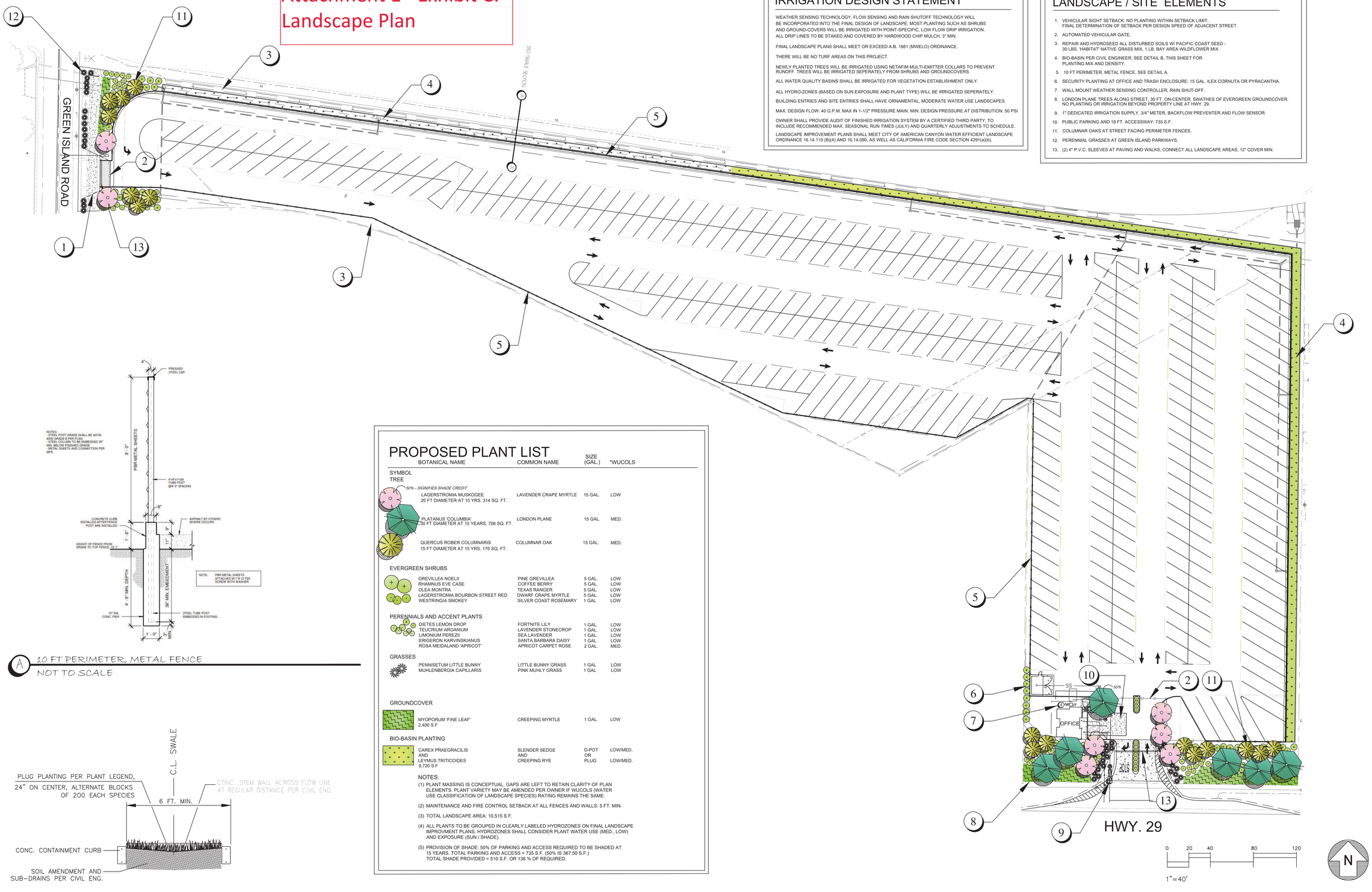
MAX. DESIGN FLOW: 40 G.P.M. MAX IN 1-1/2" PRESSURE MAIN. MIN. DESIGN PRESSURE AT DISTRIBUTION: 50 PSI

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).

LANDSCAPE / SITE ELEMENTS

1. VEHICULAR SIGHT SETBACK: NO PLANTING WITHIN SETBACK LIMIT, FINAL DETERMINATION OF SETBACK PER DESIGN SPEED OF ADJACENT STREET.
2. AUTOMATED VEHICULAR GATE.
3. REPAIR AND HYDROSEED ALL DISTURBED SOILS W/ PACIFIC COAST SEED - 30 LBS. 'HABITAT NATIVE GRASS MIX, 1 LB. BAY AREA WILDFLOWER MIX.
4. BIO-BASIN PER CIVIL ENGINEER, SEE DETAIL B, THIS SHEET FOR PLANTING MIX AND DENSITY.
5. 10 FT PERIMETER, METAL FENCE, SEE DETAIL A.
6. SECURITY PLANTING AT OFFICE AND TRASH ENCLOSURE: 15 GAL. ILEX CORNUTA OR PYRACANTHA.
7. WALL MOUNT WEATHER SENSING CONTROLLER, RAIN SHUT-OFF.
8. LONDON PLANE TREES ALONG STREET, 30 FT. ON-CENTER. SWATHES OF EVERGREEN GROUNDCOVER. NO PLANTING OR IRRIGATION BEYOND PROPERTY LINE AT HWY. 29.
9. 1" DEDICATED IRRIGATION SUPPLY, 3/4" METER, BACKFLOW PREVENTER AND FLOW SENSOR.
10. PUBLIC PARKING AND 18 FT. ACCESSWAY: 735 S.F.
11. COLUMNAR OAKS AT STREET FACING PERIMETER FENCES.
12. PERENNIAL GRASSES AT GREEN ISLAND PARKWAYS.
13. (2) 4" P.V.C. SLEEVES AT PAVING AND WALKS, CONNECT ALL LANDSCAPE AREAS, 12" COVER MIN.



A 10 FT PERIMETER, METAL FENCE
NOT TO SCALE

B BIO-SWALE SECTION
NOT TO SCALE

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (GAL.)	*WUCOLS
TREE				
	50% - SIGNIFIES SHADE CREDIT			
	LAGERSTROMIA MUSKOGEE 20 FT DIAMETER AT 15 YRS. 314 SQ. FT.	LAVENDER CRAPE MYRTLE	15 GAL.	LOW
	PLATANUS 'COLUMBIA' 30 FT DIAMETER AT 15 YEARS, 706 SQ. FT.	LONDON PLANE	15 GAL.	MED.
	QUERCUS ROBER COLUMNARIS 15 FT DIAMETER AT 15 YRS. 176 SQ. FT.	COLUMNAR OAK	15 GAL.	MED.
EVERGREEN SHRUBS				
	GREVILLEA NOELII	PINE GREVILLEA	5 GAL.	LOW
	RHAMNUS EVE CASE	COFFEE BERRY	5 GAL.	LOW
	OLEA MONTRA	TEXAS RANGER	5 GAL.	LOW
	LAGERSTROMIA BOURBON STREET RED	DWARF CRAPE MYRTLE	5 GAL.	LOW
	WESTRINGIA SMOKEY	SILVER COAST ROSEMARY	1 GAL	LOW
PERENNIALS AND ACCENT PLANTS				
	DIETES LEMON DROP	FORTNITE LILY	1 GAL.	LOW
	TEUCRIUM AROANIUM	LAVENDER STONECROP	1 GAL.	LOW
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL.	LOW
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.	LOW
	ROSA MEIDALAND 'APRICOT'	APRICOT CARPET ROSE	2 GAL.	MED.
GRASSES				
	PENNISETUM LITTLE BUNNY	LITTLE BUNNY GRASS	1 GAL	LOW
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	LOW
GROUNDCOVER				
	MYOPORUM 'FINE LEAF' 2,400 S.F	CREEPING MYRTLE	1 GAL.	LOW
BIO-BASIN PLANTING				
	CAREX PRAEGRACILIS AND LEYMUS TRITICOIDES 9,720 S.F	SLENDER SEDGE AND CREEPING RYE	D-POT OR PLUG	LOW/MED. LOW/MED.

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: 5 FT. MIN.

(3) TOTAL LANDSCAPE AREA: 10,515 S.F.

(4) ALL PLANTS TO BE GROUPED IN CLEARLY LABELED HYDROZONES ON FINAL LANDSCAPE IMPROVMENT 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 = 735 S.F. (50% IS 367.50 S.F.)
TOTAL SHADE PROVIDED = 510 S.F. OR 138 % OF REQUIRED.

LANDSCAPE MASTER PLAN

NAPA JUNCTION SOLAR, AMERICAN CANYON CA

MARCH 23, 2023

City of American Canyon
Community Development Department

Napa Junction Solar and RV Parking Project

Modified Initial Study/15183 Checklist

June 2023

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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Appendix F: Trip Generation Analysis

MODIFIED INITIAL STUDY
JUNE 2023

A. PROJECT SUMMARY

1.	Project Title:	Napa Junction Solar and RV Parking Project
2.	Lead Agency Name and Address:	City of American Canyon Community Development Department 4381 Broadway, Suite 201 American Canyon, CA 94503
3.	Lead Agency Contact and Phone Number:	Brent Cooper Community Development Director (707) 647-4348
4.	Project Location:	Northwest of the Green Island Road/State Route 29 Intersection American Canyon, CA 94503 APNs 057-130-029, -031, -032, and -033
5.	Project Applicant:	R.H. Hess Development 3423 Broadway, Suite D-5 American Canyon, CA 94503
6.	Existing General Plan Designation:	Industrial
7.	Existing Zoning Designation:	Light Industrial (LI)
8.	Required Approvals from Other Public Agencies:	None

9. Project Location and Setting:

The project site is located northwest of the intersection of Green Island Road and State Route (SR) 29 in the City of American Canyon, California. The approximately 6.6-acre project site (Assessor's Parcel Numbers [APNs] 057-130-029, -031, -032, and -033) is currently undeveloped, and surrounding existing land uses include undeveloped land to the west and light industrial uses to the north, south, and east. SR 29 and the California Northern Railroad tracks bound the site to the east and west, respectively. The City of American Canyon General Plan designates the site as Industrial and the site is zoned Light Industrial (LI).

10. Project Description Summary:

The proposed project would include the construction of a solar generating facility with ancillary boat and RV storage underneath the solar canopies. Approximately 5,136 solar panels would be installed on-site with approximately 52 micro-inverters. The solar panels would be a renewable source of energy and would generate approximately three megawatts (MW) of AC renewable energy from sunlight to provide enough electricity to the electric/utility grid to power

approximately 300 homes and/or businesses. Energy generated by the proposed project would be provided to Marin Clean Energy (MCE) which would distribute the energy using Pacific Gas and Electric Company's (PG&E's) existing power lines. In addition, beneath the solar panels, a total of 253 surface parking lot stalls would be developed for boat and RV storage. The proposed project would also include the development of a 600-square foot (sf) office building and RV dump stations in the eastern portion of the site. Two bioretention basins would be provided at the site for stormwater management. The project would require approval of a Design Permit.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

B. SOURCES

The following documents are referenced information sources utilized by this analysis:

1. AEI Consultants. *Phase I Environmental Site Assessment.* November 24, 2022.
2. Anurag et al. *General Design Procedures for Airport-Based Solar Photovoltaic Systems* [pg. 10] August 12, 2017.
3. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
4. Bay Area Air Quality Management District. *CEQA Thresholds and Guidelines Update.* Available at: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed December 2022.
5. Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.
6. Bear Engineering Group, Inc. *Geotechnical Study Executive & Boat Storage (300-336 Green Island Road, American Canyon).* December 8, 2022.
7. CalEPA. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed December 2022.
8. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* November 2017.
9. California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed December 2022.
10. California Department of Forestry and Fire Protection. *California Fire Hazard Severity Zone Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed December 2022.
11. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Keller Canyon Landfill (07-AA-0032)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/228. Accessed December 2022.
12. California Department of Transportation. *Scenic Highways.* Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed December 2022.
13. Caltrans. *Traffic Census Program.* Available at: https://dot.ca.gov/programs/traffic-operations/census. Accessed December 2022.
14. Chaudhary & Associates, Inc. *Preliminary Hydrology & Hydraulics Report – Hess Solar Farm.* November 10, 2022.
15. City of American Canyon. *2015 Urban Water Management Plan.* June 14, 2016.
16. City of American Canyon. *General Plan Environmental Impact Report.* November 3, 1994.

17. City of American Canyon. *General Plan.* November 3, 1994 (amended through March 2015).
18. Cleveland, Thomas H. *Health and Safety Impacts of Solar Photovoltaics: A California-Focused Forward to the Health and Safety Impacts of Solar Photovoltaics white paper published by the N.C. Clean Energy Technology Center at North Carolina State University in May 2017*. July 29, 2019.
19. Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed December 2022.
20. Genesis Society. *Cultural Resources Inventory Survey – Napa Junction Solar RV Development Project.* January 1, 2023.
21. Governor's Office of Planning and Research. *Technical Advisory on Evaluation Transportation Impacts in CEQA*. December 2018.
22. Massachusetts Department of Energy Resources. *Questions & Answers: Ground-Mounted Solar Photovoltaic Systems.* June 2015
23. Napa Valley Transportation Authority. *Napa Valley Countywide Transportation Plan.* May 2021.
24. State Water Resources Control Board. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=8858350455. Accessed December 2022.
25. Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition* [pg. 5-68]. March 2019 Update.

C. BACKGROUND AND INTRODUCTION

The following provides a description of this Modified Initial Study's approach to evaluating the proposed project's consistency with California Environmental Quality Act (CEQA) Section 15183 and Government Code Sections 65915 through 65918.

CEQA Guidelines Section 15183

This Modified Initial Study identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the CEQA checklist in Appendix G of the CEQA Guidelines.

In 1994, the City of American Canyon completed the General Plan[1] and General Plan Environmental Impact Report (EIR).[2] The General Plan EIR was prepared as a program-level EIR, pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the City's General Plan and identified measures to mitigate the significant adverse project and cumulative impacts associated with the General Plan.

The City of American Canyon General Plan designates the project site as Industrial, which allows for a mix of light manufacturing, business park, warehouse, professional office, supporting retail, restaurant, financial, and similar uses. The proposed project would consist of solar generating facility with ancillary boat and RV storage, which is consistent with the site's Industrial land use designation. Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis:

[1] City of American Canyon. *General Plan.* November 3, 1994 (amended through March 2015).
[2] City of American Canyon. *General Plan Environmental Impact Report.* November 3, 1994.

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's General Plan EIR, serves as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR.

This Modified Initial Study indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

Regarding "peculiar" impacts, CEQA Guidelines Section 15183(f) states the following:

> An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

Based upon 15183(f), this Modified Initial Study will identify the American Canyon General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

CEQA Guidelines Section 15303

The relevant questions a lead agency must consider when determining if a particular project is exempt from CEQA are focused on the specific criteria for exemptions and the list of exceptions to an exemption within the CEQA Guidelines. Thus, for this project, the City of American Canyon could have focused this analysis on the criteria for the New Construction or Conversion of Small Structures Exemption in CEQA Guidelines Section 15303. However, for this particular project, the City elected to prepare a full Modified Initial Study checklist to provide the substantial evidence supporting its determination as to whether the project can be considered exempt from CEQA. Furthermore, this Modified Initial Study evaluates whether the proposed project meets any of the exceptions to exemptions listed in Section 15300.2 of the CEQA Guidelines. For an overview of the focused list of criteria under Sections 15303 and 15300.2, see Section E of this Modified Initial Study.

D. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The 6.6-acre project site, identified by APNs 057-130-029, -031, -032, and -033, is located northwest of the intersection of Green Island Road and SR 29 in the City of American Canyon, California (see Figure 1 and Figure 2).

The project site is currently undeveloped, and surrounding existing land uses include undeveloped land to the west and light industrial uses to the north, south, and east. SR 29 and the California Northern Railroad tracks bound the site to the east and west, respectively. The City of American Canyon General Plan designates the site as Industrial and the site is zoned LI.

Project Components

The proposed project would include the construction of a solar generating facility with ancillary boat and RV storage underneath the solar canopies (see Figure 3 through Figure 5). The following discussion includes a description of each component of the proposed project.

Solar Generating Facility

Approximately 5,136 solar panels would be installed on-site with approximately 52 micro-inverters. The solar canopy support structures would be constructed using 100 percent U.S. Steel. Regular project maintenance would include routine cleaning of the solar equipment. The solar panels would generate approximately three MW of AC renewable energy from sunlight to provide enough electricity to the electric/utility grid to power approximately 300 homes and businesses.

The proposed project would provide the solar energy to MCE as part of MCE's Feed-in-Tariff program. MCE would purchase the solar energy at a discounted rate and sell the renewable, solar energy directly to residents and businesses in American Canyon under MCE's Local Sol energy option.

MCE uses PG&E's existing power lines to deliver electricity. Therefore, the proposed project would connect to PG&E's existing lines that run North-South on SR 29 by way of a connection to an existing pole located along the project site's eastern frontage. The power would then get transmitted to the PG&E substation located south of the project site at the American Canyon Road/SR 29 intersection.

Access and Circulation

Primary access to the project site would be provided by a gated, two-way driveway located off of SR 29, along the eastern boundary of the project site. Access to the site would be computer controlled through gate keypads for both entering and exiting the site. A secondary gated driveway would be located off the southern boundary of the site, along Green Island Road, and would be used for emergency vehicle access (EVA). An internal circulation system would be provided throughout the site, and would meet the minimum width to accommodate an emergency vehicle.

Utilities

Water and sewer service would be provided by the City through connections to the existing water and sewer mains located within SR 29, east of the project site. From the point of connection, the utility lines would be extended west, into the project site to provide water and sewer service to the proposed project.

Figure 1
Regional Vicinity Map



Figure 2
Project Site Boundaries

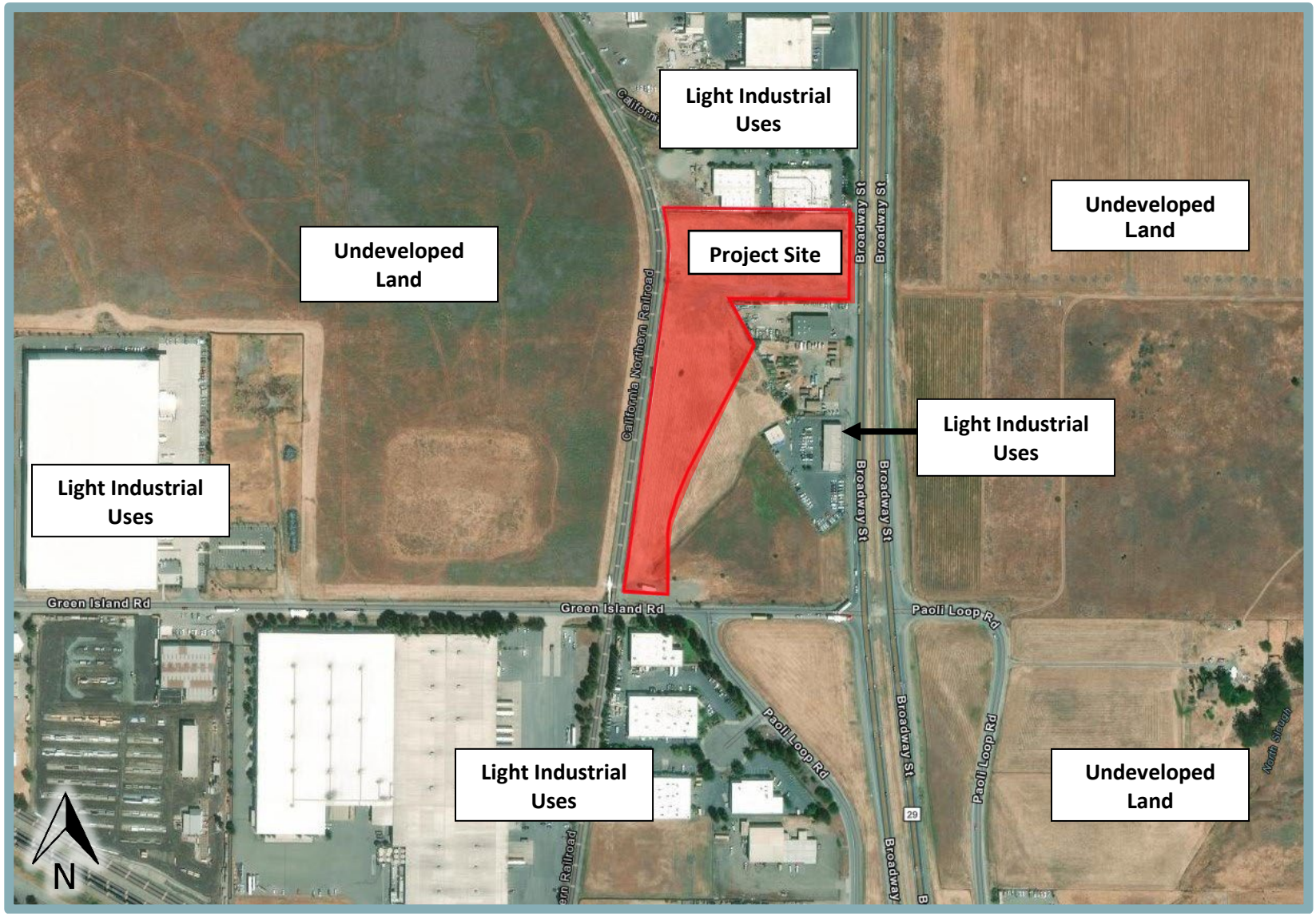


Figure 3
Solar Conceptual Plan

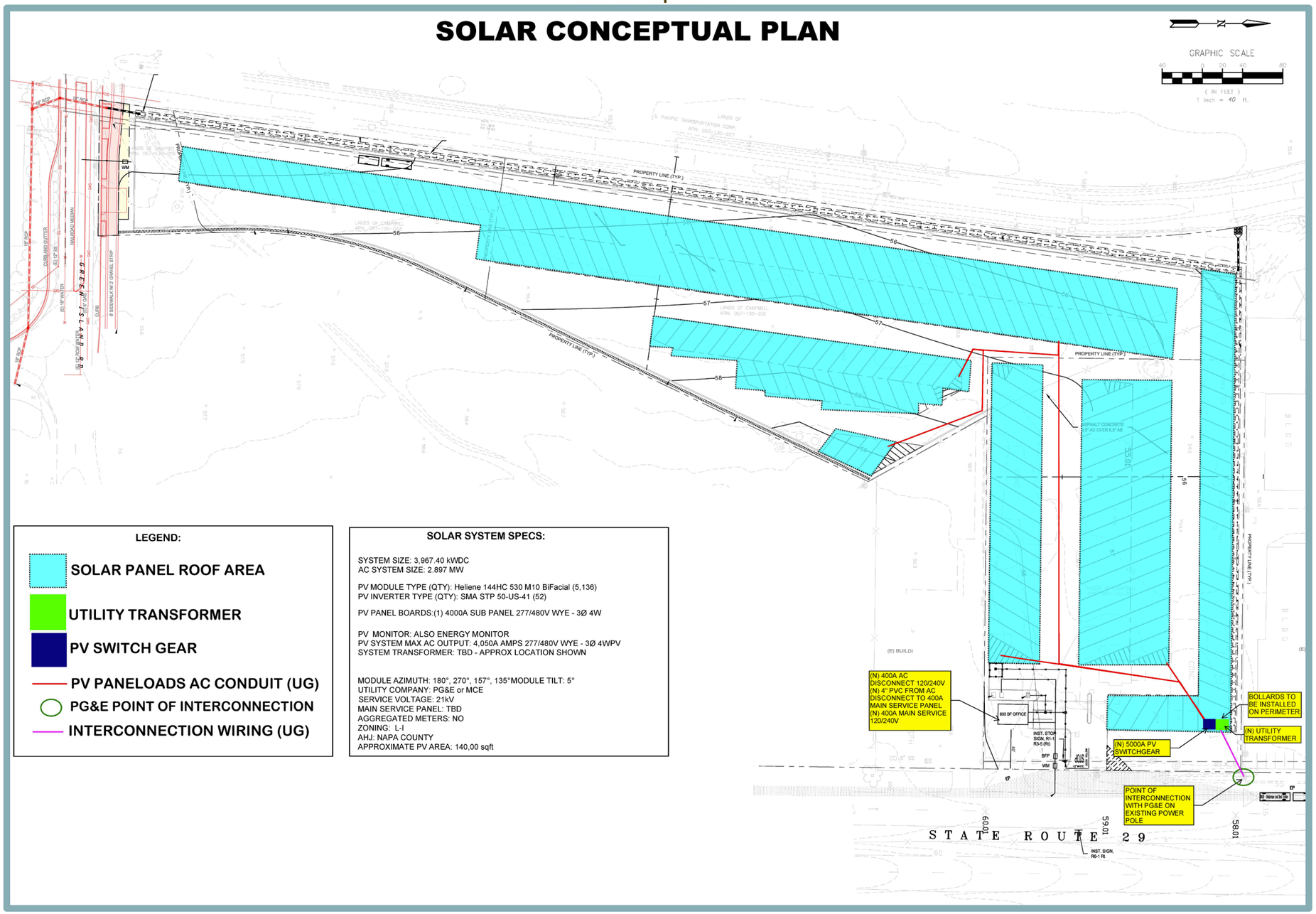


Figure 4
Conceptual Site Development Plan

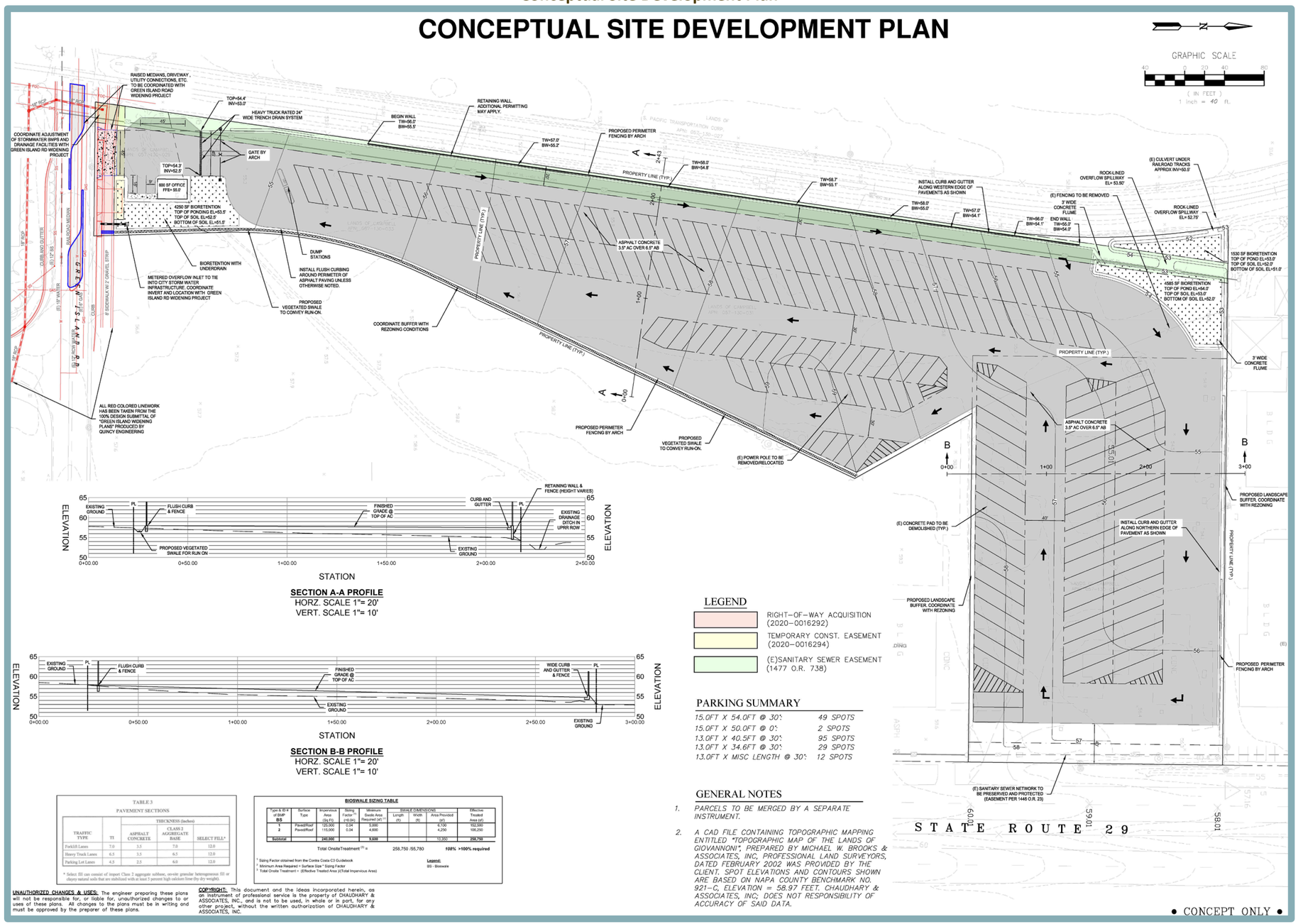
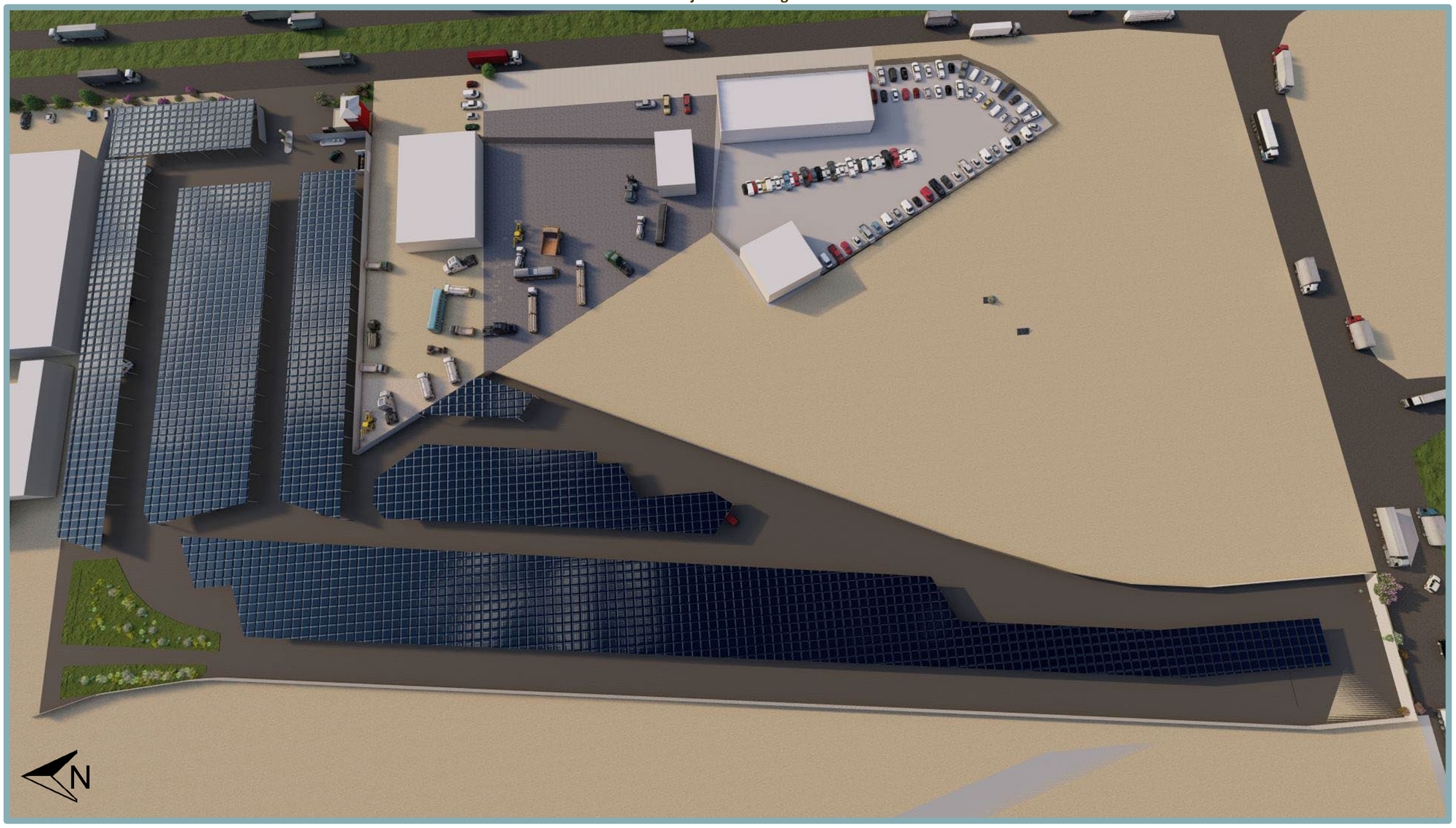


Figure 5
Project Rendering



In addition, the proposed project would stub out a recycled water main located along Green Island Road to be used for landscaping and fire service. It should be noted that a sanitary sewer easement would be granted to the City in order to maintain an existing sewer line that runs along the western boundary of the site (see Figure 4). The runoff from the project site would sheet flow across the pavement to new on-site curb and gutter, before entering into on-site bioretention facilities for treatment and detention through curb cuts. On-site bioretention facilities would consist of two linear facilities located along the north and west edges of the project site, which would be interconnected and would function jointly. Any runoff not retained on-site would then exit the site through two metered outlet control overflow structures to the City's stormwater system located along Green Island Road, and to an existing drainage ditch located along the California Northern Railroad right-of-way (ROW) to the west of the site.

Landscaping

Landscaping would be provided along the perimeters of the project site and would include new trees, shrubs, grasses, vines, and ground cover. Plant selection would be in accordance with Section 16.14.100 (Landscape Design Plan) and Chapter 19.22 (Water Efficient Landscaping Ordinance, WELO) of the City's Municipal Code, which requires that a minimum of 75 percent of plants and trees be drought-tolerant, with the City preferring native plants adapted to the local climate. As discussed above, the proposed project would stub out a recycled water main located along Green Island Road to be used for landscaping.

Fencing and Security

The site would be entirely fenced with 10-foot-tall steel fencing for both security and screening purposes. As discussed above, both the primary and secondary access to the site would be gated, and access would be provided through gate keypads for both entering and exiting the site. The proposed office building at the facility entry would be positioned to be able to view on-site activities, as well as customers entering and exiting the site. In addition, security cameras and motion-sensor flood lights would be installed throughout the site.

Ancillary Boat and RV storage

A total of 253 surface parking lot stalls would be developed under the on-site solar canopy for boat and RV storage. The parking stalls would range in size from 12-feet-by-19-feet to 12-feet-by-40-feet. The proposed project would also include the development of a 600-sf office building, a water and ice station, dumpster enclosure, and RV dump stations in the eastern portion of the site. The office for the ancillary boat and RV storage customers would be open during regular business hours.

Requested Entitlements/Discretionary Actions

The proposed project would require the City's approval of a Design Permit. A Design Permit is a discretionary action that enables the City to provide for a review process that promotes excellence in site planning and architectural design, consistent with General Plan design policies; encourage the harmonious appearance of buildings and sites; ensure that new and modified uses and development are compatible with existing and potential uses in the surrounding area; and produce an environment of stable, desirable character.

E. SUMMARY

The following section contains a summary showing that the proposed project is consistent with CEQA Guidelines Section 15183, can be considered exempt from CEQA based on Section 15303 of the CEQA Guidelines, and is not subject to any of the exceptions set forth in Section 15300.2 of the CEQA Guidelines.

CEQA Guidelines Section 15183

As discussed above, pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." For the purposes of the analysis included within this Modified Initial Study Checklist, the City's General Plan EIR is the relevant document. As demonstrated throughout this Modified Initial Study Checklist, the proposed project would not result in any new significant environmental effects that were not previously identified in the General Plan EIR and could not be substantially mitigated by uniformly applicable development policies and standards, pursuant to CEQA Guidelines Section 15183. Therefore, the proposed project would not result in any peculiar effects related to such, and the criteria for requiring further CEQA review are not met.

New Construction or Conversion of Small Structures Exemption

As discussed above, Article 19 of the CEQA Guidelines, includes a list of classes of projects that have been determined not to have a significant effect on the environment, and are therefore exempt from CEQA. Section 15303 of the CEQA Guidelines provides a categorical exemption for new construction or conversion of small structures. Specifically, a Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in Section 15303 are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to, the following:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
(b) A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.
(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.
(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

The project site is located in an urban area and would be consistent with the existing General Plan land use and zoning designations for the site. Overall, the proposed project would include the construction of a solar generating facility with ancillary boat and RV storage underneath the solar canopies. Given that the proposed solar generating facility would connect to PG&E's existing lines within the SR 29 project frontage, which would then transmit power to the existing PG&E substation located south of the project site at the American Canyon Road/SR 29 intersection, the proposed project would be an extension of the

existing electric utilities within the project area, and the proposed project would meet the requirements under Section 15303(d). In addition, given that the ancillary boat and RV storage underneath the solar canopies would include the construction of one, 600 sf structure, the proposed project would meet the requirements under Section 15303(e). Therefore, the proposed project would be consistent with examples (d) and (e) in the list above and qualifies for exemption under CEQA Guidelines Section 15303, Class 3.

Exceptions to Categorical Exemptions Analysis

Even if a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following analysis addresses whether any of the exceptions to the CEQA exemption apply to the proposed project.

Criterion 15300.2(a): Location

CEQA exemptions 3, 4, 5, 6, or 11, are qualified by consideration of where the project is to be located. The project site is located within an urban developed area and is not located within a sensitive environment. Furthermore, as discussed under Criterion 15300.2(e), the project site is not located near environmental resources of hazardous or critical concern. Therefore, an exception to the exemption under CEQA Guidelines Section 15300.2(a) does not apply to the proposed project.

Criterion 15300.2(b): Cumulative Impact

Pursuant to CEQA Section 15300.2(b), in applying this exception, the cumulative impact must result from "successive projects of the same type in the same place." Both the "same type" and "same place"

limitations restrict the scope of this exception.[3] Surrounding existing land uses include undeveloped land to the west and light industrial uses to the north, south, and east. SR 29 and the California Northern Railroad tracks bound the site to the east and west, respectively.

The proposed project is consistent with the land use and zoning designations of the project site. Therefore, cumulative impacts associated with buildout of the project site, as well as development of other planned uses in the project area, have been previously anticipated by the City and analyzed in the General Plan EIR. In addition, the project would not require substantial off-site utility upsizing or other related improvements with the potential to result in cumulatively considerable impacts. Thus, the project does not include any unique features that would result in new or more severe cumulative impacts beyond what has been analyzed in the General Plan EIR, and an exception to the exemption under CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

Criterion 15300.2(c): Significant Effect

In listing a class of projects as exempt, the Secretary has determined that the environmental changes typically associated with projects in that class are not significant effects within the meaning of CEQA, even though an argument might be made that they are potentially significant. The plain language of CEQA Guidelines Section 15300.2(c), requires that a potentially significant effect must be "due to unusual circumstances" for the exception to apply.

The determination as to whether there are "unusual circumstances" (CEQA Guidelines, Section 15300.2[c]) is reviewed under PRC Section 21168.5's substantial evidence prong. Whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry. As to this question, the lead agency serves as "the finder of fact".

As the courts have noted, local conditions are relevant in determining whether the environmental effects of a proposed project are unusual or typical. In general, the project site does not contain any unique or unusual features with the potential to result in a potentially significant effect. The project site, which is currently undeveloped, is similar to other undeveloped parcels located in the vicinity of the site. The project site does not include any aquatic features and is not included on any lists of hazardous waste sites. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

Criterion 15300.2(d): Scenic Highway

According to the California Department of Transportation (Caltrans) Scenic Highway Mapping System, while SR 29 is considered eligible for listing as a scenic highway, officially designated State or County scenic highways do not occur in the project vicinity.[4] Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

Criterion 15300.2(e): Hazardous Waste Sites

The California Environmental Protection Agency (EPA) has compiled a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements,

[3] Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition* [pg. 5-68]. March 2019 Update.

[4] California Department of Transportation. *Scenic Highways.* Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed December 2022.

pursuant to Government Code 65962.5. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List,[5] the list of leaking underground storage tank (UST) sites from the State Water Resources Control Board (SWRCB's) GeoTracker database,[6] the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[7] The project site is not included on the DTSC Hazardous Waste and Substances Site List. In addition, the project site is not listed on the SWRCB's list of solid waste disposal sites, list of leaking UST sites, or list of active CDO and CAO. Thus, the project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

Criterion 15300.2(f): Historical Resources

As discussed under Section V, Cultural Resources, of this Modified Initial Study, the project site is currently undeveloped. A Cultural Resources Inventory Study was prepared for the proposed project.[8] Based on a literature review, including a records search of the California Historic Resources Information System (CHRIS) performed by the Northwest Information Center (NWIC) for historical resource site records and survey reports within the project area, and a field survey of the project site, the Cultural Resources Inventory Study concluded that known historic resources are not located within or adjacent to the project site. In addition, the proposed project would be required to comply with City standard conditions of approval which would ensure that if any previously unknown historic resources are discovered during ground disturbing activities, measures would be taken to protect the resources. Therefore, the proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption under CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

F. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

On the basis of the following initial evaluation, the City has determined that the proposed project is consistent with the General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

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5 Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed December 2022.

6 State Water Resources Control Board. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=8858350455. Accessed December 2022.

7 CalEPA. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed December 2022.

8 Genesis Society. *Cultural Resources Inventory Survey – Napa Junction Solar RV Development Project.* January 1, 2023.

G. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☒ I find that this environmental checklist provides substantial evidence that the proposed project can be considered exempt from the California Environmental Quality Act on the basis that it meets the criteria for the New Construction or Conversion of Small Structures Exemption (Guidelines Section 15303), and does not meet any of the exceptions for exemptions (Guidelines Section 15300.2).

Signature	Date
Brent Cooper, Community Development Director	City of American Canyon
Printed Name	For

H. ENVIRONMENTAL CHECKLIST

The following modified checklist is based on the environmental checklist form presented in Appendix G of the CEQA Guidelines. The modified checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. For this checklist, the following designations are used:

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously identified in the General Plan EIR. If any potentially significant peculiar impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Significant Impact due to New Information: Any impact that would be considered significant based on new information which was not known at the time the prior EIR was prepared. If any significant impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

Impact Adequately Addressed in General Plan EIR: Impacts previously evaluated in the City's General Plan EIR that would not change from what was evaluated previously. This designation applies in cases where implementation of the proposed project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the General Plan EIR.

I. AESTHETICS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✖

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The American Canyon General Plan does not designate official scenic view corridors or vistas. However, according to the General Plan EIR, the City is characterized by a rich diversity of visual resources, both natural and human-made, including the rolling foothills to the east of the City, riparian corridors found throughout the City's planning area, Oat Hill, the Napa River and the Basalt plant. The General Plan includes relevant goals and policies to help to ensure that the City's hillside aesthetic resources are not adversely impacted, including Policies 8.18.1 through 8.18.3, which prohibit development along ridgelines and significant land forms within the City, and promote the preservation of the City's existing ridgelines and hillsides.

According to the California Scenic Highway Mapping System, while SR 29 is eligible for listing as a scenic highway, the project site is not located within the vicinity of an officially designated State Scenic Highway.[9] In addition, the project site is not located in the vicinity of Oat Hill, the Napa River or the Basalt plant, and riparian corridors are not located within the project site or vicinity. Furthermore, while distant views of the hills to the east of the City are visible to motorists travelling along SR 29, the proposed project would not block views of the rolling foothills to the east of the City, as the project site is located west of SR 29, and would be partially shielded from the highway by the existing light industrial uses located east of the site. In addition, the project site is not located on a hillside or in the vicinity of a hillside. As such, scenic views would not be subject to substantial adverse effects as a result of the proposed project.

The project site is designated Industrial by the City's General Plan. The primary land uses associated with the Industrial land use designation include light manufacturing; aviation- related and agribusiness related industrial sector "clusters;" thematic industries; business parks; warehouses; professional offices; supporting retail, restaurant, and financial uses; and similar

[9] California Department of Transportation. *Scenic Highways.* Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed December 2022.

uses. The proposed project would include the construction of a solar generating facility with ancillary boat and RV storage underneath the solar canopies. Therefore, the proposed project would be generally consistent with the type and intensity of development anticipated for the project site within the General Plan. As concluded within the General Plan EIR, compliance with applicable policies set forth by the General Plan, including Policies 8.18.1 through 8.18.3, which prohibit development along ridgelines and significant land forms, and promote the preservation of the City's existing ridgelines and hillsides, would reduce impacts related to aesthetics and visual resources within the City to less than significant. Given that the proposed project is consistent with the land use designation of the project site, development of the site with a solar generating facility with ancillary boat and RV storage would not conflict with any General Plan policies related to preservation of scenic resources.

Based on the above, impacts resulting in a substantial adverse effect on a scenic vista and substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, have been adequately addressed and there are no effects peculiar to the project or parcels on which it would be located. Thus, the criteria for requiring further CEQA review are not met.

c. While light industrial uses are currently located within the project vicinity, the majority of the land surrounding the project site, as well as the project site itself, is currently undeveloped. Therefore, the relevant threshold is whether the proposed project would substantially degrade the existing visual character or quality of public views of the site and its surroundings. According to the General Plan EIR, compliance with applicable policies set forth by the General Plan would reduce impacts related to aesthetics and visual resources within the City to less than significant.

Photo-simulations of the proposed project were prepared to assess the proposed project's potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings. Public views of the project site are afforded from SR 29 and Green Island Road. However, as shown in Figure 5, above, as well as Figure 6 through Figure 8, below, a large portion of the project site would be screened from SR 29 by the existing light industrial development located east of the site. In addition, the site would be entirely fenced with 10-foot-tall steel fencing for both security and screening purposes, and landscaping, including new trees, shrubs, grasses, vines, and ground cover, would be provided along the perimeters of the project site, which would further screen the proposed project from public views.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated changes to the visual character and quality of the site have been anticipated by the City and analyzed in the General Plan EIR. In addition, the project site does not contain any unique features, and would be generally consistent with the existing light industrial uses to the north, south, and east of the project site. Therefore, the project site is not subject to any peculiar circumstances that would result in new impacts related to the existing visual character or scenic quality relative to what has been analyzed by the City. Furthermore, the proposed project would comply with all applicable General Plan Policies. Compliance with such policies would help ensure that the proposed project would not substantially degrade the character or quality of the site or its surroundings, including views of the site from the roadways.

Based on the above, impacts related to substantially degrading the existing visual character or quality of public views of the site and its surroundings were adequately addressed in the General Plan EIR, and the project would not result in more severe impacts beyond what was identified in the General Plan EIR.

Figure 6
Project Rendering (2)



Figure 7
Project Rendering (3)



Figure 8
Project Rendering (4)



d. The project site is currently undeveloped, and surrounding existing land uses include undeveloped land to the west and light industrial uses to the north, south, and east. SR 29 and the California Northern Railroad tracks bound the site to the east and west, respectively. Due to the undeveloped nature of the project site, existing sources of light and glare do not currently exist on-site. However, existing sources of light in the project vicinity include exterior lighting from the surrounding existing development, as well as headlights associated with vehicles travelling along SR 29.

While the City's General Plan EIR did not specifically evaluate impacts associated with light and glare, development allowed under the City's General Plan is subject to the City's Design Permit process, which requires projects be reviewed for consistency with General Plan design policies. General Plan Policy 1.18.3 would require that the on-site lighting be unobtrusive and designed to ensure that only the intended area is illuminated, off-site glare is minimized, and adequate safety is provided. In addition, according to Section 19.41.040 of the City's Municipal Code, outdoor lighting is an area of design considered for review as part of the Design Permit process. Furthermore, Section 19.14.040 of the City's Municipal Code, which provides performance standards for the Industrial zoning districts within the City, prohibits the use of bright or flashing lights that are visible off-site. Development within the City is also required to be consistent with the California Building Code standards for outdoor lighting, which are intended to reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls. Compliance with the aforementioned provisions would ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare currently emitted by the existing light industrial uses in the surrounding environment.

With regard to glare associated with the proposed solar panels, when sunlight strikes the glass front of a solar panel at a glancing angle a portion of the solar radiation is reflected, which can potentially lead to solar glint or glare impacting a person's vision, including pilots landing aircraft. However, solar panels are designed to absorb, and thus not reflect, close to 100 percent of the solar energy that strikes them, as any reflected light cannot be converted into electricity. In addition, solar panels are typically constructed of dark-colored (usually blue or black) materials and are covered with anti-reflective coatings. Therefore, due to the low reflectivity of the proposed solar panels, as well as the height that the solar panels would be constructed, the panels would not be expected to cause visual impairment for motorists on area roadways because local motorists would pass under the panels' angle of reflection.

Regarding potential glare effects on Napa County Airport, located 1.2 miles north of the project site, the Napa County Airport Land Use Compatibility Plan (ALUCP) designates the project area as Zone D. Zone D requires that any commercial-scale solar facility not create a glare hazard that would impact the airport. However, as discussed above, solar panels are designed to absorb, and thus not reflect, close to 100 percent of the solar energy that strikes them, and are typically covered with anti-reflective coatings. The reflection off a solar PV panel from most near normal angles is less than 3 percent, and has a reflectivity similar to water. As a result, reflectivity from PV solar panels does not represent a risk to air traffic.[10] In addition, the U.S. aircraft database does not contain any cases of accidents in which glare caused by a solar energy facility was cited

[10] Anurag et al. *General Design Procedures for Airport-Based Solar Photovoltaic Systems* [pg. 10] August 12, 2017.

as a factor.[11] Therefore, the proposed project would not be expected to cause visual impairment for aircraft pilots ascending or descending from the Napa County Airport.

Based on the above, the proposed project would not result in any peculiar effects related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and the criteria for requiring further CEQA review are not met.

[11] Massachusetts Department of Energy Resources. *Questions & Answers: Ground-Mounted Solar Photovoltaic Systems.* June 2015.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*		Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	✖
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	✖
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	✖
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	✖

Discussion

According to the City's General Plan, a Notice of Preparation (NOP) was prepared as part of the preparation of the General Plan EIR to solicit issues and concerns related to the implementation of the General Plan. Comments received in response to the NOP aided the City in focusing the potentially significant impacts that required further environmental analysis in the General Plan EIR. The City did not include Agriculture and Forest Resources within the General Plan EIR as an environmental issue area that would require further analysis. Therefore, the assumption can be made that implementation of the General Plan would not result in significant impacts to agriculture and forest resources. Nonetheless, the following discussion provides an analysis of whether a significant impact peculiar to the proposed project or the project site would occur.

a,e. According to the Department of Conservation's California Important Farmland Finder, the northeastern portion of the project site is currently designated as "Urban and Built-Up Land," and the remainder of the site is designated as "Farmland of Local Importance."[12] Urban and Built-Up land is defined by the Department of Conservation as land occupied by structures with a building density of at least one unit per 1.5 acres, or approximately six structures per a 10-acre parcel, including residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The Department of Conservation defines Farmland of Local Importance as land of importance to the local agricultural economy as determined by each County's board of supervisors and a local advisory committee. The project site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, given that the proposed project would be consistent with the site's General Plan land use designation of Industrial, buildout of the project site with industrial uses has been anticipated by the City. Therefore, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide

[12] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed December 2022.

Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use.

Based on the above, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

b. The project site is not under a Williamson Act contract and is not zoned for agricultural uses. The site is currently zoned LI. Therefore, buildout of the proposed project would not conflict with an agricultural use or a Williamson Act contract. As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

c,d. As shown on the City's zoning map, the City of American Canyon does not contain a zoning designation for forest land or timberland. In addition, the project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

III. AIR QUALITY. *Would the project:*		Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✖
c.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖

Discussion

a,b. The City of American Canyon is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation. The USEPA has not yet approved a request for redesignation of the SFBAAB; therefore, the SFBAAB remains in nonattainment for 24-hour $PM_{2.5}$.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. For development projects, BAAQMD

establishes significance thresholds for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X), as well as for PM_{10}, and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr). The thresholds are listed in Table 1. Thus, by exceeding the BAAQMD's mass emission thresholds for operational emissions of ROG, NO_X, or PM_{10}, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1
BAAQMD Thresholds of Significance

	Construction	Operational	
Pollutant	**Average Daily Emissions (lbs/day)**	**Average Daily Emissions (lbs/day)**	**Maximum Annual Emissions (tons/year)**
ROG	54	54	10
NO_X	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAQMD, CEQA Guidelines, May 2017.

Emissions of particulate matter can be split into two categories: fugitive emissions and exhaust emissions. The BAAQMD thresholds of significance for exhaust PM emissions are presented in Table 1. The BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$; rather, BAAQMD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

The General Plan EIR determined that while future projects allowed under the General Plan would be required to comply with General Plan policies and actions, despite implementation of applicable General Plan policies, criteria air pollutant emissions associated with buildout of the General Plan would cause an increase in emissions that exceeds the BAAQMD regional significance thresholds, and impacts would be significant and unavoidable.

It should be noted that since the preparation of the General Plan EIR, regulations pertaining to air quality emissions have become much more stringent. Therefore, the operational emissions from buildout of the proposed project (especially related to energy) are anticipated to be less than what was included in the General Plan EIR. The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, compliance with the California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumes the following project and/or site-specific information:

- Construction would commence in March of 2023 and occur over an approximately 15-month period;
- Approximately 5,000 cubic yards of soils/materials would be imported during grading; and

- The project would comply with the Model Water Efficient Landscape Ordinance (MWELO).

The proposed project's estimated emissions associated with construction and operation are provided below. All CalEEMod results are included as Appendix A to this Modified Initial Study.

Construction Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2.

Table 2
Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	4.53	54	**NO**
NO_X	27.56	54	**NO**
PM_{10}*	1.27	82	**NO**
$PM_{2.5}$*	1.17	54	**NO**

Note:
* Denotes emissions from exhaust only. BAAQMD does not have adopted PM thresholds for fugitive emissions.

Source: CalEEMod, January 2023 (see Appendix A).

As shown in the table, the construction of the proposed project would generate criteria pollutant emissions below all applicable thresholds of significance.

All projects within the jurisdiction of the BAAQMD are required to implement all of the BAAQMD's BCMMs, which would be included in the project approval as Conditions of Approval:

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 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
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 visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action

within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The proposed project's required implementation of the BAAQMD's BCMMs listed above for the project's construction activities, would help to further minimize construction-related emissions. Even without consideration of BAAQMD's BCMMs, as shown in Table 2, construction of the proposed project would result in emissions of criteria air pollutants below BAAQMD's thresholds of significance. Consequently, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project construction.

Operational Emissions

According to the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3.

Table 3
Unmitigated Maximum Operational Emissions

Pollutant	Proposed Project Emissions		Threshold of Significance		Exceeds Threshold?
	lbs/day	tons/yr	lbs/day	tons/yr	
ROG	0.08	0.01	54	10	**NO**
NO_X	0.02	0.002	54	10	**NO**
PM_{10}*	0.0005	0.00008	82	15	**NO**
$PM_{2.5}$*	0.0005	0.00008	54	10	**NO**

Note:
* Denotes emissions from exhaust only. BAAQMD has not yet adopted PM thresholds for fugitive emissions.

Source: CalEEMod, January 2023 (see Appendix A).

As shown in the table, the proposed project's operational emissions would be below the applicable thresholds of significance. Because the proposed project's operational emissions would be below the applicable thresholds of significance, the proposed project would not be considered to conflict with air quality plans during project operation.

Cumulative Emissions

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 1, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions. Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

As discussed above, the General Plan EIR concluded that despite implementation of applicable General Plan policies, criteria air pollutant emissions associated with buildout of the General Plan would cause a substantial increase in emissions that exceeds the BAAQMD regional significance thresholds, and impacts would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, criteria pollutant emissions associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. Because associated impacts were previously determined to be significant and unavoidable, pursuant to CEQA Section 15183, further analysis of issues related to criteria pollutant emissions is not required in this Modified Initial Study. Nonetheless, the analysis presented above was conducted in order to ensure that project-specific emissions would be below the applicable BAAQMD thresholds.

Because the proposed project would result in emissions below the applicable thresholds of significance during both construction and operations, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans. In addition, the proposed project would not result in a cumulatively considerable net increase in any criteria air pollutant. Therefore, the proposed project would not result in any peculiar effects related to the generation of criteria pollutants, and requirements for additional CEQA review are not met.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptor to the project site is an existing single-family residence is located approximately 0.4-mile (2,100 feet) southeast of the site.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and TAC emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood. CO emissions are particularly related to traffic levels. According to the General Plan EIR, ambient CO concentrations at SR 29/Jameson Canyon Road and SR 29/American Canyon Road exceed the eight-hour state standards. SR 29/Jameson Canyon

Road also exceeds the one-hour state standard upon General Plan buildout. The General Plan EIR concluded that the violation of State CO standards is considered a significant impact.

In order to provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, the BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

Given that the proposed project is consistent with the site's current land use designation, the proposed project would not conflict with the Napa Valley Transportation Authority (NVTA) Countywide Transportation Plan.[13] According to Caltrans 2020 traffic volume data, SR 29 north of Green Island Road experiences a total of 32,500 annual average daily trips (AADT), 2,700 of which are peak hour trips.[14] As discussed in Section XVII, Transportation, of this Modified Initial Study, the proposed project is anticipated to result in a total of 45 AADT, with three to four peak hour trips.[15] As a result, the project would not increase traffic volumes at any affected intersection in to more than 44,000 vehicles per hour. Furthermore, areas where vertical and/or horizontal mixing is limited due to tunnels, underpasses, or similar features do not exist in the project area. Therefore, based on the BAAQMD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where

[13] Napa Valley Transportation Authority. *Napa Valley Countywide Transportation Plan.* May 2021.

[14] Caltrans. *Traffic Census Program.* Available at: https://dot.ca.gov/programs/traffic-operations/census. Accessed December 2022.

[15] Abrams Associates Traffic Engineering, Inc. *Trip Generation Analysis for the Napa Junction Solar RV and Boat Storage Project.* March 3, 2023.

the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

According to the General Plan EIR, in addition to the emission of primary pollutants by future development, the potential exists for future light industrial and research and development facilities to use or generate toxic and/or hazardous materials which may become airborne. Although air pollution regulations at the State and federal level have historically focused on criteria pollutants, the BAAQMD has developed a number of rules and regulations directed at air toxins. The regulations require that sources of hazardous materials or criteria pollutants above threshold levels obtain permits prior to operation of the facility.

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities would result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project is estimated to be approximately 15 months.

All construction equipment and operation thereof would be regulated pursuant to the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. In addition, only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently throughout the course of a day rather than continuously at any one location on the project site. Operation of construction equipment within portions of the development area would allow for the dispersal of emissions, and would ensure that construction-activity is not continuously occurring in the portions of the project site closest to existing receptors, which are located over approximately 2,100 feet from the site. Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO or TACs during construction or operation, either on a project-level or cumulative level. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required for this topic.

d. Emissions such as those leading to odors have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors,

emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections 'a' through 'c' above. Therefore, the following discussion focuses on emissions of odors and dust.

Pursuant to the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[16] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on several variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantification of significant odor impacts is relatively difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses. In addition, while the proposed project would include an on-site RV dump station, significant odors are not anticipated to be generated from such. Furthermore, the nearest sensitive receptor to the project site is an existing single-family residence located approximately 0.4-mile (2,100 feet) southeast of the site, and any adverse odors would substantially dissipate prior to reaching the receptor. In addition, BAAQMD regulates objectionable odors through Regulation 7, Odorous Substances, which does not become applicable until the Air Pollution Control Officer (APCO) receives odor complaints from ten or more complainants within a 90-day period. Once effective, Regulation 7 places general limitation on odorous substances and specific emission limitations on certain odorous compounds, which remain effective until such time that citizen complaints have been received by the APCO for one year. Therefore, while not anticipated, if any potential odors are generated as a result of the proposed project, Regulation 7 would ensure that the proposed project would not result in substantial odors at the nearest off-site receptors.

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes, which could be found to be objectionable. However, as discussed above, construction activities would be temporary, and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions, as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people.

In addition, the BAAQMD rules and regulations would act to reduce construction related dust, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following project construction, the project site would not include any exposed topsoil. Thus, project operations would not include any substantial sources of dust.

[16] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required for this topic.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✖
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✖
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖

Discussion

a. According to the General Plan EIR, while General Plan Policies regarding biological resources would provide protection to certain sensitive resources such as wetlands, coastal saltmarshes, oak woodlands, and individual plant species, the General Plan would allow for the loss of many acres of natural open space that support numerous wildlife species. Therefore, the General Plan EIR concluded that a substantial effect on sensitive, rare, or endangered animals would occur with implementation of the General Plan, and a significant and unavoidable impact would occur. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, impacts to special-status species associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. Because associated impacts were previously determined to be significant and unavoidable, pursuant to CEQA Section 15183, further analysis of issues related to special-status species is not required in this Modified Initial Study. Nonetheless, the analysis presented below was conducted in order to confirm that additional special-status species not identified within the General Plan EIR would not be present within the project site.

Special-status species include those species that are:

- Listed as endangered or threatened under the Federal Endangered Species Act (FESA) (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the California Endangered Species Act (CESA) (or proposed for listing);
- Designated as endangered or rare, pursuant to California Department of Fish and Wildlife (CDFW) Code(Section 1901);
- Designated as fully-protected, pursuant to CDFW Code (Section 3511, Section 4700, or Section 5050);
- Designated as species of special concern by the CDFW; or
- Defined as rare or endangered under CEQA [California Rare Plant Rank (CRPR) 1, 2, and 3].

Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal.

In order to determine the likelihood of special-status species to occur on the project site, a search of the California Natural Diversity Database (CNDDB) was conducted for the project site quadrangle and the eight quadrangles surrounding the project site. The intent of the database review was to identify documented occurrences of special-status species in the vicinity of the project area, to determine their locations relative to the project site, and to evaluate whether the site meets the habitat requirements of such species.

The project site is currently undeveloped and is covered with ruderal grasses and vegetation, which are regularly disked. In addition, surface waters and wetlands do not occur on-site. Furthermore, the project site does not currently contain any existing trees.

Based on the results of the CNDDB search, several special-status plant and wildlife species are known to occur within the project region. However, the majority of species are not expected to occur on-site due to lack of suitable habitat(s). The potential for special-status species to occur on the project site is discussed in further detail below.

Special-Status Plants

Special-status plants generally occur in relatively undisturbed areas within vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, chaparral, alkali playa, dunes, and areas with unusual soil characteristics. Based on the results of the CNDDB search, a total of seven special-status plant species, including: two-fork clover, Tiburon paintbrush, big-scale balsamroot, big tarplant, Congdon's tarplant, congested-headed hayfield tarplant, and Carquinez golden brush, have the potential to occur within the project site. However, the project site is regularly disked, and, thus, is not suitable habitat for any special-status plant species known to occur in the region. Therefore, the proposed project would be unlikely to result in impacts to special-status plant species.

Special-Status Wildlife

Based on the CNDDB search, the majority of special-status wildlife species that are documented within the project region were eliminated from further consideration due to a lack of suitable on-site habitat (i.e., caves, wetland, riparian scrub, etc.). In addition, the project site does not currently contain any existing trees, and, therefore, the project site does not provide nesting habitat for protected birds and raptors. The remaining two species, the western bumble bee and the western burrowing owl, have a low to moderate potential to occur on the project site, and are discussed in further detail below. It should also be noted that while the project site does not contain suitable nesting habitat for Swainson's Hawk, the project site has the potential to be used as foraging habitat by the species.

Western Bumble Bee

The western bumble bee nests underground, or in or under organic material on the ground. The project site is located within the identified range of western bumble bee. However, the closest known CNDDB western bumble bee record is approximately 2.7 miles southeast of the project site. In addition, the essential habitat characteristic for the bees is the presence of abundant flower resources of reasonably high species diversity, such that foraging opportunities occur throughout the entire season of activity. The project site is currently covered with ruderal grasses and vegetation, which are regularly disked. Therefore, abundant flower resources of reasonably high species diversity do not exist within the project site. Thus, the potential for the western bumble bee to nest within the project site is low. As such, disturbance of the western bumble bee would not occur with project development.

Western Burrowing Owl

Burrowing owl habitat is usually found in annual and perennial grasslands, characterized by low-growing vegetation. The primary habitat requirement for western burrowing owls is small mammal burrows that the species uses for nesting. Typically, the species uses abandoned ground squirrel burrows, but western burrowing owls have been known to dig burrows in softer soils. In urban areas, western burrowing owls may use pipes, culverts, and piles of material as artificial burrows. Western burrowing owls breed semi-colonially from March through August.

The project site is located within the identified range of western burrowing owl. However, the closest known CNDDB western burrowing owls record is approximately two miles north of the project site. In addition, the project site consists of regularly disked ruderal grassland. Nonetheless, the potential exists for a limited number of burrows to be present within the site that could provide potentially suitable habitat for western burrowing owl. Therefore, if burrowing owls are present on or near the project site, the proposed project could result in an adverse impact to the species. It should be noted that, according to Table 8-1 of the City's General Plan, impacts to burrowing owl associated with buildout of the General Plan were previously anticipated by the City, and analyzed within the General Plan EIR. Furthermore, in order to ensure impacts to nesting birds and raptors protected under the MBTA (which includes the western burrowing owl) do not occur, the City requires new development projects to conduct preconstruction surveys as standard conditions of approval.

The City standard preconstruction survey condition of approval for nesting birds is as follows:

A qualified biologist shall conduct nesting bird surveys within 14 days of initiation of ground disturbance activities within the proposed construction footprint to avoid impacts to nesting birds associated with construction. Surveys shall be conducted prior to ground disturbing activities. If an active nest (or burrow) is located, all clearing and construction within 300 feet of the nest (500 feet for raptor nests) or as designated appropriate by a biological monitor, shall be postponed until the nest (or burrow) is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting, as determined by a qualified biologist. Limits of construction to avoid a nest or burrow shall be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described. Additional surveys shall then be conducted if ground-disturbing activities are delayed due to active bird nesting, until the qualified biologist determines that the young associated with an active nest have fledged. The results of the nesting bird surveys shall be submitted to the City of American Canyon Community Development Department for review and approval.

Conclusion

Based on the above, impacts to species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the U.S. Fish and Wildlife Service were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects given required compliance with City standard conditions of approval, as well as applicable federal, State, regional, and local regulations, together with the goals, policies, and actions included in the General Plan, which the General Plan EIR found would substantially mitigate potential environmental effects. As a result, the criteria for requiring further CEQA review are not met. It should be noted that while the General Plan EIR found that such regulations would substantially mitigate potential environmental effects, as discussed above, the General Plan EIR concluded that a substantial effect on sensitive, rare, or endangered animals would occur with implementation of the General Plan, and a significant and unavoidable impact would occur.

b,c. The proposed development area does not contain any wetlands or aquatic features. Therefore, the site does not include any sensitive natural communities, and impacts related to having a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands were adequately addressed in the General Plan EIR. The proposed project would not result in any peculiar effects that would require further CEQA review related to effects on any riparian habitat, protected wetlands, or other sensitive natural communities.

d. According to the General Plan EIR, the natural landscape of the City is highly modified, and considerably fragmented by developments. The configuration of natural habitats that would remain following buildout of the General Plan was determined to be discontinuous open space areas within master planned communities. Development within the City was envisioned in the General Plan to continue adjacent to SR 29, which would further bisect the river and marshes on the west of the City from the foothills, and forests to the east, which would interfere with the movement of resident or migratory wildlife, particularly in an east west direction. As such, the General Plan EIR noted that SR 29 is the primary barrier to movement within the City. Furthermore, according to the General Plan EIR, the industrial parks and residential subdivisions in the northern portion of the General Plan area would create barriers to movement or mortality traps. Overall, the General Plan EIR concluded that the conversion of existing open space to urban land uses, while providing the needed urban expansion for a viable City, is still considered a significant impact with regard to wildlife movement.

The project site is currently undeveloped and is covered with ruderal grasses and vegetation. Surrounding existing land uses include undeveloped land to the west and light industrial uses to the north, south, and east. SR 29 and the California Northern Railroad tracks bound the site to the east and west, respectively. The urbanized nature of the area currently restricts wildlife movement. In addition, surface waters and wetlands do not occur on-site. Thus, development of the proposed project would not have the potential to impact wildlife corridors, or interfere substantially with the movement of native resident or migratory wildlife species.

Based on the above, impacts related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

e. According to the General Plan EIR, the General Plan has incorporated policies that seek to mitigate impacts to biological resources, including, but not limited to, Policies 8.1.1 through 8.1.4 which state that applicants "acquire and maintain the most current information available regarding the status and location of sensitive biological elements," Policy 8.1.3 which provides for funding to maintain and protect resources, and Policy 8.5.1 requires that development "fully considers the presence of oak savanna, mixed hardwood forest and coastal saltmarsh."

Section 18.40.110 of the City's Municipal Code requires that any trees removed be replaced on the project site. Replacement trees shall be a minimum size of twenty-four-inch box of the same species unless specifically approved by the City Council. As discussed above, the project site does not currently contain any existing trees.

Therefore, impacts related to conflicting with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

f. The project site is not located in an area that has an approved Habitat Conservation Plan, Natural Community Conservation Plan, or local, regional, or state habitat conservation plan. Therefore, the proposed project would not result in any peculiar effects that would require further CEQA review related to conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. It should be noted that because the City is not located within an area that has an approved Habitat Conservation Plan, Natural Community Conservation Plan, or local, regional, or state habitat conservation plan, the General Plan EIR did not include an analysis of impacts related to such.

V. CULTURAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✖
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✖

Discussion

a-c. Historical resources are features that are associated with the lives of historically-important persons and/or historically-significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

According to the General Plan EIR, four recorded prehistoric sites are located within the City of American Canyon, and several areas within the City have been identified as Archeologically Sensitive Areas, which are shown in Figure CH-1 of the General Plan EIR. Based on Figure CH-1, the southern portion of the project site was identified by the City as an Archeologically Sensitive Area. The General Plan EIR also noted that listed State and federal inventories of historic properties are not located within the City's planning area or the American Canyon city limits; however, specific historic resources within the planning area include: the old route of the Napa Vallejo (or Benicia-Sacramento) Road and other wagon trails known to have existed in the area; the route of the Southern Pacific and Electric Railroad Lines from the Napa River bridge crossing to Napa Junction; historic farmsteads associated with major roads and trails (such as the Soscol Rancho/Thompson Gardens on Suscol Creek); and areas where locally important minerals could be obtained, such as "Napa stone," rhyolite, and other volcanic materials. Nonetheless, the General Plan EIR concluded that with implementation of General Plan Policies, which include a variety of measures to assist in reducing potential impacts to cultural resources, impacts to cultural and historic resources would be less than significant.

In order to ascertain the potential of discovering cultural resources within the project site, a Cultural Resources Inventory Study was prepared for the proposed project.[17] The Cultural Resources Inventory Study consisted of a literature review to identify any previously recorded cultural resources and a field survey, conducted on December 31, 2022, of the entire project site. Additionally, as part of the Cultural Resources Inventory Study, a records search of the CHRIS was completed by the NWIC for cultural resource site records and survey reports within the project site. Based on the results of the project-specific CHRIS search, 10 cultural resource studies have been previously conducted that in total cover approximately 50 percent of the project site, and the project area does not contain any recorded historical or archaeological resources.

[17] Genesis Society. *Cultural Resources Inventory Survey – Napa Junction Solar RV Development Project.* January 1, 2023.

The field survey included surface examination by means of walking parallel transects spaced at 20-meter intervals. In searching for cultural resources, the site was observed for any unusual contours, soil changes, distinctive vegetation patterns, exotic materials, artifacts, feature or feature remnants and other possible markers of cultural sites. Archeological or historic resources were not discovered during the field survey. According to the Cultural Resources Inventory Study, the absence of such resources may be explained by the past disturbance that has occurred within the project site, as well as the more suitable habitation settings which can be found a short distance east of the project site, along the foothill margins.

As discussed above, the General Plan EIR concluded that implementation of applicable General Plan policies would ensure that impacts to cultural and historic resources would be less than significant. The proposed project would be required to comply with all applicable General Plan policies. In addition, the proposed project would be required to comply with City standard conditions of approval which would ensure that if any previously unknown cultural resources are discovered, measures would be taken to protect if the discovered cultural resources. Furthermore, given that the proposed project would be consistent with the site's General Plan land use designation, and considering that the Cultural Resources Inventory Study prepared for the proposed project did not identify any known cultural resources on-site, buildout of the project site and potential disturbance of buried archaeological resources or human remains have been anticipated by the City and analyzed in the General Plan EIR.

In addition, on January 31, 2023, the City adopted General Plan Amendment Policy H-8.12, which requires the Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation to be implemented 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. As a result, an additional condition of approval will be added to the design permit resolution requiring the use of the Yocha Dehe Wintun Nation Treatment Protocol when 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. A copy of the Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation is included as Appendix B of this Modified Initial Study. The condition of approval would also require the project applicant to include cultural representatives in the pre-construction meeting invitation prior to any grading activities.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

VI. ENERGY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖

Discussion

a,b. The General Plan EIR concluded that with implementation of General Plan Policies, including policies related to energy saving site planning (Policies 8.22.1, 8.22.2 and 8.22.3), encouraging new sources (i.e., solar, wind) of energy (Policies 8.25.2 and 8.25.3), and educating the public on conservation techniques (Policies 8.24.1 and 8.24.2), General Plan impacts would be less than significant.

The main forms of available energy supply are electricity, natural gas, and oil. The following provides a discussion regarding the project's potential effects related to energy demand during construction and operation.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, paving, limited amounts of building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated pursuant to the CARB In-Use Off-Road Diesel Vehicle Regulation, which is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The CARB prepared the *2022 Climate Change Scoping Plan Update* (2022 Scoping Plan),[18] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix D of the 2022 Scoping Plan

[18] California Air Resources Board. *The 2022 Climate Change Scoping Plan Update.* December 2022.

includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The CARB Diesel Vehicle Regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2022 Scoping Plan and the recommended actions included in Appendix D of the 2022 Scoping Plan.

Based on the above, the temporary increase in energy use during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. The proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

The proposed project would include the installation of approximately 5,136 solar panels on-site, with approximately 52 micro-inverters. The solar panels would be a renewable source of energy and would generate approximately three MW of AC renewable energy from sunlight to provide enough electricity to the electric/utility grid to power approximately 300 homes and/or businesses. Energy generated by the proposed project would be provided to MCE which would distribute the energy using PG&E's existing power lines.

The proposed project would consume a relatively small amount of electricity during operations associated with the 600-sf on-site building, lights, and maintenance equipment; however, energy consumption would be negligible compared to the renewable energy produced by the project. In addition, the 600-sf on-site building would be built in compliance with the applicable requirements of the 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), and the 2022 Building Energy Efficiency Standards, which is a portion of the CBSC.

Given that the proposed project would result in a net gain in renewable energy resources, energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, the proposed project would not conflict with any state or local plans regarding energy efficiency, as the proposed project complies with State legislation regarding renewable energy generation and storage, and contributes to renewable energy resources.

Conclusion

Based on the above, impacts related to energy use were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

VII. GEOLOGY AND SOILS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖
ii. Strong seismic ground shaking?	☐	☐	✖
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖
iv. Landslides?	☐	☐	✖
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✖
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	✖

Discussion

The following discussion is based primarily on a Geotechnical Study prepared for the proposed project by Bear Engineering Group, Inc. (Appendix C).[19]

ai-aii. According to the General Plan EIR, American Canyon, like most of California, is vulnerable to seismic activity due to the presence of several active earthquake faults in the region, including major faults such as the San Andreas and Hayward faults, and local active faults such as the West Napa and Green Valley faults. As such, the General Plan EIR determined that buildout of the General Plan would expose City residents and employees to the risk of groundshaking. Policies 9.2.1 and 9.2.2 incorporated as part of the General Plan require proper engineering and geologic studies to be completed on properties or areas which have the greatest potential to be affected by groundshaking caused by earthquakes. However, the General Plan EIR concluded that a potentially significant impact would occur related to groundshaking, and noted that mitigation measures beyond the policies included in the General Plan would be determined on a "project level" basis.

Based on the information included in the Geotechnical Study prepared for the proposed project in compliance with General Plan Policy 9.1.1, the project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault to the project site is the Antioch Fault, which is located

[19] Bear Engineering Group, Inc. *Geotechnical Study Executive & Boat Storage (300-336 Green Island Road, American Canyon).* December 8, 2022.

approximately eight miles to the west of the project site. However, active or potentially active faults are not located within, and do not extend towards the project area.

In addition, development within the City is required to comply with the CBSC. The CBSC provides minimum standards to ensure that the proposed structure would be designed using sound engineering practices and appropriate engineering standards for the seismic area in which the project site is located. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that the proposed structure would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

Given that the proposed project would be consistent with the site's General Plan land use designation, potential fault rupture and seismic ground shaking hazards associated with buildout of the project site have been anticipated by the City and analyzed in the General Plan EIR. Furthermore, only 600 sf of habitable structures would be developed on-site as part of the proposed project, the proposed project would be constructed in accordance with the seismic design parameters established by the most recent requirements of the CBSC, and the site is not located in an earthquake fault zone as designated by the State of California. Therefore, impacts related to seismic rupture of a known earthquake fault or strong seismic ground shaking were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

aiii,aiv,
c. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed in detail below.

Liquefaction

Liquefaction is a phenomenon in which granular material is transformed from a solid state to a liquefied state as a consequence of increased pore-water pressure and reduced effective stress. Increased pore-water pressure is induced by the tendency of granular materials to densify when subjected to cyclic shear stresses associated with earthquakes.

According to the General Plan EIR, within the City of American Canyon, alluvial areas are the dominant geologic feature, and present the greatest potential for liquefaction as groundwater saturation is likely only to occur in the alluvial areas. The General Plan includes several policies (Policies 9.3.1, 9.3.2, 9.3.4 and 9.3.5) which require studies to be completed in areas known to have potential liquefaction hazards prior to individual project permit approval. If projects are properly engineered, the General Plan EIR concluded that impacts from liquefaction could be considered less than significant; however, the General Plan EIR noted that until such studies are completed, liquefaction impacts would be considered potentially significant.

According to the Geotechnical Study prepared for the proposed project in compliance with General Plan Policy 9.1.1, the project site is generally underlain by alternating silts and clay with

clays classified as stiff, suggesting a low chance of liquefaction. Therefore, the potential for risks related to liquefaction would be less than significant.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. the risk of landslide hazard is greatest in areas with steep, unstable slopes. According to the General Plan EIR, the American Canyon planning area contains several locations which have the potential for landslide activities. However, General Plan Policies 9.4.1, 9.4.3, 9.4.4 and 9.4.5 require engineering and special studies for the areas with landslide potential, to identify any risk exposure and to establish individual project level mitigation measures to reduce impacts. As a result, the General Plan EIR determined that impacts related to slope stability would be less than significant. The Geotechnical Study does not cite concerns related to landslides. The topography of the project site is considered level terrain and, thus, impacts related to landslides would be less than significant.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The Geotechnical Study does not cite concerns related to lateral spreading. The project site is located on level terrain and is not located near any open faces that would be considered susceptible to lateral spreading. Therefore, the potential for lateral spreading to pose a risk to the proposed project is low.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. According to the Geotechnical Study, the alternating layering of subsoil suggests the likelihood of minor differential movement to be moderate within project site soils. The proposed project would comply with the CBSC, which would reduce the potential risk for subsidence. In addition, the Geotechnical Study includes grading recommendations that the proposed project would be conditioned to include as part of project design. The City of American Canyon Building Division would review all improvement plans to ensure that all recommendations from the Geotechnical Study are incorporated. Given required compliance with the CBSC and the construction standards provided in the Geotechnical Study, the proposed project would not be subject to substantial risks related to subsidence/settlement.

Conclusion

Based on the above, the proposed project would not be subject to substantial risks related to liquefaction, landslides, or lateral spreading. In addition, compliance with standard construction regulations included in the CBSC, as well as construction standards provided in the Geotechnical Study, would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving subsidence or settlement. Therefore, impacts related to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

b. Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study. As noted therein, the proposed project would not result in any peculiar effects related to substantial soil erosion or the loss of topsoil, and requirements for additional CEQA review are not met.

d. Expansive soils increase in volume when they absorb water and have the potential to crack or otherwise compromise the integrity of building foundations. According to the Geotechnical Study, the on-site soils have a moderate potential for expansion. However, General Plan Policy 9.4.5 requires that proposals for new development and expansion of existing development in areas that are susceptible to collapsible or expansive soils are reviewed and adequate mitigation is provided. The Geotechnical Study includes ground stabilization techniques that the proposed project would be conditioned to include as part of project design. Given required compliance with the CBSC and the construction standards provided in the Geotechnical Study, the proposed project would not be subject to substantial risks related to expansive soils. The City of American Canyon Building Division would review all improvement plans to ensure that all recommendations from the Geotechnical Study are incorporated.

Based on the above, the proposed project would not result in any peculiar effects related to located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property, and requirements for additional CEQA review are not met.

e. The proposed project would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. As a result, the proposed project would not result in any peculiar effects related to septic tanks or other alternative wastewater disposal systems, and requirements for additional CEQA review are not met.

f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. The City's General Plan does not note the existence of any unique geologic features within the City. Consequently, implementation of the proposed project would not be anticipated to have the potential to result in direct or indirect destruction of unique geologic features. In addition, the majority of the surrounding area is developed and paleontological resources have not been encountered in the vicinity. Thus, existing paleontological resources are not expected to occur on the site. Occurrences of fossil resources are typically closely tied to the geologic units. The soil types at the project site are not considered unique geologic features and are common within the geographic area of the City. As such, development of the proposed project would not destroy a unique geologic feature.

Based on the above, the project site does not contain any peculiar conditions that would result in increased potential for subsurface paleontological resources. Therefore, impacts related to resulting in the direct or indirect destruction of a unique paleontological resource were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖

Discussion

An evaluation of GHG emissions was not required pursuant to CEQA at the time of preparation of the General Plan EIR and, as a result, GHG emissions were not directly addressed in the General Plan EIR. However, potential impacts related to GHG emissions do not constitute "new information" as defined by CEQA, considering GHG emissions were known as a potential environmental issue since before 1994 and the General Plan EIR was circulated in 1994.[20] As such, the proposed project would not result in any new impacts related to GHG emissions and global climate change than what was previously anticipated for the project site.

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The proposed project is located within the jurisdictional boundaries of BAAQMD. While updated CEQA Guidelines have not yet been released, on April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of

[20] As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301*. Also see, *Citizens of Responsible Equitable Development v. City of San Diego (2011) 196 Cal.App.4th 515*.

Climate Change Impacts from Land Use Projects and Plans.[21] The updated GHG thresholds address more recent climate change legislation, including SB 32, and provide qualitative thresholds related to Buildings and Transportation.

Based on the modeling conducted for the proposed project (Appendix A), construction of the project was estimated to generate annual maximum unmitigated GHG emissions of 349.64 $MTCO_2e$/yr. Construction GHG emissions would not be generated in excess of typical light industrial uses, which have been anticipated for development within the project site by the City. The total unmitigated annual operational GHG emissions for the first year of project operation (assumed to be 2024) were estimated as presented in Table 4. As shown in the table, the proposed solar panels would result in the generation of a renewable energy source, which would replace natural gas/coal/fossil fuel-generated electricity usage in the project area, resulting in a net decrease in GHG emissions.

Table 4
Unmitigated Operational GHG Emissions

Source	GHG Emissions (MTCO2e/yr)
Area	*4.83*
Energy	*4.79*
Mobile	*3.46*
Waste	*0.28*
Water	*0.22*
Total Operational GHG Emissions	8.76
Total Reduction in GHG Emissions[1]	*818.52*
Net Difference	***-809.76***

Source: CalEEMod, December 2022 (see Appendix A).

However, as noted previously, the BAAQMD's applicable threshold of significance for GHG emissions are qualitative, and the foregoing information is provided for disclosure purposes only. Potential impacts related to GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAQMD's adopted thresholds of significance below.

BAAQMD Thresholds of Significance

As discussed above, on April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of Climate Change Impacts from Land Use Projects and Plans. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[22]

In December of 2012, the City of American Canyon approved an Energy Efficiency Climate Action Plan (EECAP). The EECAP included emissions reduction targets for the City, as well as reduction

[21] Bay Area Air Quality Management District. *CEQA Thresholds and Guidelines Update.* Available at: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed December 2022.

[22] Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.

measures. According to the EECAP, the plan meets the criteria under State CEQA Guidelines Section 15183.5(b) to qualify as a local GHG reduction strategy. As such, the project's consistency with the applicable reduction measures is assessed in Table 5 below. The following measures were relevant to the proposed project. Other measures included in the EECAP that were specific to existing buildings, residential developments, or municipal operations were not included in the table.

As shown in the table, the proposed project would generally be consistent with the applicable reduction measures of the City's EECAP.

Table 5
Project Consistency with the EECAP

Suggested Measure	Consistency Discussion
Measure C-7: Require Energy Efficiency Beyond State Code for New Non-Residential Construction. Through 2013, provide a streamlined permit process for new Non-Residential construction projects that incorporate energy efficiency improvements over Title 24, include all items on a voluntary energy efficiency checklist, or include renewable energy improvements. Starting in 2014 or 2017, require that all new construction achieve Tier 1 of Title 24 standards (15 percent more stringent than the mandatory standards.)	The proposed project would include the installation of approximately 5,136 solar panels on-site with approximately 52 micro-inverters. The solar panels would be a renewable source of energy and would generate approximately three MW of AC renewable energy from sunlight to provide enough electricity to the electric/utility grid to power approximately 300 homes and/or businesses. By replacing natural gas/coal/fossil fuel-generated electricity with solar-generated electricity, the proposed project would generally meet the requirements of Measure C-7.
Measure C-11: Solar Ready Roofs for New Construction. For new construction: Require solar ready roofs that are pre-wired and ready for the installation of solar photovoltaic panels and solar water heating systems.	As discussed above, the proposed project would include the installation of approximately 5,136 solar panels on-site, which would generate enough electricity to power approximately 300 homes and/or businesses. In addition, the proposed ancillary 600 sf office building would be constructed in compliance with Title 24 standards, which require certain buildings to be designed as solar ready. As such, the proposed project would generally meet the requirements of Measure C-11.
Measure C-13: Community Water Reduction. Reduce community water use through building and landscape design and improvements.	Water use at the project site would be limited through compliance with Division 5.3, Water Efficiency and Conservation, of the 2022 CALGreen Code. As noted therein, landscaping and landscape irrigation systems within the project site would be required to comply with the MWELO, as well as all regulations set forth in Chapter 16.14, Water-Efficient Landscaping, of the City's Municipal Code. As such, the proposed project would comply with this measure.

Source: City of American Canyon. Energy Efficiency Climate Action Plan. December 2012.

Conclusion

Based on the above, the proposed project would not conflict with the City's EECAP. Furthermore, construction of the proposed project would not result in GHG emissions in excess of what has been anticipated for development of the site with light industrial uses by the City, and operations

of the proposed project would have a beneficial impact to GHG emissions, as the proposed project would result in the generation of a renewable energy source. Therefore, impacts related to the generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and could conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs, would not occur. Although the General Plan EIR did not specifically address GHG emissions, as noted above, this analysis did not identify any new impacts related to such. As a result, the proposed project would not result in any peculiar effects related to the generation of GHG emissions, and requirements for additional CEQA review are not met.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*		Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✖
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	✖
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
g.	Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖

Discussion

According to the City's General Plan EIR, a NOP was prepared as part of the preparation of the General Plan EIR to solicit issues and concerns related to the implementation of the General Plan. Comments received in response to the NOP aided the City in focusing the potentially significant impacts that required further environmental analysis in the General Plan EIR. The City did not include Hazards and Hazardous Materials within the General Plan EIR as an environmental issue area that would require further analysis. Therefore, the assumption can be made that implementation of the General Plan would not result in significant impacts related to hazards and hazardous materials. Nonetheless, the following discussion provides an analysis of whether a significant impact peculiar to the proposed project or the project site would occur.

a. Solar facilities are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. Maintenance and operation of the facility may use common cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Based on the results of a study completed by the North Carolina Clean Energy Technology Center regarding the health concerns associated with utility-scale PC projects, issues related to toxicity, electromagnetic fields, electric shock and arc flash, and fire risk associated with such projects were determined not to pose a substantial risk to public health or safety.[23] In

[23] Cleveland, Thomas H. *Health and Safety Impacts of Solar Photovoltaics: A California-Focused Forward to the Health and Safety Impacts of Solar Photovoltaics white paper published by the N.C. Clean Energy Technology Center at North Carolina State University in May 2017*. July 29, 2019.

addition, while the ancillary RV/boat storage facility on-site would include the use of RV dump stations in the eastern portion of the site, dump stations would be connected to the City's existing sewer system, and all waste would be treated in accordance with federal, State, and local requirements.

Therefore, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

b,d. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions. The analysis is based primarily on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project by AEI Consultants (Appendix D).[24]

Construction Activities

Construction activities associated with the proposed project would involve the use of various products such as concrete, paints, and adhesives. In addition, heavy-duty construction equipment would contain hydraulic fluid, diesel fuel, and other petroleum products. Small quantities of such potentially toxic substances would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials.

Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),[25] the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Napa County Environmental Health Division [NCEHD]) in accordance with the regulations. The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractor is required to notify the NCEHD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

Existing On-Site Hazardous Conditions

The purpose of the Phase I ESA was to review past and present land use practices and activities at and near the project site for evidence of recognized environmental conditions (RECs) that could result in impacts to soil, soil vapor, surface water, and/or groundwater at, beneath, or originating from the project site. As part of the process, the Phase I ESA included review of historical documentation, aerial photography, regulatory agency files, environmental sites radius reports, and site reconnaissance. According to the American Society for Testing and Materials (ASTM), RECs are defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release."

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[24] AEI Consultants. *Phase I Environmental Site Assessment.* November 24, 2022.

[25] Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

The California EPA has compiled a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The components of the Cortese List include the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List,[26] the list of leaking underground storage tank (UST) sites from the State Water Resources Control Board (SWRCB's) GeoTracker database,[27] the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[28] The project site is not included on the DTSC Hazardous Waste and Substances Site List. In addition, the project site is not listed on the SWRCB's list of solid waste disposal sites, list of leaking UST sites, or list of active CDO and CAO.

The Phase I ESA that was prepared for the proposed project included a review of regulatory agency records and a mapped database records search for other databases not included on the Cortese List. According to the Phase I ESA, the project site was identified California Integrated Water Quality System Project (CIWQS), and the National Pollutant Discharge Elimination System (NPDES) in association with the CIWQS listings.

However, the listings were related to construction storm water permits. Therefore, the Phase I ESA concluded that based on the nature of the listings/permits and that construction did not take place on the property between 2005 and 2017, when the listings/permits were issued, the listings on the aforementioned databases were not considered a REC.

According to the Phase I ESA, AEI did not identify evidence of any additional RECs, controlled RECs, or historical RECs associated with the project site. The Phase I ESA noted that other environmental conditions are associated with the project site, such as the north-north central portion of the project site historically being used for landscaping materials sales and storage, and truck maintenance; railroad tracks and spurs historically located crossing through the north-north central portion of the site; and the project site's historic use for grain and forage cultivation. However, because of the time elapsed since cessation of operations, and the nature of the proposed project, as well as the fact that the project site is to be covered with asphalt/concrete, which would prevent direct contact with the subsurface, AEI concluded that the other environmental conditions identified in the Phase I ESA do not qualify as RECs.

Based on the above, the proposed project would not result in any peculiar effects that would require further CEQA review related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, or through being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.

c. The nearest school relative to the project site is Napa Valley Montessori School, located approximately 0.7-mile south of the project site. Therefore, the proposed project would not result

[26] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed December 2022.

[27] State Water Resources Control Board. *GeoTracker.* Available at: https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=8858350455. Accessed December 2022.

[28] CalEPA. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed December 2022.

in any peculiar effects that would require further CEQA review related to emitting hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e. The nearest airport to the project site is the Napa County Airport, located approximately 1.2 miles north of the project site. As shown in the Napa County ALUCP, the project site is located within ALUC Zone D, as provided by the County of Napa. Zone D restricts development to industrial or other non-residential uses. The proposed project is an industrial development, and, therefore, would not conflict with the development types allowed within Zone D. In addition, the proposed project would not result in buildings that would obstruct established flight paths. Furthermore, the proposed project is consistent with the project site's General Plan land use designation of Industrial, and impacts associated with development of the project site were generally anticipated within the Napa County ALUCP.

Therefore, the proposed project would not result in any peculiar effects associated with airport related safety hazards, and the criteria for requiring further CEQA review are not met.

f. During operation, the proposed project would provide adequate access for emergency vehicles and would not interfere with potential evacuation or response routes used by emergency response teams. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events. In addition, the proposed project would include the construction of a secondary gated driveway located off the southern boundary of the site, along Green Island Road, which would be used as an EVA road. The provision of an EVA road within the project site would improve emergency vehicle circulation within the site. Therefore, the proposed project would not result in any peculiar effects related to interfering with an emergency evacuation or response plan, and the criteria for requiring further CEQA review are not met.

g. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High or High Fire Hazard Severity Zone (FHSZ).[29] In addition, the proposed project would be required to comply with all applicable requirements of the California Fire Code, including installation of fire sprinkler systems. The project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future workers or visitors. Given that the project site is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

Based on the above, the proposed project would not result in any peculiar effects related to wildfire hazards, and the criteria for requiring further CEQA review are not met.

[29] California Department of Forestry and Fire Protection. *California Fire Hazard Severity Zone Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed December 2022.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	✖
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	✖
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✖
iv. Impede or redirect flood flows?	☐	☐	✖
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖

Discussion

a, ci-ciii. The General Plan EIR anticipated that proposed development under the General Plan would increase peak flows in the Napa River due to a larger proportion of land becoming impervious surfaces (paved), greater site runoff, and elimination of incidental ponding areas. However, the General Plan EIR concluded that with implementation of General Plan policies, impacts related to storm drainage and flood control, and associated runoff water quality, would be less-than-significant.

The following discussion provides a summary of the proposed project's potential to violate water quality standards/waste discharge requirement, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

Construction

Project construction activities such as grading, excavation, and trenching for site improvements would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from

heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Impacts from construction-related activities would generally be short-term.

Water quality degradation is regulated by the federal NPDES Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the State Water Resources Control Board through nine Regional Water Quality Control Boards (RWQCBs). The project site is located within the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). Projects that disturb one or more acres of soil, or disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the State NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (General Permit). A Notice of Intent must be filed with the RWQCB and the General Permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared. Because the project site is larger than one acre, the project would be subject to the aforementioned State NPDES General Permit conditions. Preparation of an SWPPP would ensure that any adverse construction-related impacts to water quality degradation would be prevented by the inclusion of best management practices (BMPs) for erosion and pollution prevention. Pursuant to Chapter 14.28 of the American Canyon Municipal Code, erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely revegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Pollution prevention practices may include designated washout areas or facilities, control of trash and recycled materials, tarping of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities.

Compliance with the NPDES General Construction Permit through preparation of a SWPPP would ensure that construction of the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

Post-Construction Operations

After project completion, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported through stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil erosion if not properly addressed and provide a more lucrative means of transport for pollutants to enter the waterways.

To reduce stormwater pollution in the Napa River watershed and provide a consistent approach to stormwater regulations, the City joined with other Napa County municipalities to form the Napa Countywide Stormwater Pollution Prevention Program. The SWPPP incorporates the efforts of Napa County to meet the Phase II Small Municipal Separate Storm Sewer System (MS4) Program requirements. The City is covered by the State's NPDES permits, Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa and Solano Counties. Projects are required to address post-development stormwater quality using treatment measures. In addition, according to City of American Canyon standard specifications, peak discharge from project sites in the post-development condition cannot exceed 90 percent of the undeveloped peak flow for the 24-hour, 100-year event.

According to a Preliminary Hydrology & Hydraulics Report prepared for the proposed project (see Appendix E),[30] runoff from the project site would sheet flow across the pavement to new on-site curb and gutter, before entering into on-site bioretention facilities for treatment and detention through curb cuts. On-site bioretention facilities would consist of two linear facilities located along the north and west edges of the project site, which would be interconnected and would function jointly. Any runoff not retained on-site would then exit the site through two metered outlet control overflow structures to the City's stormwater system located along Green Island Road, and to an existing drainage ditch located along the California Northern Railroad ROW to the west of the site.

The Preliminary Hydrology & Hydraulics Report determined that 100-year pre-development flow for the project site is currently 9.47 cubic feet per second (cfs). To meet the City's standards, post-development runoff routed through the proposed stormwater facilities would need to be less than 8.52 cfs. As such, Preliminary Hydrology & Hydraulics Report concluded that the required detention volume for the proposed project would be 6,516 cubic feet. The two on-site bioretention facilities would have a capacity of 11,946 cubic feet. Therefore, the combined post-development 100-year runoff was determined to be 5.75 cfs which is 74 percent of the pre-development flows, and the proposed project would be in compliance with City requirements.

Conclusion

As discussed above, the proposed project would comply with all State and local requirements related to stormwater runoff and water quality. Compliance with all standard codes and regulations would ensure that the proposed project would not result in impacts beyond what has been anticipated by the City for development of the site based on the project site's existing Industrial land use designation. Therefore, the proposed project would not result in any effects that would require further CEQA review for this topic.

b,e Water would be provided to the project site through a new connection to the existing water infrastructure surrounding the project site. The City does not currently use groundwater as a supply source. The City of American Canyon meets customer water demands by supplying water from the following existing sources:[31]

- State Water Project water;

[30] Chaudhary & Associates, Inc. *Preliminary Hydrology & Hydraulics Report – Hess Solar Farm.* November 10, 2022.
[31] City of American Canyon. *2015 Urban Water Management Plan.* June 14, 2016.

- Permit (raw) water from the City of Vallejo;
- Treated water from Vallejo;
- Treated water from the City of Napa;
- Recycled water from the City's wastewater treatment plant (WWTP); and
- Recycled water from Napa Sanitation District (NSD) that serves a portion of the City's water service area.

Other than recycled water from the City's WWTP and NSD, all of the City's raw water supplies are transported through the North Bay Aqueduct (NBA) system. Consequently, the project would not rely on groundwater as a source of water supply, and the proposed project would not contribute to depletion of groundwater supplies. Therefore, the proposed project would not result in any peculiar effects related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan, and the criteria for requiring further CEQA review are not met.

c.iv. The General Plan EIR included an analysis of flood risks associated with implementation of the General Plan, including identification of flood hazard areas within the City. According to the General Plan EIR the western portion of the City is within the 100-year floodplain, and all development within the 100-year floodplain and/or in a floodplain overlay district is susceptible to floods. Nonetheless, the General Plan EIR concluded that with implementation of General Plan policies, impacts related to storm drainage and flood control would be less than significant.

As shown in Figure SD-1 of the General Plan EIR, the project site is not located within a 100-year flood area. In addition, according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06055C0609F, the project site is located within Zone X, which is defined as an area of minimal flood hazard. The City of American Canyon does not have any specific requirements for projects located in Flood Zone X. Thus, impacts were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects related to impeding or redirecting flood flows. The criteria for requiring further CEQA review are not met.

d. As discussed under question 'c.iv' above, the project site is not located within a flood hazard zone. Thus, the proposed development would not be subject to substantial flooding risks. Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. The project site is located approximately 30 miles from the California coastline and approximately 1.5 miles from the nearest point of the San Francisco Bay. Therefore, it is not anticipated that the project would be affected by flooding risks associated with tsunamis. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to a large closed body of water. Therefore, the proposed project would not result in any peculiar effects related to flooding, tsunamis, and seiches, and the criteria for requiring further CEQA review are not met.

XI. LAND USE AND PLANNING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	☐	☐	✖
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project constitutes the development of the project site with a solar generating facility and ancillary boat and RV storage underneath the solar canopies, and would be consistent with the existing light industrial land uses to the north, south, and east of the project site. Therefore, the proposed project would be a continuation of the surrounding development and would not isolate an existing land use. Furthermore, the proposed project is consistent with the site's existing land use designation and, thus, is consistent with the type and intensity of development that has previously been anticipated for the site by the City and analyzed in the General Plan EIR. The EIR concluded that buildout of the General Plan would create a beneficial impact by enhancing the City's image and character. As such, impacts related to physically dividing an established community were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b. The proposed project is consistent with the site's current General Plan land use designation of Industrial. As discussed throughout this Modified Initial Study, the proposed project would not result in any new significant environmental effects that were not previously identified in the General Plan EIR and could not be substantially mitigated by uniformly applicable development policies and standards, pursuant to CEQA Guidelines Section 15183. In addition, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City's noise standards, applicable regulations related to stormwater, and development standards included in the American Canyon Municipal Code. Therefore, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. As a result, the proposed project would not result in any peculiar effects related to such, and the criteria for requiring further CEQA review are not met.

XII. MINERAL RESOURCES. *Would the project:*		Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	✖
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	✖

Discussion

According to the City's General Plan EIR, a NOP was prepared as part of the preparation of the General Plan EIR to solicit issues and concerns related to the implementation of the General Plan. Comments received in response to the NOP aided the City in focusing the potentially significant impacts that required further environmental analysis in the General Plan EIR. According to the City's General Plan, economically viable quantities of known mineral resources do not exist within the City's Planning Area. As a result, the City determined that Mineral Resources were not an environmental issue area that would require further analysis within the General Plan EIR. The assumption can therefore be made that implementation of the General Plan would not result in significant impacts related to mineral resources. Nonetheless, the following discussion provides an analysis of whether a significant impact peculiar to the proposed project or the project site would occur.

a,b. Because economically viable quantities of known mineral resources do not exist within the City's Planning Area, mineral resources are not located on-site. Therefore, the proposed project would not result in any peculiar effects to mineral resources such that further CEQA review for this topic would be required.

XIII. NOISE. *Would the project result in:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	✖

Discussion

a. The General Plan EIR included an analysis of potential noise impacts associated with construction and operation of new development occurring pursuant to the General Plan. According to the General Plan EIR, provided that the policies contained in Chapter 11 of the General Plan are adequately implemented, noise impacts would be less than significant.

The following terms are referenced in this discussion:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this discussion will be A-weighted unless noted otherwise.
- Day-Night Average Level (DNL): The average sound level over a 24-hour period, with a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).
- Community Noise Equivalent Level (CNEL): The average sound level over a 24-hour period, with a penalty of 5 dB applied to noise occurring during daytime hours (7:00 AM to 10:00 PM) and a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).
- Equivalent Sound Level (L_{eq}): The average sound level over a given time-period.
- Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. The nearest sensitive receptor to the project site is a single-family residence located approximately 0.4-mile southeast of the site, across SR 29.

The following discussion provides an overview of the City's noise standards, as well as analysis of potential construction and operational noise effects which may be peculiar to the proposed development.

Standards of Significance

The City of American Canyon General Plan establishes an exterior noise level criterion of 65 dB L_{dn} or less within outdoor activity areas of residential land uses. Additionally, the City requires that cumulative noise exposure from exterior noise sources within noise-sensitive dwellings not exceed 45 dB L_{dn}.

The American Canyon Municipal Code establishes maximum noise limits for construction activities. Specifically, Section 8.12.080 limits construction noise at residential receptors to a maximum of 75 dBA between the hours of 7:00 AM and 7:00 PM and 60 dBA between 7:00 PM and 7:00 AM every day of the week.

Project Construction Noise

During project construction, heavy equipment would be used for grading, excavation, paving, and limited amounts of building construction, which would increase ambient noise levels in the project vicinity. Noise levels would vary depending on the type of equipment used, how equipment is operated, and how well the equipment is maintained. Noise exposure at any single point outside the project construction area would also vary depending upon the proximity of equipment activities to each point.

Table 6 shows maximum noise levels associated with typical construction equipment. Based on the table, activities involved in typical construction would generate maximum noise levels up to 85 dB at a distance of 50 feet.

Table 6
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Backhoe	78
Compactor	83
Compressor (air)	78
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

Noise would also be generated during the construction phase by increased truck traffic on area roadways, including truck traffic associated with heavy material and equipment transport to and from the construction site. Noise increases from truck traffic related to the material movement would be short duration, and likely occur during daytime hours.

The City of American Canyon establishes maximum noise limits for construction activities of 75 dBA between the hours of 7:00 AM and 7:00 PM and 60 dBA between 7:00 PM and 7:00 AM. As discussed above, the nearest existing single-family residence is located approximately 0.4-mile (2,100 feet) southeast of the site. As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources. The noise levels from a source decrease at a rate of approximately 6 dB per every doubling of distance from the noise source. Therefore,

at a distance of 2,100 feet, construction noise associated with the project would result in noise levels of approximately 52 dB, at most, which is within the normally acceptable noise level threshold for existing single-family residential development. Furthermore, construction of the proposed project would not result in any peculiar noise effects beyond what would occur with development of typical light industrial uses, which have been previously anticipated for development within the project site. Therefore, construction activities associated with the proposed project would not result in new significant noise impacts relative to what was analyzed in the General Plan EIR.

Project Operational Noise

The existing noise environment in the project area is primarily defined by traffic on SR 29. The proposed solar panels would not result in the generation of any noise during operations, Therefore, the primary source of operational noise associated with implementation of the proposed project would be traffic noise generated by future patrons of the ancillary RV and boat storage facility. As discussed in Section XVII, Transportation, of this Modified Initial Study, the proposed project would be expected to generate approximately 45 AADT, with three to four trips occurring in the peak hour.[32] According to Caltrans 2020 traffic volume data, SR 29 north of Green Island Road experiences a total of 32,500 AADT, 2,700 of which are peak hour trips.[33] Therefore, such a relatively modest increase in traffic volumes would not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Additionally, a fence and associated vegetation would be provided around the perimeter of the project site, which would shield noise from vehicles on the project site. Furthermore, because the existing noise environment of the project site has been analyzed and buildout of the General Plan has anticipated development of the site with an industrial use, the proposed project would not create noise in the vicinity that would conflict with any applicable City standards.

Conclusion

Based on the above, construction and operation of the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. Thus, impacts related to noise level increases and conflicts with the City's noise level standards were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec).

[32] Abrams Associates Traffic Engineering, Inc. *Trip Generation Analysis for the Napa Junction Solar RV and Boat Storage Project.* March 3, 2023.

[33] Caltrans. *Traffic Census Program.* Available at: https://dot.ca.gov/programs/traffic-operations/census. Accessed December 2022.

Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 7, which was developed by the California Department of Transportation (Caltrans), shows the vibration levels that would normally be required to result in damage to structures.

Table 7
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The primary vibration-generating activities associated with the proposed project would occur during grading, paving and placement of utilities. Table 8 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration. Although noise and vibration associated with the construction phases of the project would add to the noise and vibration environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. In addition, while the proposed project would involve the use of construction equipment within 25 feet of the nearest structures to the north of the project site, the light industrial structures would not be considered architecturally sensitive. Furthermore, construction of the proposed project would not result in any peculiar effects associated with

vibration beyond what would occur with development of typical light industrial uses, which have been previously anticipated for development within the project site.

Table 8
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.029
Loaded Trucks	0.076	0.025
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.029
Jackhammer	0.035	0.011
Vibratory Hammer	0.070	0.023
Vibratory Compactor/roller	0.210	0.070

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

Based on the above, construction and operation of the proposed project would not result in the generation of excessive groundborne vibration. Thus, impacts related to vibration were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

c. The nearest airport to the project site is the Napa County Airport, located approximately 1.2 miles north of the project site. The site is included in the Napa County Airport Land Use Compatibility Plan. As shown in Figure N-4 of the General Plan EIR. the project site is located outside of the airport's estimated 55 dB CNEL noise contour. In addition, according to Table 2-1 of the Napa County Airport Land Use Compatibility Plan, industrial land uses exposed to noise levels less than 55 dB CNEL are "Clearly Acceptable." Furthermore, the proposed project is consistent with the project site's General Plan land use designation of Industrial, and impacts associated with development of the project site were generally anticipated within the Napa County ALUCP. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports.

Based on the above, impacts related to aircraft noise was adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

XIV. POPULATION AND HOUSING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖

Discussion

a. The General Plan EIR determined that implementation of the General Plan would generate a total of 9,528 housing units, 26,678 residents, and 18,223 jobs. As such, the General Plan EIR would result in an increase in population within the City. Nonetheless, the General Plan EIR concluded that with implementation of General Plan Policies, all impacts related to population and housing would be reduced to a less-than-significant level.

Given that the proposed project is consistent with the site's current land use designation, potential growth associated with development of the site has been anticipated by the City and analyzed in the General Plan EIR. In addition, development of the project site for industrial purposes would not result in direct population growth by proposing new homes. The project would result in a limited number of employment opportunities within the City. However, new employees would likely be drawn from current residents in the project area. In addition, the increase in jobs would be relatively small compared to the City's existing population.

Based on the above, impacts related to inducing substantial unplanned population growth in an area, either directly or indirectly, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b. As discussed above, the General Plan EIR concluded that buildout of the General Plan would result in an increase of 9,528 housing units. The project site does not currently include existing housing or other habitable structures. As such, the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, impacts related to displacement of substantial housing or people were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Fire protection?	☐	☐	✖
b. Police protection?	☐	☐	✖
c. Schools?	☐	☐	✖
d. Parks?	☐	☐	✖
e. Other Public Facilities?	☐	☐	✖

Discussion

a. The American Canyon Fire Protection District (ACFPD) provides fire protection and emergency medical services to the project site. ACFPD has one fire station at 911 East Donaldson Way located approximately 3.6 miles southeast of the project site. Ambulance services are provided at 225 James Road, approximately 3.3 miles away from the project site. The General Plan EIR concluded that, provided that adequate funding by the ACFPD is available to maintain the ratio of one firefighter per 2,000 people, the impacts related to fire and emergency medical services are considered to be less than significant.

In 2015 the ACFPD received reports of 81 incidents in the City of American Canyon Industrial Area. Of the incidents that the ACFPD responded to, 20 percent of the responses were five minutes or less, which conflicts with the ACFPD's goal of five minutes or faster response times for a majority of incidents. While the proposed project would result in increased demands on fire protection services, such demands would be consistent with what has been anticipated by the City and analyzed in the General Plan EIR. In addition, the project site would be completely paved as part of the proposed project, which would reduce the amount of fuel for fires within the project area. The proposed project would also comply with local and statewide fire safety regulations, and fire safety features included in project plans would ensure the proposed project does not substantially degrade fire response times. Furthermore, the proposed project would be subject to the applicable fire service fees required by the City, including a one-time Fire Mitigation Fee of $0.5512/sf in addition to an annual Fire Service Fee.

Based on the above, impacts related to the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b. The American Canyon Police Department contracts with the Napa County Sheriff's Department for law enforcement service. Through an agreement with the California Highway Patrol, the Police Department is responsible for traffic related enforcement on SR 29 in conjunction with the Highway Patrol. The police department facility (co-located with the ACFPD facility) is located on Donaldson Way, approximately 3.6 miles from the site.

The General Plan EIR concluded that, provided that the General Plan's policies are implemented and adequate funding is made available to sufficiently increase the existing law enforcement

services in the City, buildout impacts of the General Plan related to law enforcement would be considered less than significant.

The proposed project would develop a currently vacant site with a new solar facility and ancillary RV and boat storage yard, thereby increasing the current demand for services. However, with implementation of the policies in the General Plan, the project would not be expected to create an excess burden of service on existing police staff. Additionally, the site would be entirely fenced with 10-foot-tall steel fencing for both security and screening purposes. Both the primary and secondary access to the site would be gated, and access would be provided through gate keypads for both entering and exiting the site. The proposed office building at the facility entry would be positioned to be able to view on-site activities, as well as customers entering and exiting the site, security cameras and motion-sensor flood lights would be installed throughout the site. Furthermore, the proposed project would be subject to fees for civic facilities that would support any increase in service demand created by residents at the site which may require the expansion of police stations. It should also be noted that the parking spaces would not allow for habitation. Rather, customers would be expected to leave the site after they park their vehicles.

Overall, while the proposed project would result in increased demands on police protection services, such demands would be consistent with what has been anticipated by the City and analyzed in the General Plan EIR. Therefore, impacts related to the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

c. The Napa Valley Unified School District (NVUSD), which encompasses the southern portion of Napa County, provides educational services to the City of American Canyon. The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact to school facilities.

The proposed project would include the development of a solar farm and ancillary RV and boat storage lot, and would not result in population growth that could result in increased demand on existing school facilities. In addition, the 600 sf office building on-site would be subject to NVUSD developer impact fees.

Based on the above, impacts related to the need for new or physically altered schools, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

d,e. The City of American Canyon provides and maintains City-owned public parks and recreational opportunities within the City which are facilitated by recreational centers, and various types of parks. The maintenance program consists of standard inspection and service of all buildings and parklands. Additionally, the City provides several community activities and events throughout the year. The programs are offered to all residents of the City and surrounding areas and include recreational classes and trips, special community events, and senior health assessment programs.

The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact to parks and recreation facilities.

The proposed project would include the development of a solar farm and ancillary RV and boat storage lot, and would not result in population growth that could result in increased demand on existing parks and recreation facilities. Furthermore, the project would be subject to payment of the City's park facility fee in accordance with Section 15.08.050 of the City's Municipal Code. The fee, which is assessed based on square feet for an industrial use, would help to fund expanded park facilities and services within the City.

With regard to other public facilities, such as libraries, the proposed project would not be anticipated to result in a substantial increase in demand for library services, or other public facilities, such that expanded facilities would be required. In addition, the proposed project would be subject to development fees to reduce impacts on other public facilities.

Based on the above, impacts related to the need for new or physically altered parks or other public facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XVI. RECREATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖

Discussion

a,b. The City of American Canyon is currently served by a variety of parks and recreational facilities including the following: neighborhood parks, community parks, regional parks, accessible open space, special purpose facilities, bikeways, multi-use trails, and nature trails. The nearest recreational facility to the project site is Main Street Park, located approximately one mile southeast of the site.

The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact to parks and recreation facilities.

The proposed project would include the development of a solar farm and ancillary RV and boat storage lot, and would not result in population growth that could result in increased demand on existing recreational facilities or cause the construction or expansion of recreational facilities. Furthermore, as discussed above, the project would be subject to payment of the City's park facility fee in accordance with Section 15.08.050 of the City's Municipal Code. The fee, which is assessed based on square feet for an industrial use, would help to fund expanded park facilities and services within the City.

Based on the above, impacts related parks and recreation facilities were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XVII. TRANSPORTATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖
d. Result in inadequate emergency access?	☐	☐	✖

Discussion

a. Since the release of the General Plan EIR, the law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used LOS to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to biological resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the Legislature passed legislation with the intention of ultimately removing LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed the Governor's OPR to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [OPR] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

Subdivision (b)(2) of Section 21099 further provides that "[u]pon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to [CEQA], except in locations specifically identified in the guidelines, if any."

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."

Nonetheless, the proposed project would not result in impacts beyond what has been anticipated by the City for development of the site based on the project site's existing Industrial land use designation. Rather, as discussed in Question 'b,' below, the proposed project would result in an average of 32 trips per day, which is significantly less than what is typically anticipated for a light industrial warehouse use. Therefore, the proposed project would not result in any effects that would require further CEQA review for this topic.

Please refer to Question 'b' for a discussion of VMT.

Pedestrian, Bicycle, and Transit Facilities

The General Plan includes policies that provide for an integrated network of pedestrian and bicycle facilities, as well as for the needs of transit users. Specifically, Policy 1.7 calls for the City to maintain and update street standards that provide for the design, construction, and maintenance of "Complete Streets." The City's Complete Streets shall enable safe, comfortable, and attractive access for all users: pedestrians, motorists, bicyclists, and transit riders of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, and promotes connectivity between uses and areas. In addition, Policy 1.19 establishes that the City evaluate projects to ensure that the safety, comfort, and convenience of pedestrians, bicyclists and transit users are given equal level of consideration to motor vehicle operators.

The Napa County Transportation and Planning Agency (NCTPA) includes transit systems that provide service for local residents and visitors within the City. American Canyon Transit (ACT) is a bus service that provides a 90-minute roundtrip route through the City on weekdays between 7:30 AM and 6:00 PM. The ACT system has two morning and afternoon routes that stop at the American Canyon City Hall, approximately 0.9-mile from the project site. Napa Valley Transit (VINE) is another transit service that provides bus routes to several cities in Napa County. For American Canyon, VINE offers bus stops just over a mile from the project site. One route stops at SR-29/Rio Del Mar and another route stops at SR 29/Crawford Way. In addition, dial-a-ride, also known as paratransit, or door-to-door service, is available for individuals who are unable to independently use the transit system due to a physical or mental disability. VINE Paratransit is designed to serve the needs of individuals with disabilities within City of American Canyon and the greater City of American Canyon area.

Sidewalks are located in the project vicinity along Green Island Road. Dedicated bike facilities do not currently exist within the project vicinity. However, according to Figure 5 of the General Plan, Class II bicycle lanes are proposed on SR 29, and Class I multi-use paths are proposed along Green Island Road and the California Northern railroad tracks along the project site's southern and western boundaries, respectively.

Future development facilitated by the proposed project has the potential to increase demand for transit services within the City. However, NCTPA would likely scale up services within the City in response to such increases in demand. In addition, the proposed project would not conflict with existing transit services. With regard to pedestrian and bicycle facilities, considering the industrial nature of the proposed project, extensive pedestrian and bicycle transportation is not anticipated to occur, or be warranted, with development of the project site. Therefore, the proposed project would not conflict with any existing or proposed pedestrian, bicycle, or transit facilities.

Conclusion

Impacts related to conflicting with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities were adequately addressed in the General Plan EIR, and effects peculiar to the proposed project would not occur, Thus, the proposed project would not require further CEQA review for this topic.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Determination of impacts based on VMT have been required by law Statewide since July 1, 2020.

Pursuant to Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. The City of American Canyon, has not yet released VMT thresholds. In the absence of an adopted or draft City policy with numeric thresholds, the VMT assessment included herein relies on The Technical Advisory on Evaluating Transportation Impacts in CEQA published by the Governor's OPR.[34] The OPR recommendations include the screening thresholds criteria listed below:

- Office or residential projects not exceeding a level of 15 percent below existing VMT per capita may indicate a less-than-significant impact on VMT;
- Projects (including office, residential, retail, and mixed-use developments) proposed within half a mile of an existing major transit stop or within a quarter of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact;
- 100 percent affordable residential development in infill locations may be presumed to have a less-than-significant impact on VMT;
- Projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact; and
- Local-serving retail developments (considered to be less than 50,000 sf in size) may be assumed to cause a less-than-significant impact on VMT.

According to the Governor's OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, small projects expected to generate fewer than 110 daily vehicle trips may be presumed to have a less-than-significant impact.[35] Operational VMT related to the proposed solar panels would be solely due to project maintenance visits, which would be minimal, and would occur on an infrequent basis. Based on the Trip Generation Analysis prepared by Abrams Associates (see Appendix F),[36] trip generation for the proposed project was estimated using the Institute of Transportation Engineers (ITE) trip generation rate for self-storage uses (ITE Land Use Code 151, 11th Edition ITE Trip Generation Manual). According to the ITE, self-storage uses have a trip

[34] Governor's Office of Planning and Research. *Technical Advisory on Evaluation Transportation Impacts in CEQA*. December 2018.

[35] *Ibid.*

[36] Abrams Associates Traffic Engineering, Inc. *Trip Generation Analysis for the Napa Junction Solar RV and Boat Storage Project.* March 3, 2023.

generation rate of 17.96 vehicles per day for every 100 storage spaces. An assumption was made for a one-to-one ratio of storage space to covered parking stalls. Therefore, the 253 covered parking stalls would be expected to generate approximately 45 AADT, with three to four trips occurring in the peak hour. Thus, the proposed project meets the screening criteria for small projects, and VMT analysis for the proposed project is not required.

Based on the above, the proposed project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b). As such, impacts were adequately addressed in the General Plan EIR, and effects peculiar to the proposed project would not occur, Thus, the proposed project would not require further CEQA review for this topic.

c,d. All future development and roadway improvements within the City would be designed in accordance with City standards and would be subject to all applicable General Plan policies. Compliance with the City standards and policies would ensure that the future project would not significantly increase hazards due to design features or incompatible uses.

Primary access to the project site would be provided by a gated, two-way driveway located off of SR 29, along the eastern boundary of the project site. Access to the site would be computer controlled through gate keypads for both entering and exiting the site. A secondary gated driveway would be located off the southern boundary of the site, along Green Island Road, and would be used as an EVA road. Additionally, an internal circulation system would be provided throughout the site. All interior drive aisles and parking stalls would comply with City design standards, and, thus, on-site circulation would be expected to function acceptably for emergency response vehicles.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and the potential for associated roadway design hazards has been anticipated by the City and analyzed in the General Plan EIR. In addition, all roadway/circulation system improvements included in the proposed project would be consistent with applicable City engineering standards.

Based on the above, impacts related to substantially increasing hazards due to design features or incompatible uses were adequately addressed in the General Plan EIR, and effects peculiar to the proposed project would not occur, Thus, the proposed project would not require further CEQA review for this topic.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✖
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✖

Discussion

a,b. As discussed previously, the General Plan EIR concluded that with implementation of General Plan Policies, which include a variety of measures to assist in reducing potential impacts to cultural resources, impacts to cultural and historic resources (including Tribal Cultural Resources) would be less than significant.

AB 52 (PRC Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

Based on Figure CH-1 of the General Plan EIR, the southern portion of the project site was identified by the City as an Archeologically Sensitive Area. However, as discussed in Section V, Cultural Resources, of this Modified Initial Study Checklist, a Cultural Resources Inventory Study was prepared for the proposed project.[37] The Cultural Resources Inventory Study consisted of a literature review to identify any previously recorded cultural resources and a field survey, conducted on December 31, 2022, of the entire project site. According to the Cultural Resources Inventory Study, archeological or historic resources, including Tribal Cultural Resources, were not discovered during the field survey. The absence of such resources may be explained by the past disturbance that has occurred within the project site, as well as the more suitable habitation settings which can be found a short distance east of the project site, along the foothill margins.

As discussed above, the General Plan EIR concluded that implementation of applicable General Plan policies would ensure that impacts to cultural and historic resources (including Tribal Cultural Resources) would be less than significant. The proposed project would be required to comply with all applicable General Plan policies. In addition, given that the proposed project would be consistent with the site's General Plan land use designation, and considering that the Cultural

[37] Genesis Society. *Cultural Resources Inventory Survey – Napa Junction Solar RV Development Project.* January 1, 2023.

Resources Inventory Study prepared for the proposed project did not identify any known cultural resources on-site, buildout of the project site and potential disturbance of buried archaeological resources or human remains have been anticipated by the City and analyzed in the General Plan EIR. Furthermore, the proposed project would be required to comply with City standard conditions of approval which would ensure that if any previously unknown tribal cultural resources are discovered, measures would be taken to protect if the discovered resources.

In addition, on January 31, 2023, the City adopted General Plan Amendment Policy H-8.12, which requires the Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation to be implemented 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. As a result, an additional condition of approval will be added to the design permit resolution requiring the use of the Yocha Dehe Wintun Nation Treatment Protocol when 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. A copy of the Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation is included as Appendix B of this Modified Initial Study. The condition of approval would also require the project applicant to include cultural representatives in the pre-construction meeting invitation prior to any grading activities.

Therefore, impacts related to resulting in a substantial adverse change in the significance of a tribal cultural resource were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖

Discussion

a-c. Brief discussions of the water, wastewater, stormwater drainage, electrical, and telecommunications facilities that would serve the proposed project are included below.

Water

The City of American Canyon supplies water service to residential, commercial, and industrial users within the City and the extraterritorial service area. The City's water distribution system consists of various-sized pipelines, including major (16-inch) pipelines and smaller pipelines (four- to eight-inch) that connect to the outer areas of the City. The majority of the existing service area is served by a two-million-gallon Oat Hill storage reservoir. According to the General Plan EIR, in accordance with General Plan policies and applicable regulations, impacts related to the construction or expansion of water facilities or infrastructure would be less than significant.

The proposed project would be provided water service by the City through connections to an existing water main in SR 29. From the point of connection, the water line would be extended west, into the project site to provide water to the proposed project.

As a part of ongoing water conservation efforts, the City of American Canyon has adopted a Zero Water Footprint (ZWF) policy. The primary goal of the ZWF is to ensure that losses in reliability and increases in water rates for existing water service customers do not occur due to new demand for water within the City's water service area. The ZWF requires developers to ensure that new developments offset the amount of increased potable water that will be consumed by their project on a one-to-one basis. As part of the process, developers may minimize project demand for new potable water by using measures such as water efficient fixtures, consuming recycled water for non-potable uses when available, dual plumbing buildings, and installing water wise

landscaping and irrigation. As such, the proposed project would stub out a recycled water main located along Green Island Road to be used for landscaping and fire service.

According to the City's Urban Water Management Plan (UWMP), water supply is anticipated to exceed demand through the year 2040 except in the case of a single-dry year event.[38] Under multiple-dry water year conditions, the supply is sufficient through 2035, although the demand curve trend suggests shortages may appear shortly thereafter. Given that the proposed project is consistent with the site's current land use designation, the type and intensity of growth that would be induced by the proposed project was generally considered in the General Plan and associated water use has been analyzed in the General Plan EIR and the City's 2015 UWMP. Therefore, the proposed project would not require or result in the construction of new water treatment facilities or expansion of existing facilities, and sufficient water supplies would be available to serve the project from existing entitlements and resources.

Wastewater

The City's wastewater is conveyed to the City's Water Reclamation Facility (WRF) through gravity pipelines and pump stations. Two force mains deliver wastewater to the WRF. The WRF has a total wastewater treatment capacity of 2.5 million gallons per day (mgd) at average dry weather flow conditions and 5.0 mgd at peak wet weather flow conditions. The City's wastewater treatment and recycled water program is operated under a permit from the SFBRWQCB, which covers the City's discharge to the North Slough on the Napa River and to a constructed wetland that eventually flows to the North Slough. According to the General Plan EIR, in accordance with General Plan policies and applicable regulations, impacts related to the construction or expansion of wastewater facilities or infrastructure would be less than significant.

Sewer service would be provided by the City through a connection to an existing sewer mains located within SR 29, east of the project site. From the point of connection, the sewer line would be extended west, into the project site to provide sewer service to the proposed project.

The City's 2016 Sewer Master Plan (SMP) estimated that full buildout of the General Plan would generate approximately 2.113 mgd average daily water flow. Peak dry weather flows would be approximately 3.42 mgd, while peak wet weather flows would be approximately 12.9 mgd. To support future population growth and associated increases in wastewater treatment demand, the SMP identified ten capital improvement projects, including the replacement of existing sewer mains to improve hydraulic capacity for wet weather flows, new pump stations, emergency generator improvements, and new gravity sewers. The City's WRF has a total wastewater treatment capacity of 2.5 mgd at average dry weather flow conditions and 5.0 mgd at peak wet weather flow conditions. Given that the proposed project is consistent with the site's current land use designation, the type and intensity of growth that would be induced by the proposed project was generally considered in the General Plan and associated water use has been analyzed in the General Plan EIR and the City's 2016 SMP. While the proposed project would include a dump station associated with the proposed RV storage, the dump station is not anticipated to generate significant wastewater such that demand for sewer service would increase beyond what has been previously anticipated for the site in the 2016 SMP.

[38] City of American Canyon. *2015 Urban Water Management Plan.* Adopted June 21, 2016.

Therefore, the proposed project would not generate wastewater flows beyond the capacity of existing wastewater treatment facilities or planned future improvements to such facilities.

Stormwater

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study. As noted therein, the proposed project would not significantly increase stormwater flows into the City's existing system. The final drainage system design for the project and SWPPP would be subject to review and approval by the City of American Canyon to confirm that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Electricity and Telecommunications

According to the General Plan EIR, in accordance with General Plan policies and applicable regulations, impacts related to the construction or expansion of electrical, natural gas, and telecommunication facilities or infrastructure would be less than significant.

Electricity, natural gas, and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. PG&E would provide electricity and natural gas services to the project site. The proposed project would not require major upgrades to, or extension of, existing infrastructure.

The proposed project would include the construction of a solar generating facility with ancillary boat and RV storage underneath the solar canopies. Approximately 5,136 solar panels would be installed on-site with approximately 52 micro-inverters. The solar panels would be a renewable source of energy and would generate approximately three MW of AC renewable energy from sunlight to provide enough electricity to the electric/utility grid to power approximately 300 homes and/or businesses. Energy generated by the proposed project would be provided to MCE which would distribute the energy using PG&E's existing power lines from the existing PG&E substation located south of the project site at the American Canyon Road/SR 29 intersection. Therefore, while the proposed project itself would inherently be an extension of the City's electricity infrastructure, all environmental impacts associated with the proposed project have been analyzed within the General Plan EIR.

Thus, the proposed project would not result in impacts to electricity, natural gas, and telecommunications infrastructure beyond what has been anticipated in the General Plan EIR.

Conclusion

Based on the above, impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, as well as impacts related to sufficient water supplies being available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and the availability of adequate capacity to serve the wastewater demand projected for the proposed project in addition to the City's existing commitments, were

adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

d,e. The General Plan EIR determined that development associated with implementation of the General Plan would increase solid waste generation. However, the General Plan EIR concluded that, provided that the South Napa Waste Management Authority continues providing solid waste management strategies, all proposed policies outlined in the General Plan are implemented and maintained, and the City implements and maintains the Source Reduction, Recycling Elements (SRRE) and Household Hazardous Waste Elements (HHWE) impacts would be less than significant.

The proposed project would generate solid waste primarily during construction, and small amounts of waste would be generated during operations of the proposed project. The City receives solid waste and recycling services from Recology American Canyon. Recology transports solid waste to the Devlin Road Transfer Station located at 889 Devlin Road in American Canyon. From the transfer station, solid waste is transported to the Keller Canyon Landfill in Pittsburg, CA. Keller Canyon Landfill covers 2,600 acres of land; 244 acres are permitted for disposal. The site currently handles 2,500 tons of waste per day, although the permit for the site allows up to 3,500 tons of waste per day to be managed at the facility. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Keller Canyon Landfill has a remaining capacity of 63,408,410 cubic yards out of a total permitted capacity of 75,018,280 cubic yards, or 85 percent remaining capacity.[39] Considering the remaining available capacity remaining at the Keller Canyon Landfill, sufficient capacity would be available to accommodate the project's solid waste disposal needs.

In addition, because the proposed project is consistent with the project site's current General Plan land use designation, construction and operation of the proposed project would not result in increased solid waste generation beyond what has been previously anticipated for the site by the City and analyzed in the General Plan EIR. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, impacts related to solid waste were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

[39] California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary: Keller Canyon Landfill (07-AA-0032)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/228. Accessed December 2022.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖

Discussion

According to the City's General Plan EIR, a NOP was prepared as part of the preparation of the General Plan EIR to solicit issues and concerns related to the implementation of the General Plan. Comments received in response to the NOP aided the City in focusing the potentially significant impacts that required further environmental analysis in the General Plan EIR. The City did not include Wildfire within the General Plan EIR as an environmental issue area that would require further analysis. Therefore, the assumption can be made that implementation of the General Plan would not result in significant impacts related to wildfires. Nonetheless, the following discussion provides an analysis of whether a significant impact peculiar to the proposed project or the project site would occur.

a-d. According to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within a Very High or High FHSZ.[40] In addition, the proposed project would be required to comply with all applicable requirements of the California Fire Code, including installation of fire sprinkler systems. The project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future workers or visitors. Given that the project site is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

Based on the above, the proposed project would not result in any peculiar effects related to wildfire, and the criteria for requiring further CEQA review are not met.

[40] California Department of Forestry and Fire Protection. *California Fire Hazard Severity Zone Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed December 2022.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✖
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✖
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖

Discussion

a. As discussed in Section IV, Biological Resources, of this Modified Initial Study, the potential exists for migratory bird and raptor species to occur on or adjacent to the project site. However, the City would require, as Conditions of Approval, compliance with standard measures to ensure that potential adverse effects to such species would be minimized. In addition, because the project site does not contain any known historic or prehistoric resources, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources. Nonetheless, the proposed project would comply with City standard Conditions of Approval related to preservation of archaeological resources and human remains if such resources are discovered within the project site during construction activities, consistent with the requirements of CEQA.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been adequately addressed and would not change from what was identified in the General Plan EIR, and the criteria for requiring further CEQA review are not met.

b. The proposed project, in conjunction with other development within the City of American Canyon, could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that several cumulative impacts would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the

proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR. Cumulative effects peculiar to the project or project site do not exist. Additionally, the proposed project does not include cumulative impacts that were not analyzed or discussed in the previous EIR. Furthermore, as discussed throughout this Modified Initial Study, all impacts associated with the proposed project were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review. As such, this Modified Initial Study does not include any substantial new information that shows impacts are more severe than previously discussed, and further analysis is not required.

c. As described in this Modified Initial Study, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan EIR. Therefore, further analysis is not required in this Modified Initial Study.

APPENDIX A

AIR QUALITY AND GREENHOUSE GAS MODELING RESULTS

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Napa Junction Solar Project

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	0.60	1000sqft	0.01	600.00	0
Parking Lot	253.00	Space	6.59	101,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage adjusted to represent total acreage of project site.

Construction Phase - Construction phase timing updated based on applicant provided AQ Questionnaire. Architectural Coating phase assumed to start two weeks after the initiation of building construction and last for the same duration.

Grading -

Water Mitigation - Compliant with MWELO.

Vehicle Trips - Parking lot trip rate adjusted to account for trips generated by RV storage.

Fleet Mix - Parking lot fleet mix adjusted to represent all RV trips.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	230.00
tblConstructionPhase	NumDays	20.00	80.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	5.00
tblFleetMix	HHD	7.5620e-003	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.6230e-003	0.00
tblFleetMix	MCY	0.03	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	2.8710e-003	1.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	9.8700e-004	0.00
tblFleetMix	SBUS	8.3400e-004	0.00
tblFleetMix	UBUS	5.6800e-004	0.00
tblGrading	MaterialImported	0.00	5,000.00
tblLandUse	LotAcreage	2.28	6.59
tblVehicleTrips	ST_TR	0.00	0.13
tblVehicleTrips	SU_TR	0.00	0.13
tblVehicleTrips	WD_TR	0.00	0.13

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2227	1.9069	1.9316	3.9100e-003	0.3765	0.0852	0.4617	0.1741	0.0797	0.2538	0.0000	345.7158	345.7158	0.0760	6.8100e-003	349.6438
2024	0.1043	0.7967	0.9936	1.8900e-003	0.0270	0.0350	0.0620	7.3100e-003	0.0332	0.0405	0.0000	165.6793	165.6793	0.0296	2.9200e-003	167.2879
Maximum	**0.2227**	**1.9069**	**1.9316**	**3.9100e-003**	**0.3765**	**0.0852**	**0.4617**	**0.1741**	**0.0797**	**0.2538**	**0.0000**	**345.7158**	**345.7158**	**0.0760**	**6.8100e-003**	**349.6438**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2227	1.9069	1.9316	3.9100e-003	0.3765	0.0852	0.4617	0.1741	0.0797	0.2538	0.0000	345.7155	345.7155	0.0760	6.8100e-003	349.6434
2024	0.1043	0.7967	0.9936	1.8900e-003	0.0270	0.0350	0.0620	7.3100e-003	0.0332	0.0405	0.0000	165.6791	165.6791	0.0296	2.9200e-003	167.2877
Maximum	**0.2227**	**1.9069**	**1.9316**	**3.9100e-003**	**0.3765**	**0.0852**	**0.4617**	**0.1741**	**0.0797**	**0.2538**	**0.0000**	**345.7155**	**345.7155**	**0.0760**	**6.8100e-003**	**349.6434**

Napa Junction Solar Project - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**3-1-2023**	**5-31-2023**	0.7061	0.7061
2	**6-1-2023**	**8-31-2023**	0.6142	0.6142
3	**9-1-2023**	**11-30-2023**	0.6069	0.6069
4	**12-1-2023**	**2-29-2024**	0.5828	0.5828
5	**3-1-2024**	**5-31-2024**	0.5184	0.5184
6	**6-1-2024**	**8-31-2024**	0.0024	0.0024
		Highest	0.7061	0.7061

Napa Junction Solar Project - Bay Area AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0115	2.0000e-005	2.3300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5300e-003	4.5300e-003	1.0000e-005	0.0000	4.8300e-003
Energy	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	4.7491	4.7491	6.9000e-004	9.0000e-005	4.7940
Mobile	1.8700e-003	2.1200e-003	0.0175	4.0000e-005	3.9000e-003	3.0000e-005	3.9200e-003	1.0400e-003	3.0000e-005	1.0700e-003	0.0000	3.4066	3.4066	2.2000e-004	1.6000e-004	3.4610
Waste						0.0000	0.0000		0.0000	0.0000	0.1137	0.0000	0.1137	6.7200e-003	0.0000	0.2816
Water						0.0000	0.0000		0.0000	0.0000	0.0338	0.0746	0.1084	3.4900e-003	8.0000e-005	0.2205
Total	**0.0134**	**2.6200e-003**	**0.0203**	**4.0000e-005**	**3.9000e-003**	**8.0000e-005**	**3.9700e-003**	**1.0400e-003**	**8.0000e-005**	**1.1200e-003**	**0.1475**	**8.2347**	**8.3822**	**0.0111**	**3.3000e-004**	**8.7619**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0115	2.0000e-005	2.3300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5300e-003	4.5300e-003	1.0000e-005	0.0000	4.8300e-003
Energy	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	4.7491	4.7491	6.9000e-004	9.0000e-005	4.7940
Mobile	1.8700e-003	2.1200e-003	0.0175	4.0000e-005	3.9000e-003	3.0000e-005	3.9200e-003	1.0400e-003	3.0000e-005	1.0700e-003	0.0000	3.4066	3.4066	2.2000e-004	1.6000e-004	3.4610
Waste						0.0000	0.0000		0.0000	0.0000	0.1137	0.0000	0.1137	6.7200e-003	0.0000	0.2816
Water						0.0000	0.0000		0.0000	0.0000	0.0338	0.0703	0.1042	3.4900e-003	8.0000e-005	0.2162
Total	**0.0134**	**2.6200e-003**	**0.0203**	**4.0000e-005**	**3.9000e-003**	**8.0000e-005**	**3.9700e-003**	**1.0400e-003**	**8.0000e-005**	**1.1200e-003**	**0.1475**	**8.2305**	**8.3780**	**0.0111**	**3.3000e-004**	**8.7576**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.05**	**0.05**	**0.00**	**0.00**	**0.05**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2023	3/7/2023	5	5	
2	Grading	Grading	3/8/2023	6/27/2023	5	80	
3	Paving	Paving	6/28/2023	7/4/2023	5	5	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	7/5/2023	5/21/2024	5	230	
5	Architectural Coating	Architectural Coating	7/19/2023	6/4/2024	5	230	

Acres of Grading (Site Preparation Phase): 7.5

Acres of Grading (Grading Phase): 80

Acres of Paving: 6.59

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 900; Non-Residential Outdoor: 300; Striped Parking Area: 6,072 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	625.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	43.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0491	0.0000	0.0491	0.0253	0.0000	0.0253	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.6500e-003	0.0688	0.0456	1.0000e-004		3.1700e-003	3.1700e-003		2.9100e-003	2.9100e-003	0.0000	8.3627	8.3627	2.7000e-003	0.0000	8.4303
Total	**6.6500e-003**	**0.0688**	**0.0456**	**1.0000e-004**	**0.0491**	**3.1700e-003**	**0.0523**	**0.0253**	**2.9100e-003**	**0.0282**	**0.0000**	**8.3627**	**8.3627**	**2.7000e-003**	**0.0000**	**8.4303**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	8.0000e-005	1.0000e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.2787	0.2787	1.0000e-005	1.0000e-005	0.2812
Total	**1.2000e-004**	**8.0000e-005**	**1.0000e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**9.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2787**	**0.2787**	**1.0000e-005**	**1.0000e-005**	**0.2812**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0491	0.0000	0.0491	0.0253	0.0000	0.0253	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.6500e-003	0.0688	0.0456	1.0000e-004		3.1700e-003	3.1700e-003		2.9100e-003	2.9100e-003	0.0000	8.3627	8.3627	2.7000e-003	0.0000	8.4303
Total	**6.6500e-003**	**0.0688**	**0.0456**	**1.0000e-004**	**0.0491**	**3.1700e-003**	**0.0523**	**0.0253**	**2.9100e-003**	**0.0282**	**0.0000**	**8.3627**	**8.3627**	**2.7000e-003**	**0.0000**	**8.4303**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	8.0000e-005	1.0000e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.2787	0.2787	1.0000e-005	1.0000e-005	0.2812
Total	**1.2000e-004**	**8.0000e-005**	**1.0000e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**9.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2787**	**0.2787**	**1.0000e-005**	**1.0000e-005**	**0.2812**

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2836	0.0000	0.2836	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0684	0.7174	0.5900	1.1900e-003		0.0310	0.0310		0.0285	0.0285	0.0000	104.2425	104.2425	0.0337	0.0000	105.0853
Total	**0.0684**	**0.7174**	**0.5900**	**1.1900e-003**	**0.2836**	**0.0310**	**0.3146**	**0.1370**	**0.0285**	**0.1656**	**0.0000**	**104.2425**	**104.2425**	**0.0337**	**0.0000**	**105.0853**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.5000e-004	0.0424	9.9700e-003	1.9000e-004	5.2800e-003	3.4000e-004	5.6300e-003	1.4500e-003	3.3000e-004	1.7800e-003	0.0000	18.6498	18.6498	6.1000e-004	2.9600e-003	19.5458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5400e-003	1.0500e-003	0.0133	4.0000e-005	4.7400e-003	2.0000e-005	4.7700e-003	1.2600e-003	2.0000e-005	1.2800e-003	0.0000	3.7158	3.7158	1.1000e-004	1.0000e-004	3.7489
Total	**2.1900e-003**	**0.0434**	**0.0233**	**2.3000e-004**	**0.0100**	**3.6000e-004**	**0.0104**	**2.7100e-003**	**3.5000e-004**	**3.0600e-003**	**0.0000**	**22.3656**	**22.3656**	**7.2000e-004**	**3.0600e-003**	**23.2947**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2836	0.0000	0.2836	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0684	0.7174	0.5900	1.1900e-003		0.0310	0.0310		0.0285	0.0285	0.0000	104.2423	104.2423	0.0337	0.0000	105.0852
Total	**0.0684**	**0.7174**	**0.5900**	**1.1900e-003**	**0.2836**	**0.0310**	**0.3146**	**0.1370**	**0.0285**	**0.1656**	**0.0000**	**104.2423**	**104.2423**	**0.0337**	**0.0000**	**105.0852**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.5000e-004	0.0424	9.9700e-003	1.9000e-004	5.2800e-003	3.4000e-004	5.6300e-003	1.4500e-003	3.3000e-004	1.7800e-003	0.0000	18.6498	18.6498	6.1000e-004	2.9600e-003	19.5458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5400e-003	1.0500e-003	0.0133	4.0000e-005	4.7400e-003	2.0000e-005	4.7700e-003	1.2600e-003	2.0000e-005	1.2800e-003	0.0000	3.7158	3.7158	1.1000e-004	1.0000e-004	3.7489
Total	**2.1900e-003**	**0.0434**	**0.0233**	**2.3000e-004**	**0.0100**	**3.6000e-004**	**0.0104**	**2.7100e-003**	**3.5000e-004**	**3.0600e-003**	**0.0000**	**22.3656**	**22.3656**	**7.2000e-004**	**3.0600e-003**	**23.2947**

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.5800e-003	0.0255	0.0365	6.0000e-005		1.2800e-003	1.2800e-003		1.1700e-003	1.1700e-003	0.0000	5.0067	5.0067	1.6200e-003	0.0000	5.0472
Paving	8.6300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0112**	**0.0255**	**0.0365**	**6.0000e-005**		**1.2800e-003**	**1.2800e-003**		**1.1700e-003**	**1.1700e-003**	**0.0000**	**5.0067**	**5.0067**	**1.6200e-003**	**0.0000**	**5.0472**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	8.3000e-004	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2322	0.2322	1.0000e-005	1.0000e-005	0.2343
Total	**1.0000e-004**	**7.0000e-005**	**8.3000e-004**	**0.0000**	**3.0000e-004**	**0.0000**	**3.0000e-004**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2322**	**0.2322**	**1.0000e-005**	**1.0000e-005**	**0.2343**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.5800e-003	0.0255	0.0365	6.0000e-005		1.2800e-003	1.2800e-003		1.1700e-003	1.1700e-003	0.0000	5.0067	5.0067	1.6200e-003	0.0000	5.0472
Paving	8.6300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0112**	**0.0255**	**0.0365**	**6.0000e-005**		**1.2800e-003**	**1.2800e-003**		**1.1700e-003**	**1.1700e-003**	**0.0000**	**5.0067**	**5.0067**	**1.6200e-003**	**0.0000**	**5.0472**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	8.3000e-004	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2322	0.2322	1.0000e-005	1.0000e-005	0.2343
Total	**1.0000e-004**	**7.0000e-005**	**8.3000e-004**	**0.0000**	**3.0000e-004**	**0.0000**	**3.0000e-004**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2322**	**0.2322**	**1.0000e-005**	**1.0000e-005**	**0.2343**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1007	0.9206	1.0396	1.7200e-003		0.0448	0.0448		0.0421	0.0421	0.0000	148.3550	148.3550	0.0353	0.0000	149.2373
Total	**0.1007**	**0.9206**	**1.0396**	**1.7200e-003**		**0.0448**	**0.0448**		**0.0421**	**0.0421**	**0.0000**	**148.3550**	**148.3550**	**0.0353**	**0.0000**	**149.2373**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.1600e-003	0.0484	0.0151	2.2000e-004	7.1400e-003	2.8000e-004	7.4200e-003	2.0600e-003	2.7000e-004	2.3400e-003	0.0000	21.4766	21.4766	4.4000e-004	3.1800e-003	22.4343
Worker	7.0400e-003	4.8200e-003	0.0610	1.8000e-004	0.0218	1.1000e-004	0.0219	5.7900e-003	1.0000e-004	5.8900e-003	0.0000	17.0431	17.0431	4.9000e-004	4.7000e-004	17.1947
Total	**8.2000e-003**	**0.0532**	**0.0762**	**4.0000e-004**	**0.0289**	**3.9000e-004**	**0.0293**	**7.8500e-003**	**3.7000e-004**	**8.2300e-003**	**0.0000**	**38.5197**	**38.5197**	**9.3000e-004**	**3.6500e-003**	**39.6291**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1007	0.9206	1.0396	1.7200e-003		0.0448	0.0448		0.0421	0.0421	0.0000	148.3549	148.3549	0.0353	0.0000	149.2371
Total	**0.1007**	**0.9206**	**1.0396**	**1.7200e-003**		**0.0448**	**0.0448**		**0.0421**	**0.0421**	**0.0000**	**148.3549**	**148.3549**	**0.0353**	**0.0000**	**149.2371**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.1600e-003	0.0484	0.0151	2.2000e-004	7.1400e-003	2.8000e-004	7.4200e-003	2.0600e-003	2.7000e-004	2.3400e-003	0.0000	21.4766	21.4766	4.4000e-004	3.1800e-003	22.4343
Worker	7.0400e-003	4.8200e-003	0.0610	1.8000e-004	0.0218	1.1000e-004	0.0219	5.7900e-003	1.0000e-004	5.8900e-003	0.0000	17.0431	17.0431	4.9000e-004	4.7000e-004	17.1947
Total	**8.2000e-003**	**0.0532**	**0.0762**	**4.0000e-004**	**0.0289**	**3.9000e-004**	**0.0293**	**7.8500e-003**	**3.7000e-004**	**8.2300e-003**	**0.0000**	**38.5197**	**38.5197**	**9.3000e-004**	**3.6500e-003**	**39.6291**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0751	0.6856	0.8245	1.3700e-003		0.0313	0.0313		0.0294	0.0294	0.0000	118.2430	118.2430	0.0280	0.0000	118.9421
Total	**0.0751**	**0.6856**	**0.8245**	**1.3700e-003**		**0.0313**	**0.0313**		**0.0294**	**0.0294**	**0.0000**	**118.2430**	**118.2430**	**0.0280**	**0.0000**	**118.9421**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.0000e-004	0.0386	0.0118	1.7000e-004	5.6900e-003	2.3000e-004	5.9200e-003	1.6500e-003	2.2000e-004	1.8600e-003	0.0000	16.8475	16.8475	3.5000e-004	2.4900e-003	17.5988
Worker	5.2500e-003	3.4300e-003	0.0454	1.4000e-004	0.0173	9.0000e-005	0.0174	4.6100e-003	8.0000e-005	4.6900e-003	0.0000	13.2463	13.2463	3.5000e-004	3.5000e-004	13.3586
Total	**6.1500e-003**	**0.0420**	**0.0573**	**3.1000e-004**	**0.0230**	**3.2000e-004**	**0.0233**	**6.2600e-003**	**3.0000e-004**	**6.5500e-003**	**0.0000**	**30.0938**	**30.0938**	**7.0000e-004**	**2.8400e-003**	**30.9573**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0751	0.6856	0.8245	1.3700e-003		0.0313	0.0313		0.0294	0.0294	0.0000	118.2429	118.2429	0.0280	0.0000	118.9419
Total	**0.0751**	**0.6856**	**0.8245**	**1.3700e-003**		**0.0313**	**0.0313**		**0.0294**	**0.0294**	**0.0000**	**118.2429**	**118.2429**	**0.0280**	**0.0000**	**118.9419**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.0000e-004	0.0386	0.0118	1.7000e-004	5.6900e-003	2.3000e-004	5.9200e-003	1.6500e-003	2.2000e-004	1.8600e-003	0.0000	16.8475	16.8475	3.5000e-004	2.4900e-003	17.5988
Worker	5.2500e-003	3.4300e-003	0.0454	1.4000e-004	0.0173	9.0000e-005	0.0174	4.6100e-003	8.0000e-005	4.6900e-003	0.0000	13.2463	13.2463	3.5000e-004	3.5000e-004	13.3586
Total	**6.1500e-003**	**0.0420**	**0.0573**	**3.1000e-004**	**0.0230**	**3.2000e-004**	**0.0233**	**6.2600e-003**	**3.0000e-004**	**6.5500e-003**	**0.0000**	**30.0938**	**30.0938**	**7.0000e-004**	**2.8400e-003**	**30.9573**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0124					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0113	0.0769	0.1069	1.8000e-004		4.1800e-003	4.1800e-003		4.1800e-003	4.1800e-003	0.0000	15.0642	15.0642	9.0000e-004	0.0000	15.0867
Total	**0.0237**	**0.0769**	**0.1069**	**1.8000e-004**		**4.1800e-003**	**4.1800e-003**		**4.1800e-003**	**4.1800e-003**	**0.0000**	**15.0642**	**15.0642**	**9.0000e-004**	**0.0000**	**15.0867**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3600e-003	9.3000e-004	0.0118	4.0000e-005	4.2000e-003	2.0000e-005	4.2200e-003	1.1200e-003	2.0000e-005	1.1400e-003	0.0000	3.2885	3.2885	9.0000e-005	9.0000e-005	3.3177
Total	**1.3600e-003**	**9.3000e-004**	**0.0118**	**4.0000e-005**	**4.2000e-003**	**2.0000e-005**	**4.2200e-003**	**1.1200e-003**	**2.0000e-005**	**1.1400e-003**	**0.0000**	**3.2885**	**3.2885**	**9.0000e-005**	**9.0000e-005**	**3.3177**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0124					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0113	0.0769	0.1069	1.8000e-004		4.1800e-003	4.1800e-003		4.1800e-003	4.1800e-003	0.0000	15.0642	15.0642	9.0000e-004	0.0000	15.0867
Total	**0.0237**	**0.0769**	**0.1069**	**1.8000e-004**		**4.1800e-003**	**4.1800e-003**		**4.1800e-003**	**4.1800e-003**	**0.0000**	**15.0642**	**15.0642**	**9.0000e-004**	**0.0000**	**15.0867**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3600e-003	9.3000e-004	0.0118	4.0000e-005	4.2000e-003	2.0000e-005	4.2200e-003	1.1200e-003	2.0000e-005	1.1400e-003	0.0000	3.2885	3.2885	9.0000e-005	9.0000e-005	3.3177
Total	**1.3600e-003**	**9.3000e-004**	**0.0118**	**4.0000e-005**	**4.2000e-003**	**2.0000e-005**	**4.2200e-003**	**1.1200e-003**	**2.0000e-005**	**1.1400e-003**	**0.0000**	**3.2885**	**3.2885**	**9.0000e-005**	**9.0000e-005**	**3.3177**

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0118					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0101	0.0683	0.1014	1.7000e-004		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	14.2982	14.2982	8.1000e-004	0.0000	14.3184
Total	**0.0219**	**0.0683**	**0.1014**	**1.7000e-004**		**3.4100e-003**	**3.4100e-003**		**3.4100e-003**	**3.4100e-003**	**0.0000**	**14.2982**	**14.2982**	**8.1000e-004**	**0.0000**	**14.3184**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2100e-003	7.9000e-004	0.0104	3.0000e-005	3.9800e-003	2.0000e-005	4.0000e-003	1.0600e-003	2.0000e-005	1.0800e-003	0.0000	3.0443	3.0443	8.0000e-005	8.0000e-005	3.0701
Total	**1.2100e-003**	**7.9000e-004**	**0.0104**	**3.0000e-005**	**3.9800e-003**	**2.0000e-005**	**4.0000e-003**	**1.0600e-003**	**2.0000e-005**	**1.0800e-003**	**0.0000**	**3.0443**	**3.0443**	**8.0000e-005**	**8.0000e-005**	**3.0701**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0118					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0101	0.0683	0.1014	1.7000e-004		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	14.2982	14.2982	8.1000e-004	0.0000	14.3183
Total	**0.0219**	**0.0683**	**0.1014**	**1.7000e-004**		**3.4100e-003**	**3.4100e-003**		**3.4100e-003**	**3.4100e-003**	**0.0000**	**14.2982**	**14.2982**	**8.1000e-004**	**0.0000**	**14.3183**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2100e-003	7.9000e-004	0.0104	3.0000e-005	3.9800e-003	2.0000e-005	4.0000e-003	1.0600e-003	2.0000e-005	1.0800e-003	0.0000	3.0443	3.0443	8.0000e-005	8.0000e-005	3.0701
Total	**1.2100e-003**	**7.9000e-004**	**0.0104**	**3.0000e-005**	**3.9800e-003**	**2.0000e-005**	**4.0000e-003**	**1.0600e-003**	**2.0000e-005**	**1.0800e-003**	**0.0000**	**3.0443**	**3.0443**	**8.0000e-005**	**8.0000e-005**	**3.0701**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.8700e-003	2.1200e-003	0.0175	4.0000e-005	3.9000e-003	3.0000e-005	3.9200e-003	1.0400e-003	3.0000e-005	1.0700e-003	0.0000	3.4066	3.4066	2.2000e-004	1.6000e-004	3.4610
Unmitigated	1.8700e-003	2.1200e-003	0.0175	4.0000e-005	3.9000e-003	3.0000e-005	3.9200e-003	1.0400e-003	3.0000e-005	1.0700e-003	0.0000	3.4066	3.4066	2.2000e-004	1.6000e-004	3.4610

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	5.84	1.33	0.42	10,572	10,572
Parking Lot	0.00	0.00	0.00		
Total	5.84	1.33	0.42	10,572	10,572

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871
Parking Lot	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	1.000000

5.0 Energy Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4.2304	4.2304	6.8000e-004	8.0000e-005	4.2722
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4.2304	4.2304	6.8000e-004	8.0000e-005	4.2722
NaturalGas Mitigated	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5187	0.5187	1.0000e-005	1.0000e-005	0.5218
NaturalGas Unmitigated	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5187	0.5187	1.0000e-005	1.0000e-005	0.5218

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	9720	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5187	0.5187	1.0000e-005	1.0000e-005	0.5218
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**5.0000e-005**	**4.8000e-004**	**4.0000e-004**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.5187**	**0.5187**	**1.0000e-005**	**1.0000e-005**	**0.5218**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	9720	5.0000e-005	4.8000e-004	4.0000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.5187	0.5187	1.0000e-005	1.0000e-005	0.5218
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**5.0000e-005**	**4.8000e-004**	**4.0000e-004**	**0.0000**		**4.0000e-005**	**4.0000e-005**		**4.0000e-005**	**4.0000e-005**	**0.0000**	**0.5187**	**0.5187**	**1.0000e-005**	**1.0000e-005**	**0.5218**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	10302	0.9532	1.5000e-004	2.0000e-005	0.9626
Parking Lot	35420	3.2772	5.3000e-004	6.0000e-005	3.3096
Total		**4.2304**	**6.8000e-004**	**8.0000e-005**	**4.2722**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	10302	0.9532	1.5000e-004	2.0000e-005	0.9626
Parking Lot	35420	3.2772	5.3000e-004	6.0000e-005	3.3096
Total		**4.2304**	**6.8000e-004**	**8.0000e-005**	**4.2722**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0115	2.0000e-005	2.3300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5300e-003	4.5300e-003	1.0000e-005	0.0000	4.8300e-003
Unmitigated	0.0115	2.0000e-005	2.3300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5300e-003	4.5300e-003	1.0000e-005	0.0000	4.8300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.4200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.8900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5300e-003	4.5300e-003	1.0000e-005	0.0000	4.8300e-003
Total	**0.0115**	**2.0000e-005**	**2.3300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5300e-003**	**4.5300e-003**	**1.0000e-005**	**0.0000**	**4.8300e-003**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.4200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	8.8900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.1000e-004	2.0000e-005	2.3300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.5300e-003	4.5300e-003	1.0000e-005	0.0000	4.8300e-003
Total	**0.0115**	**2.0000e-005**	**2.3300e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.5300e-003**	**4.5300e-003**	**1.0000e-005**	**0.0000**	**4.8300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1042	3.4900e-003	8.0000e-005	0.2162
Unmitigated	0.1084	3.4900e-003	8.0000e-005	0.2205

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	0.10664 / 0.0653602	0.1084	3.4900e-003	8.0000e-005	0.2205
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.1084**	**3.4900e-003**	**8.0000e-005**	**0.2205**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	0.10664 / 0.0522881	0.1042	3.4900e-003	8.0000e-005	0.2162
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.1042**	**3.4900e-003**	**8.0000e-005**	**0.2162**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.1137	6.7200e-003	0.0000	0.2816
Unmitigated	0.1137	6.7200e-003	0.0000	0.2816

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	0.56	0.1137	6.7200e-003	0.0000	0.2816
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**0.1137**	**6.7200e-003**	**0.0000**	**0.2816**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	0.56	0.1137	6.7200e-003	0.0000	0.2816
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**0.1137**	**6.7200e-003**	**0.0000**	**0.2816**

9.0 Operational Offroad

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Napa Junction Solar Project

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	0.60	1000sqft	0.01	600.00	0
Parking Lot	253.00	Space	6.59	101,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage adjusted to represent total acreage of project site.

Construction Phase - Construction phase timing updated based on applicant provided AQ Questionnaire. Architectural Coating phase assumed to start two weeks after the initiation of building construction and last for the same duration.

Grading -

Water Mitigation - Compliant with MWELO.

Vehicle Trips - Parking lot trip rate adjusted to account for trips generated by RV storage.

Fleet Mix - Parking lot fleet mix adjusted to represent all RV trips.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	230.00
tblConstructionPhase	NumDays	20.00	80.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	5.00
tblFleetMix	HHD	7.5620e-003	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.6230e-003	0.00
tblFleetMix	MCY	0.03	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	2.8710e-003	1.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	9.8700e-004	0.00
tblFleetMix	SBUS	8.3400e-004	0.00
tblFleetMix	UBUS	5.6800e-004	0.00
tblGrading	MaterialImported	0.00	5,000.00
tblLandUse	LotAcreage	2.28	6.59
tblVehicleTrips	ST_TR	0.00	0.13
tblVehicleTrips	SU_TR	0.00	0.13
tblVehicleTrips	WD_TR	0.00	0.13

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.5265	27.5521	19.5311	0.0394	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	3,818.5002	3,818.5002	1.1959	0.0840	3,849.3242
2024	2.0125	15.4642	19.3634	0.0369	0.5423	0.6807	1.2230	0.1465	0.6439	0.7904	0.0000	3,570.6607	3,570.6607	0.6364	0.0622	3,605.0976
Maximum	**4.5265**	**27.5521**	**19.5311**	**0.0394**	**19.8049**	**1.2668**	**21.0716**	**10.1417**	**1.1654**	**11.3071**	**0.0000**	**3,818.5002**	**3,818.5002**	**1.1959**	**0.0840**	**3,849.3242**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.5265	27.5521	19.5311	0.0394	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	3,818.5002	3,818.5002	1.1959	0.0840	3,849.3242
2024	2.0125	15.4642	19.3634	0.0369	0.5423	0.6807	1.2230	0.1465	0.6439	0.7904	0.0000	3,570.6607	3,570.6607	0.6364	0.0622	3,605.0976
Maximum	**4.5265**	**27.5521**	**19.5311**	**0.0394**	**19.8049**	**1.2668**	**21.0716**	**10.1417**	**1.1654**	**11.3071**	**0.0000**	**3,818.5002**	**3,818.5002**	**1.1959**	**0.0840**	**3,849.3242**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Energy	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Mobile	0.0151	0.0142	0.1269	2.8000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		28.7313	28.7313	1.6700e-003	1.2400e-003	29.1438
Total	**0.0797**	**0.0170**	**0.1549**	**3.0000e-004**	**0.0294**	**4.9000e-004**	**0.0299**	**7.8300e-003**	**4.7000e-004**	**8.3000e-003**		**31.9198**	**31.9198**	**1.8700e-003**	**1.3000e-003**	**32.3545**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Energy	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Mobile	0.0151	0.0142	0.1269	2.8000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		28.7313	28.7313	1.6700e-003	1.2400e-003	29.1438
Total	**0.0797**	**0.0170**	**0.1549**	**3.0000e-004**	**0.0294**	**4.9000e-004**	**0.0299**	**7.8300e-003**	**4.7000e-004**	**8.3000e-003**		**31.9198**	**31.9198**	**1.8700e-003**	**1.3000e-003**	**32.3545**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2023	3/7/2023	5	5	
2	Grading	Grading	3/8/2023	6/27/2023	5	80	
3	Paving	Paving	6/28/2023	7/4/2023	5	5	
4	Building Construction	Building Construction	7/5/2023	5/21/2024	5	230	
5	Architectural Coating	Architectural Coating	7/19/2023	6/4/2024	5	230	

Acres of Grading (Site Preparation Phase): 7.5

Acres of Grading (Grading Phase): 80

Acres of Paving: 6.59

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 900; Non-Residential Outdoor: 300; Striped Parking Area: 6,072 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	625.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	43.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0487	0.0280	0.4303	1.2800e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		131.1921	131.1921	3.3100e-003	3.1100e-003	132.2023
Total	**0.0487**	**0.0280**	**0.4303**	**1.2800e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**131.1921**	**131.1921**	**3.3100e-003**	**3.1100e-003**	**132.2023**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0487	0.0280	0.4303	1.2800e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		131.1921	131.1921	3.3100e-003	3.1100e-003	132.2023
Total	**0.0487**	**0.0280**	**0.4303**	**1.2800e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**131.1921**	**131.1921**	**3.3100e-003**	**3.1100e-003**	**132.2023**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0897	0.0000	7.0897	3.4258	0.0000	3.4258			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	**1.7109**	**17.9359**	**14.7507**	**0.0297**	**7.0897**	**0.7749**	**7.8646**	**3.4258**	**0.7129**	**4.1387**		**2,872.6910**	**2,872.6910**	**0.9291**		**2,895.9182**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0167	1.0209	0.2480	4.7100e-003	0.1366	8.5600e-003	0.1452	0.0375	8.1900e-003	0.0457		513.7437	513.7437	0.0169	0.0814	538.4264
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0573**	**1.0442**	**0.6065**	**5.7800e-003**	**0.2599**	**9.1700e-003**	**0.2690**	**0.0701**	**8.7500e-003**	**0.0789**		**623.0704**	**623.0704**	**0.0197**	**0.0840**	**648.5950**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0897	0.0000	7.0897	3.4258	0.0000	3.4258			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	**1.7109**	**17.9359**	**14.7507**	**0.0297**	**7.0897**	**0.7749**	**7.8646**	**3.4258**	**0.7129**	**4.1387**	**0.0000**	**2,872.6910**	**2,872.6910**	**0.9291**		**2,895.9182**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0167	1.0209	0.2480	4.7100e-003	0.1366	8.5600e-003	0.1452	0.0375	8.1900e-003	0.0457		513.7437	513.7437	0.0169	0.0814	538.4264
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0573**	**1.0442**	**0.6065**	**5.7800e-003**	**0.2599**	**9.1700e-003**	**0.2690**	**0.0701**	**8.7500e-003**	**0.0789**		**623.0704**	**623.0704**	**0.0197**	**0.0840**	**648.5950**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	3.4532					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**4.4859**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0406**	**0.0233**	**0.3586**	**1.0700e-003**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**109.3267**	**109.3267**	**2.7600e-003**	**2.5900e-003**	**110.1686**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	3.4532					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**4.4859**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
Total	**0.0406**	**0.0233**	**0.3586**	**1.0700e-003**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**109.3267**	**109.3267**	**2.7600e-003**	**2.5900e-003**	**110.1686**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0185	0.7292	0.2329	3.4500e-003	0.1151	4.4100e-003	0.1196	0.0332	4.2200e-003	0.0374		369.6837	369.6837	7.5700e-003	0.0547	386.1589
Worker	0.1163	0.0668	1.0279	3.0600e-003	0.3532	1.7500e-003	0.3550	0.0937	1.6100e-003	0.0953		313.4033	313.4033	7.9000e-003	7.4400e-003	315.8166
Total	**0.1348**	**0.7960**	**1.2608**	**6.5100e-003**	**0.4684**	**6.1600e-003**	**0.4745**	**0.1268**	**5.8300e-003**	**0.1327**		**683.0871**	**683.0871**	**0.0155**	**0.0621**	**701.9755**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0185	0.7292	0.2329	3.4500e-003	0.1151	4.4100e-003	0.1196	0.0332	4.2200e-003	0.0374		369.6837	369.6837	7.5700e-003	0.0547	386.1589
Worker	0.1163	0.0668	1.0279	3.0600e-003	0.3532	1.7500e-003	0.3550	0.0937	1.6100e-003	0.0953		313.4033	313.4033	7.9000e-003	7.4400e-003	315.8166
Total	**0.1348**	**0.7960**	**1.2608**	**6.5100e-003**	**0.4684**	**6.1600e-003**	**0.4745**	**0.1268**	**5.8300e-003**	**0.1327**		**683.0871**	**683.0871**	**0.0155**	**0.0621**	**701.9755**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0180	0.7295	0.2279	3.3900e-003	0.1151	4.4500e-003	0.1196	0.0332	4.2600e-003	0.0374		363.9180	363.9180	7.5200e-003	0.0538	380.1361
Worker	0.1087	0.0597	0.9581	2.9600e-003	0.3532	1.6700e-003	0.3549	0.0937	1.5400e-003	0.0952		305.6273	305.6273	7.1500e-003	6.9300e-003	307.8714
Total	**0.1266**	**0.7891**	**1.1859**	**6.3500e-003**	**0.4684**	**6.1200e-003**	**0.4745**	**0.1268**	**5.8000e-003**	**0.1326**		**669.5453**	**669.5453**	**0.0147**	**0.0607**	**688.0075**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0180	0.7295	0.2279	3.3900e-003	0.1151	4.4500e-003	0.1196	0.0332	4.2600e-003	0.0374		363.9180	363.9180	7.5200e-003	0.0538	380.1361
Worker	0.1087	0.0597	0.9581	2.9600e-003	0.3532	1.6700e-003	0.3549	0.0937	1.5400e-003	0.0952		305.6273	305.6273	7.1500e-003	6.9300e-003	307.8714
Total	**0.1266**	**0.7891**	**1.1859**	**6.3500e-003**	**0.4684**	**6.1200e-003**	**0.4745**	**0.1268**	**5.8000e-003**	**0.1326**		**669.5453**	**669.5453**	**0.0147**	**0.0607**	**688.0075**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.4024**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0243	0.0140	0.2152	6.4000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		65.5960	65.5960	1.6500e-003	1.5600e-003	66.1012
Total	**0.0243**	**0.0140**	**0.2152**	**6.4000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**65.5960**	**65.5960**	**1.6500e-003**	**1.5600e-003**	**66.1012**

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.4024**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0243	0.0140	0.2152	6.4000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		65.5960	65.5960	1.6500e-003	1.5600e-003	66.1012
Total	**0.0243**	**0.0140**	**0.2152**	**6.4000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**65.5960**	**65.5960**	**1.6500e-003**	**1.5600e-003**	**66.1012**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**0.3915**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0227	0.0125	0.2005	6.2000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		63.9685	63.9685	1.5000e-003	1.4500e-003	64.4382
Total	**0.0227**	**0.0125**	**0.2005**	**6.2000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**63.9685**	**63.9685**	**1.5000e-003**	**1.4500e-003**	**64.4382**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**0.3915**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0227	0.0125	0.2005	6.2000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		63.9685	63.9685	1.5000e-003	1.4500e-003	64.4382
Total	**0.0227**	**0.0125**	**0.2005**	**6.2000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**63.9685**	**63.9685**	**1.5000e-003**	**1.4500e-003**	**64.4382**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0151	0.0142	0.1269	2.8000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		28.7313	28.7313	1.6700e-003	1.2400e-003	29.1438
Unmitigated	0.0151	0.0142	0.1269	2.8000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		28.7313	28.7313	1.6700e-003	1.2400e-003	29.1438

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	5.84	1.33	0.42	10,572	10,572
Parking Lot	0.00	0.00	0.00		
Total	5.84	1.33	0.42	10,572	10,572

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871
Parking Lot	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	1.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
NaturalGas Unmitigated	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	26.6301	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.9000e-004**	**2.6100e-003**	**2.1900e-003**	**2.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**		**3.1330**	**3.1330**	**6.0000e-005**	**6.0000e-005**	**3.1516**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.0266301	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.9000e-004**	**2.6100e-003**	**2.1900e-003**	**2.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**		**3.1330**	**3.1330**	**6.0000e-005**	**6.0000e-005**	**3.1516**

6.0 Area Detail

Napa Junction Solar Project - Bay Area AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Unmitigated	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0487					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3900e-003	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Total	**0.0644**	**2.3000e-004**	**0.0259**	**0.0000**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**		**0.0555**	**0.0555**	**1.4000e-004**		**0.0591**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0487					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3900e-003	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Total	**0.0644**	**2.3000e-004**	**0.0259**	**0.0000**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**		**0.0555**	**0.0555**	**1.4000e-004**		**0.0591**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Napa Junction Solar Project

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	0.60	1000sqft	0.01	600.00	0
Parking Lot	253.00	Space	6.59	101,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage adjusted to represent total acreage of project site.

Construction Phase - Construction phase timing updated based on applicant provided AQ Questionnaire. Architectural Coating phase assumed to start two weeks after the initiation of building construction and last for the same duration.

Grading -

Water Mitigation - Compliant with MWELO.

Vehicle Trips - Parking lot trip rate adjusted to account for trips generated by RV storage.

Fleet Mix - Parking lot fleet mix adjusted to represent all RV trips.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	230.00
tblConstructionPhase	NumDays	20.00	80.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	5.00
tblFleetMix	HHD	7.5620e-003	0.00
tblFleetMix	LDA	0.55	0.00
tblFleetMix	LDT1	0.06	0.00
tblFleetMix	LDT2	0.19	0.00
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.6230e-003	0.00
tblFleetMix	MCY	0.03	0.00
tblFleetMix	MDV	0.12	0.00
tblFleetMix	MH	2.8710e-003	1.00
tblFleetMix	MHD	0.01	0.00
tblFleetMix	OBUS	9.8700e-004	0.00
tblFleetMix	SBUS	8.3400e-004	0.00
tblFleetMix	UBUS	5.6800e-004	0.00
tblGrading	MaterialImported	0.00	5,000.00
tblLandUse	LotAcreage	2.28	6.59
tblVehicleTrips	ST_TR	0.00	0.13
tblVehicleTrips	SU_TR	0.00	0.13
tblVehicleTrips	WD_TR	0.00	0.13

2.0 Emissions Summary

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.5275	27.5587	19.4865	0.0393	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	3,809.2010	3,809.2010	1.1963	0.0845	3,840.1764
2024	2.0157	15.5235	19.3263	0.0367	0.5423	0.6807	1.2230	0.1465	0.6440	0.7904	0.0000	3,545.0511	3,545.0511	0.6375	0.0636	3,579.9331
Maximum	**4.5275**	**27.5587**	**19.4865**	**0.0393**	**19.8049**	**1.2668**	**21.0716**	**10.1417**	**1.1654**	**11.3071**	**0.0000**	**3,809.2010**	**3,809.2010**	**1.1963**	**0.0845**	**3,840.1764**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	4.5275	27.5587	19.4865	0.0393	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	3,809.2010	3,809.2010	1.1963	0.0845	3,840.1764
2024	2.0157	15.5235	19.3263	0.0367	0.5423	0.6807	1.2230	0.1465	0.6440	0.7904	0.0000	3,545.0511	3,545.0511	0.6375	0.0636	3,579.9331
Maximum	**4.5275**	**27.5587**	**19.4865**	**0.0393**	**19.8049**	**1.2668**	**21.0716**	**10.1417**	**1.1654**	**11.3071**	**0.0000**	**3,809.2010**	**3,809.2010**	**1.1963**	**0.0845**	**3,840.1764**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Energy	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Mobile	0.0136	0.0163	0.1357	2.6000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		27.1284	27.1284	1.8900e-003	1.3600e-003	27.5821
Total	**0.0783**	**0.0191**	**0.1637**	**2.8000e-004**	**0.0294**	**4.9000e-004**	**0.0299**	**7.8300e-003**	**4.7000e-004**	**8.3000e-003**		**30.3168**	**30.3168**	**2.0900e-003**	**1.4200e-003**	**30.7928**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Energy	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Mobile	0.0136	0.0163	0.1357	2.6000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		27.1284	27.1284	1.8900e-003	1.3600e-003	27.5821
Total	**0.0783**	**0.0191**	**0.1637**	**2.8000e-004**	**0.0294**	**4.9000e-004**	**0.0299**	**7.8300e-003**	**4.7000e-004**	**8.3000e-003**		**30.3168**	**30.3168**	**2.0900e-003**	**1.4200e-003**	**30.7928**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2023	3/7/2023	5	5	
2	Grading	Grading	3/8/2023	6/27/2023	5	80	
3	Paving	Paving	6/28/2023	7/4/2023	5	5	
4	Building Construction	Building Construction	7/5/2023	5/21/2024	5	230	
5	Architectural Coating	Architectural Coating	7/19/2023	6/4/2024	5	230	

Acres of Grading (Site Preparation Phase): 7.5

Acres of Grading (Grading Phase): 80

Acres of Paving: 6.59

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 900; Non-Residential Outdoor: 300; Striped Parking Area: 6,072 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	625.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	43.00	17.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**		**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0499	0.0345	0.4121	1.1900e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		121.8929	121.8929	3.7600e-003	3.5800e-003	123.0546
Total	**0.0499**	**0.0345**	**0.4121**	**1.1900e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**121.8929**	**121.8929**	**3.7600e-003**	**3.5800e-003**	**123.0546**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.3081	3,687.3081	1.1926		3,717.1219
Total	**2.6595**	**27.5242**	**18.2443**	**0.0381**	**19.6570**	**1.2660**	**20.9230**	**10.1025**	**1.1647**	**11.2672**	**0.0000**	**3,687.3081**	**3,687.3081**	**1.1926**		**3,717.1219**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0499	0.0345	0.4121	1.1900e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		121.8929	121.8929	3.7600e-003	3.5800e-003	123.0546
Total	**0.0499**	**0.0345**	**0.4121**	**1.1900e-003**	**0.1479**	**7.3000e-004**	**0.1486**	**0.0392**	**6.8000e-004**	**0.0399**		**121.8929**	**121.8929**	**3.7600e-003**	**3.5800e-003**	**123.0546**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0897	0.0000	7.0897	3.4258	0.0000	3.4258			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	**1.7109**	**17.9359**	**14.7507**	**0.0297**	**7.0897**	**0.7749**	**7.8646**	**3.4258**	**0.7129**	**4.1387**		**2,872.6910**	**2,872.6910**	**0.9291**		**2,895.9182**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0157	1.0798	0.2512	4.7200e-003	0.1366	8.5800e-003	0.1452	0.0375	8.2100e-003	0.0457		514.2275	514.2275	0.0169	0.0815	538.9330
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0573**	**1.1086**	**0.5946**	**5.7100e-003**	**0.2599**	**9.1900e-003**	**0.2691**	**0.0701**	**8.7700e-003**	**0.0789**		**615.8050**	**615.8050**	**0.0200**	**0.0845**	**641.4785**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0897	0.0000	7.0897	3.4258	0.0000	3.4258			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	**1.7109**	**17.9359**	**14.7507**	**0.0297**	**7.0897**	**0.7749**	**7.8646**	**3.4258**	**0.7129**	**4.1387**	**0.0000**	**2,872.6910**	**2,872.6910**	**0.9291**		**2,895.9182**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0157	1.0798	0.2512	4.7200e-003	0.1366	8.5800e-003	0.1452	0.0375	8.2100e-003	0.0457		514.2275	514.2275	0.0169	0.0815	538.9330
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0573**	**1.1086**	**0.5946**	**5.7100e-003**	**0.2599**	**9.1900e-003**	**0.2691**	**0.0701**	**8.7700e-003**	**0.0789**		**615.8050**	**615.8050**	**0.0200**	**0.0845**	**641.4785**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	3.4532					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**4.4859**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0416**	**0.0288**	**0.3434**	**9.9000e-004**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**101.5775**	**101.5775**	**3.1300e-003**	**2.9900e-003**	**102.5455**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	3.4532					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**4.4859**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
Total	**0.0416**	**0.0288**	**0.3434**	**9.9000e-004**	**0.1232**	**6.1000e-004**	**0.1238**	**0.0327**	**5.6000e-004**	**0.0333**		**101.5775**	**101.5775**	**3.1300e-003**	**2.9900e-003**	**102.5455**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0179	0.7716	0.2408	3.4500e-003	0.1151	4.4300e-003	0.1196	0.0332	4.2400e-003	0.0374		370.2125	370.2125	7.5200e-003	0.0548	386.7279
Worker	0.1193	0.0824	0.9845	2.8500e-003	0.3532	1.7500e-003	0.3550	0.0937	1.6100e-003	0.0953		291.1887	291.1887	8.9800e-003	8.5600e-003	293.9637
Total	**0.1372**	**0.8540**	**1.2253**	**6.3000e-003**	**0.4684**	**6.1800e-003**	**0.4746**	**0.1268**	**5.8500e-003**	**0.1327**		**661.4012**	**661.4012**	**0.0165**	**0.0634**	**680.6916**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0179	0.7716	0.2408	3.4500e-003	0.1151	4.4300e-003	0.1196	0.0332	4.2400e-003	0.0374		370.2125	370.2125	7.5200e-003	0.0548	386.7279
Worker	0.1193	0.0824	0.9845	2.8500e-003	0.3532	1.7500e-003	0.3550	0.0937	1.6100e-003	0.0953		291.1887	291.1887	8.9800e-003	8.5600e-003	293.9637
Total	**0.1372**	**0.8540**	**1.2253**	**6.3000e-003**	**0.4684**	**6.1800e-003**	**0.4746**	**0.1268**	**5.8500e-003**	**0.1327**		**661.4012**	**661.4012**	**0.0165**	**0.0634**	**680.6916**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0173	0.7719	0.2358	3.4000e-003	0.1151	4.4700e-003	0.1196	0.0332	4.2800e-003	0.0374		364.4507	364.4507	7.4700e-003	0.0539	380.7076
Worker	0.1119	0.0736	0.9208	2.7500e-003	0.3532	1.6700e-003	0.3549	0.0937	1.5400e-003	0.0952		284.0095	284.0095	8.1500e-003	7.9700e-003	286.5897
Total	**0.1292**	**0.8455**	**1.1566**	**6.1500e-003**	**0.4684**	**6.1400e-003**	**0.4745**	**0.1268**	**5.8200e-003**	**0.1327**		**648.4602**	**648.4602**	**0.0156**	**0.0619**	**667.2973**

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0173	0.7719	0.2358	3.4000e-003	0.1151	4.4700e-003	0.1196	0.0332	4.2800e-003	0.0374		364.4507	364.4507	7.4700e-003	0.0539	380.7076
Worker	0.1119	0.0736	0.9208	2.7500e-003	0.3532	1.6700e-003	0.3549	0.0937	1.5400e-003	0.0952		284.0095	284.0095	8.1500e-003	7.9700e-003	286.5897
Total	**0.1292**	**0.8455**	**1.1566**	**6.1500e-003**	**0.4684**	**6.1400e-003**	**0.4745**	**0.1268**	**5.8200e-003**	**0.1327**		**648.4602**	**648.4602**	**0.0156**	**0.0619**	**667.2973**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.4024**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0250	0.0173	0.2061	6.0000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		60.9465	60.9465	1.8800e-003	1.7900e-003	61.5273
Total	**0.0250**	**0.0173**	**0.2061**	**6.0000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**60.9465**	**60.9465**	**1.8800e-003**	**1.7900e-003**	**61.5273**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.4024**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0250	0.0173	0.2061	6.0000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		60.9465	60.9465	1.8800e-003	1.7900e-003	61.5273
Total	**0.0250**	**0.0173**	**0.2061**	**6.0000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**60.9465**	**60.9465**	**1.8800e-003**	**1.7900e-003**	**61.5273**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**0.3915**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0234	0.0154	0.1927	5.8000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		59.4439	59.4439	1.7100e-003	1.6700e-003	59.9839
Total	**0.0234**	**0.0154**	**0.1927**	**5.8000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**59.4439**	**59.4439**	**1.7100e-003**	**1.6700e-003**	**59.9839**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.2108					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**0.3915**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0234	0.0154	0.1927	5.8000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		59.4439	59.4439	1.7100e-003	1.6700e-003	59.9839
Total	**0.0234**	**0.0154**	**0.1927**	**5.8000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**59.4439**	**59.4439**	**1.7100e-003**	**1.6700e-003**	**59.9839**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0136	0.0163	0.1357	2.6000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		27.1284	27.1284	1.8900e-003	1.3600e-003	27.5821
Unmitigated	0.0136	0.0163	0.1357	2.6000e-004	0.0294	2.0000e-004	0.0296	7.8300e-003	1.8000e-004	8.0100e-003		27.1284	27.1284	1.8900e-003	1.3600e-003	27.5821

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	5.84	1.33	0.42	10,572	10,572
Parking Lot	0.00	0.00	0.00		
Total	5.84	1.33	0.42	10,572	10,572

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871
Parking Lot	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	1.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
NaturalGas Unmitigated	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	26.6301	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.9000e-004**	**2.6100e-003**	**2.1900e-003**	**2.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**		**3.1330**	**3.1330**	**6.0000e-005**	**6.0000e-005**	**3.1516**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.0266301	2.9000e-004	2.6100e-003	2.1900e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.1330	3.1330	6.0000e-005	6.0000e-005	3.1516
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.9000e-004**	**2.6100e-003**	**2.1900e-003**	**2.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**		**3.1330**	**3.1330**	**6.0000e-005**	**6.0000e-005**	**3.1516**

6.0 Area Detail

Napa Junction Solar Project - Bay Area AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Unmitigated	0.0644	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0487					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3900e-003	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Total	**0.0644**	**2.3000e-004**	**0.0259**	**0.0000**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**		**0.0555**	**0.0555**	**1.4000e-004**		**0.0591**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0133					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0487					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.3900e-003	2.3000e-004	0.0259	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0555	0.0555	1.4000e-004		0.0591
Total	**0.0644**	**2.3000e-004**	**0.0259**	**0.0000**		**9.0000e-005**	**9.0000e-005**		**9.0000e-005**	**9.0000e-005**		**0.0555**	**0.0555**	**1.4000e-004**		**0.0591**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Bay Area AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Excavators	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	3	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Graders	Diesel	No Change	0	1	No Change	0.00
Pavers	Diesel	No Change	0	2	No Change	0.00
Paving Equipment	Diesel	No Change	0	2	No Change	0.00
Rollers	Diesel	No Change	0	2	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	4	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	10	No Change	0.00
Welders	Diesel	No Change	0	1	No Change	0.00

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Air Compressors	2.14300E-002	1.45130E-001	2.08220E-001	3.40000E-004	7.59000E-003	7.59000E-003	0.00000E+000	2.93624E+001	2.93624E+001	1.71000E-003	0.00000E+000	2.94051E+001
Cranes	3.44800E-002	3.70050E-001	1.81920E-001	5.80000E-004	1.54300E-002	1.42000E-002	0.00000E+000	5.10116E+001	5.10116E+001	1.65000E-002	0.00000E+000	5.14241E+001
Excavators	7.55000E-003	6.19400E-002	1.30310E-001	2.10000E-004	3.03000E-003	2.79000E-003	0.00000E+000	1.81475E+001	1.81475E+001	5.87000E-003	0.00000E+000	1.82943E+001
Forklifts	3.41000E-002	3.19440E-001	3.94110E-001	5.30000E-004	1.91900E-002	1.76600E-002	0.00000E+000	4.63305E+001	4.63305E+001	1.49800E-002	0.00000E+000	4.67051E+001
Generator Sets	3.41100E-002	3.03570E-001	4.21700E-001	7.60000E-004	1.38600E-002	1.38600E-002	0.00000E+000	6.49989E+001	6.49989E+001	2.76000E-003	0.00000E+000	6.50678E+001
Graders	1.53400E-002	1.86120E-001	6.77000E-002	2.60000E-004	6.03000E-003	5.55000E-003	0.00000E+000	2.32550E+001	2.32550E+001	7.52000E-003	0.00000E+000	2.34430E+001
Pavers	9.60000E-004	9.41000E-003	1.44200E-002	2.00000E-005	4.40000E-004	4.10000E-004	0.00000E+000	2.06483E+000	2.06483E+000	6.70000E-004	0.00000E+000	2.08153E+000
Paving Equipment	8.50000E-004	8.01000E-003	1.27800E-002	2.00000E-005	3.90000E-004	3.60000E-004	0.00000E+000	1.78927E+000	1.78927E+000	5.80000E-004	0.00000E+000	1.80374E+000
Rollers	7.70000E-004	8.05000E-003	9.26000E-003	1.00000E-005	4.40000E-004	4.10000E-004	0.00000E+000	1.15261E+000	1.15261E+000	3.70000E-004	0.00000E+000	1.16193E+000
Rubber Tired Dozers	3.25200E-002	3.38540E-001	1.47550E-001	4.10000E-004	1.52400E-002	1.40200E-002	0.00000E+000	3.56365E+001	3.56365E+001	1.15300E-002	0.00000E+000	3.59247E+001
Tractors/Loaders/ Backhoes	6.43700E-002	6.51520E-001	9.64220E-001	1.35000E-003	3.14900E-002	2.89700E-002	0.00000E+000	1.18178E+002	1.18178E+002	3.82200E-002	0.00000E+000	1.19133E+002
Welders	2.83100E-002	1.61330E-001	1.92240E-001	2.90000E-004	5.95000E-003	5.95000E-003	0.00000E+000	2.16454E+001	2.16454E+001	2.29000E-003	0.00000E+000	2.17027E+001

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Air Compressors	2.14300E-002	1.45130E-001	2.08220E-001	3.40000E-004	7.59000E-003	7.59000E-003	0.00000E+000	2.93624E+001	2.93624E+001	1.71000E-003	0.00000E+000	2.94050E+001
Cranes	3.44800E-002	3.70050E-001	1.81920E-001	5.80000E-004	1.54300E-002	1.42000E-002	0.00000E+000	5.10115E+001	5.10115E+001	1.65000E-002	0.00000E+000	5.14240E+001
Excavators	7.55000E-003	6.19400E-002	1.30310E-001	2.10000E-004	3.03000E-003	2.79000E-003	0.00000E+000	1.81475E+001	1.81475E+001	5.87000E-003	0.00000E+000	1.82942E+001
Forklifts	3.41000E-002	3.19440E-001	3.94110E-001	5.30000E-004	1.91900E-002	1.76600E-002	0.00000E+000	4.63305E+001	4.63305E+001	1.49800E-002	0.00000E+000	4.67051E+001
Generator Sets	3.41100E-002	3.03570E-001	4.21700E-001	7.60000E-004	1.38600E-002	1.38600E-002	0.00000E+000	6.49988E+001	6.49988E+001	2.76000E-003	0.00000E+000	6.50677E+001
Graders	1.53400E-002	1.86120E-001	6.77000E-002	2.60000E-004	6.03000E-003	5.55000E-003	0.00000E+000	2.32549E+001	2.32549E+001	7.52000E-003	0.00000E+000	2.34430E+001
Pavers	9.60000E-004	9.41000E-003	1.44200E-002	2.00000E-005	4.40000E-004	4.10000E-004	0.00000E+000	2.06483E+000	2.06483E+000	6.70000E-004	0.00000E+000	2.08152E+000
Paving Equipment	8.50000E-004	8.01000E-003	1.27800E-002	2.00000E-005	3.90000E-004	3.60000E-004	0.00000E+000	1.78927E+000	1.78927E+000	5.80000E-004	0.00000E+000	1.80374E+000
Rollers	7.70000E-004	8.05000E-003	9.26000E-003	1.00000E-005	4.40000E-004	4.10000E-004	0.00000E+000	1.15261E+000	1.15261E+000	3.70000E-004	0.00000E+000	1.16193E+000
Rubber Tired Dozers	3.25200E-002	3.38540E-001	1.47550E-001	4.10000E-004	1.52400E-002	1.40200E-002	0.00000E+000	3.56365E+001	3.56365E+001	1.15300E-002	0.00000E+000	3.59246E+001
Tractors/Loaders/Backhoes	6.43700E-002	6.51520E-001	9.64220E-001	1.35000E-003	3.14900E-002	2.89700E-002	0.00000E+000	1.18178E+002	1.18178E+002	3.82200E-002	0.00000E+000	1.19133E+002
Welders	2.83100E-002	1.61330E-001	1.92240E-001	2.90000E-004	5.95000E-003	5.95000E-003	0.00000E+000	2.16454E+001	2.16454E+001	2.29000E-003	0.00000E+000	2.17027E+001

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.36229E-006	1.36229E-006	0.00000E+000	0.00000E+000	1.36031E-006
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.17620E-006	1.17620E-006	0.00000E+000	0.00000E+000	1.16677E-006
Excavators	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.10208E-006	1.10208E-006	0.00000E+000	0.00000E+000	1.09324E-006
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.07920E-006	1.07920E-006	0.00000E+000	0.00000E+000	1.28466E-006
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.23079E-006	1.23079E-006	0.00000E+000	0.00000E+000	1.22949E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.29005E-006	1.29005E-006	0.00000E+000	0.00000E+000	1.27970E-006
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	4.80416E-006
Paving Equipment	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.40306E-006	1.40306E-006	0.00000E+000	0.00000E+000	1.11344E-006
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18465E-006	1.18465E-006	0.00000E+000	0.00000E+000	1.17515E-006
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	9.23985E-007	9.23985E-007	0.00000E+000	0.00000E+000	1.38232E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction			
No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction			

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction		Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)	0.00		
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.05	0.01	0.05	0.01	0.00	0.00
Grading	Fugitive Dust	0.28	0.14	0.28	0.14	0.00	0.00
Grading	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.05	0.03	0.05	0.03	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.67	3.91	0.00	0.00	1.94
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.00	0.15		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Neighborhood Enhancements	Improve Pedestrian Network				
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	0.00			
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.00			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"				
No	Commute	Workplace Parking Charge				
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Commute	Provide Ride Sharing Program				
	Commute	Commute Subtotal	0.00			
No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.00			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	150.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Apply Water Conservation on Strategy	0.00	20.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction	0.00	
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape	0.00	0.00

Solid Waste Mitigation

Napa Junction Solar Project

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

APPENDIX B

YOCHA DEHE WINTUN NATION TREATMENT PROTOCOL

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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 respectively 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

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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

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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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YOCHA DEHE
CULTURAL RESOURCES

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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YOCHA DEHE
CULTURAL RESOURCES

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.

APPENDIX C

GEOTECHNICAL STUDY

Geotechnical Study

PREPARED FOR:
Mr. Chris Koenig

PROJECT LOCATION
300–336 Green Island Road
American Canyon, CA 94503

REPORT DATE
DECEMBER 8, 2022

PREPARED BY
Bear Engineering Group, Inc.
3530 Kevin Place
Concord, CA
bearengineeringgroup@yahoo.com
ph:925-550-7232

PROJECT NO.
123-2022.01

Attn: Chris Koenig
Pacific Property Advisors, Inc.
DRE Lic#01936938
23 Railroad Ave #164, Danville, CA 94526

Subject: **GEOTECHNICAL STUDY EXECUTIVE RV & BOAT STORAGE**
300–336 Green Island Road
American Canyon, CA 94503

Dear Mr. Koenig;

Bear Engineering Group, Inc. is pleased to submit this report for the planned site Boat and Storage RV facility.

The services provided are in general accordance with our September 27, 2022, proposal. This report describes the services performed and presents our conclusions and recommended geotechnical design criteria for construction.

In our opinion, the site is suitable for the site improvements, provided the recommendations in this report are integrated into the design and implemented to during construction. We reserve the right to make ancillary recommendations at any time during construction, based on circumstances that may arise during construction.

It has been a pleasure to be of service to you on this project. Should you have any questions concerning the discoveries, recommendations or conclusions of the attached report, please contact this office at your earliest convenience.

Very truly yours,
Bear Engineering Group, Inc.



Mark L. Schroeder, P.E., M.S.G.E.
Principal Engineer

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SECTION 1.0 - INTRODUCTION

Section 1.1 - Project Description and Location

The subject site is located off of the off of the Napa Valley Highway referred to as Highway 29 in American Canyon as shown on Figure 1. The site is 6.6 acres L shaped lot with a 1,000 square feet office building placed about 200 feet from Highway 29 to make room for frontage parking with a secondary EVA entry on Green Island Road. The manager's office will be a single story traditional wood framed with a stucco exterior. The remaining acreage will consists of several solar canopies providing shaded parking spaces for the ancillary RV & Boat storage customers. The site will be entirely fenced with 10' tall, steel fencing.

Section 1.3 - Scope

The scope of our services for the proposed planned improvement construction, as set forth in our agreement included the following tasks as listed below:

- Researching readily available geologic and seismic reports and maps of the area; including Review of United States Geological Survey (USGS) Earthquake Hazards Program (2007), to select nearest fault source that could potentially impact the site.
- A subsurface exploration program involving multiple borings with an average depth of 20 feet or to drilling refusal.
- Soil Sampling for classification using ASTM D 2487 procedure.
- Laboratory testing of selected soil samples to evaluate in-situ moisture/density and Unconfined Compression Strength (ASTM 2166) of the subsoil.
- Provide the near-surface Hazard Response Spectra and Design parameter seismic design criteria and per the California Building Code ASCE 7-16
- Engineering analyses to develop geotechnical recommendations for design and construction of the project.
- Preparation of this engineering report.

SECTION 2.0 - SITE SETTING

Section 2.1- Regional Geologic Setting

American Canyon is located in the Coast Ranges Geomorphic Province. This province is bounded on the west by the Pacific Ocean and on the east by the Great Valley geomorphic province. The Coast Ranges Province extends several hundred miles northward from southern California to near the Oregon border. The province, including Napa County, is the general southwest-southeast orientation of physiographic features such as valleys and ridgelines.

The areas highest topographic feature is Mount St. Helena, which is located in the northwest corner of Napa County and whose peak elevation reaches 4,343 feet. Principal ridgelines have maximum elevations between 1,800 and 2,500 feet to sea level.

Section 2.2- Local Geology

Unconsolidated surficial deposits generally consist of un-stratified, geologically very young materials (clay, silt, sand, rock fragments and gravel, and organic material) lying on bedrock (or older deposits or other sedimentary materials. The flatlands are the product of weathering, erosion, and deposition. These deposits are of variable thickness and comprise valley alluvium, alluvial fans, levee deposits, estuarine deposits, colluvium, stream channel and terrace deposits. Geologic map (Figure 2) identifies the underlying soil as fan deposits.

Section 2.3 - Seismic Setting

The subject property, like all properties in the San Francisco Bay Area, is situated in a very seismically active region. The following statements summarize the potential impacts of the seismic setting upon development of the subject property. Movement along faults of the San Andreas Fault system is generated by global forces shearing the eastern margin of the Pacific Plate along the western margin of the North American plate. In the Bay Area, the crustal movement does not proceed as uniform annual displacement along the faults, but instead, the forces driving the plates elastically deform the rocks adjacent to the faults until the rocks finally rupture and produce fault displacements. The sudden release of elastic strain energy that accompanies fault rupture is what causes the ground to shake.

The Alquist-Priolo Earthquake Fault Zoning Act was passed by the California Legislature in 1972 to mitigate the hazard of surface faulting to structures. Its intent is to increase safety and minimize the loss of life during and immediately following earthquakes by facilitating seismic retrofits to strengthen buildings against ground shaking. The Act addresses only surface fault rupture; it is not directed toward other earthquake hazards. No faults have been mapped crossing the site, and the site is not within an Alquist-Priolo Special Studies Zone (California Geological Survey [CGS], 2007).

TABLE 1
QUARTINARY BAY AREA FAULTS

Faults	Magnitude ELLSWORTH	Distance from Site (miles)	Fault Classification
Antioch Fault	NA	7.6 W	Potentially Active
Calaveras	7.3	6.6.4 SE	Active
Concord-Green Valley Connected	6.5	3.9 E	Active
Hayward	7.3	10.2 W	Active
Greenville Clayton section	6.5	9.8 E	Active
Mount Diablo Thrust N. End	6.7	1.3 SE	Active
San Andres	8.0	31.9 W	Active
Rodgers Creek	6.7	28.3 NW	Active

- An “active” fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 10,000 years). A “potentially active” fault has shown evidence of displacement during Quaternary time (approximately the last 2 million years). The fault classifications are derived from the Fault Activity Map of California and Adjacent Areas (Jennings, 1994).

- Moment magnitude (Mw) is related to the physical size of a fault rupture and movement across a fault. Moment magnitude provides a physically meaningful measure of the size of a faulting event (CDFG, 1997). The Maximum Moment Magnitude Earthquake, derived from the joint CDMG/USGS Probabilistic Seismic Hazard Assessment for the State of California (USGS, 1996).

Antioch Fault: is located about 8 miles to the west of the subject site. The Antioch fault, mapped in 1973 after a pattern of property damage was noted, previously was considered active and was zoned under the Alquist-Priolo Earthquake Fault Zoning Act as potentially capable of surface rupture. However, a 1992 study

by geologist C.J. Wills suggested that the Antioch fault should not be classified as active under the Alquist-Priolo Act and does not pose a surface faulting hazard (Contra Costa Times, 2008). The fault is no longer zoned by the State of California as an earthquake fault zone under the Alquist-Priolo Act.

Concord-Green Valley: The Concord Fault is a Holocene active dextral strike-slip fault characterized by aseismic creep (rate 3.0 mm/yr. to 3.5 mm/yr.; Galehouse, 2000). Three sections area associated with this fault. Section 1 traverses the town of Concord and borders the western side of Lime Ridge. The northern end of the fault is assumed to connect with the Green Valley fault. The southern extent is relatively unknown but is thought to be to be connected to Mt. Diablo Thrust Dibblee (1980, c). Extending from Lime Ridge to the southern extent of the fault, the Concord Fault is delineated by a southwest-facing escarpment along the west side of Lime Ridge. Schwartz, 2008, suggests the activity on the fault to be during the Holocene age. The 2003 Working Group for California Earthquake Probability assigned a 4% probability that the Concord-Green Valley Fault system would produce a magnitude 6.5 or greater earthquake in the next 30 years.

Calaveras Fault: Historically active major dextral strike-slip fault that is part of the larger San Andreas Fault system. The fault zone extends for about 90 miles from the San Ramon area southeast to about 19 miles south of Hollister. The fault is divided into 4 sections from north to south they are the Northern Calaveras, Central Calaveras, Southern Calaveras, and Paicines sections. North of Calaveras has a slip rate of 5-6 mm/yr. (Kelson and others, 1996). Between San Ramon and Alamo, the Danville – Alamo sub-section of the Northern Calaveras fault lies along the base of the northeast-facing Las Trampas Ridge, and is covered locally by large late Quaternary landslides. At the southern end of Las Trampas Ridge, the linear strand that extends northwestward across the San Ramon embayment was exposed in trenches for A-P investigations (ENGEO, Inc., 1977; 1978), and has prominent geomorphic expression north of Deerwood Drive.

William Lettis & Associates, Inc. conducted a study in July 2002, to address the Northern Termination of the Calaveras Fault. They determined based detailed air photo analysis the dextral slip on the northern Calaveras fault, which dies out as a significant strike-slip fault somewhere in the vicinity of Danville, California, is transferred to the interior of the northern East Bay hills by a complex system of poorly integrated strike-slip faults and shear zones that are connected by restraining stepovers. Slip is transferred onto these structures from the Lafayette-Reliez Valley faults through a series of short restraining stepovers in the Briones hills region. Associated crustal shortening is responsible for creating the high topography of the Briones hills. Some slip on the Lafayette-Reliez Valley fault system also may be transferred northward onto the Franklin and Southampton faults. The Reliez, Southampton and Franklin Faults are for the most part poorly characterized strike-slip faults but may contribute to the approximately 4 to 7 mm/yr. of distributed dextral slip between the northern Calaveras and Concord faults.

Great Valley Fault: The Great Valley fault system is a regional system of structurally segmented, blind west dipping thrust faults that are inferred to underlie the western boundary of the Central Valley (Working Group on California Earthquake Potential 1996). Based on seismic profiles, segmented portions of the Great Valley fault system underlie the region of the eastern Coast Ranges and valley floor boundary in the northwestern Sacramento Valley. In the northern Sacramento Valley, dip on the Great Valley fault segments steepens northward, ranging from shallow-dipping fault segments in the Sites area to steeper-dipping fault segments in the Orland area.

Greenville Clayton Section: Historically active dextral strike-slip faults located in the Diablo Range. The fault zone extends from northwest of Livermore Valley along the Marsh Creek and Clayton faults towards Clayton Valley. Wright and others (1982) reported that fault-related topographic features are poorly developed and differ significantly from the Marsh Creek-Greenville segment. Colburn (1961) reported that the Clayton section is generally characterized by subdued saddles and subdued hill fronts. Unruh and Sawyer (1995, 1998) suggested that slip from the Greenville fault is transferred to the Concord fault along the Mt. Diablo fold and thrust belt and that only minimal slip continues to the Clayton fault.

Franklin Fault: Is believed to be a part of the West Napa fault zone which produced a 6.2 magnitude earthquake in August 2014. This would suggest the Franklin fault (FF) in combination with the (WNFZ) the fault system is at least 75 km. Previously published potential-field data indicate that the WNFZ extends northward to the Maacama fault (MF), and previous geologic mapping indicates that the FF extends southward to the Calaveras fault (CF); which would increase the fault zones length by 110 km

Hayward Fault: This fault is located in the eastern San Francisco Bay region and generally trends along and bounds the western side of the East Bay Hills (Aydin, 1982). The fault zone has three sections (Working Group on Northern California Earthquake Probabilities, 1996. The segment boundary between the Northern and Southern Hayward faults was long considered to be delineated by the location of the northern boundary of rupture associated with the Mw~7 1868 earthquake and the southern boundary of rupture associated with the 1836 (Working Group on California Earthquake Probabilities, 1988. The Hayward fault is characterized by fault creep along the Northern and Southern sections. A preferred average creep rate of 4.6 mm/yr. was reported by Lienkaemper and Galehouse (1997).

Midland Fault: The Midland fault was active in late Cretaceous-Eocene time as a west-side-down normal fault throughout development of the Rio Vista basin, a structural sub-basin within the ancestral Great Valley forensic basin (Krug et al., 1992). Existing seismic source models have allocated a range of long-term average slip rates between about 0.1 mm/yr. to 1.0 mm/yr. to the Midland fault, and estimated maximum magnitudes up to about M 6.6 (Thrust Fault Subgroup, 1999; URS, 2006). Unconformity indicates uplift of the hanging wall of the Southern Midland fault between the towns of Brentwood and Rio Vista, terminating abruptly south of Lindsey Slough in Solano County. These relations suggest a maximum potential rupture length of about 30 km for the Southern Midland fault. Recent URS/JRB (2008) studies have characterization the Southern Midland fault as a seismic source. Midland Fault is not considered to be active.

Mt. Diablo Thrust Fault: The Mount Diablo Thrust Fault is approximately 15 miles long, and dips at an angle of 38 degrees to the northeast. The Mount Diablo Thrust Fault is capable of generating an earthquake of magnitude MW=6.7. The predicted rupture surface begins 5 miles below the surface, and there is thus no surface expression of the fault, and a low likelihood of surface rupture in the event of a large earthquake on the fault. No large historic earthquakes are known to have occurred on the Mount Diablo Thrust Fault. The recurrence interval for large earthquakes along the fault is predicted to be about 400 years.

The peak of Mt. Diablo is the topographic culmination of the northwest-trending Mt. Diablo anticline, a southwest-vergent fold located in a restraining step between the dextral Greenville and Concord faults. Unruh and Sawyer (1997) proposed that Mt. Diablo anticline is a fault-propagation fold developed above a blind, northeast-dipping thrust fault. Based on variations in the geometry of the fold along trend, it is possible that the Mt. Diablo thrust fault is divided into at least two structural segments that are offset in a right-stepping sense. The two segments are informally referred to herein as the “northwest segment” and “southeast segment”. The structural boundary between the two segments is interpreted to be near the town of Alamo, and is spatially associated with a northeast-trending alignment of earthquakes informally called the “Alamo swarm” (Oppenheimer and Macgregor-Scott, 1992).

San Andreas Fault: San Andreas Fault zone is the principal element of the San Andreas Fault system, a network of faults with predominantly dextral strike-slip displacement that collectively accommodates the majority of relative N-S motion between the North American and Pacific plates. The San Andreas Fault zone is considered to be the Holocene and historically active dextral strike-slip fault that extends along most of coastal California. The fault zone first gained international scientific attention immediately following the great 1906 San Francisco earthquake.

Tracy Stockton Fault: The fault crosses the county the in a southwest direction near Tracy to the northeast of Linden passing beneath the city of Stockton. The fault has no surface traces. Position of the fault has

been determined by well log data. Subsurface data indicates no appreciable movement has occurred for over three million years suggesting the fault is not active.

West Napa Fault: The North Napa – Napa River reach trends about N 20° W for approximately 11.5 km along the western margin of the valley and within the low hills directly west of the valley. The fault has a relatively simple pattern north of Station 25+00, where a prominent fault scarp juxtaposes Kgv and/or Tsv against a thick sequence of unconsolidated alluvial deposits. South of this scarp, the fault steps left across low elongate hills separating the Napa Valley from Browns Valley. The pattern of apparent fault related geomorphic features appears locally complex along this reach, with apparent parallel traces at the valley margin and in the hills directly west of Napa and an apparent left-step across the low hills separating Browns Valley from the Napa Valley proper.

A relatively prominent ephemeral drainage directly south of the Napa County Airport trench locality appears to be deflected about 245 m in a right lateral sense across the main trace of the fault and nearly 70 m across a secondary fault trace. Similar small deflected drainages occur locally along this reach of the fault.

Section 2.4 - Seismic Probability

The long-term occurrence of earthquakes modeling was founded on geologic and geophysical observations and constrained by plate tectonics. The Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3) is a comprehensive model of earthquake occurrence for California.

Based on their estimates the likelihood that California will experience a magnitude 8 or larger earthquake in the next 30 years has increased from about 4.7% in UCERF2 to about 7% in UCERF3. UCERF3 has incorporated analysis of the gradual movement of hundreds of locations throughout California using space-based geodesy (GPS data) in order to estimate rates of deformation for faults lacking geologic data. ***Figure 4*** presents the probability of a 6.7 magnitude earthquake occurring from fault systems within a 3 mile radius of the site.

Section 2.5 - Ground Shaking

Earthquakes in the Bay Area could produce strong ground shaking in the project region. Ground shaking intensity is partly related to the size of an earthquake, the distance to the site, and the response of the geologic materials that underlie a site. As a rule, the greater the earthquake magnitude and the closer the fault rupture to a site, the greater the intensity of ground shaking. Violent ground shaking is generally expected at and near the epicenter of a large earthquake; however, different types of geologic materials respond differently to earthquake waves. For instance, deep unconsolidated materials can amplify earthquake waves and cause longer periods of ground shaking.

While the magnitude is a measure of the energy released in an earthquake, intensity is a measure of the observed ground shaking effects at a particular location. The Modified Mercalli (MM) scale is commonly used to measure earthquake intensity due to ground shaking.

Table 2 presents a description of the Modified Mercalli scale. The MM values for intensity range from I (earthquake not felt) to XII (damage nearly total). MM intensities ranging from IV to X can cause moderate to significant structural damage, although the damage will not be uniform. Some structures experience substantially more damage than others. The age, material, type, method of construction, size, and shape of a structure affect its performance in an earthquake.

TABLE 2
MODIFIED MERCALLI INTENSITY SCALE

Intensity Value	Intensity Description	Average Peak Acceleration (% g[a])
I	Not felt except by a very few persons under especially favorable circumstances.	< 0. 17
II	Felt only by a few persons at rest, especially on upper floors on buildings. Delicately suspended objects may swing.	0.17–1.4
III	Felt noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motor cars may rock slightly, vibration similar to a passing truck.	0.17–1.4
IV	During the day felt indoors by many, outdoors by few. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.	1.4–3.9
V	Felt by nearly everyone, many awakened. Some dishes and windows broken; a few instances of cracked plaster; unstable objects overturned. Disturbances of trees, poles may be noticed. Pendulum clocks may stop.	3.5–9.2
VI	Felt by all, many frightened and run outdoors. Some heavy furniture moved; and fallen plaster or damaged chimneys. Damage slight.	9.2–18
VII	Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving.	18–34
VIII	Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Persons driving motor cars disturbed.	34–65
IX	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked. Underground pipes broken.	65–124
X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations; ground badly cracked. Rails bent. Landslides considerable from riverbanks and steep slopes. Shifted sand and mud. Water splashed over banks.	> 124
XI	Few, if any, masonry structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipelines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.	> 124
XII	Damage total. Practically all works of construction are damaged greatly or destroyed. Waves seen on ground surface. Lines of sight and level are distorted. Objects are thrown upward into the air.	> 1.24

[a] g (gravity) = 980 centimeters per second squared. 1.0 g of acceleration is a rate of increase in speed equivalent to a car traveling 328 feet from rest in 4.5 seconds.

SOURCE: ABAG, 2003; CGS, 2003.

Section 2.6 - Surface Fault Rupture

The Alquist-Priolo Act of 1972 (now the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code 2621-2624, Division 2, Chapter 7.5) regulates development near active faults in order to mitigate the hazard of surface fault rupture. Under the Act, the State Geologist is required to delineate “special study zones” along known active faults in California. The Act also requires that, prior to approval of a project, a geologic study be conducted to define and delineate any hazards from surface rupture. A geologist registered by the State of California, within the lead agency’s organization or retained by the lead agency for the project, must prepare this geologic report.

No active or potentially active faults are located within or extend towards the project area. Thus, the project area is not currently known to be located within an Alquist-Priolo Earthquake Fault Zone, according to the California Geological Survey.

SECTION 3.0 SITE EXPLORATIONS AND LABORATORY TESTING

Section 3.1 - Field Exploration

Field exploration of the site was conducted on November 23, 2022, involving four (5) exploratory boreholes to a maximum depth of approximately 20-feet below existing grades. Due to site limitations the borings were drilled using a portable drilling unit. Soil samples were collected by driving a 2-inch Modified California Sampler at 18-inch intervals into underlying strata using a 140-pound hammer free falling 30-inches. The number of blows required to drive the sampler was recorded in 6-inch penetration intervals. The last 12 inches of penetration is provided on the Log of Borings as penetration resistance per foot. Blow counts provided have been corrected for energy efficiency. Both borings were backfilled with Portland cement by tremmie each bore whole. Description and identification of the samples were conducted in the field using ASTM D2488 and D2487 methods.

Section 3.2 – Laboratory Testing

Laboratory testing was conducted on selected soil samples to obtain data on density, moisture content (ASTM D2167), Unconfined Compression (ASTM D2166). The subsoil was described and identified using (ASTM 2488) method. Laboratory test results are presented on the Log of Test Borings.

SECTION 4.0 SURFACE AND SUBSURFACE CONDITIONS

Section 4.1 – Subsurface Evaluation

The subsoil consisted of alternating alluvial deposits of sands, silts and clays transported from the low hills to the east of the site. Surface materials are considered to be plastic with the older deeper materials classified as stiff to medium dense depending on the deposits encountered. For a more description of the subsurface soil please refer to the Log of Borings.

Section 4.2 - Groundwater

No groundwater was encountered in our borings. We do not anticipate groundwater to be an issue for this project unless swimming pool is excavated in the winter months.

Section 4.3 - Liquefaction

Soil liquefaction describes a phenomenon whereby a saturated or partially saturated soil temporarily loses strength and acts as a fluid in response to an applied cyclic stress. The phenomenon is most often observed in saturated, loose low density or un-compacted, sandy soil. Shaking experienced at the subject site depends strongly on the type of deposits found near the surface. Generally there are three factors that need to take place for liquefaction to occur.

1. Loose, granular sediment
2. Saturation of the sediment
3. Strong shaking

The subject site is generally underlain by alternating silts and clay with clays classified as stiff suggesting a low chance of liquefaction. The USGS hazard map ***Figure 5*** agrees well with our findings.

Section 4.4 - Settlement

Settlement is broadly classified as total settlement and differential (uneven) settlement. Total settlement refers to the uniform settlement of the entire structure and occurs due to weight of the structure and

imposed loads. Differential or uneven settlement can occur if the loads on the structure are unevenly distributed, variations in the soil properties or due to construction related variations.

The alternating layering of subsoil suggests the likelihood of some minor differential movement.to be moderate. Grading recommendations are provided to reduce this risk.

Section 4.5 - Seismically Induced Ground Settlement

Strong ground shaking can cause settlement by allowing sediment particles to become more tightly packed, thereby reducing pore space. Unconsolidated, loosely packed alluvial deposits are especially susceptible to this phenomenon.

Based on our analysis and the relatively close proximity to the West Napa Fault we estimate that vertical settlements could be on the order of 1 to 2 inches if a strong close proximity seismic event were to occur.

Section 4.6 - Expansive Soils

Expansive soils are characterized by their ability to undergo significant volume change (shrink or swell) due to variations in moisture content. Our exploration program found near surface does exhibits a moderate potential for expansion and contraction with moisture variations. Ground stabilization techniques should be considered.

Section 4.7 – Findings

The subsoils below the site consists of Tertiary marine or terrestrial sediments classified as sands, silts and clays. Although published geologic maps show alluvial deposits underlying this area, data from this study indicates that this area is underlain by older estuarine deposits that may be associated with a sequence of one or more uplifted marine terraces overlain by thin to moderately thick alluvial fan and fluvial deposits based on the results of our exploration. The deposits have the characteristics to swell with the introduction of moisture. Some minor differential movement is probable based of the thickness of the layers and their general proximity to the applied loads of the structures. The site is considered relatively close to the West Napa Fault located about ½ to the west. This Fault is considered active and capable of producing a 6.0 magnitude earthquake which would induce strong ground shaking at the site with an estimated intensity values of 8 as shown on Table 2. Based on the subsoil conditions and the proximity to the fault we estimate vertical foundation movement of 1 to 2 inches. Our evaluation of Alquist-Priolo suggests the site is not in a special studies zone and no trace faults are shown crossing the site. Our exploration encountered stiff clays which are unlikely to liquefy during a seismic event. This agrees well with published Hazard Maps for the area.

SECTION 5.0 CONCLUSIONS

It is our opinion, based on an analysis of the data and information obtained from the site exploration, laboratory testing, and geotechnical evaluation and our experience and knowledge of the soil conditions in the area, the site is geotechnically suitable for the proposed site improvements provided the recommendations contained herein are incorporated into the project designs and adhered to during construction.

1. Ground shaking at the site from one of the fault systems listed in Table 1 is expected to be strong producing amplified seismic waves which have the ability to induce seismic settlement on the order of 1-2 inches.

2. Near surface soil exhibit the ability for shrinking and swelling with the introduction or reduction of moisture.

3. The site is considered to be flat, drainage is important to reduce settlement and near surface movement of foundations.

The introduction of Portland Type II/V cement is intended to provide a stable foundation that will dampen seismic vibrations, develop strong bearing capacities while reduce the permeability the soil lessening near surface soil movement.

SECTION 6.0 – RECOMMENDATIONS

Section 6.1 – Geotechnical Hazards

Risk of geotechnical hazards will always exist due to uncertainties of geologic conditions and the unpredictability of seismic activity in the Bay Area. However, in our opinion, based on available data, there are no indications of geotechnical hazards that would preclude use of the site for the proposed development.

Section 6.2 - Seismic Criteria

The proposed structures should be designed in accordance with local design practice to resist the lateral forces generated by ground shaking associated with a major earthquake occurring within the central portion of California. Based on the subsurface conditions encountered in our borings, our evaluation of the geology of the site, and extrapolating soil site we have estimated the average N value of the soil at the site is on the order of 40 blows per foot which corresponds to a site classification of **Site Class "D".**

Based on ASCE 7-16, Section 11.4.8, a ground motion hazard analysis is required for structures on Site Class "D" with S1 greater than or equal to 0.2 (unless Exceptions are taken). Since the project site is mapped as S1 equal to 0.616, a site specific ground motion analysis in accordance with CBC 2019 and ASCE 7-16, Section 21.2.1.2, is required for the site; however, we assume that Exception No.2 was taken in accordance with ASCE 7-16, Section 11.4.8.

Therefore, the spectral acceleration parameters found in Table 2 below were developed with that assumption in consideration and per the procedures of the 2019 CBC (Section 1613.3). The values were obtained from the SEOC/OSHPD seismic hazard mapping website based on the ASCE/SEI 7-16 Standard, as required by the 2019 CBC.

If a site specific ground motion analysis is desired by the structural engineer, we should be contacted to provide such additional services.

TABLE 3
Seismic Coefficients Based on 2019 CBC (per ASCE 7-16)
Latitude, Longitude: 38.195222, -122.260472

Item	Value	2019 CBC	ASCE 7-16 Table/FigureR2
Site Class	D	Table 1613.3.2	Table 20.3-1
Short Period Spectral acceleration, Ss	2.161		Figure 22-1
1 sec Period Spectral Acceleration, S1	0.781		Figure 22-2
Site Coefficient, Fa	1.0	Table 1613.3.3(1)	Table 11.4-1
Site Coefficient, Fv	1.7	Table 1613.3.3(2)	Table 11.4-2
Max Short Period Spectral Response	2.161	Equation 16-37	Equation 11.4-1

Accelerations SMs (SMs=Fa x Ss)			
Max 1 sec Period Spectral Response Accelerations SM1 (SM1 = Fv x S1)	1.33	Equation 16-38	Equation 11.4-2
Dampened Design Spectral Response-Short Period (SDs=2/3 x SMs)	1.441	Equation 16-39	Equation 11.4-3
Dampened Design Spectral Response-1 sec Period (SD1=2/3 x SM1)	0.876	Equation 16-40	Equation 11.4-4
Site modified peak ground acceleration, PGAM	0.984		Equation 11.8-1

Section 6.3 – Grading

Civil Plans had not been prepared at the time of this report but we assume the grading will consist of pad preparation for the Office Building, gravel roadway, drainage, and leveling for the RV canopies.

Clearing, Stripping, Grubbing, and Debris Removal

Trees, roots, vegetation, and organic surficial soil shall be removed from structural areas unless specified otherwise by the Geotechnical Engineer or the Engineer's Representative. The depth of organic soil to be removed will be recommended by the Geotechnical Engineer or the Engineer's Representative but, in general, will probably vary from about 2 to 4 inches.

Strippings are defined as surface vegetation and organic surficial soil. Strippings may not be used in fill unless specifically authorized and observed by the Geotechnical Engineer or the Engineer's Representative. Stripping material may be stockpiled for landscaping use, with the approval of the landscape architect. The final clearing, stripping, and grubbing shall be approved by the Geotechnical Engineer before further grading is started.

Concrete pavement, building rubble, concrete foundations and any other debris noted at or below the existing ground surface should be removed as part of the site preparation for the proposed construction area.

Building Pad Preparations

A minimum of 24 inches of the sub-excavated material below the planned foundation shall be treated using Portland Type II/V powder cement. The Portland material shall be mixed completely by spreading the material across the excavated area then applying water followed by blending. It is imperative that the Portland be well mixed with soil with no powder cement residue visible after blending. Placement of the cement is time dependent (approx. 1.5 hour from time of mixing) material shall be well compacted to a minimum relative compaction of 95 % in accordance with ASTM Testing procedures D1557.

***Portland cement** – All cement to be used or furnished shall conform to ASTM C150. The cement shall be protected from moisture until used and be sufficiently dry to flow freely when handled. Cement shall be furnished in bulk and not exposed until applied to prepared grade.*

***Water** shall be free from oils, acids, organic matter or other substances deleterious to the cement treatment of materials. The water shall not contain more than 1000 parts per million of chlorides nor more than 1000 parts per million of sulfates as SO4. Water shall be*

clean and potable and shall be added as needed during mixing, compacting, and finishing operations and during the curing period, as required.

***Cement Application Rate** - The cement application rate is based on 95% of the design materials maximum wet weight of 111-lbs/cubic foot. Thus, the equation 109 pcf x .95 x 5% x (**12 inches lift**/12 inches per foot) determined a cement application rate of 5.2 lbs. per square foot.*

The mixture shall be placed over the entire building envelope plus 5 feet beyond the foundation outer edge. Contractor shall be prepared to work one half of the building pad if excessive material is generated from the excavation. A contractor knowledgeable in soil/cement mixing should be retained.

We recommend that a Bear Engineering Group representative be present during clearing of the site in order to observe for unforeseen conditions and during building pad preparation prior to the placement of steel and concrete.

Unsuitable Soil

Soil deemed soft or unsuitable by the Geotechnical Engineer or the Engineer's Representative shall be removed from the proposed construction areas, and replaced with engineered fill. Loose fills and surface soil sloughs shall also be excavated and removed at the direction of the soil engineer.

Imported Material

The imported materials shall be non-expansive and have a Plasticity Index less than 12% and a Liquid Limit of 30% or less. The imported material shall be free of organic debris or contaminated materials. The corrosion potential of the fill and/or native soils at finished grade should be tested to determine if special design considerations, such as sulphate resistant concrete, are required for the foundation systems and flatwork.

Evaluation and testing of the corrosion potential of the site soil materials is beyond the scope of this project. Testing of this nature is generally performed after the final site grading is completed and the desired grades have been established.

Section 6.4 - Foundation

Based upon the results of our study and the recommendation provided in Section 6.3, we are recommending that office structure gain its support by a typical slab-on grade foundation.

Geotechnical design criteria should be implemented at the discretion of the Structural Engineer based upon his review and design in conformance with current industry standards and the Geotechnical recommendations of this report. If a foundation system other than that recommended is desired, this office should be called for supplemental recommendations. Such recommendations would be presented as an addendum to this report.

TABLE 4
STRUCTURAL MAT SLAB FOUNDATION SYSTEM

FOUNDATION DESIGN CRITERIA	
Allowable Bearing Capacity	3000 pounds per square foot
Coefficient of Sliding Friction	0.30
Slab Thickness	Minimum 6 inches

External Thickened Edge	12 inches by 12 inches, **thickened edge embedment**; a minimum of 10 inches below bottom of slab
Cantilever Edge Distance	Minimum 8 feet
Interior Unsupported Clear Span	**Minimum 10 feet**
Deflection in any 20-foot span	**Maximum 1/2 inch**
Thickness of Vapor Barrier	**Minimum 15 mil Stego**
❖ ***Values provided may be increased by 1/3 for seismic.***	

The above values are based upon the anticipated soil conditions located in the upper surficial soil after grading is complete. A 3-inch thick capillary break of pea gravel or clean, crushed 3/4-inch rock should be utilized unless deemed unnecessary by the Structural Engineer above the rock material shall be a vapor barrier (See Table 4) followed by 3 inches of clean sand. The sub-soil below the mat slab shall remain moist throughout construction failure to do so may result in vertical movement and cracking of foundation system. Some minor non-structural cracking in the concrete can be expected during the curing process. The above design is provided for 1-inch over 20 feet of differential settlement.

Recommendations presented in the American Concrete Institute manual should be complied with for all concrete placement and curing operations. Improper curing techniques and/or excessive slump (water-cement ratio) could cause excessive shrinkage.

The covered RV canopies can be supported on piers with a reinforced integrated isolated column pad footing. The following geotechnical design criteria should be considered.

TABLE 5
FOUNDATION DESIGN CRITERIA
CANOPIES

Diameter	**Minimum 16 in.**
Spacing	Determined by the Project Structural Engineer.
Embedment*	Minimum of 5 feet into acceptable material as determined by our geotechnical engineer or his representative during drilling. We estimate pier depths to vary from 8 to 10-feet depending on location.
Friction Value	Allowable friction value of 400 psf, which may be increased by 1/3 for wind and seismic loads
Passive Value	250 pcf to be taken over 1-1/2 times the pier diameter commencing 3 feet below lowest adjacent grade.
❖ ***Depth of pier embedment is measured from the bottom of the grade beam and may be changed based on field conditions observed. We should be present during drilling to render any pier depth alteration as necessary.***	
❖ ***Neglect the upper 2-feet in the design calculations for piers.***	
❖ ***Concrete pedestals shall be integrated to the piers and shall be a minimum of 30 by 30 inches***	
❖	

Section 6.5 - Miscellaneous Flatwork

All exterior concrete flat work shall be structurally independent of the foundation to provide freedom of movement to allow for soil volume changes. All walkways shall be a minimum thickness of four inches and be underlain by a 4-inch thick cushion of "sand or crushed rock". Reinforcement of the walkways shall consist of a minimum No. 3 reinforcement bars placed in a grid pattern at 16 inches on center. Subsoil

material shall be moisture conditioned and compacted to a relative compaction of 90 percent at 3-5 percent over optimum moisture values.

Ponding of storm or irrigation water adjacent to any structure is prohibited. Walkways shall be designed to slope to area drains or a minimum grade of 2 percent away from structures discharging to a suitable controlled location.

The owners must be advised that some vertical displacement of exterior flatwork should be anticipated. Proper site drainage, maintenance and controlling landscape irrigation is recommended to reduce the amount of vertical displacement that may occur.

Section 6.6 - Utility Trenches

All trenches should be backfilled with native materials compacted uniformly to 90 percent at 3 percent over optimum moisture values as determined by ASTM Test Procedure D-1557. If local building codes require the usage of sand as the trench backfill, all utility trenches entering the building must be provided with an impervious seal of either cohesive soil or lean concrete where the trench passes under the foundation perimeter. The impervious plug should extend 2 feet into, and out of, the building perimeter.

Jetting of trench backfill is not recommended as it may result in an unsatisfactory degree of compaction. All disturbed areas within 5 feet of the foundation from trench excavation, including electric lines, must be reprocessed as engineered fill.

Section 6.7 – Drainage

Groundwater shall be captured outside the building footprint as needed. Suggestions for proper drainage of the site are as follows;

1. Down-spout locations directed to solid tight-line connections discharging to a suitable location away from the foundation.

2. To comply with the Clean Water Act roof water may be discharged to a filter planter box or other filtration detention point as directed by Civil Engineer.

3. Tight-line pipe to be shown on civil drawings we recommended 4-inch diameter SDR 35 pipe.

4. Sufficient drop inlets shall be placed in flat work areas to reduce the potential for ponding.

Section 6.8 - Excavations

The contractor is solely responsible for protecting excavations by shoring, sloping, benching or other means as required to maintain stability of both the excavation sides and bottom. Bear Engineering Group does not assume any responsibility for construction site safety or the activities of the contractor.

Section 6.9 – Plan Review

Before submitting design drawings and construction documents to the appropriate local agency for approval, we recommend that copies of the documents be reviewed by our firm to confirm that the recommendations in this report have been effectively incorporated into the design.

Section 6.10 – Construction Observations

Our representative must be present during grading to observe the work performed and to perform whatever testing is necessary to properly evaluate the quality of the materials and their relative compaction. Foundation observation by our representative is recommended so that the foundation excavations are excavated to the design depth for proper bearing into the underlying materials. The depth of the foundations is dependent upon site grading and other unforeseen local anomalies, and thus the actual depths may vary.

At the completion of foundation excavations or if backfill is conducted, we will submit a report that summarizes the work observed and the results of all tests performed by our firm during the construction phase of the project, along with any supplemental recommendations that may be warranted. To allow proper scheduling so that our personnel are present at the job site when needed, we should be contacted no less than 7 working days in advance work requiring our presence will be accomplished.

Section 6.11 - Preliminary Pavement Design

We recommend that the preliminary pavement section consist of a minimum 2-1/2-inches asphaltic concrete over a minimum of 6-inches aggregate base rock. Grade elevation changes should be anticipated to accommodate a modified pavement thickness unless a predetermined section can be agreed upon during the plan approval process. To perform to its greatest efficiency, the pavement section requires the following construction criteria: An actual R-value test should be provided by the Civil Engineer based on Traffic a traffic Index provided by Diablo Water District. We assume a 6-inch section will be needed as sandy on site fines will inevitably be mixed with AB.

1. Remove organic and deleterious materials from all pavement subgrade

2. The upper 12-inches of subgrade soil shall be compacted to a minimum relative compaction of 95 percent at a moisture content of 2 percent over the optimum moisture content. All pavement subgrade should be stable with no “pumping” at the time base rock is placed.

3. Use only good quality materials of the type and minimum thickness specified. All base rock should meet the Standard Specifications of the State of California for Class II base rock and be angular in shape.

4. Compact the base rock uniformly to a minimum relative compaction of 95 percent.

5. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within the prescribed limits as set forth by the Asphalt Concrete Institute.

6. Compact all trench backfill under the pavement to reduce fill settlement and minimize pavement damage that may result from such settlement. Trench backfill must be performed in accordance with the recommendations in the Utility Trench section of this report. Mechanical compaction is recommended because material placed by jetting or ponding will probably not attain satisfactory densities.

7. Provide adequate drainage to prevent surface water from migrating into the pavement subgrade soil from behind curb-and-gutter sections. The need for curb and gutter subdrains should be evaluated based on the results of mass grading.

In the event Asphaltic Concrete is not elected to be used the aggregate Base rock shall have a minimum thickness of 13 inches to be adequate for a fully loaded fire truck. This is dependent upon achieving 95 percent relative subgrade compaction.

Section 6.12 - Site Safety

All excavations and site work must comply with applicable local, state, and federal safety regulations. Construction site safety is the responsibility of the contractor, who shall be solely responsible for the means, methods, and sequencing of construction operations. Our services and recommendations for site safety are available upon request and are advisory only and supplemental to current regulatory standards. Bear Engineering Group, Inc. assumes no responsibility for construction site safety or the contractor's activities during any phase of the construction project.

Section 6.13 - Miscellaneous

Our exploration did not reveal the presence of buried items such as leaching fields, septic tanks, storage tanks, etc. at the location of the borings. If such items are encountered during grading or demolition, our firm should be notified immediately to provide recommendations for proper disposal procedures.

SECTION 7.0 - LIMITATIONS

This report has been prepared for the exclusive use of Chris Koenig his consultants for specific application to the proposed development. If changes occur in the nature, design location, or configuration of the proposed development, the conclusions and recommendations contained here shall not be considered valid. Changes must be reviewed by our firm.

The analysis, opinions, conclusions, and recommendations submitted in this report are based in part on the referenced materials, site visit and evaluation, and subsurface exploration. The nature and extent of variation among exploratory borings may not become evident until construction. If variations appear, it will be necessary to re-evaluate or revise recommendations made in this report.

The recommendations in this report are contingent on conducting an adequate testing and monitoring program during construction of the proposed development. Unless the construction monitoring and testing program is provided by or coordinated with our firm, Bear Engineering Group will not be held responsible for compliance with design recommendations presented in this report and other supplemental reports submitted as part of this report. Our services have been provided in accordance with generally accepted geotechnical engineering practices. No warranties are made, express or implied, as to the professional opinions or advice provided. Recommendations contained in this report are valid for a period of 1 year; after 1 year they must be reviewed by this firm to determine whether or not they still apply.

SECTION 8.0 - REFERANCES

Stephen Bezore, Carolyn E. Randolph-Loar, and Robert C. Witter, 2002, Geologic Map of the Cuttings Wharf 7.5' Quadrangle Napa and Solano Counties, California

Janet M. Sowers, Jay S. Noller and William R. Lettis and Assoc. 1998, Quaternary Geologic Map, U.S. Geologic Survey Open File Report 98-460 Sheet 1 of 2

John R. Wesling, Mapping of the West Napa Fault Zone for Input into the Northern California Quaternary Fault Map Database, USGS NEHRP External Award Number 05HQAG0002, Napa, California

Working Group on California Earthquake Probabilities, 1999, Earthquake probabilities in the San Francisco Bay Region: 2000 to 2030 - a summary of findings, U.S. Department of the Interior Open-File Report 99-517

California Department of Conservation Fault Activity Map, https://maps.conservation.ca.gov/cgs/fam

USGS Quaternary Faults, https://usgs.maps.arcgis.com/apps/webappviewer/index.html

Southern California Earthquake Center, 2014, Third Uniform California Earthquake Rupture Forecast

Napa County Safety Element, June 23, 2009

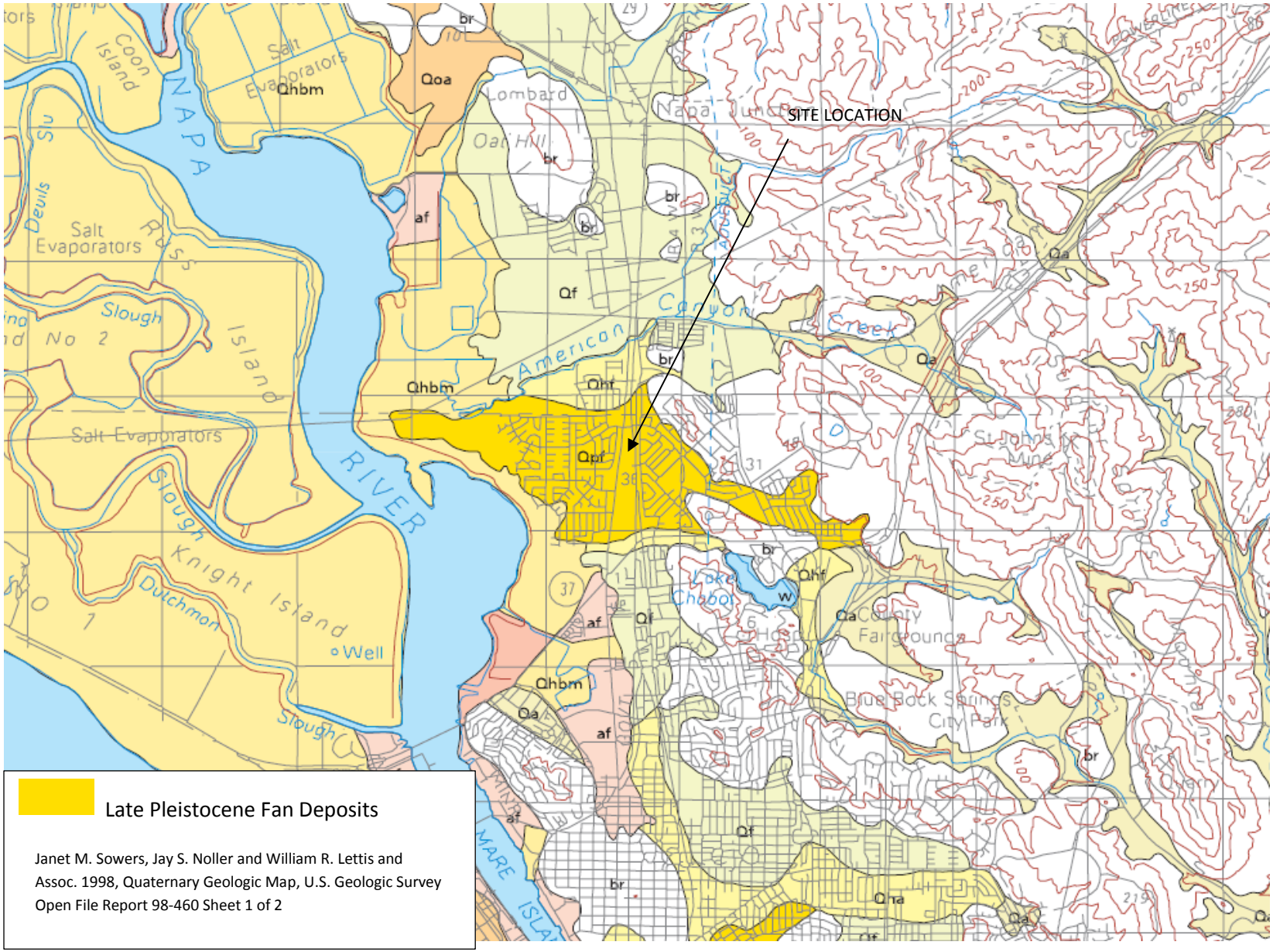
Janet M. Sowers, Jay S. Noller, and William R. Lettis, 1998, Quaternary geology and liquefaction susceptibility, Napa, California 1:100,000 quadrangle: A digital database, Open-File Report 98-460

Carl M. Wentworth, Scott E. Graham, Richard J. Pike, Gregg S. Beukelman, David W. Ramsey, and Andrew D. Barron, Summary Distribution of Slides and Earth Flows in Contra Costa County, California, U.S. Geological Survey Open-File Report Open-File 97-745 C

FIGURES



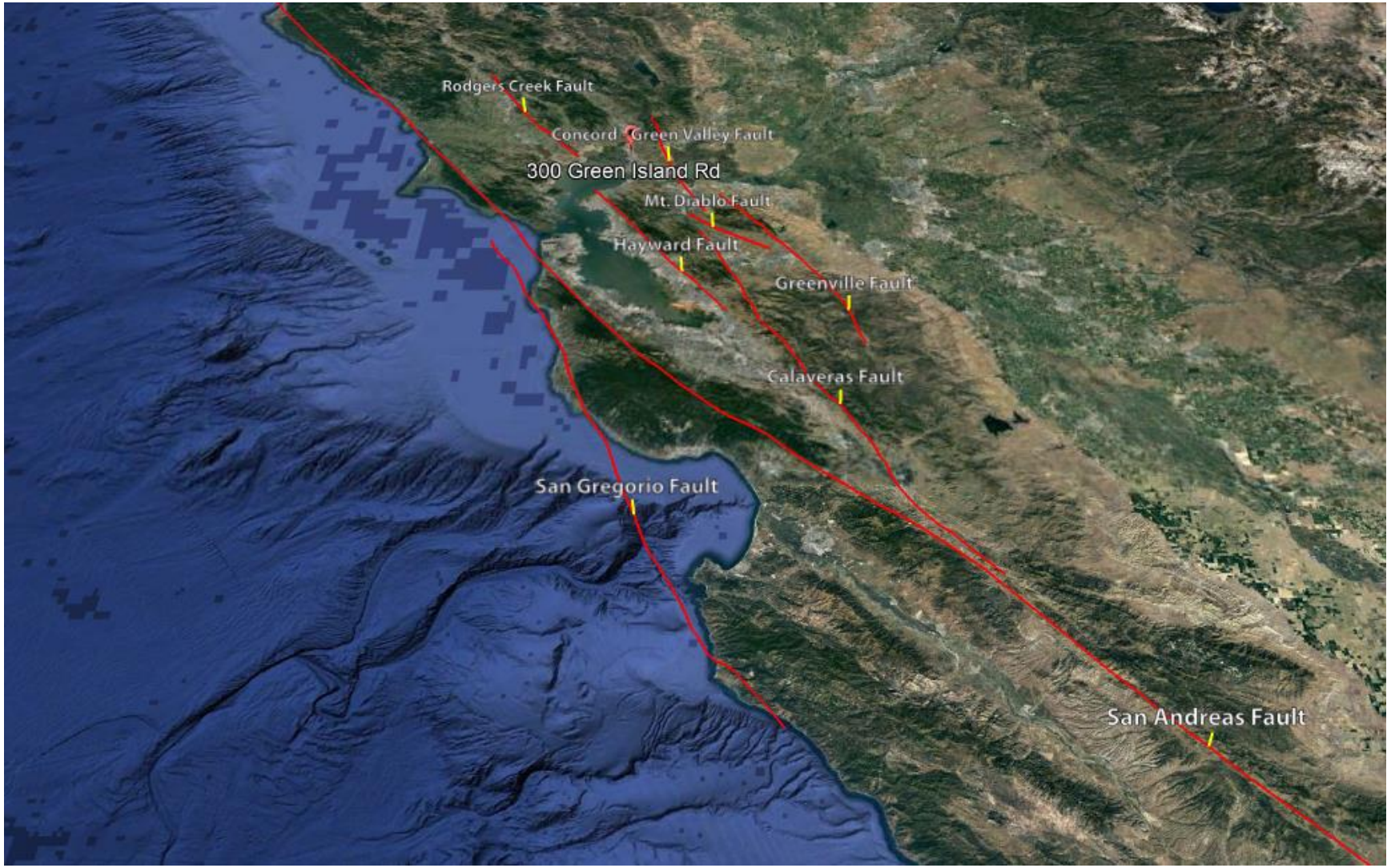
1 | FIGURE
VICINITY MAP



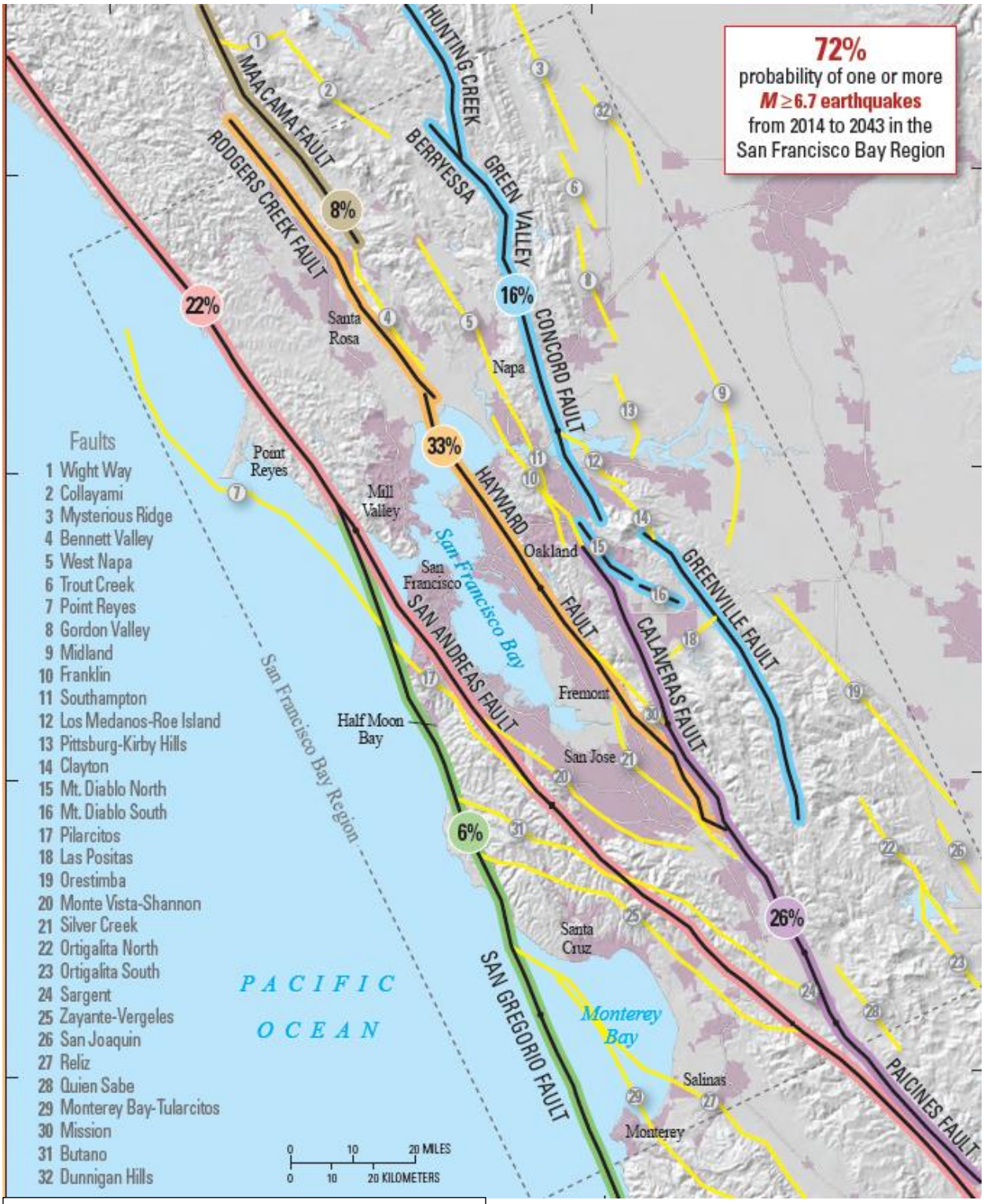
Late Pleistocene Fan Deposits

Janet M. Sowers, Jay S. Noller and William R. Lettis and Assoc. 1998, Quaternary Geologic Map, U.S. Geologic Survey Open File Report 98-460 Sheet 1 of 2

2 | FIGURE
GEOLOGY MAP

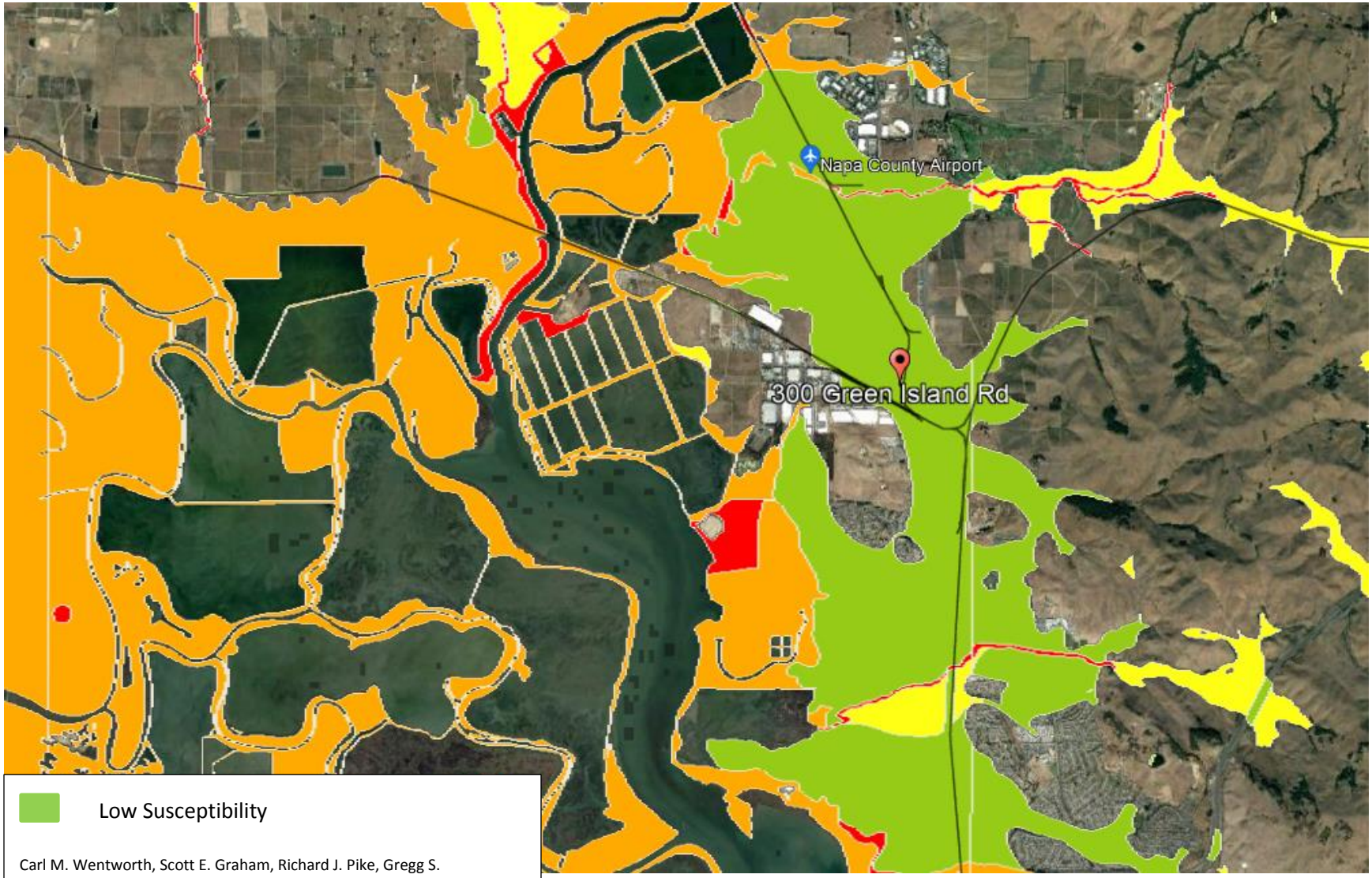


3 | FIGURE
BAY AREA FAULT MAP



Source: Working Group on California Earthquake Probabilities, 1999, Earthquake probabilities in the San Francisco Bay Region: 2000 to 2030 - a summary of findings, U.S. Department of the Interior Open-File Report 99-517

4 | FIGURE
BAY AREA FAULT PROBABILITY MAP



Low Susceptibility

Carl M. Wentworth, Scott E. Graham, Richard J. Pike, Gregg S. Beukelman, David W. Ramsey, and Andrew D. Barron, Summary Distribution of Slides and Earth Flows in Contra Costa County, California, U.S. Geological Survey Open-File Report Open-File 97-745 C

5 | FIGURE
LIQUIFACTION MAP



6 | FIGURE
BORING LOCATION MAP

SOIL CLASSIFICATION CHART

PRIMARY DIVISIONS			SECONDARY DIVISIONS		
			CRITERIA *	GROUP SYMBOL	GROUP NAME
COARSE-GRAINED SOILS MORE THAN 50% RETAINED ON NO.200 SIEVE	GRAVELS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO.4 SIEVE	CLEAN GRAVELS LESS THAN 5% FINES	$C_U \geq 4$ AND $1 \leq C_C \leq 3$ [A]	GW	Well-graded gravel
			$C_U < 4$ AND/OR $1 > C_C > 3$	GP	Poorly-graded gravel
		GRAVELS WITH FINES - MORE THAN 12% FINES	FINES CLASSIFY AS ML OR MH	GM	Silty gravel
			FINES CLASSIFY AS CL OR CH	GC	Clayey gravel
	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SANDS LESS THAN 5% FINES	$C_U \geq 6$ AND $1 \leq C_C \leq 3$	SW	Well-graded sand
			$C_U < 6$ AND/OR $1 > C_C > 3$	SP	Poorly-graded sand
		SANDS WITH FINES - MORE THAN 12% FINES	FINES CLASSIFY AS ML OR MH	SM	Silty sand
			FINES CLASSIFY AS CL OR CH	SC	Clayey sand
FINE-GRAINED SOILS 50% OR MORE PASSES THE NO.200 SIEVE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50%	INORGANIC	PI > 7 AND PLOTS ON OR ABOVE "A" LINE	CL	Lean clay
			PI < 4 OR PLOTS BELOW "A" LINE	ML	Silt
		ORGANIC	$\frac{\text{LIQUID LIMIT - OVEN DRIED}}{\text{LIQUID LIMIT - NOT DRIED}} < 0.75$	OL	Organic Clay & Organic Silt
	SILTS AND CLAYS LIQUID LIMIT 50% OR MORE	INORGANIC	PI PLOTS ON OR ABOVE "A" LINE	CH	Fat clay
			PI PLOTS BELOW "A" LINE	MH	Elastic silt
		ORGANIC	$\frac{\text{LIQUID LIMIT - OVEN DRIED}}{\text{LIQUID LIMIT - NOT DRIED}} < 0.75$	OH	Organic Clay & Organic Silt
	HIGHLY ORGANIC SOILS		PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC ODOR	PT	Peat

REFERENCE: Unified Soil Classification System (ASTM D2487-11)

* Criteria may be done on visual basis, not necessarily based on lab testing

A – $C_U = D_{60}/D_{100}$ & $C_C = (D_{30})^2 / (D_{10} \times D_{60})$

GRAIN SIZES

U. S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4"	3"	12"	
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

ABBREVIATIONS

INDEX TESTS

LL - Liquid Limit (%) (ASTM D4318-17)

PI - Plasticity Index (%) (ASTM D4318-17)

-200 - Passing No. 200 Sieve (%) (ASTM D1140-17)

STRENGTH TESTS

PP - Field Pocket Penetrometer test of unconfined compressive strength (tsf)

TV - Field Torvane test of shear strength (psf)

UC - Laboratory unconfined compressive strength (psf) (ASTM D2166/2166M-16)

TXUU - Laboratory unconsolidated, undrained triaxial test of undrained shear strength (psf) (ASTM D2850-15)

MISCELLANEOUS

ATOD - At time of drilling

psf/tsf - pounds per square foot / tons per square foot

psi - pounds per square inch (indicates relative force required to advance Shelby tube sampler)

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Page 1 of 1 **Boring No. B1**

Project No. 123-2022.01
Client: Mr. Chris Koenig
Location: 300–336 Green Island Road
Driller: Hillside Drilling
Drilling Type: Soild Stem Auger

Date: 11-23-22
Boring Depth: 21.0 ft.
Ground Elev. NA
Latititude:
Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200
					Concrete rubble possible old foundation					
				MH/GW	Sandy silt, medium brown, moist, with sub-angular gravels, medium to fine grain, medium dense fill	103.7	25.3			
	5	1	23	CH	Silty clay, medium brown, moist, moderately plastic, stiff colluvium	104.7	15.2			
	10	2	22	CH	Silty clay, medium to light brown, moist, moderately plastic, stiff colluvium					
	15	3	31	CL	Sandy silty clay, light brown, moist, very stiff old alluvial alluvium deposits					
	20				Terminated 21 feet					
	25									
	30									

Compression Strength Penetrometer (tsf) □
Shear Strength Torvane (tsf) ○
Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.
1 2 3 4 5 6

8 | FIGURE
BORING LOG 1

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Page 1 of 1 **Boring No. B2**

Project No. 123-2022.01
Client: Mr. Chris Koenig
Location: 300–336 Green Island Road
Driller: Hillside Drilling
Drilling Type: Soild Stem Auger

Date: 11-23-22
Boring Depth: 17.0 ft.
Ground Elev. NA
Latititude:
Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200
		1	44	SM	Sandy silt, medium brown, with angular gravels, medium grain, very dense fill	113.2	12.8			
	5	2	28	CH	Silty clay, light to medium brown, with orange and gray sandy silt seams, moist, very stiff colluvium					
	10	3	38		Silty clay, light to medium brown, with orange and gray sandy silt seams, very moist, hard colluvium	101.2	19.8			
	15	4	34							
	20				Terminated 17 feet					
	25									
	30									

Compression Strength Penetrometer (tsf) □
Shear Strength Torvane (tsf) ○
Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.
1 2 3 4 5 6

9 | FIGURE
BORING LOG 2

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Page 1 of 1 **Boring No. B3**

Project No. 123-2022.01
Client: Mr. Chris Koenig
Location: 300–336 Green Island Road
Driller: Hillside Drilling
Drilling Type: Soild Stem Auger

Date: 11-23-22
Boring Depth: 17.0 ft.
Ground Elev. NA
Latititude:
Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200
		1	26	SH/CH	Sandy silt clay, medium brown, with sub-angular gravels, mixed with construction debris brick and small chunks of concrete medium grain, very dense fill	103.9	19.5			
	5	2	26	MH/GW	Sandy silt, medium brown, moist, with sub-angular gravels, medium to fine grain, medium dense fill					
	10	3	32	MH	Silty clay light brown orange brown, with small gray sandy silt seams, moist, stiff alluvium					
	15	4	37		Silty clay, light to medium brown, with orange and gray sandy silt seams, moist, hard colluvium					
	20				Terminated 17 feet					
	25									
	30									

Compression Strength Penetrometer (tsf) □
Shear Strength Torvane (tsf) ○
Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.
1 2 3 4 5 6

10 | FIGURE
BORING LOG 3

BEAR ENGINEERING GROUP
Earth Science Consultants

Page 1 of 1 **Boring No. B4**

Project No. 123-2022.01
Client: Mr. Chris Koenig
Location: 300–336 Green Island Road
Driller: Hillside Drilling
Drilling Type: Soild Stem Auger

Date: 11-23-22
Boring Depth: 17.0 ft.
Ground Elev. NA
Latititude:
Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200
		1	25	MH/GW	Sandy silt, medium brown, moist, with sub-angular gravels, medium to fine grain, medium dense fill					
	5	2	30	MH	Silty clay light brown orange brown, with small gray sandy silt seams, moist, stiff alluvium					
	10	3	28		No Change					
	15	4	38		Silty clay, light to medium brown, with orange and gray sandy silt seams, moist, hard colluvium					
	20				Terminated 17 feet					
	25									
	30									

Compression Strength Penetrometer (tsf) □
Shear Strength Torvane (tsf) ○
Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.
1 2 3 4 5 6

11 | FIGURE
BORING LOG 4

BEAR ENGINEERING GROUP
Earth Science Consultants

Page 1 of 1 **Boring No. B5**

Project No. 123-2022.01
Client: Mr. Chris Koenig
Location: 300–336 Green Island Road
Driller: Hillside Drilling
Drilling Type: Soild Stem Auger

Date: 11-23-22
Boring Depth: 15.0 ft.
Ground Elev. NA
Latititude:
Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200
	5	1	28		Silty clay light brown orange brown, with small gray sandy silt seams, moist, stiff alluvium					
	10	2			Silty clay light brown orange brown, with small gray sandy silt seams, moist, stiff alluvium					
	15	3			Silty clay, light to medium brown, with orange and gray sandy silt seams, moist, hard colluvium					
					Terminated 15 feet					
	20									
	25									
	30									

Compression Strength Penetrometer (tsf) □
Shear Strength Torvane (tsf) ○
Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.
1 2 3 4 5 6

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment

REPORT DATE: November 24, 2022

DRAFT

PROPERTY INFORMATION:
Green Island Road at Broadway Street
American Canyon, Napa County, California 94503

PROJECT INFORMATION:
AEI Project No. 471638
Site Assessment Date: November 17, 2022

PREPARED FOR:
R.H Hess Development
3423 Broadway, Suite D-5
American Canyon, California 94503

PREPARED BY:
AEI Consultants - Corporate Headquarters
2500 Camino Diablo
Walnut Creek, California 94597

1.800.801.3224
www.aeiconsultants.com

November 24, 2022

Tyler Hess
R.H Hess Development
3423 Broadway, Suite D-5
American Canyon, California 94503

Subject: **Phase I Environmental Site Assessment**
Green Island Road at Broadway Street
American Canyon, California 94503
AEI Project No. 471638

DRAFT

Dear Tyler Hess:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (925) 746-6000 or pmcintyre@aeiconsultants.com.

Sincerely,
DRAFT
Peter McIntyre, PG
National Director
AEI Consultants

PROJECT SUMMARY

Green Island Road at Broadway Street, American Canyon, Napa County, California 94503
AEI Project No. 471638

Report Section		REC	CREC	HREC	OEC	Recommended Action
1.0	Introduction					None
2.0	Site and Vicinity Description					None
3.0	Historical Records Review				✔	None
4.0	Regulatory Agency Records Review				✔	None
5.0	Regulatory Database Records Review					None
6.0	Interviews and User Provided Information					None
7.0	Site Reconnaissance					None
8.1	Asbestos-Containing Building Materials					None
8.2	Lead-Based Paint					None
8.3	Naturally-Occurring Radon					None
8.4	Suspect Mold or Microbial Growth Conditions					None

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DRAFT

REPORT VIABILITY

Site Visit	November 17, 2022
Regulatory Database Review	November 7, 2022
Interview(s)	Property Owner: N/A Key Site Manager: N/A
EP Declaration	November 24, 2022
Environmental Lien Search (if conducted by AEI)	N/A
Report Viability per ASTM E1527-21	May 6, 2023

The dates listed are required for Users who are using the report in connection with CERCLA liability protections. The User may have their own criteria when the report is being used for business risk purposes, and not CERCLA liability protections.

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by R.H Hess Development to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-13 and E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at Green Island Road at Broadway Street, American Canyon, Napa County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

Pertinent subject property information is noted below:

Property Information	
Site Address(es)	Green Island Road at Broadway Street, American Canyon, - Napa County, California 94503
Property ID (APN or Block/Lot)	057-130-029, -031, -032, and -033
Location	North side of Green Island Road and west side of Broadway Street/Napa Vallejo Highway
Property Type	Vacant Land
Site and Building Information	
Approximate Site Acreage/Source	6.56/Assessor
Number of Buildings	N/A
Additional Improvements	N/A
On-site Occupant(s)	N/A
Current On-site Operations/Use	Vacant land
Current Use of Hazardous Substances	None identified
Regulatory Information	
Regulatory Database Listing(s)	NPDES(x2), CIWQS(x3)

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1916 - 1942	Depicted as unimproved land with a railroad crossing through north-north central portion	Historical topographic maps
1947 - 1958	Agricultural land with a railroad crossing through north-north central portion	Topographic maps, Aerial photographs
1958 - 1967	Unknown; data failure, refer to Section 1.6.1	Topographic maps, Aerial photographs
1967 - 1969	Agricultural land with an office building on the northeastern portion (5381 Highway 29/Napa Vallejo Highway) and railroad crossing through north-north central portion	Topographic maps, Aerial photographs, agency records
1972 - 1990	Northern portion used as for storage and sales of decorative and base rock materials and other landscaping materials and trucking business; remaining portions consisted of agricultural and/or unimproved land; railroad tracks no longer noted by 1982	Aerial photographs, agency records
1990/1991 - 1993	Former operations required to cease and move	Agency records
1993 - 2002	Unknown; data failure, refer to Section 1.6.1	Topographic maps, Aerial photographs, agency records
2002-Present	Vacant land (former office building no longer noted by 2009)	Aerial photographs, observation

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The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Amcor Flexibles American Canyon (5425 Broadway Street)	Yes; refer to Section 5.1
East	M&M Sanitary LLC (5357 Broadway Street) Doshier Gregson Inc (5365 Broadway Street) Vacant land (057130026000-057130030000) A storage yard (APN: 057-130-014-000) R & S Glazing Specialties, R&S Window Glass (5353 Napa Vallejo Highway) Broadway/ Napa Vallejo Highway followed by: Vineyard(5750 S Kelley Road)	Yes; refer to Section 5.1
South	Green Island Road followed by: FRG Waste Resources (100 Dodd Court) Sutter Home Winery (303 Green Island Road)	Yes; refer to Section 5.1
West	Vacant land (APN: 057-130-020-000, 057-130-036-000)	None identified

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Findings and Opinions

Significant Data Gap(s) is defined by the current ASTM Standard E1527 as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

AEI did not identify significant data gaps which affected our ability to identify RECs.

Recognized Environmental Condition (REC) is defined by the current ASTM Standard E1527 as the (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the current ASTM Standard E1527 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the current ASTM Standard E1527 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory

authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the current ASTM Standard E1527. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property. A de minimis condition is defined by the ASTM Standard as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- According to Napa County Environmental Health Division (NCEHD) files (see Section 4.1), the north-north central portion of the subject property was used for landscaping materials sales and storage. Additionally, according to a 1991 correspondence letter, this portion of the subject property was also used for truck maintenance activities. It is unconfirmed as to how long these operations were conducted on site. Further, according to a 1999 permit application, eight soil borings were to be installed throughout the northern portion of the subject property as part of a property transfer. No further information was found concerning these proposed soil borings. The former occupants of the subject property were not identified in the regulatory database. No record of hazardous materials/waste, ASTs, or USTs were on file with the NCEHD. A site map of the northern portion of the property did not depict any features of concern; one office building as well as precast and shop building were depicted. According to Mr. Richard Hess, project manager of 16 years, the subject property is to be redeveloped for use as a solar farm with RV/boat storage under a canopy. Site plans indicate that an office building is to be constructed on the southern portion; the northern portion is to be covered with asphalt/concrete. As a majority of the subject property is to be covered with asphalt/concrete, which will prevent direct contact with the subsurface, and that the property will be used primarily as a solar farm, it does not appear that these former operations are representative of a significant environmental concern. However if additional records on prior investigations indicate environmental testing, such records should be reviewed and may change these conclusions; and, if during development underground features of concern or indication of impacted soils are identified further investigation may be warranted.
- Railroad tracks and spurs were historically located crossing through the north-north central portion of the subject property. Railroad tracks and spurs represent environmental concerns due to the historical application of oils containing PCBs, herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties, and the historical common practice of using coal cinders for track fill material. However, it is likely that potential herbicide concentrations have degraded over time, as the railroad tracks have not been used and are no longer present since at least 1982 based on topographic maps. Any potential PCB or arsenic concentrations resulting from the railroad tracks would be confined to the near subsurface sediments and would not present a significant environmental

concern to the underlying groundwater. Further, AEI understands that the subject property is slated for redevelopment; according to client provided information and site plans, the property is to be used as a solar farm with RV-boat storage (under a canopy) as well as a 600 square feet office building on the southern portion. The north-north central portion is to be covered with asphalt/concrete. As a majority of the subject property is to be covered with asphalt/concrete, which will prevent direct contact with the subsurface soils, and that the property will be used primarily as a solar farm, the former railroad tracks are not expected to represent a significant environmental concern.

- Based on a review of historical sources, the subject property was historically cultivated for agricultural use. The use appeared consistent with grain and forage crop cultivation. As further discussed in Section 3.0, the north and north central portions of the subject property was subsequently cleared and used for landscaping material storage and sales (and associated operations) from at least 1972 to the early 1990's. The remaining portions appeared as fallow land by at least 1982. At the time of AEI's site reconnaissance, the property consisted of vacant land. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site. AEI understands that the subject property is slated for commercial redevelopment, for use as a solar farm with RV-boat storage (under a canopy) as well as a 600 square feet office building on the southern portion. A majority of the subject property is to be covered with asphalt/concrete paved areas, which will prevent direct contact with the subsurface soils. Based on the apparent nature of historical grain and/or forage crops, time elapsed since cessation of operations, and nature of slated future property use, the historical agricultural use of the subject property is not expected to represent a significant environmental concern.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and E1527-21, of Green Island Road at Broadway Street, American Canyon, Napa County, California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

RECOMMENDATIONS

AEI recommends no further investigation for the subject property at this time.

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at Green Island Road at Broadway Street, American Canyon, Napa County, California (Appendix A: Figures and Appendix B: Property Photographs).

1.1 Scope of Work

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with the most current ASTM E1527 Standard associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 Additional Services

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by the current ASTM Standard E1527. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 Significant Assumptions

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

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1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under the current ASTM Standard E1527.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. The current ASTM Standard E1527 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the current ASTM Standard E1527.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

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AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 Limiting Conditions/Deviations

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- A search of historical city directories was conducted for the subject property utilizing EDR. However, the subject property address of 5381 Napa Vallejo Highway/ Broadway. Based on the nature of historical occupancy as established from other sources, the lack of historical city directory information is not expected to alter the findings of this assessment.
- A search of historical city directories was not conducted for the adjoining sites to the north, east, south, and west (5357 and 5425 Broadway Street, 5353 Napa Vallejo Highway, 100 Dodd Court, APN: 057-090-065-000, 057-130-014-000, 057-130-026-000, 057-130-030-000, 057-130-020-000, and 057-130-036-000). However, based on a review of other available historical sources, these sites appear to have historically been developed agriculturally. Therefore, this limiting condition is not expected to alter the findings of this assessment.
- The subject property owner was not interviewed during this assessment. Based on information obtained from other sources, including the key site manager/property owner representative, this limiting condition is not expected to alter the overall findings of this assessment.
- The Napa County Fire Department was contacted for information on the subject property in order to identify historical tenants/use and/or hazardous substance/ petroleum product handling. As of this date, records were not available for review. However, based on the quality of information obtained from other sources including the Napa County Environmental Health Division and Napa County Building Division, this limitation is not expected to significantly alter the findings of this assessment.
- Due to the size of the subject property, AEI performed a reconnaissance of the property utilizing a field technique of traversing the site in an attempt to provide an overlapping field of view. Due to the size of the property and the vegetation present on site, isolated areas of the site may have not been accessible for direct observation during AEI's field reconnaissance.

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1.6 Data Failure and Data Gaps

According to the current ASTM Standard E1527, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to the current ASTM Standard E1527, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to the current ASTM Standard E1527, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to the current ASTM Standard E1527, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

1.6.1 Data Failure

The following data failure was identified during the course of this assessment:

Data Failure	Historical sources were not obtained at five-year intervals dating back as AEI was not able to track the history of the subject property between the years 1958 and 1967 and 1993 an 2002 as none of the historical sources utilized as part of this assessment covered this time period. In the 1958 aerial photographs, the subject property appears as agricultural land. In 1967, agency records indicate the property was developed with a small office building on the northern portion. Thus, it is assumed that during this time period the subject property would have been used agricultural uses or develop with an office on the northern portion. Therefore, this data failure is not expected to significantly alter the findings of this assessment. In 1993, the former subject business was to cease operation on the subject property. By 2002, the property was vacant and unused. As such, it is presumed that during this time the property was being vacated or was vacant and unused. Therefore, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	Topographic maps, aerial photographs

1.6.2 Significant Data Gaps

AEI did not identify significant data gaps which affected our ability to identify RECs.

1.7 Reliance

All reports, both verbal and written, are for the benefit of R.H Hess Development. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with

AEI's contract and Terms and Conditions executed by R.H Hess Development on October 13, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

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2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

Property Information	
Site Address(es)	Green Island Road at Broadway Street, American Canyon, - Napa County, California 94503
Property ID (APN or Block/Lot)	057-130-029, -031, -032, and -033
Location	North side of Green Island Road and west side of Broadway Street/Napa Vallejo Highway
Property Type	Vacant Land
Site and Building Information	
Approximate Site Acreage/Source	6.56/Assessor
Number of Buildings	N/A
Additional Improvements	N/A
On-site Occupant(s)	N/A
Current On-site Operations/Use	Vacant land
Current Use of Hazardous Substances	None identified
Regulatory Information	
Regulatory Database Listing(s)	NPDES(x2), CIWQS(x3)

2.2 On-Site Utilities

The subject property is currently vacant land or lacks structures. Consequently, there are no on-site heating or cooling systems, or potable water or sewage disposal/treatment services.

2.3 Site and Vicinity Characteristics

The subject property is located in a mixed agricultural and commercial area of American Canyon, California. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Amcor Flexibles American Canyon (5425 Broadway Street)	Yes; refer to Section 5.1
East	M&M Sanitary LLC (5357 Broadway Street) Doshier Gregson Inc (5365 Broadway Street) Vacant land (057130026000-057130030000) A storage yard (APN: 057-130-014-000) R & S Glazing Specialties, R&S Window Glass (5353 Napa Vallejo Highway) Broadway/ Napa Vallejo Highway followed by: Vineyard(5750 S Kelley Road)	Yes; refer to Section 5.1
South	Green Island Road followed by: FRG Waste Resources (100 Dodd Court) Sutter Home Winery (303 Green Island Road)	Yes; refer to Section 5.1
West	Vacant land (APN: 057-130-020-000, 057-130-036-000)	None identified

2.4 Physical Setting

Geologic Unit: Description/Source	TPzs: Sedimentary, crystalline, and volcanic rocks, age Miocene to Paleozoic/USGS and United States Department of the Interior

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Soil Series: Description/Source	116: Clear Lake clay, drained, 0 to 2 percent slopes, MLRA 14 148: Haire clay loam, 2 to 9 percent slopes/USDA Soil Survey
Groundwater Flow Direction/Source	West /Topographic map interpretation
Estimated Depth to Groundwater/Source	13 feet bgs/1554 Green Island Road/Former Sunrise Auto Salvage No Further Action Letter, obtained from GeoTracker (approximately 2,300 feet west)
Surface waters on the subject property or adjoining sites	None
Additional notes	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

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3.0 HISTORICAL RECORDS REVIEW

Reasonably ascertainable standard historical sources as outlined in the current ASTM Standard E1527 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1916 - 1942	Depicted as unimproved land with a railroad crossing through north-north central portion	Historical topographic maps
1947 - 1958	Agricultural land with a railroad crossing through north-north central portion	Topographic maps, Aerial photographs
1958 - 1967	Unknown; data failure, refer to Section 1.6.1	Topographic maps, Aerial photographs
1967 - 1969	Agricultural land with an office building on the northeastern portion (5381 Highway 29/Napa Vallejo Highway) and railroad crossing through north-north central portion	Topographic maps, Aerial photographs, agency records
1972 - 1990	Northern portion used as for storage and sales of decorative and base rock materials and other landscaping materials and trucking business; remaining portions consisted of agricultural and/or unimproved land; railroad tracks no longer noted by 1982	Aerial photographs, agency records
1990/1991 - 1993	Former operations required to cease and move	Agency records
1993 - 2002	Unknown; data failure, refer to Section 1.6.1	Topographic maps, Aerial photographs, agency records
2002-Present	Vacant land (former office building no longer noted by 2009)	Aerial photographs, observation

The following historical address was associated with the subject property: 5381 Broadway Street and 5381 Napa Vallejo Highway. This address was also researched as part of this assessment.

According to Napa County Environmental Health Division (NCEHD) files (see Section 4.1), the northern portion of the subject property was used for landscaping materials sales and storage. Additionally, according to a 1991 correspondence letter, this portion of the subject property was also used for truck maintenance activities. Please refer to Section 4.1 for further discussions.

Railroad tracks and spurs were historically located crossing through the north-north central portion of the subject property. Railroad tracks and spurs represent environmental concerns due to the historical application of oils containing PCBs, herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties, and the historical common practice of using coal cinders for track fill material. However, it is likely that any potential herbicide concentrations have degraded over time, as the railroad tracks have not been used and are no longer present since at least 1982 based on topographic maps. Any potential PCB or arsenic concentrations resulting from the railroad tracks would be confined to the near subsurface sediments and would not present a significant environmental concern to the underlying groundwater. Further, AEI understands that the subject property is slated

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for redevelopment; according to client provided information and site plans, the property is to be used as a solar farm with RV-boat storage (under a canopy) as well as a 600 square feet office building on the southern portion. The north-north central portion is to be covered with asphalt/concrete. As a majority of the subject property is to be covered with asphalt/ concrete, which will prevent direct contact with the subsurface, and that the property will be used primarily as a solar farm, the former railroad tracks are not expected to represent a significant environmental concern.

Based on a review of historical sources, the subject property was historically cultivated for agricultural use. The use appeared consistent with grain and forage crop cultivation. As further discussed in Section 3.0, the north and north central portions of the subject property was subsequently cleared and used for landscaping material storage and sales (and associated operations) from at least 1972 to the early 1990's. The remaining portions appeared as fallow land by at least 1982. At the time of AEI's site reconnaissance, the property consisted of vacant land. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site. AEI understands that the subject property is slated for commercial redevelopment, for use as a solar farm with RV-boat storage (under a canopy) as well as a 600 square feet office building on the southern portion. A majority of the subject property is to be covered with asphalt/concrete paved areas, which will prevent direct contact with the subsurface soils. Based on the apparent nature of historical grain and/or forage crops, time elapsed since cessation of operations, and nature of slated future property use, the historical agricultural use of the subject property is not expected to represent a significant environmental concern.

If available, copies of historical sources are provided in Appendix D.

3.1 Aerial Photographs

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years (1947-2016, non-inclusive):

Year(s)	Subject Property Description	Adjoining Site Descriptions
1947, 1952, 1958	Appears to be agricultural land with a railroad tracks through the north-north central portion	NORTH: Agricultural land EAST: Agricultural land; roadway followed by agricultural land and SOUTH: Roadway followed by agricultural land WEST: Agricultural land
1968	No significant changes, except what appears to be a small building on the northeast portion of the subject property	NORTH: No significant changes EAST: Roadway followed by agricultural land; two commercial buildings with ancillary structures SOUTH: No significant changes WEST: No significant changes
1973*	Agricultural land on the southwest portion of the railroad tracks crossing the subject property. Small building with ancillary structures/storage area on the northeast side of the road crossing the subject property.	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: No significant changes

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Year(s)	Subject Property Description	Adjoining Site Descriptions
1982	Railroad no longer present on the subject property. Northern portion of the subject property appears to be used for storage. Southwest portion of subject property appears to be fallow land	NORTH: Commercial buildings and storage crates EAST: Roadway followed by agricultural land. Two commercial buildings and storage crates SOUTH: Current roadways and fallow land WEST: Fallow land
1993	Northern portion of subject property appears to be used as storage yard. Southern portion of subject property is vacant	NORTH: Two commercial buildings EAST: No significant changes SOUTH: Roadway followed by current commercial buildings WEST: No significant changes
2006	Vacant land with the exception of a small structure on the northeastern portion	NORTH: Current commercial buildings EAST: Roadway followed by agricultural land. Current commercial buildings and fallow land SOUTH: No significant changes WEST: No significant changes
2009, 2012, 2016	Vacant land	NORTH: Current commercial buildings EAST: Roadway followed by agricultural land. Current commercial buildings and fallow land SOUTH: No significant changes WEST: No significant changes

Subject property:

- Prior agricultural land; refer to Section 3.0

Adjoining Site(s):

- No potential environmental concerns identified

3.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 City Directories

A search of historical city directories was conducted for the subject property utilizing EDR. Directories were reviewed in approximate five-year increments from 1926-2017, non-inclusive. However, the subject property address of 5381 Napa Vallejo Highway/Broadway was not listed in the city directories reviewed by AEI. Based on the nature of historical occupancy as established from other sources, the lack of historical city directory information is not expected to alter the findings of this assessment.

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A search of historical city directories was also conducted for the adjoining sites noted below utilizing EDR. Please refer to the appendices for a complete list of historical adjoining occupants identified by EDR.

Adjoining Site Addresses

Direction	Address(es)
North	5425 Broadway Street
East	5357-5365 Broadway Street 5353 Napa Vallejo Highway APN: 057-090-065-000, 057-130-014-000, 057-130-026-000, and 057-130-030-000
South	100 Dodd Court 303 Green Island Road
West	APN: 057-130-020-000, 057-130-036-000

City directory coverage was not obtained for the adjoining site(s) to the north, east, south, and west refer to Section 1.5. Several of these facilities were identified in the regulatory database and as discussed in Section 5.1, were determined to not represent significant environmental concern.

3.4 Historical Topographic Maps

A search of historical topographic maps was conducted for the subject property utilizing EDR. Historical topographic maps were reviewed for the years 1916-2018, non-inclusive. Topographic maps were reviewed for the following years:

Year(s)	Subject Property Description	Adjoining Site Descriptions
1916, 1927, 1942, 1947	Land with no features depicted except for a railroad track	NORTH: Land with no features EAST: Land with no features depicted, railroad track followed by land with no features depicted SOUTH: Roadway followed by land with no features depicted WEST: Land with no features depicted
1951, 1956	No significant changes	NORTH: No significant changes EAST: Land with no features depicted, roadway followed by land with no features depicted SOUTH: No significant changes WEST: No significant changes
1969, 1978, 1981, 1988	Two buildings depicted on the northeast portion of the subject property and a railroad track	NORTH: Small structure depicted EAST: Building and roadway followed by no features depicted SOUTH: No significant changes WEST: No significant changes
2012, 2015, 2018	No features depicted	NORTH: No features depicted EAST: Land with no features depicted and roadway followed by more land with no features depicted SOUTH: No features depicted WEST: No features depicted

Subject property:

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- Historical railroad tracks- Refer to Section 3.0

Adjoining Site(s):

- No potential environmental concerns identified

3.5 Chain of Title

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

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4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 Local Environmental Health Department and/or State Environmental Agency

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Napa County Environmental Health Division (NCEHD)	November 18, 2022	Online	N/A	Records discussed below

Records Summary

Date	Occupant	Document Type	Document Notes/Violations
04/04/67	Knight Williams	Proposed development and Sewage Disposal Permit	Type of Development: Office 200 gallon septic system for office building
07/12/90	5381 Napa/Vallejo Highway	Letter correspondence	The site inspection revealed there were very large debris piles located behind the building, trash and debris including lumber, mattresses, auto parts, wooden pallets, concrete rubble, refrigerators, and some empty drums and can.
11/14/90	Louis M. Cassayre	Application & permit to destruct a sewage system	Permit to destruct 1,200-gallon concrete septic tank
2/27/1991	Les Blazer, Blazer Trucking, Inc	Letter correspondence	This letter is in response to your written inquiry of February 19, 1991 regarding the reestablishment of a yard for retail sales of decorative landscape rock at 5381 Napa-Vallejo Highway in American Canyon. Such a business had been operated on the site by Clark's Rock for many years. On January 10, 1990, Clark's Rock was issued Use Permit #U-89-23 to relocate their business to a site on Green Island Road. On an inspection of their old site around March I990, it was noticed that Clark's Rock had abandoned their sales yard there. On July 17, 1990, the property was rezoned to Industrial Park (IP). The IP zoning does not permit a landscape rock sales yard. On February 27, 199.1, the sign on your office identified the site as "Blazer Trucking, Inc."

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Date	Occupant	Document Type	Document Notes/Violations
			Two rock hauling trucks and a large flatbed truck were parked on the site. Almost all of the rock storage ins were empty. There was absolutely no indication of an existing landscape rock sales yard on the site. Rather, it was apparent that the site was being used to operate a trucking business, including the storage and *maintenance of trucks.*
03/15/91	5381 Napa/Vallejo Highway	Letter correspondence	On July 17, 1990, the property was rezoned to the Industrial Park (IP Zoning District).
05/06/91	5381 Napa/Vallejo Highway	Letter correspondence	Provides a history of the subject property: Louis Cassayre acquired the property located at 5381 Napa/ Vallejo Highway in January, 1972 followed a nonjudicial foreclosure sale. Prior to the sale, the property was owned by a man named Williams who for four years had run a rock polishing and rock sales business. Mr. Cassayre also owned the property for years prior to selling to Williams. Clark's Rock, the owned initially by Jon McDonald began its business in November 1972, and continued operation until late 1980 when Howard Peterson purchased the property. Howard Peterson maintained the business until June 1, 1990. During the period from 1972 until June 1, 1990, Clark's Rock sold landscape materials, rock, ready mix concrete, bird baths, precast fountains, stepping stones, precast decorative items and various other gravel and landscaping related materials. In addition, under ownership of both McDonald and Peterson, Clark's Rock Highway operated a trucking business out of the 5381 Napa Vallejo Highway. The trucking business was part of Clark's Rocks normal business operations. Clark's Rock moved the bulk of its business in April 1990 but maintained its precast business and ready mix cement operation at 5381 Napa Vallejo Highway until

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Date	Occupant	Document Type	Document Notes/Violations
			June 1990. Even after relocation of the ready mix cement operation, the property was not fully vacated. Although operational when Lez Blazer took over the premises, he spent a few months cleaning up the property, much to the appreciation of his business neighbors. Less Blazer took possession in early 1990 and conducts much the same business as Clark's Rock. He operates trucks to haul rock and other landscaping materials, which are stored on the property.
06/17/91	Leslie A. Blazer	Certificate of the extent of legal nonconformity	Storage and sales of decorative and base rock materials and other landscaping materials and truck use relates to these uses
11/22/99	James Cassayre	Permit application Napa County Department of Environmental Management	Application for installing eight soil borings for property transfer purposes. The borings were to be installed throughout the northern portion of the subject property. No further information was found concerning these soil borings.

According to NCEHD files, the northern portion of the subject property was used for landscaping materials sales and storage. Additionally, according to a 1991 correspondence letter, this portion of the subject property was also used for truck maintenance activities. It is unconfirmed as to how long these operations were conducted on site. Further, according to a 1999 permit application, eight soil borings were to be installed throughout the northern portion of the subject property as part of a property transfer. No further information was found concerning these proposed soil borings. The former occupants of the subject property noted in the above table were not identified in the regulatory database. No record of hazardous materials/waste, ASTs, or USTs were on file with the NCEHD. A site map of the northern portion of the property did not depict any features of concern; one office building as well as precast and shop building are depicted. According to Mr. Richard Hess, project manager of 16 years, the subject property is to be redeveloped for use as a solar farm with RV/boat storage under a canopy. Site plans indicate that an office building is to be constructed on the southern portion; the northern portion is to be covered with asphalt/concrete. As a majority of the subject property is to be covered with asphalt/concrete, which will prevent direct contact with the subsurface, and that the property will be used primarily as a solar farm, it does not appear that these former operations are representative of a recognized environmental concern.

The former septic tank is not expected to represent a significant environmental concern due to its use in conjunction with an office building.

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4.2 Fire Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Napa County Fire Department (NCFD)	November 18, 2022	Office visit	N/A	Response pending, refer to Section 1.5

4.3 Building Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Napa County Building Division (NCBD)	November 18, 2022	Online	N/A	Records discussed below

Records Summary

Year(s)	Owner/Applicant	Description of Permit and Building Use
12/21/83	Clark Cassayre	Construction application permit to build storage shed

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the NCBD.

4.4 Planning Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Napa County Planning Department (NCPD)	November 18 2022	Online	N/A	No evidence indicating the existence of AULs on file for the subject property

4.5 Assessor's Office

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Napa County Assessor's Office	November 21, 2022	Online	N/A	Information obtained is discussed below

Records Summary

APN	057-130-029, -031, -032, and -033
Acreage	6.56 acres
Construction Date	1974; Single unit building of 1,163 square feet reported for APN 057-130-032-000. This building is no longer present
Building Square Footage	Single unit building of 1,163 square feet reported for APN 057-130-032-000. This building is no longer present
Current Owner	Not provided
Additional Information	N/A

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4.6 Other Agencies Searched

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA State Water Resources Control Board (SWRCB) GeoTracker	November 18, 2022	Online	N/A	No records on file
SWRCB GeoTracker Historical Hazardous Substance Storage Information	November 18, 2022	Online	N/A	No records on file
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	November 18, 2022	Online	N/A	No records on file
CA DTSC EnviroStor	November 18, 2022	Online	N/A	No records on file
CalEPA Regulated Site Portal	November 18, 2022	Online	N/A	No records on file
Bay Area Air Quality Management District (AQMD)	November 18, 2022	Online	Ms. Rochele Henderson, Public Records Officer	No records on file

No other agencies were contacted during the course of this assessment.

4.7 Oil and Gas Wells

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
California Geologic Energy Management Division (CalGEM)	November 18, 2022	CalGEM Map	No

4.8 Oil and Gas Pipelines

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	November 18, 2022	NPMS Public Map Viewer	No

4.9 State Environmental Superliens

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens.

4.10 State Property Transfer Laws

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

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5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by EDR into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The minimum search distance from the federal and state environmental records database listings specified in the current ASTM Standard E1527 is included in Section 5.1. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below as well as the total number of sites identified, is included in Appendix C of this report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjoining site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

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5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
Federal NPL (Superfund) sites	1.0			
Federal Delisted NPL sites	0.5			
Federal CERCLA removals/orders sites	0.5			
Federal CERCLA sites with NFRAP	0.5			
Federal RCRA facilities undergoing Corrective Action	1.0			
Federal RCRA TSD facilities	0.5			
Federal RCRA generators (LQG, SQG, VSQG)	SP/ADJ		✔	
Federal RCRA NonGen/NLR sites	SP/ADJ	✔	✔	
Federal IC/EC sites	SP			
Federal ERNS sites	SP			
State- and tribal "Superfund" equivalent sites	1.0			
State- and tribal hazardous waste facilities	0.5			
State/Tribal landfill and solid waste disposal facilities	0.5			
State/Tribal leaking storage tanks	0.5		✔	
State/Tribal registered storage tanks	SP/ADJ		✔	

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
State/Tribal voluntary cleanup sites	0.5			
State/Tribal EC/IC registries	SP			
State/Tribal brownfield sites	0.5			
Orphans	N/A			
Additional Environmental Record lists	SP/ADJ	✔	✔	

Facility Name	POWERSCREEN FACILITY, AMERICAN BUSINESS PARK, POWERSCREEN OF NORTHERN CALIFORNIA
Address	5381 Broadway Street
Distance & Direction	Subject Property
Hydrologic Position	N/A
Databases Listed	NPDES(x2), CIWQS(x3)
Comments	The California Integrated Water Quality System Project (CIWQS), lists the subject property in itrs database under regulatory measure type for commercial storm water construction with a an effective date of 2011 and terminated date of 2017. Other CIWQS is listings include earlier effective dates of 2005 and termination date of 2008 as well as an effective date of 2008 and termination date of 2010. The National Pollutant Discharge Elimination System (NPDES) lists the subject property with a status date of 2010 and 2017 in association with the CIWQS listings. These listings appear to be related to construction storm water permits. Operators of construction activities must obtain coverage under an NPDES/ CA CIWQS stormwater permit and implement appropriate pollution prevention techniques to minimize erosion and sedimentation and properly manage stormwater. Based on the nature of these listings/permits and that it does not appear that any construction took place on the property between 2005 and 2017, these listings are not expected to represent a significant environmental concern.

Facility Name	DOSHIER & GREGSON PROPERTY
Address	5362 Highway 29, 5365 Napa-Vallejo Highway, 5365 Broadway Street
Distance & Direction	Adjoining to the east
Hydrologic Position	Up-gradient
Databases Listed	LUST, CORTESE, CERS(x2), UST, RCRA NONGEN / NLR, CERS HAZ WASTE
Comments	The California Environmental Reporting System (CERS) lists the Doshier & Gregson, Inc facility in its database as being a hazardous waste generator. It is also listed in the CERS database under description for chemical storage facilities. No violations were listed. Details provided for the RCRA Non Generator (NONGEN)/No Longer Regulated (NLR) listing identified the site as "not a generator, verified" in 1995. The NAICS Description provided for the business is "water well drilling contractors". No violations were identified in connection with the RCRA listing. This property is listed in the Leaking Underground Storage Tank (LUST) program and CERS database due to a gasoline leak reported in 1986. A CORTESE According to limited information available on GeoTracker, the leak was discovered during a UST closure where physical and mechanical damage was

	observed. The release impacted soils only with no groundwater impacts noted. This case is reported as completed and closed as of July 2, 2001 in the Hazardous Waste and Substances Sites (Cortese) List and GeoTracker. Based on the case closure status of this listing, media impacted (soil only) and the time elapsed since closure was granted in 2001, this site is not expected to represent a significant environmental concern.

Facility Name	FRG WASTE RESOURCES, INC.
Address	100 Dodd Court
Distance & Direction	Adjoining to the south, beyond roadway
Hydrologic Position	Cross-gradient
Databases Listed	RCRA-LQG
Comments	FRG Waste Resources, Inc. was listed as a RCRA LQG for the generation of hazardous wastes in the years 2004 to 2013. The following types of hazardous wastes were identified: M-Cresol. No violations were identified in connection with the RCRA listing. Based on the nature of this listing and lack of violations/ releases reported, a review of agency files was not deemed warranted and it is not expected to represent a significant environmental concern.

Facility Name	SUTTER HOME WINERY,INC.:DIST.CENTER, SUTTER HOME WINERY, INC.
Address	303 Green Island Road
Distance & Direction	Adjoining to the south, beyond roadway
Hydrologic Position	Cross-gradient
Databases Listed	CERS HAZ WASTE, CERS, RCRA NONGEN / NLR
Comments	The CERS HAZ WASTE database lists this property as a hazardous waste generator and is listed in the the CERS database under the description for chemical storage facilities. Several administrative violations are listed, all returning to compliance. Details provided for the RCRA Non Generator (NONGEN)/No Longer Regulated (NLR) listing identified the site as "not a generator, verified" in 2003. The NAICS Description provided for the business is "wineries". No violations were identified in connection with the RCRA listing. Based on the nature of this listing and lack of violations/releases reported, a review of agency files was not deemed warranted and it is not expected to represent a significant environmental concern.

Facility Name	AMCOR AMERICAN CANYON LLC, AMCOR FLEXIBLES LLC
Address	5425 Broadway Street
Distance & Direction	Adjoining to the north
Hydrologic Position	Cross-gradient
Databases Listed	HWTS, CERS HAZ WASTE, HAZNET, CERS, RCRA-LQG, RCRA NONGEN / NLR
Comments	The CERS HAZ WASTE database lists this property under the description for RCRA Large Quantity generator. The CERS database lists this site under description for chemical storage facilities/ Several administrative violations are reported, all returning to compliance. The HAZNET database lists the property under California Waste Code for unspecified sludge waste for the years 2017 to 2021. Amcor American Canyon LLC was listed as a RCRA LQG for the generation of hazardous wastes in the years 2017 to 2020. The following types of hazardous wastes were identified: IGNITABLE WASTE, METHYL ETHYL KETONE, and several

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	SPENT NONHALOGENATED SOLVENTS. No violations were identified in connection with the RCRA listing. The NAICS description listed for this property is for metal crown, closure, and other metal stamping (except automotive). Amcor Flexibles LLC was identified in the RCRA Non Generator (NONGEN)/No Longer Regulated (NLR) database as "not a generator, verified" in 2010. The NAICS Description provided for the business is "plastics packaging, film and sheet (including laminated) manufacturing". No violations were identified in connection with the RCRA listing. Based on the nature of this listing and lack of violations/releases reported, a review of agency files was not deemed warranted and it is not expected to represent a significant environmental concern.

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

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6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to the current ASTM Standard E1527, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner	Mr. Paul Campbell	N/A	N/A	2006	Not interviewed; refer to Section 1.5
Key Site Manager/ Owner representative	Mr. Richard H. Hess	N/A	N/A	2006	Interviewed; see Interview Summary table below

INTERVIEW SUMMARY

Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	N/A	No
Do you have any knowledge of previous environmental investigations conducted on site?	N/A	Yes, according to Mr. Richard Hess Phase I ESA was performed in the past. No copies were available.
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	N/A	No
Are you aware of any known plans for site redevelopment or change in site use?	N/A	Yes, according to Mr. Richard Hess the subject property will be developed into a solar farm with RV boat storage under canopy.
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	N/A	No
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	N/A	No
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	N/A	Unknown

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Question	Owner (Representative) Response/ Comment	Key Site Manager Response/ Comment
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	N/A	No

6.1.2 Past Owners, Operators, and Occupants

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 Interview with Others

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to the current ASTM Standard E1527 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	Information not provided
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	Information not provided
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Information not provided

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Question	Response/ Comment
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Information not provided
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example: (a) Do you know the past uses of the property? (b) Do you know of specific chemicals that are present or once were present at the property? (c) Do you know of spills or other chemical releases that have taken place at the property? (d) Do you know of any environmental cleanups that have taken place at the property?	Information not provided
6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	Information not provided

6.3 Previous Reports and Other Provided Documentation

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

6.4 Environmental Lien Search

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

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7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	November 17, 2022
AEI Site Assessor(s)	Nanako Oba
Property Escort(s)/ Relationship(s) to Property	Mr. Tyler Hess, Property Manager
Units/Areas Observed	All exterior grounds
Area(s) not accessed and reason(s)	N/A
Other Physical Constraints	Size of property; vegetation present on site
General Observations	This property is a vacant land with two sanitary sewers located in the west portion of the property.

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		✔
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		✔
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids	✔	✔
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers		
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems or Cesspools		
Other		✔

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7.1 Subject Property Reconnaissance Findings

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.1.1 Electrical or Mechanical Equipment Likely to Contain Fluids

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing." Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

Transformers

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/ No)	Non-PCB Label (Yes/ No)
Pole-Mounted	Two	PG&E	Unknown	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

7.2 Adjoining Property Reconnaissance Findings

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

7.2.1 Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use

Multiple propane tanks were observed on the adjoining site to the north. Should an accidental release of propane occur, the liquid would immediately evaporate upon contact with ambient air. Due to the nature of this material, these tanks are not expected to represent a significant environmental concern.

7.2.2 Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

The adjoining site to the north was observed to be occupied by a commercial building. An AST was labeled "EMPTY TANK" during the site reconnaissance. Based on the lack of a documented release, this adjoining site is not expected to represent a significant environmental concern.

7.2.3 Electrical or Mechanical Equipment Likely to Contain Fluids

Transformer(s)

Three pole-mounted transformers were observed on the adjoining sites during the site reconnaissance. No spills, staining, or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

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7.2.4 OTHER

Railroad tracks are located to the west of the subject property. Railroad tracks and spurs represent environmental concerns due to the historical application of oils containing PCBs, herbicides, and arsenic for pest and weed control, as well as the potential presence of creosote on the rail ties, and the historical common practice of using coal cinders for track fill material. The railroad tracks located on the adjoining site to the west of the subject property are surrounded by gravel. Based on the presence of gravel, the use of oils, arsenic, and herbicides associated with weed or pest control is expected to be minimal, and therefore does not represent a significant environmental concern.

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8.0 NON-ASTM SERVICES

8.1 Asbestos-Containing Building Materials

The subject property is currently vacant land and lacks structures. Consequently, no building components containing suspect asbestos containing materials were identified during the site inspection.

8.2 Lead-Based Paint

The subject property is currently vacant land and lacks structures. Consequently, AEI did not observe building components likely to contain suspect LBP during the site reconnaissance.

8.3 Naturally-Occurring Radon

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

Radon sampling was not requested as part of this assessment. According to the California Department of Health Services Radon Database, 18 tests were conducted for radon levels in the subject property zip code (94503) in 2016. All of these tests indicated that radon levels were below the action level of 4.0 pCi/L set forth by the United States EPA. Therefore, radon is not expected to represent a significant environmental concern.

8.4 Suspect Mold or Microbial Growth Conditions

The subject property is currently vacant land and lacks structures. Consequently, mold was not addressed as part of this assessment.

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9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:
DRAFT
Daniela Alvarado
Project Manager

Reviewed By:
DRAFT
Marsha Thompson
Senior Author

Prepared By:

Nanako Oba
Field Assessor

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10.0 REFERENCES

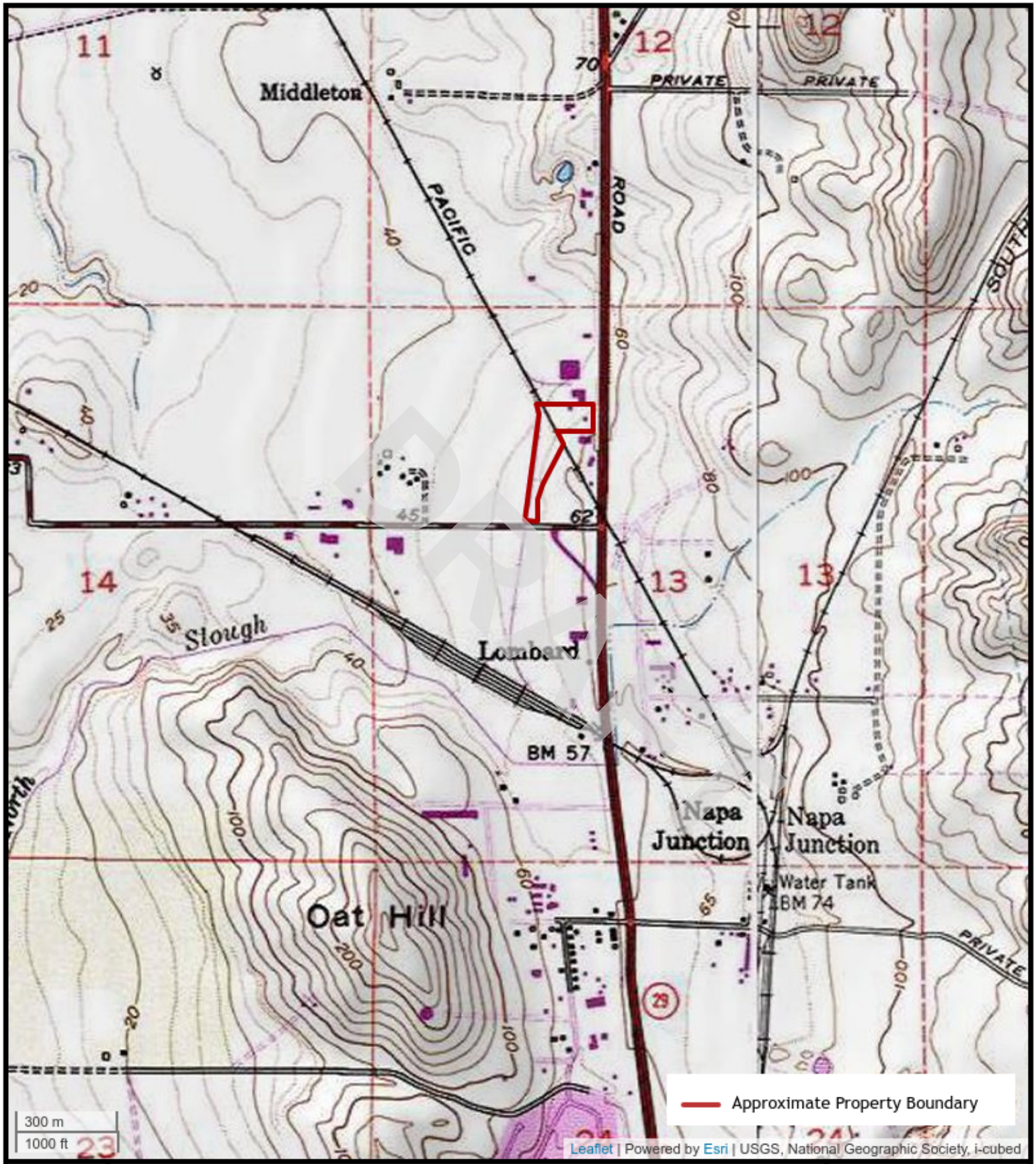
Item	Date(s)	Source
Soils Information	Accessed November 2022	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Topographic Map	1993	USGS, Cuttings Wharf
Depth to Groundwater Information	March 20, 2002	1554 Green Island Road/Former Sunrise Auto Salvage No Further Action Letter
Aerial Photographs	1947-2016, non-inclusive	EDR
Sanborn Map Report/Search	November 7, 2022	EDR
City Directories	1926-2017, non-inclusive	EDR
Historical Topographic Maps	1916-2018, non-inclusive	EDR
Environmental Health Department	November 18, 2022	Napa County Environmental Health Division
Fire Department	November 18, 2022	Napa County Fire Department
Building Department	November 18, 2022	Napa County Building Division
Planning Department	November 18 2022	Napa County Planning Department
Assessor's Information and Parcel Map	November 21, 2022	Napa County
Other Agencies Searched	November 18, 2022	SWRCB GeoTracker, DTSC HWTS, and DTSC EnviroStor, BAAQMD
Oil and Gas Wells	November 18, 2022	California Geologic Energy Management Division
Oil and Gas Pipelines	November 18, 2022	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Regulatory Database Report	November 7, 2022	EDR
Interview with Owner	N/A	Mr. Paul Campbell
Interview with Key Site Manager	N/A	Mr. Richard H. Hess
Radon Zone Information	2016	California Department of Health Services Radon Database https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon-Test-Results.aspx

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APPENDIX A

FIGURES

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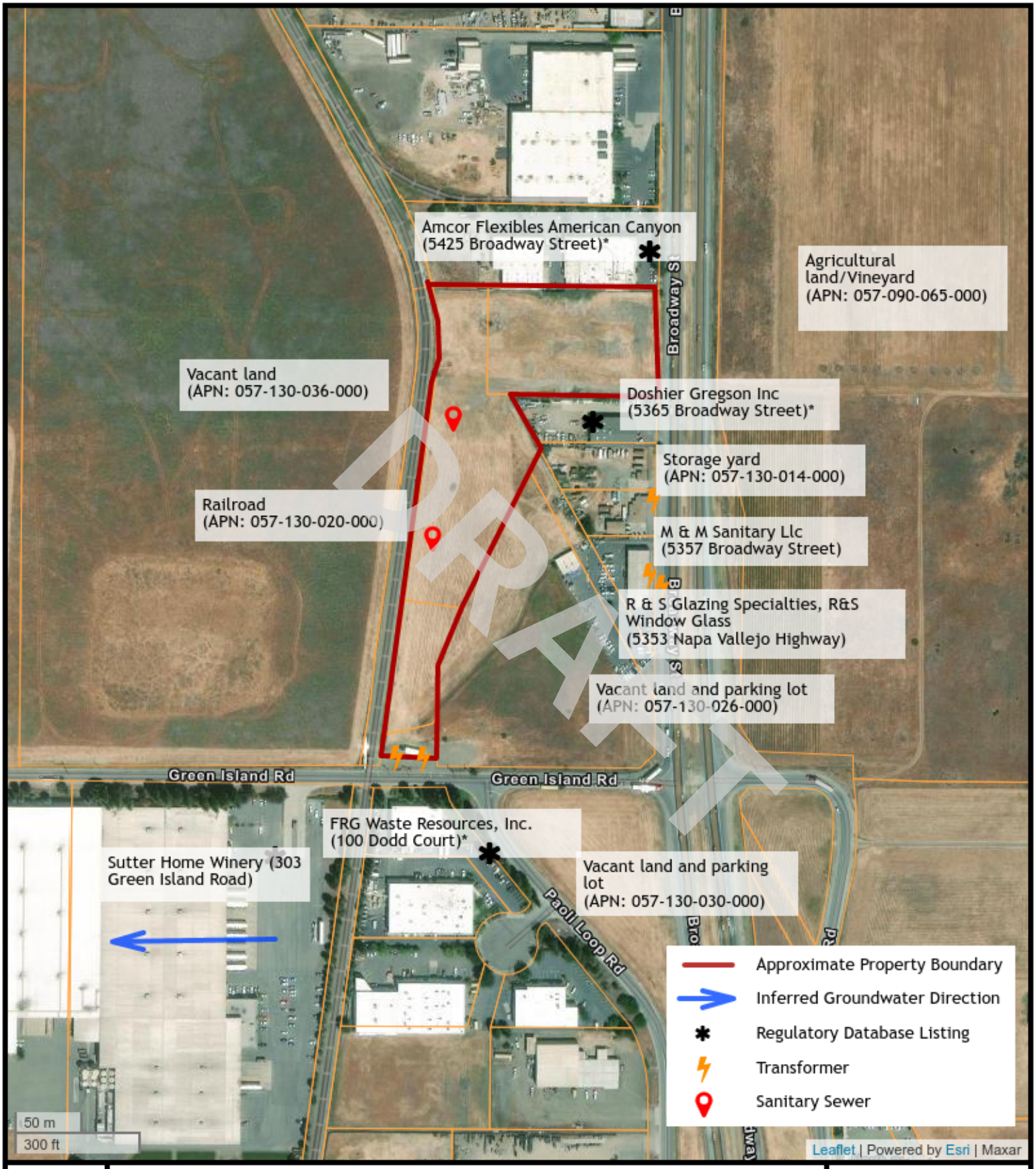


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FIGURE 1: TOPOGRAPHIC MAP

Green Island Road at Broadway Street, American Canyon, California 94503
AEI Project Number: 471638

AEI



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FIGURE 2: SITE MAP

Green Island Road at Broadway Street, American Canyon, California 94503
AEI Project Number: 471638

AEI

APPENDIX B

PROPERTY PHOTOGRAPHS

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1. North side of subject property



2. Northeast corner of subject property

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3. East side of subject property



4. South side of subject property

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5. West side of subject property



6. Northwest corner of subject property

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7. Sanitary sewer manhole cover found in the west side of subject property



8. Sanitary sewer manhole cover and sewer pipeline marker found in the west side of subject property

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9. Two pole-mounted transformers found in the south side of subject property



10. North adjoining Amcor Flexibles American Canyon

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11. Multiple propane tanks found within the north adjoining property



12. AST labeled as "EMPTY TANK"

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13. East adjoining agricultural land



14. East adjoining Doshier Gregson Inc

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15. East adjoining storage yard



16. East adjoining M&M Sanitary Llc

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17. East adjoining R&S Glazing Specialties, R&S Windows Glass



18. East adjoining vacant land

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19. Pole-mounted transformer found within the east adjoining property - note blue non PCB sticker



20. Two pole-mounted transformers found within the east adjoining property

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21. South adjoining FRG Waste Resources, Inc



22. West adjoining railroad and vacant land

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APPENDIX C

REGULATORY DATABASE

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471638
Green Island Road at Broadway Street
American Canyon, CA 94503

Inquiry Number: 7171230.2s
November 07, 2022

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The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

GREEN ISLAND ROAD AT BROADWAY STREET
AMERICAN CANYON, CA 94503

COORDINATES

Latitude (North):	38.1972800 - 38ˆ 11' 50.20''
Longitude (West):	122.2580530 - 122ˆ 15' 28.99''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	564968.1
UTM Y (Meters):	4227758.0
Elevation:	57 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5602106 CUTTINGS WHARF, CA
Version Date:	2012
East Map:	5602186 CORDELIA, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140608
Source:	USDA

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MAPPED SITES SUMMARY

Target Property Address:
GREEN ISLAND ROAD AT BROADWAY STREET
AMERICAN CANYON, CA 94503

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	POWERSCREEN FACILITY	5381 BROADWAY ST	NPDES, CIWQS		TP
A2	AMERICAN BUSINESS PA	5381 BROADWAY STREET	CIWQS		TP
A3	POWERSCREEN OF NORTH	5381 BROADWAY	NPDES, CIWQS		TP
A4	DOSHIER PROPERTY	5365 HWY 29	LUST, Cortese, CERS	Higher	25, 0.005, NE
A5	M&M SANITARY LLC	5357 HIGHWAY 29	RCRA NonGen / NLR	Higher	26, 0.005, ENE
A6	DOSHIER & GREGSON PR	5365 NAPA-VALLEJO HW	UST	Higher	46, 0.009, ENE
A7	DOSHIER-GREGSON INC	5365 BROADWAY ST	RCRA NonGen / NLR	Higher	47, 0.009, ENE
A8	DOSHIER & GREGSON, I	5365 BROADWAY ST	CERS HAZ WASTE, CERS	Higher	47, 0.009, ENE
B9	FRG WASTE RESOURCES,	100 DODD COURT	RCRA-LQG	Higher	164, 0.031, South
C10	AMCOR AMERICAN CANYO	5425 BROADWAY ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	213, 0.040, NE
C11	AMCOR AMERICAN CANYO	5425 BROADWAY ST.	RCRA-LQG	Higher	213, 0.040, NE
C12	AMCOR FLEXIBLES LLC	5425 BROADWAY ST	RCRA NonGen / NLR	Higher	213, 0.040, NE
D13	SUTTER HOME WINERY,I	303 GREEN ISLAND RD	CERS HAZ WASTE, CERS	Lower	364, 0.069, SSW
D14	SUTTER HOME WINERY,	303 GREEN ISLAND RD	RCRA NonGen / NLR	Lower	364, 0.069, SSW
C15	K & B LOGISTIC INC	5555 BROADWAY STREET	RCRA NonGen / NLR	Lower	391, 0.074, NNE
C16	K & B LOGISTIC INC	5555 BROADWAY ST	RCRA NonGen / NLR	Lower	391, 0.074, NNE
B17	RINGGOLD DISTILLERY	108 DODD CT	CERS HAZ WASTE, HAZNET, NPDES, CIWQS, CERS, HWTS	Higher	409, 0.077, South
B18	RINGGOLD DISTILLERY	108 DODD CT	RCRA-SQG	Higher	409, 0.077, South
19	CHAPARRAL PUMP	120 DODD CT	RCRA-SQG, FINDS, ECHO	Higher	533, 0.101, South
E20	UNITED RENTALS BRANC	5505 HIGHWAY 29	CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS	Lower	612, 0.116, NNE
E21	BLUELINE RENTAL LLC	5505 STATE HIGHWAY 2	RCRA NonGen / NLR	Lower	612, 0.116, NNE
E22	BLUELINE RENTAL - AM	5505 HIGHWAY 29	AST	Lower	612, 0.116, NNE
E23	UNITED RENTALS BRANC	5505 HIGHWAY 29	RCRA NonGen / NLR	Lower	612, 0.116, NNE
E24	POWERHOUSE DIESEL SE	5505 BROADWAY	RCRA-SQG, FINDS, ECHO, HAZNET, HWTS	Lower	715, 0.135, NNE
E25	POWERHOUSE INDUSTRIA	5505 BROADWAY	LUST	Lower	715, 0.135, NNE
E26	RAY CAVAGNARO, INC.	5555 NAPA-VALLEJO HW	UST, HIST UST	Lower	819, 0.155, NNE
F27	BAILEY BROTHERS	4901 PAOLI LOOP RD	RCRA NonGen / NLR	Higher	897, 0.170, SSE
F28	BAILEY BROTHERS	4901 PAOLI LOOP RD	CERS HAZ WASTE	Higher	897, 0.170, SSE
29	EMMERICH PROPERTY	507 GREEN ISLAND RD	UST	Lower	1022, 0.194, WSW
30	MIDWESTERN PIPELINE	160 KLAMATH COURT	RCRA NonGen / NLR	Lower	1025, 0.194, South
31	PACIFIC STATES INDUS	5747 BROADWAY ST	RCRA NonGen / NLR	Higher	1185, 0.224, NNE
32	GREEN ISLAND STORAGE	450 GREEN ISLAND ROA	LUST, CIWQS	Lower	1321, 0.250, WSW
33	DIABLO TIMBER	5747 NAPA VALLEJO HW	LUST, UST, Cortese, CERS	Higher	1459, 0.276, NNE
G34	DIABLO TIMBER	5747 NAPA VALLEJO HW	CPS-SLIC, CERS HAZ WASTE, CERS	Higher	1793, 0.340, NNE
35	HAYES MOBILE REPAIR	4711 PAOLI LOOP RD	LUST, HAZNET, HWTS	Higher	1859, 0.352, South
H36	POLYVINYL CHEMICAL I	501 GREEN ISLAND ROA	ENVIROSTOR	Lower	1927, 0.365, WSW
H37	I.C.I. RESINS, U. S.	501 GREEN ISLAND RD	LUST, UST, HIST UST, EMI	Lower	1941, 0.368, WSW
H38	POLYVINYL CHEM IND	501 GREEN ISLAND RD.	SEMS-ARCHIVE, LUST, CPS-SLIC, RCRA NonGen / NLR,...	Lower	1941, 0.368, WSW
G39	PACIFIC AUTO SALVAGE	5759 HWY 29	LUST, RCRA NonGen / NLR, FINDS, ECHO, Cortese,...	Higher	1941, 0.368, NNE

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MAPPED SITES SUMMARY

Target Property Address:
GREEN ISLAND ROAD AT BROADWAY STREET
AMERICAN CANYON, CA 94503

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	RAMIREZ AUTO	166 WATSON LN	LUST, HAULERS, CERS HAZ WASTE, CHMIRS	Higher	2011, 0.381, SSE
41	ENVIROCARE INTERNATI	507 GREEN ISLAND ROA	LUST, CHMIRS, NPDES, CIWQS, CERS	Lower	2420, 0.458, WSW
42	CANYON CROSSINGS	NAPA JUNCTION ROAD	ENVIROSTOR, VCP	Higher	3286, 0.622, SSE
43	ASBURY ENVIRONMENTAL	800 TOWER RD	HWP, CERS, HWTS	Lower	5269, 0.998, NNW

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EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
POWERSCREEN FACILITY 5381 BROADWAY ST AMERICAN CANYON, CA 94589	NPDES CIWQS	N/A
AMERICAN BUSINESS PA 5381 BROADWAY STREET AMERICAN CANYON, CA 94503	CIWQS	N/A
POWERSCREEN OF NORTH 5381 BROADWAY AMERICAN CANYON, CA 94589	NPDES CIWQS	N/A

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DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ..... State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
INDIAN UST ..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

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ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
US CDL ---- National Clandestine Laboratory Register
AQUEOUS FOAM ---- Former Fire Training Facility Assessments Listing
PFAS ---- PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST ---- SWEEPS UST Listing
CA FID UST ---- Facility Inventory Database

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data

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COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
ECHO	Enforcement & Compliance History Information
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
HIST CORTESE	Hazardous Waste & Substance Site List
HWT	Registered Hazardous Waste Transporter Database
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
HWTS	Hazardous Waste Tracking System
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants

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EDR Hist Auto---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 07/26/2022 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
POLYVINYL CHEM IND	***501 GREEN ISLAND RD.***	***WSW 1/4 - 1/2 (0.368 mi.)***	***H38***	***183***

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Lists of Federal RCRA generators

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/20/2022 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FRG WASTE RESOURCES, EPA ID:: CAL000303718	100 DODD COURT	S 0 - 1/8 (0.031 mi.)	B9	26
AMCOR AMERICAN CANYO EPA ID:: CAR000275065	5425 BROADWAY ST.	NE 0 - 1/8 (0.040 mi.)	C11	84

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/20/2022 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RINGGOLD DISTILLERY EPA ID:: CAR000307892	108 DODD CT	S 0 - 1/8 (0.077 mi.)	B18	116
CHAPARRAL PUMP EPA ID:: CA0000149518	***120 DODD CT***	***S 0 - 1/8 (0.101 mi.)***	***19***	***119***

Lower Elevation	Address	Direction / Distance	Map ID	Page
POWERHOUSE DIESEL SE EPA ID:: CAD983654393	***5505 BROADWAY***	***NNE 1/8 - 1/4 (0.135 mi.)***	***E24***	***137***

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk

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characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/25/2022 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CANYON CROSSINGS	***NAPA JUNCTION ROAD***	***SSE 1/2 - 1 (0.622 mi.)***	***42***	***222***
Facility Id: 60002585				
Status: Active				

Lower Elevation	Address	Direction / Distance	Map ID	Page
POLYVINYL CHEMICAL I	501 GREEN ISLAND ROA	WSW 1/4 - 1/2 (0.365 mi.)	H36	171
Facility Id: 28510002				
Status: No Action Required				

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOSHIER PROPERTY	***5365 HWY 29***	***NE 0 - 1/8 (0.005 mi.)***	***A4***	***15***
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Database: LUST, Date of Government Version: 05/23/2022				
Status: Completed - Case Closed				
Facility Id: 28-0354				
Facility Status: Case Closed				
Global Id: T0605591804				
date9: 7/2/2001				
DIABLO TIMBER	***5747 NAPA VALLEJO HW***	***NNE 1/4 - 1/2 (0.276 mi.)***	***33***	***155***
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Database: LUST, Date of Government Version: 05/23/2022				
Status: Completed - Case Closed				
Facility Id: 28-0252				
Facility Status: Case Closed				
Global Id: T0605500217				
date9: 2/9/1998				
HAYES MOBILE REPAIR	***4711 PAOLI LOOP RD***	***S 1/4 - 1/2 (0.352 mi.)***	***35***	***169***
Database: NAPA CO. LUST, Date of Government Version: 01/09/2017				
Status: Closed				
Permit ID: 248359				
PACIFIC AUTO SALVAGE	***5759 HWY 29***	***NNE 1/4 - 1/2 (0.368 mi.)***	***G39***	***203***
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Database: LUST, Date of Government Version: 05/23/2022				
Status: Completed - Case Closed				

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Facility Id: 28-0274
Facility Status: Case Closed
Global Id: T0605500233
date9: 9/3/1996

RAMIREZ AUTO ***166 WATSON LN*** ***SSE 1/4 - 1/2 (0.381 mi.)*** ***40*** ***209***
Database: NAPA CO. LUST, Date of Government Version: 01/09/2017
Status: Closed
Permit ID: 248524

Lower Elevation	Address	Direction / Distance	Map ID	Page
POWERHOUSE INDUSTRIA	5505 BROADWAY	NNE 1/8 - 1/4 (0.135 mi.)	E25	141

Database: NAPA CO. LUST, Date of Government Version: 01/09/2017
Status: Closed
Permit ID: 248278

GREEN ISLAND STORAGE ***450 GREEN ISLAND ROA*** ***WSW 1/4 - 1/2 (0.250 mi.)*** ***32*** ***154***
Database: NAPA CO. LUST, Date of Government Version: 01/09/2017
Status: Closed
Permit ID: 248254

I.C.I. RESINS, U. S. ***501 GREEN ISLAND RD*** ***WSW 1/4 - 1/2 (0.368 mi.)*** ***H37*** ***173***
Database: NAPA CO. LUST, Date of Government Version: 01/09/2017
Status: Closed
Permit ID: 248072

POLYVINYL CHEM IND ***501 GREEN ISLAND RD.*** ***WSW 1/4 - 1/2 (0.368 mi.)*** ***H38*** ***183***
Database: LUST REG 2, Date of Government Version: 09/30/2004
Database: LUST, Date of Government Version: 05/23/2022
Status: Completed - Case Closed
Facility Id: 28-0242
Facility Status: Case Closed
Global Id: T0605591129
date9: 11/1/2000

ENVIROCARE INTERNATI ***507 GREEN ISLAND ROA*** ***WSW 1/4 - 1/2 (0.458 mi.)*** ***41*** ***213***
Database: NAPA CO. LUST, Date of Government Version: 01/09/2017
Status: Open
Permit ID: 248448

DRAFT

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DIABLO TIMBER	***5747 NAPA VALLEJO HW***	***NNE 1/4 - 1/2 (0.340 mi.)***	***G34***	***157***

Database: CPS-SLIC, Date of Government Version: 05/23/2022
Global Id: T10000005593
Facility Status: Completed - Case Closed

Lower Elevation	Address	Direction / Distance	Map ID	Page
POLYVINYL CHEM IND	***501 GREEN ISLAND RD.***	***WSW 1/4 - 1/2 (0.368 mi.)***	***H38***	***183***

Database: CPS-SLIC, Date of Government Version: 05/23/2022

Global Id: SL0605547879
Facility Status: Completed - Case Closed

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOSHIER & GREGSON PR Database: NAPA CO. UST, Date of Government Version: 09/05/2019 Facility Id: NAPA0264	5365 NAPA-VALLEJO HW	ENE 0 - 1/8 (0.009 mi.)	A6	20

Lower Elevation	Address	Direction / Distance	Map ID	Page
RAY CAVAGNARO, INC. Database: NAPA CO. UST, Date of Government Version: 09/05/2019 Facility Id: NAPA0172	***5555 NAPA-VALLEJO HW***	***NNE 1/8 - 1/4 (0.155 mi.)***	***E26***	***141***
EMMERICH PROPERTY Database: NAPA CO. UST, Date of Government Version: 09/05/2019 Facility Id: NAPA0363	507 GREEN ISLAND RD	WSW 1/8 - 1/4 (0.194 mi.)	29	148

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BLUELINE RENTAL - AM Database: AST, Date of Government Version: 07/06/2016	5505 HIGHWAY 29	NNE 0 - 1/8 (0.116 mi.)	E22	133

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/18/2022 has revealed that there are 6 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

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Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOSHIER & GREGSON, I	***5365 BROADWAY ST***	***ENE 0 - 1/8 (0.009 mi.)***	***A8***	***23***
AMCOR AMERICAN CANYO	***5425 BROADWAY ST***	***NE 0 - 1/8 (0.040 mi.)***	***C10***	***43***
RINGGOLD DISTILLERY	***108 DODD CT***	***S 0 - 1/8 (0.077 mi.)***	***B17***	***103***
BAILEY BROTHERS	4901 PAOLI LOOP RD	SSE 1/8 - 1/4 (0.170 mi.)	F28	145

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUTTER HOME WINERY,I	***303 GREEN ISLAND RD***	***SSW 0 - 1/8 (0.069 mi.)***	***D13***	***92***
UNITED RENTALS BRANC	***5505 HIGHWAY 29***	***NNE 0 - 1/8 (0.116 mi.)***	***E20***	***122***

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RAY CAVAGNARO, INC. Facility Id: 00000013869	***5555 NAPA-VALLEJO HW***	***NNE 1/8 - 1/4 (0.155 mi.)***	***E26***	***141***

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 07/18/2022 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED RENTALS BRANC	***5505 HIGHWAY 29***	***NNE 0 - 1/8 (0.116 mi.)***	***E20***	***122***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/20/2022 has revealed that there are 11 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
M&M SANITARY LLC EPA ID:: CAL000253270	5357 HIGHWAY 29	ENE 0 - 1/8 (0.005 mi.)	A5	17
DOSHIER-GREGSON INC EPA ID:: CAL000092072	5365 BROADWAY ST	ENE 0 - 1/8 (0.009 mi.)	A7	20
AMCOR FLEXIBLES LLC	5425 BROADWAY ST	NE 0 - 1/8 (0.040 mi.)	C12	90

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EPA ID:: CAL000350108				
BAILEY BROTHERS EPA ID:: CAL000072757	4901 PAOLI LOOP RD	SSE 1/8 - 1/4 (0.170 mi.)	F27	142
PACIFIC STATES INDUS EPA ID:: CAL000428864	5747 BROADWAY ST	NNE 1/8 - 1/4 (0.224 mi.)	31	151

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUTTER HOME WINERY, EPA ID:: CAL000273842	303 GREEN ISLAND RD	SSW 0 - 1/8 (0.069 mi.)	D14	96
K & B LOGISTIC INC EPA ID:: CAC003118321	5555 BROADWAY STREET	NNE 0 - 1/8 (0.074 mi.)	C15	98
K & B LOGISTIC INC EPA ID:: CAC003065758	5555 BROADWAY ST	NNE 0 - 1/8 (0.074 mi.)	C16	101
BLUELINE RENTAL LLC EPA ID:: CAL000400391	5505 STATE HIGHWAY 2	NNE 0 - 1/8 (0.116 mi.)	E21	131
UNITED RENTALS BRANC EPA ID:: CAL000441176	5505 HIGHWAY 29	NNE 0 - 1/8 (0.116 mi.)	E23	134
MIDWESTERN PIPELINE EPA ID:: CAL000309827	160 KLAMATH COURT	S 1/8 - 1/4 (0.194 mi.)	30	148

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 06/21/2022 has revealed that there are 4 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DOSHIER PROPERTY Cleanup Status: COMPLETED - CASE CLOSED	***5365 HWY 29***	***NE 0 - 1/8 (0.005 mi.)***	***A4***	***15***
DIABLO TIMBER Cleanup Status: COMPLETED - CASE CLOSED	***5747 NAPA VALLEJO HW***	***NNE 1/4 - 1/2 (0.276 mi.)***	***33***	***155***
PACIFIC AUTO SALVAGE Cleanup Status: COMPLETED - CASE CLOSED	***5759 HWY 29***	***NNE 1/4 - 1/2 (0.368 mi.)***	***G39***	***203***

Lower Elevation	Address	Direction / Distance	Map ID	Page
POLYVINYL CHEM IND Cleanup Status: COMPLETED - CASE CLOSED	***501 GREEN ISLAND RD.***	***WSW 1/4 - 1/2 (0.368 mi.)***	***H38***	***183***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 08/11/2022 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ASBURY ENVIRONMENTAL	***800 TOWER RD***	***NNW 1/2 - 1 (0.998 mi.)***	***43***	***225***

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EXECUTIVE SUMMARY

EPA ID: CAL000092456
EPA ID: CAL000169735
Cleanup Status: CLOSED

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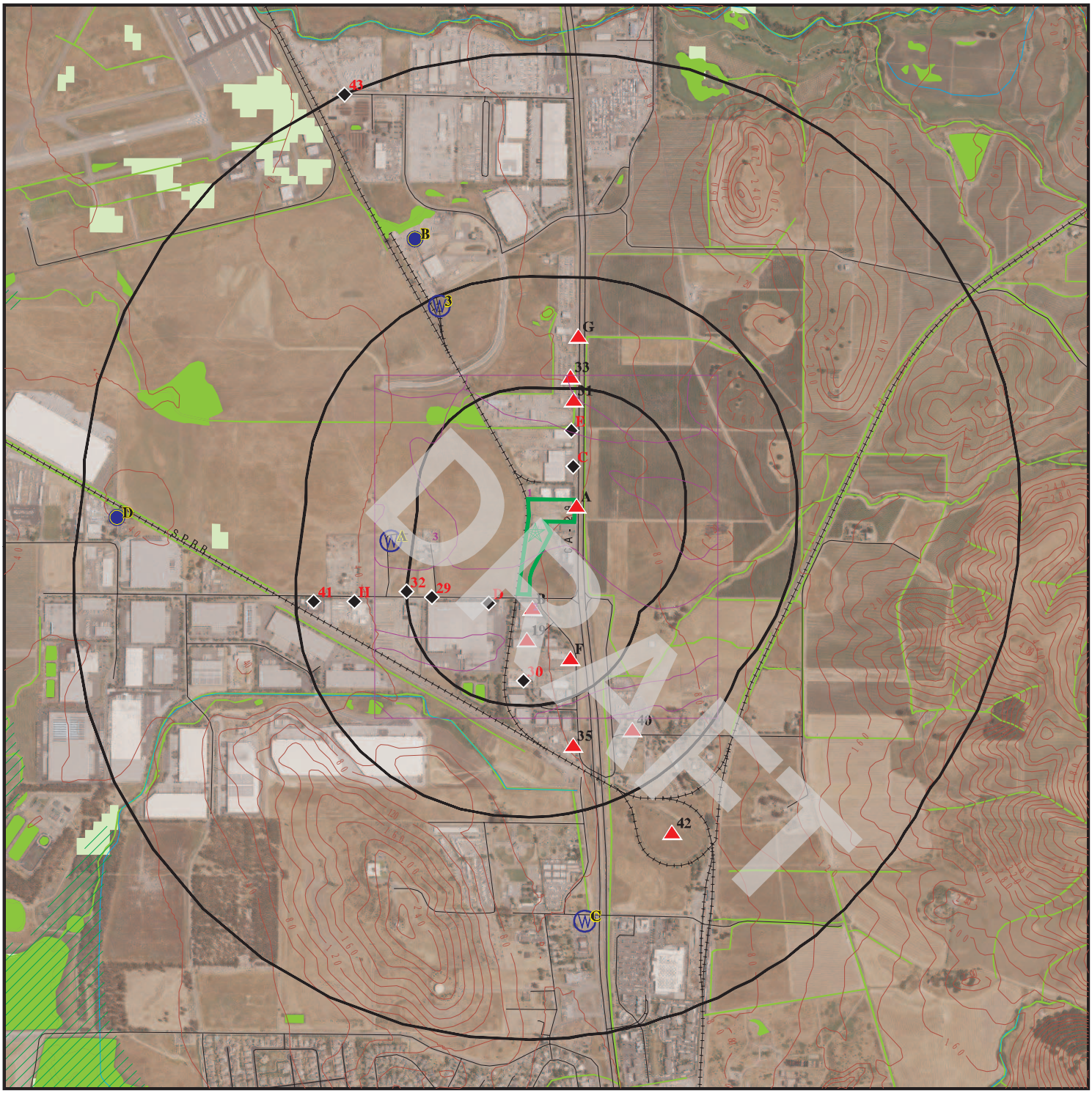
EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

Site Name	Database(s)
NAPA PIPE CORP	CDL
LOMBARD ROAD SITE	SEMS-ARCHIVE, RCRA-SQG
GREEN ISLAND ROAD VINEYARD	LUST
	LUST

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OVERVIEW MAP - 7171230.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

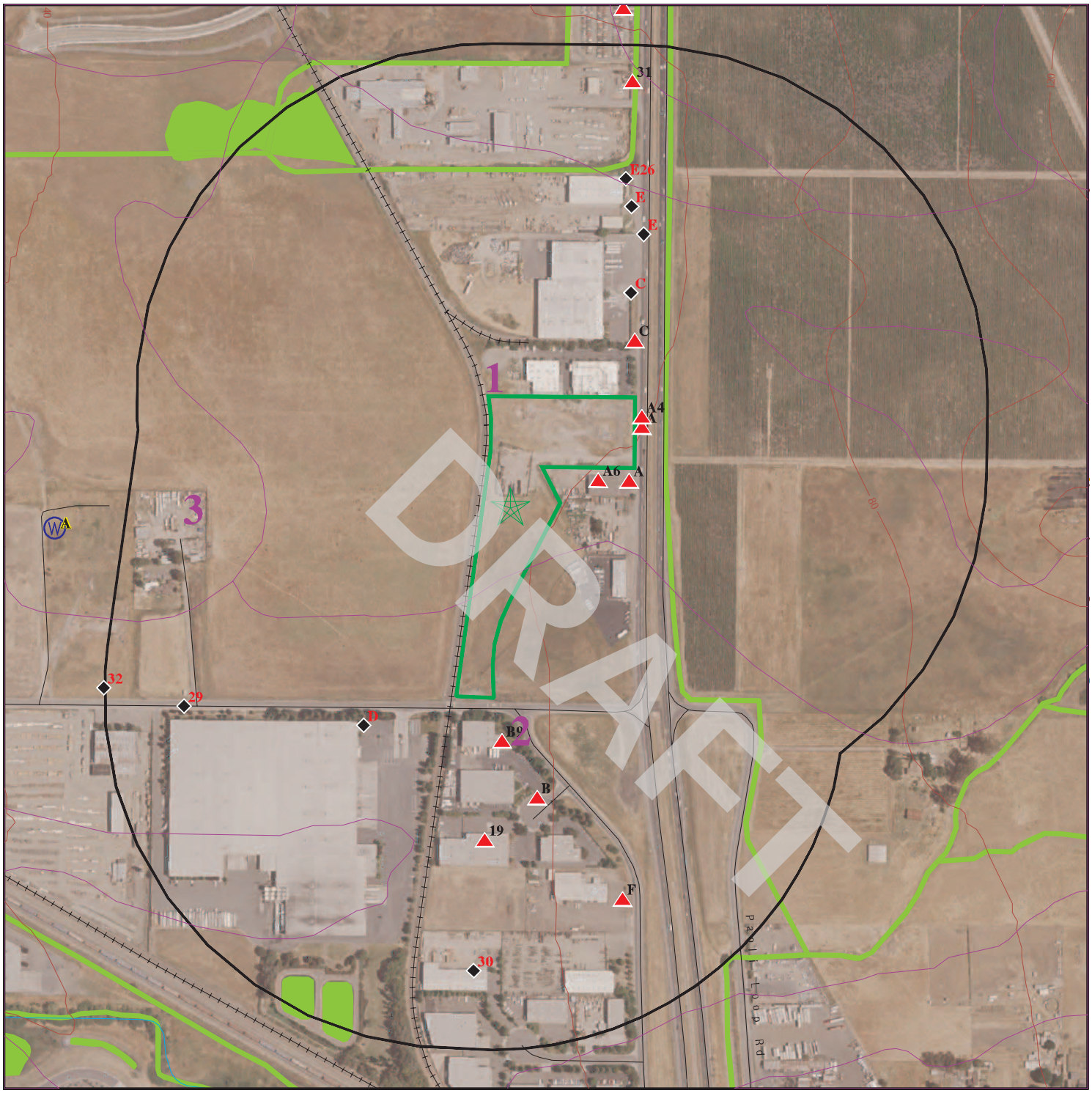
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	471638	CLIENT:	AEI Consultants
ADDRESS:	Green Island Road at Broadway Street American Canyon CA 94503	CONTACT:	Dania Ledezma
		INQUIRY #:	7171230.2s
LAT/LONG:	38.19728 / 122.258053	DATE:	November 07, 2022 1:04 pm

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DETAIL MAP - 7171230.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	471638	CLIENT:	AEI Consultants
ADDRESS:	Green Island Road at Broadway Street American Canyon CA 94503	CONTACT:	Dania Ledezma
		INQUIRY #:	7171230.2s
LAT/LONG:	38.19728 / 122.258053	DATE:	November 07, 2022 1:05 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		2	0	NR	NR	NR	2
RCRA-SQG	0.250		2	1	NR	NR	NR	3
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	1	1	NR	2
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		1	1	8	NR	NR	10
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	2	NR	NR	2
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	2	NR	NR	NR	3
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		5	1	NR	NR	NR	6
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		0	0	NR	NR	NR	0

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CERS TANKS	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		8	3	NR	NR	NR	11
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		1	0	3	NR	NR	4
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP	2	NR	NR	NR	NR	NR	2
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP	3	NR	NR	NR	NR	NR	3
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		5	22	9	15	2	0	53

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

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A1 **POWERSCREEN FACILITY** **NPDES** **S109454811**
Target **5381 BROADWAY ST** **CIWQS** **N/A**
Property **AMERICAN CANYON, CA 94589**

Site 1 of 8 in cluster A

Actual:
59 ft.

NPDES:

Name:	POWERSCREEN FACILITY
Address:	5381 BROADWAY ST
City,State,Zip:	AMERICAN CANYON, CA 94589
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	2 28C361792
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	05/09/2017
Operator Name:	Powerscreen of Northern California
Operator Address:	10 Case Court
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	418134
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	2 28C361792
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	05/09/2017
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/24/2011
Processed Date:	08/26/2011
Status:	Terminated

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POWERSCREEN FACILITY (Continued) **S109454811**

Status Date:	05/09/2017
Place Size:	2.4
Place Size Unit:	Acres
Contact:	Paul Campbell
Contact Title:	Owner
Contact Phone:	707-253-1874
Contact Phone Ext:	Not reported
Contact Email:	jay@powerscreenofcalifornia.com
Operator Name:	Powerscreen of Northern California
Operator Address:	10 Case Court
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	Paul Campbell
Operator Contact Title:	Owner
Operator Contact Phone:	707-253-1874
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	jay@powerscreenofcalifornia.com
Operator Type:	Private Business
Developer:	Powerscreen of Northern California
Developer Address:	10 Case Court
Developer City:	American Canyon
Developer State:	California
Developer Zip:	94503
Developer Contact:	Paul Campbell
Developer Contact Title:	Owner
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Y
Constype Other Description:	Light industrial
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Napa River
Certifier:	Paul Campbell
Certifier Title:	Not reported
Certification Date:	24-AUG-11
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Terminated
Agency Number:	0

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POWERSCREEN FACILITY (Continued) **S109454811**

Region:	2
Regulatory Measure ID:	418134
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28C361792
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/26/2011
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	05/09/2017
Discharge Name:	Powerscreen of Northern California
Discharge Address:	10 Case Court
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported

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POWERSCREEN FACILITY (Continued) **S109454811**

Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	WILDFIRE RISK MITIGATION REGION 2
Address:	5381 BROADWAY ST
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	2 28C384830
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	08/07/2019
Operator Name:	Pacific Gas and Electric Company
Operator Address:	3401 Crow Canyon Road
Operator City:	San Ramon
Operator State:	California
Operator Zip:	94583

CIWQS:

Name:	POWERSCREEN FACILITY
Address:	5381 BROADWAY ST
City,State,Zip:	AMERICAN CANYON, CA 94589
Agency:	Powerscreen of Northern California
Agency Address:	10 Case Court, American Canyon, CA 94503
Place/Project Type:	Construction - Industrial
SIC/NAICS:	Not reported
Region:	2
Program:	CONSTW

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POWERSCREEN FACILITY (Continued) **S109454811**

Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	2 28C361792
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	08/26/2011
Termination Date:	05/09/2017
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	38.175
Longitude:	-122.2597
Name:	WILDFIRE RISK MITIGATION REGION 2
Address:	5381 BROADWAY ST
City,State,Zip:	AMERICAN CANYON, CA 94503
Agency:	Pacific Gas and Electric Company
Agency Address:	3401 Crow Canyon Road, San Ramon, CA 94583
Place/Project Type:	Construction - Other Linear: Staging equipment, vegetation materials management site
SIC/NAICS:	Not reported
Region:	2
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	2 28C384830
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	10/05/2018
Termination Date:	08/07/2019
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	38.196863
Longitude:	-122.257633

A2 **AMERICAN BUSINESS PARK** **CIWQS** **S121619873**
Target **5381 BROADWAY STREET** **N/A**
Property **AMERICAN CANYON, CA 94503**

Site 2 of 8 in cluster A

Actual: **59 ft.**

CIWQS:

Name:	AMERICAN BUSINESS PARK
Address:	5381 BROADWAY STREET
City,State,Zip:	AMERICAN CANYON, CA 94503
Agency:	Mark Walther
Agency Address:	250 N Harbor Dr Ste 319, Redondo Beach, CA 90277

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AMERICAN BUSINESS PARK (Continued) **S121619873**

Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	2
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	2 28C335124
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	06/29/2005
Termination Date:	09/03/2008
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

A3 **POWERSCREEN OF NORTHERN CALIFORNIA** **NPDES** **S121665403**
Target **5381 BROADWAY** **CIWQS** **N/A**
Property **AMERICAN CANYON, CA 94589**

Site 3 of 8 in cluster A

Actual: **59 ft.**

NPDES:

Name:	POWERSCREEN OF NORTHERN CALIFORNIA
Address:	5381 BROADWAY
City,State,Zip:	AMERICAN CANYON, CA 94589
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	Not reported
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Returned
Status Date:	10/03/2010
Operator Name:	Paul Campbell
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

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POWERSCREEN OF NORTHERN CALIFORNIA (Continued) **S121665403**

CIWQS:

Name:	POWERSCREEN OF NORTHERN CALIFORNIA
Address:	5381 BROADWAY
City,State,Zip:	AMERICAN CANYON, CA 94589
Agency:	Paul Campbell
Agency Address:	10 Case Ct, American Canyon, CA 94589
Place/Project Type:	Construction - Industrial
SIC/NAICS:	Not reported
Region:	2
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	2 28C352568
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	07/14/2008
Termination Date:	09/02/2010
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

A4 **DOSHIER PROPERTY** **LUST** **S105481862**
NE **5365 HWY 29** **Cortese** **N/A**
< 1/8 **AMERICAN CANYON, CA 94590** **CERS**
0.005 mi.
25 ft. **Site 4 of 8 in cluster A**

Relative:
Higher

Actual:
59 ft.

LUST:

Name:	DOSHIER PROPERTY
Address:	5365 HWY 29
City,State,Zip:	AMERICAN CANYON, CA 94590
Lead Agency:	NAPA COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605591804
Global Id:	T0605591804
Latitude:	38.165596
Longitude:	-122.25315
Status:	Completed - Case Closed
Status Date:	07/02/2001
Case Worker:	ZZZ
RB Case Number:	28-0354
Local Agency:	NAPA COUNTY
File Location:	Not reported
Local Case Number:	28-0354
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0605591804
Contact Type:	Local Agency Caseworker

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DOSHIER PROPERTY (Continued) **S105481862**

Contact Name: UST CASE WORKER
Organization Name: NAPA COUNTY
Address: 1195 THIRD ST., ROOM 101
City: NAPA
Email: Not reported
Phone Number: 7072534269

LUST:
Global Id: T0605591804
Action Type: Other
Date: 12/18/1986
Action: Leak Reported

Global Id: T0605591804
Action Type: Other
Date: 12/18/1986
Action: Leak Stopped

Global Id: T0605591804
Action Type: Other
Date: 12/18/1986
Action: Leak Discovery

LUST:
Global Id: T0605591804
Status: Open - Case Begin Date
Status Date: 12/18/1986

Global Id: T0605591804
Status: Open - Site Assessment
Status Date: 12/18/1986

Global Id: T0605591804
Status: Completed - Case Closed
Status Date: 07/02/2001

LUST REG 2:
Region: 2
Facility Id: 28-0354
Facility Status: Case Closed
Case Number: 28-0354
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: 12/18/1986
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

CORTESE:

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DOSHIER PROPERTY (Continued) **S105481862**

Name:	DOSHIER PROPERTY
Address:	5365 HWY 29
City,State,Zip:	AMERICAN CANYON, CA 94590
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0605591804
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	DOSHIER PROPERTY
Address:	5365 HWY 29
City,State,Zip:	AMERICAN CANYON, CA 94590
Site ID:	235470
CERS ID:	T0605591804
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	UST CASE WORKER - NAPA COUNTY
Entity Title:	Not reported
Affiliation Address:	1195 THIRD ST., ROOM 101
Affiliation City:	NAPA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	7072534269,

A5 **M&M SANITARY LLC** **RCRA NonGen / NLR** **1024803508**
ENE **5357 HIGHWAY 29** **CAL000253270**
< 1/8 **AMERICAN CANYON, CA 94503**
0.005 mi.
26 ft. **Site 5 of 8 in cluster A**

Relative:
Higher

Actual:
60 ft.

RCRA Listings:

Date Form Received by Agency:		20020604
Handler Name:	M&M SANITARY LLC	
Handler Address:		5357 HIGHWAY 29
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAL000253270
Contact Name:		CINDY LA GRAND

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M&M SANITARY LLC (Continued) **1024803508**

Contact Address:	PO BOX 10009
Contact City,State,Zip:	AMERICAN CANYON, CA 94503
Contact Telephone:	707-642-3555
Contact Fax:	707-224-7939
Contact Email:	CINDY@MMSANITARY.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 10009
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503-0000
Owner Name: M&M SANITARY LLC	
Owner Type:	Other
Operator Name: CINDY LA GRAND	
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking

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M&M SANITARY LLC (Continued) **1024803508**

Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: M&M SANITARY LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 10009
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503-0000
Owner/Operator Telephone:	707-642-3555
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: CINDY LA GRAND	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 10009
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503
Owner/Operator Telephone:	707-642-3555
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20020604
Handler Name: M&M SANITARY LLC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No

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M&M SANITARY LLC (Continued) **1024803508**

Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 562991
NAICS Description: SEPTIC TANK AND RELATED SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

A6 **DOSHIER & GREGSON PROPERTY** **UST** **U003114849**
ENE **5365 NAPA-VALLEJO HWY** **N/A**
< 1/8 **VALLEJO (A C), CA**
0.009 mi.
46 ft. **Site 6 of 8 in cluster A**

Relative: **Higher**
Actual: **61 ft.**

NAPA CO. UST:
Name: DOSHIER & GREGSON PROPERTY
Address: 5365 NAPA-VALLEJO HWY
City,State,Zip: VALLEJO (A C)
Facility ID: NAPA0264
Permit ID: Not reported
Facility Status: Not reported
Permit Type: Not reported
District: Not reported
Num of Tanks: 0

A7 **DOSHIER-GREGSON INC** **RCRA NonGen / NLR** **1024790759**
ENE **5365 BROADWAY ST** **CAL000092072**
< 1/8 **AMERICAN CANYON, CA 94503**
0.009 mi.
47 ft. **Site 7 of 8 in cluster A**

Relative: **Higher**
Actual: **62 ft.**

RCRA Listings:
Date Form Received by Agency: 19950110
Handler Name: DOSHIER-GREGSON INC
Handler Address: 5365 BROADWAY ST
Handler City,State,Zip: AMERICAN CANYON, CA 94503
EPA ID: CAL000092072
Contact Name: NICK WEBSTER/OWNER
Contact Address: 70 SUMMERBROOKE CIR
Contact City,State,Zip: NAPA, CA 94558
Contact Telephone: 707-226-9698
Contact Fax: 707-226-1648
Contact Email: DOSHIERGREGSON1@YAHOO.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported

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DOSHIER-GREGSON INC (Continued) **1024790759**

Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		5365 BROADWAY ST
Mailing City,State,Zip:		AMERICAN CANYON, CA 94503-9678
Owner Name:	NICK WEBSTER	
Owner Type:		Other
Operator Name:	NICK WEBSTER/OWNER	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDFs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Operating TSDF Universe:		Not reported
Full Enforcement Universe:		Not reported
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No

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DOSHIER-GREGSON INC (Continued) **1024790759**

Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: NICK WEBSTER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	70 SUMMERBROOKE CIR
Owner/Operator City,State,Zip:	NAPA, CA 94558-0000
Owner/Operator Telephone:	707-257-0784
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: NICK WEBSTER/OWNER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	70 SUMMERBROOKE CIR
Owner/Operator City,State,Zip:	NAPA, CA 94558
Owner/Operator Telephone:	707-226-9698
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19950110
Handler Name: DOSHIER-GREGSON INC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	23581
NAICS Description:	WATER WELL DRILLING CONTRACTORS

Facility Has Received Notices of Violations:

DRAFT

DOSHIER-GREGSON INC (Continued) **1024790759**

Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

A8 **DOSHIER & GREGSON, INC.** **CERS HAZ WASTE** **S121755454**
ENE **5365 BROADWAY ST** **CERS** **N/A**
< 1/8 **AMERICAN CANYON, CA 94503**
0.009 mi.
47 ft. **Site 8 of 8 in cluster A**

Relative: Higher
Actual: 62 ft.

CERS HAZ WASTE:
Name: DOSHIER & GREGSON, INC.
Address: 5365 BROADWAY ST
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 26180
CERS ID: 10170991
CERS Description: Hazardous Waste Generator

CERS:
Name: DOSHIER & GREGSON, INC.
Address: 5365 BROADWAY ST
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 26180
CERS ID: 10170991
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-19-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-20-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-21-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Last hazardous waste pick up was from 2015.
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection

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DOSHIER & GREGSON, INC. (Continued) **S121755454**

Eval Date: 01-19-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-20-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-21-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:
Site ID: 26180
Facility Name: DOSHIER & GREGSON, INC.
Env Int Type Code: HWG
Program ID: 10170991
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.197540
Longitude: -122.256900

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Nick T. Webster
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Nick T. Webster
Entity Title: President
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

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DOSHIER & GREGSON, INC. (Continued) **S121755454**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5365 Broadway St.
Affiliation City:	American Canyon
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94503
Affiliation Phone:	,

Affiliation Type Desc:	Parent Corporation
Entity Name:	DOSHIER & GREGSON, INC.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	Raymond Webster
Entity Title:	Not reported
Affiliation Address:	248 Merano Way
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94558
Affiliation Phone:	(707) 255-7731,

Affiliation Type Desc:	CUPA District
Entity Name:	Napa County Env Mgmt
Entity Title:	Not reported
Affiliation Address:	1195 Third Street, Suite 210
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94559
Affiliation Phone:	(707) 253-4417,

Affiliation Type Desc:	Operator
Entity Name:	Nick T. Webster
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(707) 226-9698,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Nick T. Webster
Entity Title:	Not reported
Affiliation Address:	5365 BROADWAY ST
Affiliation City:	AMERICAN CANYON
Affiliation State:	CA
Affiliation Country:	Not reported

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DOSHIER & GREGSON, INC. (Continued) **S121755454**

Affiliation Zip:	94503
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Nick T. Webster
Entity Title:	Not reported
Affiliation Address:	3381 Crestview Way
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94558
Affiliation Phone:	(707) 257-0784,

B9 **FRG WASTE RESOURCES, INC.** **RCRA-LQG** **1014386901**
South **100 DODD COURT** **CAL000303718**
< 1/8 **AMERICAN CANYON, CA 94503**
0.031 mi.
164 ft. **Site 1 of 3 in cluster B**

Relative: **Higher**
Actual: **58 ft.**

RCRA Listings:

Date Form Received by Agency:		20100224
Handler Name:	FRG WASTE RESOURCES, INC.	
Handler Address:		100 DODD COURT
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAL000303718
Contact Name:		JERRY ENSMINGER
Contact Address:		DODD COURT
Contact City,State,Zip:		AMERICAN CANYON, CA 94503
Contact Telephone:		707-647-3700
Contact Fax:		707-647-2991
Contact Email:		JERRY@FRGWASTE.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Large Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		2009
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		DODD COURT
Mailing City,State,Zip:		AMERICAN CANYON, CA 94503
Owner Name:	TIM SHEA	
Owner Type:		Private
Operator Name:	FRG WASTE RESOURCES, INC.	
Operator Type:		Private
Short-Term Generator Activity:		Yes
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No

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FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20101006
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2009

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D024
Waste Description: M-CRESOL

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FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: FRG WASTE RESOURCES, INC.
Legal Status: Private
Date Became Current: 20060615
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: TIM SHEA
Legal Status: Private
Date Became Current: 20040201
Date Ended Current: Not reported
Owner/Operator Address: P.O. BOX 10858
Owner/Operator City,State,Zip: NAPA, CA 94581
Owner/Operator Telephone: 707-647-3700
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20100224
Handler Name: FRG WASTE RESOURCES, INC.
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 42512
NAICS Description: WHOLESALE TRADE AGENTS AND BROKERS

Facility Has Received Notices of Violation:
Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State

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FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 300
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: State Statute or Regulation
Date Violation was Determined: 20130524
Actual Return to Compliance Date: 20130904
Return to Compliance Qualifier: Documented
Violation Responsible Agency: State
Scheduled Compliance Date: Not reported
Enforcement Identifier: 500
Date of Enforcement Action: 20130524
Enforcement Responsible Agency: State

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:
Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported
Date of Request: Not reported
Date Response Received: Not reported
Request Agency: Not reported
Former Citation: Not reported

Evaluation Date: 20130524
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier: Not reported
Evaluation Responsible Sub-Organization: Not reported
Actual Return to Compliance Date: 20130904
Scheduled Compliance Date: Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20130524
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Evaluation Responsible Person Identifier:	Not reported

DRAFT

FRG WASTE RESOURCES, INC. (Continued) **1014386901**

Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20130904
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

C10 **AMCOR AMERICAN CANYON LLC** **CERS HAZ WASTE** **S121794119**
NE **5425 BROADWAY ST** **HAZNET** **N/A**
< 1/8 **AMERICAN CANYON, CA 94503** **CERS**
0.040 mi. **HWTS**
213 ft. **Site 1 of 5 in cluster C**

Relative: Higher

Actual: 58 ft.

CERS HAZ WASTE:

Name:	AMCOR AMERICAN CANYON LLC
Address:	5425 BROADWAY ST
City,State,Zip:	AMERICAN CANYON, CA 94503
Site ID:	91506
CERS ID:	10170325
CERS Description:	Hazardous Waste Generator
Name:	AMCOR AMERICAN CANYON LLC
Address:	5425 BROADWAY ST
City,State,Zip:	AMERICAN CANYON, CA 94503
Site ID:	91506
CERS ID:	10170325
CERS Description:	RCRA LQ HW Generator

HAZNET:

Name:	AMCOR FLEXIBLES LLC
Address:	5425 BROADWAY ST
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94503
Contact:	MICHAEL GONSALVES
Telephone:	7072576481
Mailing Name:	Not reported
Mailing Address:	5425 BROADWAY ST
Year:	2021
Gepaid:	CAR000275065
TSD EPA ID:	UTD048406144
CA Waste Code:	491 - Unspecified sludge waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.1025
Year:	2020
Gepaid:	CAR000275065
TSD EPA ID:	UTD048406144
CA Waste Code:	491 - Unspecified sludge waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.177
Year:	2019

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Gepaid: CAR000275065
TSD EPA ID: UTD048406144
CA Waste Code: 491 - Unspecified sludge waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.52900

Year: 2018
Gepaid: CAR000275065
TSD EPA ID: MXC130619001
CA Waste Code: 352 - Other organic solids
Disposal Method: H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Tons: 1.45000

Year: 2018
Gepaid: CAR000275065
TSD EPA ID: UTD048406144
CA Waste Code: 491 - Unspecified sludge waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.52650

Year: 2018
Gepaid: CAR000275065
TSD EPA ID: MXC130619001
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H020 - Solvents Recovery
Tons: 0.36300

Year: 2018
Gepaid: CAR000275065
TSD EPA ID: MXC130619001
CA Waste Code: 491 - Unspecified sludge waste
Disposal Method: H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Tons: 1.35350

Year: 2018
Gepaid: CAR000275065
TSD EPA ID: MXC130619001
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H020 - Solvents Recovery
Tons: 6.54500

Year: 2017
Gepaid: CAR000275065
TSD EPA ID: MXC130619001
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H020 - Solvents Recovery
Tons: 3.349

Year: 2017
Gepaid: CAR000275065
TSD EPA ID: UTD048406144
CA Waste Code: 491 - Unspecified sludge waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.226

Click this hyperlink while viewing on your computer to access
3 additional CA HAZNET: record(s) in the EDR Site Report.

Detail Two:
Year: 2020
EM Manifest ID: 7640ba66-675d-4cfd-b435-4760e28f8ae7
Shipment Date: 8/26/2020
Receipt Date: 9/10/2020
Manifest Number: 007066143FLE
Generator EPA ID: CAR000275065
Name: AMCOR AMERICAN CANYON LLC
Address: BROADWAY ST
Address 2: Not reported
City: AMERICAN CANYON
Zip: 94503
Telephone: 800-424-9300
Contact: Not reported
Contact Telephone: 707-257-6481
Transporter 1 EPA ID: TXR000084869
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: KS0000336891
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: UTD048406144
TSDF Name: UNIVAR SOLUTIONS USA INC
TSDF Address 1: FREEPORT CENTER BUILDING 12
TSDF Address 2: Not reported
TSDF City: CLEARFIELD
TSDF Zip: 84016
TSDF Telephone: Not reported

State:
Year: 2020
EM Manifest ID: 7640ba66-675d-4cfd-b435-4760e28f8ae7
Generator EPA ID: CAR000275065
Shipment Date: 2020-08-26
Manifest Number: 007066143FLE
Line Number: 1
Method Code: H141
Quantity Tons: 0.17250
Quantity Waste: 345.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: Fiber or plastic boxes, cartons, cases
Quantity Type: Pounds
State Code: 491

Year: 2020
EM Manifest ID: 52abb6b3-4910-49c0-af5b-07ce328a9bab
Shipment Date: 7/24/2020
Receipt Date: 8/10/2020
Manifest Number: 007066106FLE
Generator EPA ID: CAR000275065

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Name:	AMCOR AMERICAN CANYON LLC
Address:	BROADWAY ST
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	TXR000084869
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	UNIVAR SOLUTIONS USA INC
TSDF Address 1:	FREEPORT CENTER BUILDING 12
TSDF Address 2:	Not reported
TSDF City:	CLEARFIELD
TSDF Zip:	84016
TSDF Telephone:	Not reported

State:

Year:	2020
EM Manifest ID:	52abb6b3-4910-49c0-af5b-07ce328a9bab
Generator EPA ID:	CAR000275065
Shipment Date:	2020-07-24
Manifest Number:	007066106FLE
Line Number:	1
Method Code:	H141
Quantity Tons:	0.18000
Quantity Waste:	360.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Year:	2020
EM Manifest ID:	74449fea-08a0-4451-9dce-f07b011e00b7
Shipment Date:	7/1/2020
Receipt Date:	7/20/2020
Manifest Number:	007066077FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR AMERICAN CANYON LLC
Address:	BROADWAY ST
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	TXR000084869
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	UNIVAR SOLUTIONS USA INC
TSDF Address 1:	FREEPORT CENTER BUILDING 12

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

TSDF Address 2: Not reported
TSDF City: CLEARFIELD
TSDF Zip: 84016
TSDF Telephone: Not reported

State:
Year: 2020
EM Manifest ID: 74449fea-08a0-4451-9dce-f07b011e00b7
Generator EPA ID: CAR000275065
Shipment Date: 2020-07-01
Manifest Number: 007066077FLE
Line Number: 1
Method Code: H141
Quantity Tons: 0.17000
Quantity Waste: 340.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: Wooden boxes, cartons, cases
Quantity Type: Pounds
State Code: 491

Year: 2020
EM Manifest ID: ce6deae2-b6ff-4b6c-a85d-b8c2b94bc980
Shipment Date: 5/7/2020
Receipt Date: 5/26/2020
Manifest Number: 007066034FLE
Generator EPA ID: CAR000275065
Name: AMCOR AMERICAN CANYON LLC
Address: BROADWAY ST
Address 2: Not reported
City: AMERICAN CANYON
Zip: 94503
Telephone: 800-424-9300
Contact: Not reported
Contact Telephone: 707-257-6481
Transporter 1 EPA ID: TXR000084869
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: KS0000336891
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: UTD048406144
TSDF Name: UNIVAR SOLUTIONS USA INC
TSDF Address 1: FREEPORT CENTER BUILDING 12
TSDF Address 2: Not reported
TSDF City: CLEARFIELD
TSDF Zip: 84016
TSDF Telephone: Not reported

State:
Year: 2020
EM Manifest ID: ce6deae2-b6ff-4b6c-a85d-b8c2b94bc980
Generator EPA ID: CAR000275065
Shipment Date: 2020-05-07
Manifest Number: 007066034FLE
Line Number: 1
Method Code: H141
Quantity Tons: 0.18200
Quantity Waste: 364.000000

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Quantity Unit:	P
Number of Containers:	1
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Year:	2020
EM Manifest ID:	1099311
Shipment Date:	2/27/2020
Receipt Date:	3/9/2020
Manifest Number:	007065925FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	BROADWAY ST
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	TXR000084869
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	UNIVAR SOLUTIONS USA INC
TSDF Address 1:	FREEPORT CENTER BUILDING 12
TSDF Address 2:	Not reported
TSDF City:	CLEARFIELD
TSDF Zip:	84016
TSDF Telephone:	Not reported

State:

Year:	2020
EM Manifest ID:	1099311
Generator EPA ID:	CAR000275065
Shipment Date:	2020-02-27
Manifest Number:	007065925FLE
Line Number:	1
Method Code:	H141
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Year:	2020
EM Manifest ID:	76f18211-3484-4a7b-b08e-05829800a2de
Shipment Date:	12/8/2020
Receipt Date:	12/22/2020
Manifest Number:	015450411FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR AMERICAN CANYON LLC
Address:	BROADWAY ST

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	TXR000084869
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	UNIVAR SOLUTIONS USA INC
TSDF Address 1:	FREEPORT CENTER BUILDING 12
TSDF Address 2:	Not reported
TSDF City:	CLEARFIELD
TSDF Zip:	84016
TSDF Telephone:	Not reported

State:

Year:	2020
EM Manifest ID:	76f18211-3484-4a7b-b08e-05829800a2de
Generator EPA ID:	CAR000275065
Shipment Date:	2020-12-08
Manifest Number:	015450411FLE
Line Number:	1
Method Code:	H141
Quantity Tons:	0.17550
Quantity Waste:	351.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Year:	2020
EM Manifest ID:	f63ffd1d-1bcc-4105-a6f3-468344ccff9f
Shipment Date:	10/2/2020
Receipt Date:	10/27/2020
Manifest Number:	021315017JJK
Generator EPA ID:	CAR000275065
Name:	AMCOR AMERICAN CANYON LLC
Address:	BROADWAY ST
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	TXR000084869
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	UNIVAR SOLUTIONS USA INC
TSDF Address 1:	FREEPORT CENTER BUILDING 12
TSDF Address 2:	Not reported
TSDF City:	CLEARFIELD

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

TSDF Zip: 84016
TSDF Telephone: Not reported

State:
Year: 2020
EM Manifest ID: f63ffd1d-1bcc-4105-a6f3-468344ccff9f
Generator EPA ID: CAR000275065
Shipment Date: 2020-10-02
Manifest Number: 021315017JJK
Line Number: 1
Method Code: H141
Quantity Tons: 0.17200
Quantity Waste: 344.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: Fiber or plastic boxes, cartons, cases
Quantity Type: Pounds
State Code: 491

Detail Two:
Year: 2019
EM Manifest ID: 637783
Shipment Date: 9/27/2019
Receipt Date: 10/7/2019
Manifest Number: 007065703FLE
Generator EPA ID: CAR000275065
Name: AMCOR FLEXIBLES LLC
Address: BROADWAY ST
Address 2: Not reported
City: AMERICAN CANYON
Zip: 94503
Telephone: 800-424-9300
Contact: Not reported
Contact Telephone: 707-257-6481
Transporter 1 EPA ID: TXR000084869
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: KS0000336891
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: UTD048406144
TSDF Name: UNIVAR SOLUTIONS USA INC
TSDF Address 1: FREEPORT CENTER BUILDING 12
TSDF Address 2: Not reported
TSDF City: CLEARFIELD
TSDF Zip: 84016
TSDF Telephone: Not reported

State:
Year: 2019
EM Manifest ID: 637783
Generator EPA ID: CAR000275065
Shipment Date: 2019-09-27
Manifest Number: 007065703FLE
Line Number: 1
Method Code: H141
Quantity Tons: 0.26600
Quantity Waste: 532.000000
Quantity Unit: P

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Number of Containers:	3
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Year:	2019
EM Manifest ID:	007821874FLE20180726_D_1
Shipment Date:	7/26/2018
Receipt Date:	8/7/2018
Manifest Number:	007821874FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2019
EM Manifest ID:	007821874FLE20180726_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-26
Manifest Number:	007821874FLE
Line Number:	1
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

Year:	2019
EM Manifest ID:	007821874FLE20180726_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-26
Manifest Number:	007821874FLE
Line Number:	1
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: D035

Year: 2019
EM Manifest ID: 007821874FLE20180726_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-07-26
Manifest Number: 007821874FLE
Line Number: 1
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: F003

Year: 2019
EM Manifest ID: 007821874FLE20180726_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-07-26
Manifest Number: 007821874FLE
Line Number: 1
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: F005

State:
Year: 2019
EM Manifest ID: 007821874FLE20180726_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-07-26
Manifest Number: 007821874FLE
Line Number: 1
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
State Code: 343

Year: 2019
EM Manifest ID: 007821874FLE20180726_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-07-26
Manifest Number: 007821874FLE
Line Number: 2

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Method Code:	H050
Quantity Tons:	0.14300
Quantity Waste:	286.000000
Quantity Unit:	P
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491
Year:	2019
EM Manifest ID:	007821874FLE20180726_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-26
Manifest Number:	007821874FLE
Line Number:	3
Method Code:	H050
Quantity Tons:	0.10900
Quantity Waste:	218.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352
Year:	2019
EM Manifest ID:	339842
Shipment Date:	4/12/2019
Receipt Date:	4/29/2019
Manifest Number:	007830898FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	BROADWAY ST
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	NEXEO SOLUTIONS, LLC
TSDF Address 1:	PO BOX 160367, FREEPORT CTR
TSDF Address 2:	BLDG 12
TSDF City:	CLEARFIELD
TSDF Zip:	84016
TSDF Telephone:	Not reported

State:

Year:	2019
EM Manifest ID:	339842
Generator EPA ID:	CAR000275065
Shipment Date:	2019-04-12
Manifest Number:	007830898FLE
Line Number:	1

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Method Code:	H141
Quantity Tons:	0.26300
Quantity Waste:	526.000000
Quantity Unit:	P
Number of Containers:	3
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Detail Two:

Year:	2018
EM Manifest ID:	137610
Shipment Date:	9/10/2018
Receipt Date:	9/18/2018
Manifest Number:	007821947FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	BROADWAY ST
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-424-9300
Contact:	Not reported
Contact Telephone:	707-257-6481
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	NEXEO SOLUTIONS, LLC
TSDF Address 1:	PO BOX 160367, FREEPORT CTR
TSDF Address 2:	BLDG 12
TSDF City:	CLEARFIELD
TSDF Zip:	84016
TSDF Telephone:	Not reported

State:

Year:	2018
EM Manifest ID:	137610
Generator EPA ID:	CAR000275065
Shipment Date:	2018-09-10
Manifest Number:	007821947FLE
Line Number:	1
Method Code:	H141
Quantity Tons:	0.25950
Quantity Waste:	519.000000
Quantity Unit:	P
Number of Containers:	3
Type of Container:	Fiber or plastic boxes, cartons, cases
Quantity Type:	Pounds
State Code:	491

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Shipment Date:	7/9/2018

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Receipt Date:	7/18/2018
Manifest Number:	007821837FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09
Manifest Number:	007821837FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.74800
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09
Manifest Number:	007821837FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.74800
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D035

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Manifest Number:	007821837FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.74800
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F003

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09
Manifest Number:	007821837FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.74800
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F005

State:

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09
Manifest Number:	007821837FLE
Line Number:	1
Method Code:	H050
Quantity Tons:	0.09550
Quantity Waste:	191.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09
Manifest Number:	007821837FLE
Line Number:	2
Method Code:	H050
Quantity Tons:	0.06400
Quantity Waste:	128.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Year:	2018
EM Manifest ID:	007821837FLE20180709_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-07-09
Manifest Number:	007821837FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.74800
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343

Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Shipment Date:	6/25/2018
Receipt Date:	7/3/2018
Manifest Number:	007821804FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D035

Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F003

Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F005

State:

Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	1
Method Code:	H050
Quantity Tons:	0.10500
Quantity Waste:	210.000000
Quantity Unit:	P
Number of Containers:	1

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Type of Container:	NULL
Quantity Type:	NULL
State Code:	352
Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	2
Method Code:	H050
Quantity Tons:	0.13600
Quantity Waste:	272.000000
Quantity Unit:	P
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491
Year:	2018
EM Manifest ID:	007821804FLE20180625_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-06-25
Manifest Number:	007821804FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343
Year:	2018
EM Manifest ID:	007821773FLE20180601_D_1
Shipment Date:	6/1/2018
Receipt Date:	6/11/2018
Manifest Number:	007821773FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000163824
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

TSDF City: Not reported
TSDF Zip: Not reported
TSDF Telephone: Not reported

Federal:
Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.37400
Quantity Waste: 110.000000
Quantity Unit: G
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.37400
Quantity Waste: 110.000000
Quantity Unit: G
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
Federal Code: D035

Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.37400
Quantity Waste: 110.000000
Quantity Unit: G
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
Federal Code: F003

Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.37400

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Quantity Waste: 110.000000
Quantity Unit: G
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
Federal Code: F005

State:
Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 1
Method Code: H050
Quantity Tons: 0.16450
Quantity Waste: 329.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 352

Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 2
Method Code: H050
Quantity Tons: 0.14700
Quantity Waste: 294.000000
Quantity Unit: P
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
State Code: 491

Year: 2018
EM Manifest ID: 007821773FLE20180601_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-06-01
Manifest Number: 007821773FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.37400
Quantity Waste: 110.000000
Quantity Unit: G
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
State Code: 343

Year: 2018
EM Manifest ID: 007821696FLE20180502_D_1
Shipment Date: 5/2/2018

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Receipt Date:	5/8/2018
Manifest Number:	007821696FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02
Manifest Number:	007821696FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02
Manifest Number:	007821696FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D035

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Manifest Number:	007821696FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F003

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02
Manifest Number:	007821696FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F005

State:

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02
Manifest Number:	007821696FLE
Line Number:	1
Method Code:	H050
Quantity Tons:	0.07950
Quantity Waste:	159.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02
Manifest Number:	007821696FLE
Line Number:	2
Method Code:	H050
Quantity Tons:	0.07350
Quantity Waste:	147.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Year:	2018
EM Manifest ID:	007821696FLE20180502_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-05-02
Manifest Number:	007821696FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343

Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Shipment Date:	4/17/2018
Receipt Date:	4/30/2018
Manifest Number:	007821667FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D035

Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F003

Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F005

State:

Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	1
Method Code:	H050
Quantity Tons:	0.08850
Quantity Waste:	177.000000
Quantity Unit:	P
Number of Containers:	1

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Type of Container:	NULL
Quantity Type:	NULL
State Code:	491
Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	2
Method Code:	H050
Quantity Tons:	0.10400
Quantity Waste:	208.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352
Year:	2018
EM Manifest ID:	007821667FLE20180417_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-04-17
Manifest Number:	007821667FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343
Year:	2018
EM Manifest ID:	009511389FLE20180330_D_1
Shipment Date:	3/30/2018
Receipt Date:	4/11/2018
Manifest Number:	009511389FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

TSDF City: Not reported
TSDF Zip: Not reported
TSDF Telephone: Not reported

Federal:
Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: D001

Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: D035

Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: F003

Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.56100

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
Federal Code: F005

State:
Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 1
Method Code: H050
Quantity Tons: 0.13800
Quantity Waste: 276.000000
Quantity Unit: P
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
State Code: 491

Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 2
Method Code: H050
Quantity Tons: 0.19800
Quantity Waste: 396.000000
Quantity Unit: P
Number of Containers: 2
Type of Container: NULL
Quantity Type: NULL
State Code: 352

Year: 2018
EM Manifest ID: 009511389FLE20180330_D_1
Generator EPA ID: CAR000275065
Shipment Date: 2018-03-30
Manifest Number: 009511389FLE
Line Number: 3
Method Code: H020
Quantity Tons: 0.56100
Quantity Waste: 165.000000
Quantity Unit: G
Number of Containers: 3
Type of Container: NULL
Quantity Type: NULL
State Code: 343

Year: 2018
EM Manifest ID: 009511347FLE20180315_D_1
Shipment Date: 3/15/2018

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Receipt Date:	3/23/2018
Manifest Number:	009511347FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000163824
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511347FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.37400
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511347FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.37400
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D035

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Manifest Number:	009511347FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.37400
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F003

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511347FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.37400
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F005

State:

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511347FLE
Line Number:	1
Method Code:	H050
Quantity Tons:	0.16450
Quantity Waste:	329.000000
Quantity Unit:	P
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511347FLE
Line Number:	2
Method Code:	H050
Quantity Tons:	0.10600
Quantity Waste:	212.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Year:	2018
EM Manifest ID:	009511347FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511347FLE
Line Number:	3
Method Code:	H020
Quantity Tons:	0.37400
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343

Year:	2018
EM Manifest ID:	009511348FLE20180315_D_1
Shipment Date:	3/15/2018
Receipt Date:	3/26/2018
Manifest Number:	009511348FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	KS0000336891
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	UTD048406144
TSDF Name:	NEXEO SOLUTIONS CLEARFIELD PLANT
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

State:

Year:	2018
EM Manifest ID:	009511348FLE20180315_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-03-15
Manifest Number:	009511348FLE
Line Number:	1
Method Code:	H141
Quantity Tons:	0.26700
Quantity Waste:	534.000000
Quantity Unit:	P
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Shipment Date:	2/6/2018
Receipt Date:	2/14/2018
Manifest Number:	009511173FLE
Generator EPA ID:	CAR000275065
Name:	AMCOR FLEXIBLES LLC
Address:	Not reported
Address 2:	Not reported
City:	Not reported
Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Transporter 1 EPA ID:	OHR000162800
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City:	Not reported
TSDF Zip:	Not reported
TSDF Telephone:	Not reported

Federal:

Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	1
Method Code:	H020
Quantity Tons:	0.36300
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	4
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D001

Year:	2018

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	4
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D035

Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	4
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F003

Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	4
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	F005

State:

Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	1
Method Code:	H020
Quantity Tons:	0.36300
Quantity Waste:	110.000000
Quantity Unit:	G
Number of Containers:	2
Type of Container:	NULL

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Quantity Type:	NULL
State Code:	331
Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	2
Method Code:	H050
Quantity Tons:	0.09550
Quantity Waste:	191.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	491
Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	3
Method Code:	H050
Quantity Tons:	0.15550
Quantity Waste:	311.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352
Year:	2018
EM Manifest ID:	009511173FLE20180206_D_1
Generator EPA ID:	CAR000275065
Shipment Date:	2018-02-06
Manifest Number:	009511173FLE
Line Number:	4
Method Code:	H020
Quantity Tons:	0.56100
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	343

Additional Info:

Year:	2017
Gen EPA ID:	CAR000275065
Shipment Date:	20171205
Creation Date:	10/10/2018 18:30:23
Receipt Date:	20171227
Manifest ID:	009511081FLE

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.561
Waste Quantity:	165
Quantity Unit:	G
Additional Code 1:	F003
Additional Code 2:	D035
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171205
Creation Date:	10/10/2018 18:30:23
Receipt Date:	20171227
Manifest ID:	009511081FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	491 - Unspecified sludge waste
RCRA Code:	Not reported
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.1815
Waste Quantity:	363
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171205
Creation Date:	10/10/2018 18:30:23
Receipt Date:	20171227
Manifest ID:	009511081FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.086
Waste Quantity:	172
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171107
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171117
Manifest ID:	009511042FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.1105
Waste Quantity:	221
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171107
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171117
Manifest ID:	009511042FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.374
Waste Quantity:	110
Quantity Unit:	G
Additional Code 1:	F003

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Additional Code 2:	D035
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171107
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171117
Manifest ID:	009511042FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	491 - Unspecified sludge waste
RCRA Code:	Not reported
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.066
Waste Quantity:	132
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171025
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171103
Manifest ID:	009511014FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	F005
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.374
Waste Quantity:	110
Quantity Unit:	G
Additional Code 1:	F003
Additional Code 2:	D035
Additional Code 3:	D001
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171025
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171103

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Manifest ID:	009511014FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.076
Waste Quantity:	152
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171025
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171103
Manifest ID:	009511014FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.1815
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171025
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20171103
Manifest ID:	009511014FLE
Trans EPA ID:	OHR000162800
Trans Name:	NEXEO SOLUTIONS
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

TSDF Alt Name: Not reported
Waste Code Description: 491 - Unspecified sludge waste
RCRA Code: Not reported
Meth Code: H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons: 0.065
Waste Quantity: 130
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

CERS:
Name: AMCOR AMERICAN CANYON LLC
Address: 5425 BROADWAY ST
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 91506
CERS ID: 10170325
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 91506
Site Name: Amcor American Canyon LLC
Violation Date: 03-13-2014
Citation: 22 CCR 15 66262.41 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66262.41
Violation Description: Failure of a large quantity RCRA generator to complete the Biennial report (Form 8700) by March 1st on even numbered years and maintain it onsite for three years.
Violation Notes: Returned to compliance on 04/02/2014. Facility generated >1000kg of RCRA waste during one month of 2013. Biennial Report has not been submitted to DTSC.
Violation Division: Napa County Department of Environmental Management
Violation Program: HWLQG
Violation Source: CERS,

Site ID: 91506
Site Name: Amcor American Canyon LLC
Violation Date: 03-13-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 04/02/2014. Observed on "EP4 box" of waste materials contamintated with paint, without a hazardous waste label.
Violation Division: Napa County Department of Environmental Management
Violation Program: HWLQG
Violation Source: CERS,

Site ID: 91506
Site Name: Amcor American Canyon LLC
Violation Date: 03-13-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22,

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 04/02/2014. Observed one satellite accumulation container and two 55-gallon drums of dry ink powder with the hazardous properties identified on the label.
Violation Division: Napa County Department of Environmental Management
Violation Program: HWLQG
Violation Source: CERS,

Site ID: 91506
Site Name: Amcor American Canyon LLC
Violation Date: 03-13-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 04/02/2014. Observed satellite accumuation container for collection of dry ink powder without an accumulation start date.
Violation Division: Napa County Department of Environmental Management
Violation Program: HWLQG
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-04-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Documented employee training for proper hazardous waste handling, hazardous waste inspection logs, manifests, and the biennial report were in place. This facility does not have hazardous waste tanks.
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-13-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HWLQG
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-04-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-14-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-13-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-14-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: This facility produced over 12000 KG of hazardous waste in 2020. However, the facility does not regularly produce that much. They generated that much only because they were getting rid of a lot of old ink. Thus, this facility is not required to create a SB14 waste minimization plan at this time.
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 91506
Facility Name: Amcor American Canyon LLC
Env Int Type Code: HWG
Program ID: 10170325
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.199840
Longitude: -122.256360

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Napa County Env Mgmt
Entity Title: Not reported
Affiliation Address: 1195 Third Street, Suite 210
Affiliation City: Napa
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94559
Affiliation Phone: (707) 253-4417,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 5425 BROADWAY STREET

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Affiliation City:	AMERICAN CANYON
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94503
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Steve Otterbeck
Entity Title:	Plant General Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	AMCOR FLEXIBLES LLC
Entity Title:	Not reported
Affiliation Address:	2150 E. LAKE COOK ROAD SUITE 1200
Affiliation City:	BUFFALO GROVE
Affiliation State:	IL
Affiliation Country:	United States
Affiliation Zip:	60089
Affiliation Phone:	(224) 313-7000,
Affiliation Type Desc:	Property Owner
Entity Name:	Paul M Cassayre c/o KNM Properties
Entity Title:	Not reported
Affiliation Address:	20 Syar Drive
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94558
Affiliation Phone:	(707) 335-8700,
Affiliation Type Desc:	Environmental Contact
Entity Name:	MICHAEL GONSALVES
Entity Title:	Not reported
Affiliation Address:	5425 BROADWAY STREET
Affiliation City:	AMERICAN CANYON
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94503
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	AMCOR AMERICAN CANYON LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(707) 257-6481,
Affiliation Type Desc:	Document Preparer

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Entity Name:	Michael Gonsalves
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	AMCOR
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

HWTS:

Name:	AMCOR FLEXIBLES LLC
Address:	5425 BROADWAY ST
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAR000275065
Inactive Date:	Not reported
Create Date:	08/25/2017
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	5425 BROADWAY ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503
Owner Name:	AMCOR FLEXIBLES LLC
Owner Address:	2150 EAST LAKE COOK ROAD
Owner Address 2:	Not reported
Owner City,State,Zip:	BUFFALO GROVE, IL 600890000
Contact Name:	MICHAEL GONSALVES
Contact Address:	5425 BROADWAY STREET
Contact Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	38.198655
Longitude:	-122.2570305

NAICS:

EPA ID:	CAR000275065
Create Date:	2020-08-05 09:17:50.157
NAICS Code:	332119
NAICS Description:	Metal Crown, Closure, and Other Metal Stamping (except Automotive)
Issued EPA ID Date:	2017-08-25 16:50:42.52000
Inactive Date:	Not reported
Facility Name:	AMCOR FLEXIBLES LLC
Facility Address:	5425 BROADWAY ST
Facility Address 2:	Not reported

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AMCOR AMERICAN CANYON LLC (Continued) **S121794119**

Facility City:	AMERICAN CANYON
Facility County:	Not reported
Facility State:	CA
Facility Zip:	94503
EPA ID:	CAR000275065
Create Date:	2020-08-05 09:17:50.157
NAICS Code:	332119
NAICS Description:	Metal Crown, Closure, and Other Metal Stamping (except Automotive)
Issued EPA ID Date:	2017-08-25 16:50:42.52000
Inactive Date:	Not reported
Facility Name:	AMCOR FLEXIBLES LLC
Facility Address:	5425 BROADWAY ST
Facility Address 2:	Not reported
Facility City:	AMERICAN CANYON
Facility County:	Not reported
Facility State:	CA
Facility Zip:	94503

C11 **AMCOR AMERICAN CANYON LLC** **RCRA-LQG** **1023966810**
NE **5425 BROADWAY ST.** **CAR000275065**
< 1/8 **AMERICAN CANYON, CA 94503**
0.040 mi.
213 ft. **Site 2 of 5 in cluster C**

Relative:
Higher

Actual:
58 ft.

RCRA Listings:

Date Form Received by Agency:	20200731
Handler Name:	AMCOR AMERICAN CANYON LLC
Handler Address:	5425 BROADWAY ST.
Handler City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAR000275065
Contact Name:	MICHAEL GONSALVES
Contact Address:	BROADWAY ST.
Contact City,State,Zip:	AMERICAN CANYON, CA 94503
Contact Telephone:	707-257-6481 x271
Contact Fax:	Not reported
Contact Email:	MICHAEL.GONSALVES@AMCOR.COM
Contact Title:	OHSE MANAGER
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	BROADWAY ST.
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503
Owner Name:	PAUL CASSAYRE C/O KNM PROPERTIES
Owner Type:	Private
Operator Name:	AMCOR AMERICAN CANYON LLC
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No

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AMCOR AMERICAN CANYON LLC (Continued) **1023966810**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20200805
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2019

Click Here for Biennial Reporting System Data:
Year: 2017

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AMCOR AMERICAN CANYON LLC (Continued) **1023966810**

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: D035
Waste Description: METHYL ETHYL KETONE

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: AMCOR FLEXIBLES LLC
Legal Status: Private
Date Became Current: 20100201
Date Ended Current: Not reported
Owner/Operator Address: 5425 BROADWAY ST.
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-257-6481
Owner/Operator Telephone Ext: 271
Owner/Operator Fax: Not reported
Owner/Operator Email: MICHAEL.GONSALVES@AMCOR.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL CASSAYRE C/O KNM PROPERTIES
Legal Status: Private
Date Became Current: 19720101
Date Ended Current: Not reported
Owner/Operator Address: 1832 SOSCOL AVENUE
Owner/Operator City,State,Zip: NAPA, CA 94559
Owner/Operator Telephone: 707-346-7679
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 707-266-1249
Owner/Operator Email: KIM@KNM-PROPERTIES.COM

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **1023966810**

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL CASSAYRE C/O KNM PROPERTIES
Legal Status: Private
Date Became Current: 19720101
Date Ended Current: Not reported
Owner/Operator Address: 1832 SOSCOL AVENUE
Owner/Operator City,State,Zip: NAPA, CA 94559
Owner/Operator Telephone: 707-346-7679
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 707-266-1249
Owner/Operator Email: KIM@KNM-PROPERTIES.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL CASSAYRE
Legal Status: Private
Date Became Current: 19720101
Date Ended Current: Not reported
Owner/Operator Address: 20 SYAR DRIVE
Owner/Operator City,State,Zip: NAPA, CA 94558
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: PMCENGR@COMCAST.NET

Owner/Operator Indicator: Operator
Owner/Operator Name: AMCOR FLEXIBLES LLC
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 5425 BROADWAY ST
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-257-6481
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 707-257-8028
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL CASSAYRE
Legal Status: Private
Date Became Current: 19720101
Date Ended Current: Not reported
Owner/Operator Address: 20 SYAR DRIVE
Owner/Operator City,State,Zip: NAPA, CA 94558
Owner/Operator Telephone: 707-255-0909
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: PMCENGR@COMCAST.NET

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL CASSAYRE
Legal Status: Private
Date Became Current: 19720101
Date Ended Current: Not reported
Owner/Operator Address: 20 SYAR DRIVE
Owner/Operator City,State,Zip: NAPA, CA 94558
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **1023966810**

Owner/Operator Fax: Not reported
Owner/Operator Email: PMCENGR@COMCAST.NET

Owner/Operator Indicator: Operator
Owner/Operator Name: AMCOR FLEXIBLES LLC
Legal Status: Private
Date Became Current: 20100201
Date Ended Current: Not reported
Owner/Operator Address: 5425 BROADWAY ST.
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-257-6481
Owner/Operator Telephone Ext: 271
Owner/Operator Fax: Not reported
Owner/Operator Email: MICHAEL.GONSALVES@AMCOR.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: AMCOR AMERICAN CANYON LLC
Legal Status: Private
Date Became Current: 20191231
Date Ended Current: Not reported
Owner/Operator Address: 5425 BROADWAY ST.
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-257-6481
Owner/Operator Telephone Ext: 271
Owner/Operator Fax: Not reported
Owner/Operator Email: MICHAEL.GONSALVES@AMCOR.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: AMCOR AMERICAN CANYON LLC
Legal Status: Private
Date Became Current: 20100201
Date Ended Current: Not reported
Owner/Operator Address: 5425 BROADWAY ST.
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-257-6481
Owner/Operator Telephone Ext: 271
Owner/Operator Fax: Not reported
Owner/Operator Email: MICHAEL.GONSALVES@AMCOR.COM

Historic Generators:
Receive Date: 20180613
Handler Name: AMCOR FLEXIBLES LLC
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20200731
Handler Name: AMCOR AMERICAN CANYON LLC
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **1023966810**

Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

Receive Date:	20181224
Handler Name: AMCOR FLEXIBLES LLC	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

Receive Date:	20170814
Handler Name: AMCOR FLEXIBLES LLC	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	20200731
Handler Name: AMCOR AMERICAN CANYON LLC	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

List of NAICS Codes and Descriptions:

NAICS Code:	332119
NAICS Description:	METAL CROWN, CLOSURE, AND OTHER METAL STAMPING (EXCEPT AUTOMOTIVE)

Facility Has Received Notices of Violations:

Violations:	No Violations Found

DRAFT

AMCOR AMERICAN CANYON LLC (Continued) **1023966810**

Evaluation Action Summary:
Evaluations: No Evaluations Found

C12 **AMCOR FLEXIBLES LLC** **RCRA NonGen / NLR** **1024825094**
NE **5425 BROADWAY ST** **CAL000350108**
< 1/8 **AMERICAN CANYON, CA 94503**
0.040 mi.
213 ft. **Site 3 of 5 in cluster C**

Relative:
Higher

Actual:
58 ft.

RCRA Listings:

Date Form Received by Agency:	20100217
Handler Name:	AMCOR FLEXIBLES LLC
Handler Address:	5425 BROADWAY ST
Handler City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAL000350108
Contact Name:	MICHAEL GONSALVES-PROD. MGR
Contact Address:	5425 BROADWAY STREET
Contact City,State,Zip:	AMERICAN CANYON, CA 94503
Contact Telephone:	707-257-6481
Contact Fax:	707-257-8028
Contact Email:	MICHAEL.GONSALVES@AMCOR.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	5425 BROADWAY ST
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503-9678
Owner Name:	AMCOR FLEXIBLES AMERICAS
Owner Type:	Other
Operator Name:	MICHAEL GONSALVES-PROD. MGR
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N

DRAFT

AMCOR FLEXIBLES LLC (Continued) **1024825094**

Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	AMCOR FLEXIBLES AMERICAS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	2150 EAST LAKE COOK ROAD
Owner/Operator City,State,Zip:	BUFFALO GROVE, IL 60089-0000
Owner/Operator Telephone:	224-313-7000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MICHAEL GONSALVES-PROD. MGR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5425 BROADWAY STREET

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AMCOR FLEXIBLES LLC (Continued) **1024825094**

Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-257-6481
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20100217
Handler Name: AMCOR FLEXIBLES LLC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 326112
NAICS Description: PLASTICS PACKAGING FILM AND SHEET (INCLUDING LAMINATED) MANUFACTURING

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

D13 **SUTTER HOME WINERY,INC.:DIST.CENTER** **CERS HAZ WASTE** **S121791213**
SSW **303 GREEN ISLAND RD** **CERS** **N/A**
< 1/8 **AMERICAN CANYON, CA 94503**
0.069 mi.
364 ft. **Site 1 of 2 in cluster D**

Relative: Lower
Actual: 52 ft.

CERS HAZ WASTE:
Name: SUTTER HOME WINERY,INC.:DIST.CENTER
Address: 303 GREEN ISLAND RD
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 72729
CERS ID: 10172377
CERS Description: Hazardous Waste Generator

CERS:
Name: SUTTER HOME WINERY,INC.:DIST.CENTER
Address: 303 GREEN ISLAND RD
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 72729
CERS ID: 10172377
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 72729
Site Name: SUTTER HOME WINERY,INC.:DIST.CENTER

DRAFT

SUTTER HOME WINERY,INC.:DIST.CENTER (Continued) **S121791213**

Violation Date: 07-24-2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 09/10/2014. Map does not contain all required elements. 08/28/14: Al Sullivan called, needed help with CERS,will submit corrections by 9/5/14
Violation Division: Napa County Department of Environmental Management
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 72729
Site Name: SUTTER HOME WINERY,INC.:DIST.CENTER
Violation Date: 07-24-2014
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 09/10/2014. Inventory form for waste oil is reported in pounds. 08/28/14: Al Sullivan called, needed help with CERS,will submit corrections by 9/5/14
Violation Division: Napa County Department of Environmental Management
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-24-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-06-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-15-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-15-2021

DRAFT

SUTTER HOME WINERY,INC.:DIST.CENTER (Continued) **S121791213**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-06-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-24-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 72729
Facility Name: SUTTER HOME WINERY,INC.:DIST.CENTER
Env Int Type Code: HWG
Program ID: 10172377
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.193420
Longitude: -122.260060

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Napa County Env Mgmt
Entity Title: Not reported
Affiliation Address: 1195 Third Street, Suite 210
Affiliation City: Napa
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94559
Affiliation Phone: (707) 253-4417,

Affiliation Type Desc: Parent Corporation
Entity Name: SUTTER HOME WINERY INC.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

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SUTTER HOME WINERY,INC.:DIST.CENTER (Continued) **S121791213**

Affiliation Type Desc:	Operator
Entity Name:	SUTTER HOME WINERY INC.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(707) 963-3104,

Affiliation Type Desc:	Property Owner
Entity Name:	Sutter Home Winery Inc.
Entity Title:	Not reported
Affiliation Address:	P.O. Box 248
Affiliation City:	St. Helena
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94574
Affiliation Phone:	(707) 963-3104,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Lindy Burton
Entity Title:	Not reported
Affiliation Address:	100 So. St. Helena Hwy.
Affiliation City:	Saint Helena
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94574
Affiliation Phone:	,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	100 South St. Helena Hwy
Affiliation City:	St. Helena
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94574
Affiliation Phone:	,

Affiliation Type Desc:	Identification Signer
Entity Name:	Lindy Burton
Entity Title:	Health & Safety Compliance Coordinator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	SUTTER HOME WINERY INC.
Entity Title:	Not reported
Affiliation Address:	P.O. Box 248
Affiliation City:	St. Helena
Affiliation State:	CA
Affiliation Country:	United States

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SUTTER HOME WINERY,INC.:DIST.CENTER (Continued) **S121791213**

Affiliation Zip:	94574
Affiliation Phone:	(707) 963-3104,
Affiliation Type Desc:	Document Preparer
Entity Name:	Lindy Burton
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

D14 **SUTTER HOME WINERY, INC.** **RCRA NonGen / NLR** **1024807327**
SSW **303 GREEN ISLAND RD** **CAL000273842**
< 1/8 **AMERICAN CANYON, CA 94503**
0.069 mi.
364 ft. **Site 2 of 2 in cluster D**

Relative: **Lower**
Actual: **52 ft.**

RCRA Listings:

Date Form Received by Agency:		20030814
Handler Name:	SUTTER HOME WINERY, INC.	
Handler Address:		303 GREEN ISLAND RD
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAL000273842
Contact Name:		ALEX BISBIKIS
Contact Address:		P.O. BOX 248
Contact City,State,Zip:		SAINT HELENA, CA 94574
Contact Telephone:		209-263-3253
Contact Fax:		707-963-1764
Contact Email:		ABISBIKIS@TFEWINES.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		PO BOX 248
Mailing City,State,Zip:		SAINT HELENA, CA 94574-0248
Owner Name:	SUTTER HOME WINERY INC	
Owner Type:		Other
Operator Name:	ALEX BISBIKIS	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No

DRAFT

SUTTER HOME WINERY, INC. (Continued) **1024807327**

Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: SUTTER HOME WINERY INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 248
Owner/Operator City,State,Zip:	SAINT HELENA, CA 94574-0248
Owner/Operator Telephone:	707-963-3104
Owner/Operator Telephone Ext:	Not reported

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SUTTER HOME WINERY, INC. (Continued) **1024807327**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ALEX BISBIKIS
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: P.O. BOX 248
Owner/Operator City,State,Zip: SAINT HELENA, CA 94574
Owner/Operator Telephone: 209-263-3253
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20030814
Handler Name: SUTTER HOME WINERY, INC.
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 31213
NAICS Description: WINERIES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C15 **K & B LOGISTIC INC** **RCRA NonGen / NLR** **1026806122**
NNE **5555 BROADWAY STREET** **CAC003118321**
< 1/8 **AMERICAN CANYON, CA 94503**
0.074 mi.
391 ft. **Site 4 of 5 in cluster C**

Relative: **Lower**
Actual: **54 ft.**

RCRA Listings:
Date Form Received by Agency: 20210505
Handler Name: K & B LOGISTIC INC
Handler Address: 5555 BROADWAY STREET
Handler City,State,Zip: AMERICAN CANYON, CA 94503
EPA ID: CAC003118321
Contact Name: NAGINDER S BENIPAL
Contact Address: 5555 BROADWAY STREET # 200
Contact City,State,Zip: AMERICAN CANYON, CA 94503
Contact Telephone: 707-224-3657

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K & B LOGISTIC INC (Continued) **1026806122**

Contact Fax:		Not reported
Contact Email:		KBTPT@MSN.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		5555 BROADWAY STREET # 200
Mailing City,State,Zip:		AMERICAN CANYON, CA 94503
Owner Name:	NAGINDER S BENIPAL	
Owner Type:		Other
Operator Name:	NAGINDER S BENIPAL	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDFs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A

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K & B LOGISTIC INC (Continued) **1026806122**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20210514
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: NAGINDER S BENIPAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5555 BROADWAY STREET
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503
Owner/Operator Telephone:	707-224-3657
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: NAGINDER S BENIPAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5555 BROADWAY STREET # 200
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503
Owner/Operator Telephone:	707-224-3657
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210505
Handler Name: K & B LOGISTIC INC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

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K & B LOGISTIC INC (Continued) **1026806122**

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C16 **K & B LOGISTIC INC** **RCRA NonGen / NLR** **1026165731**
NNE **5555 BROADWAY ST** **CAC003065758**
< 1/8 **AMERICAN CANYON, CA 94503**
0.074 mi.
391 ft. **Site 5 of 5 in cluster C**

Relative: **Lower**
Actual: **54 ft.**

RCRA Listings:

Date Form Received by Agency:		20200506
Handler Name:	K & B LOGISTIC INC	
Handler Address:		5555 BROADWAY ST
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAC003065758
Contact Name:		NAGINDER BENIPAL
Contact Address:		5555 BROADWAY ST
Contact City,State,Zip:		AMERICAN CANYON, CA 94503
Contact Telephone:		707-249-3761
Contact Fax:		Not reported
Contact Email:		KBTPT@MSN.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		5555 BROADWAY ST
Mailing City,State,Zip:		AMERICAN CANYON, CA 94503
Owner Name:	NAGINDER BENIPAL	
Owner Type:		Other
Operator Name:	NAGINDER BENIPAL	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No

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K & B LOGISTIC INC (Continued) **1026165731**

Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20200515
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: NAGINDER BENIPAL	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5555 BROADWAY ST
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503
Owner/Operator Telephone:	707-249-3761
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported

DRAFT

K & B LOGISTIC INC (Continued) **1026165731**

Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: NAGINDER BENIPAL
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 5555 BROADWAY ST
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-249-3761
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20200506
Handler Name: K & B LOGISTIC INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 541360
NAICS Description: GEOPHYSICAL SURVEYING AND MAPPING SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B17 **RINGGOLD DISTILLERY** **CERS HAZ WASTE** **S121023626**
South **108 DODD CT** **HAZNET** **N/A**
< 1/8 **AMERICAN CANYON, CA 94503** **NPDES**
0.077 mi. **CIWQS**
409 ft. **Site 2 of 3 in cluster B** **CERS**
HWTS

Relative: Higher

Actual: 59 ft.

CERS HAZ WASTE:
Name: RINGGOLD DISTILLERY
Address: 108 DODD CT
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 566055
CERS ID: 10842043
CERS Description: Hazardous Waste Generator

HAZNET:

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Name:	RINGGOLD DISTILLERY
Address:	108 DODD CT
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94503
Contact:	MATTHEW MEYER
Telephone:	7732032700
Mailing Name:	Not reported
Mailing Address:	108 DODD CT
Year:	2021
Gepaid:	CAR000307892
TSD EPA ID:	UTD981552177
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	2.15
Year:	2020
Gepaid:	CAR000307892
TSD EPA ID:	NED981723513
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	1

Detail Two:

Year:	2020
EM Manifest ID:	9733504a-f945-4f0e-804e-791fb60ab1be
Shipment Date:	6/15/2020
Receipt Date:	6/19/2020
Manifest Number:	014563848FLE
Generator EPA ID:	CAR000307892
Name:	LOCH & UNION DISTILLING
Address:	108 DODD COURT
Address 2:	Not reported
City:	AMERICAN CANYON
Zip:	94503
Telephone:	800-483-3718
Contact:	Gordon Russell
Contact Telephone:	707-492-7880
Transporter 1 EPA ID:	MAD039322250
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MOD095038998
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	NED981723513
TSDF Name:	Clean Harbors Environmental Services, Inc.
TSDF Address 1:	2247 South Highway 71
TSDF Address 2:	Not reported
TSDF City:	Kimball
TSDF Zip:	69145
TSDF Telephone:	800-483-3718

Federal:

Year:	2020
EM Manifest ID:	9733504a-f945-4f0e-804e-791fb60ab1be
Generator EPA ID:	CAR000307892
Shipment Date:	2020-06-15
Manifest Number:	014563848FLE

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Line Number:	1
Method Code:	H040
Quantity Tons:	1.00000
Quantity Waste:	2000.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Portable tanks
Quantity Type:	Pounds
Federal Code:	D001

Year:	2020
EM Manifest ID:	9733504a-f945-4f0e-804e-791fb60ab1be
Generator EPA ID:	CAR000307892
Shipment Date:	2020-06-15
Manifest Number:	014563848FLE
Line Number:	1
Method Code:	H040
Quantity Tons:	1.00000
Quantity Waste:	2000.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Portable tanks
Quantity Type:	Pounds
Federal Code:	D002

State:

Year:	2020
EM Manifest ID:	9733504a-f945-4f0e-804e-791fb60ab1be
Generator EPA ID:	CAR000307892
Shipment Date:	2020-06-15
Manifest Number:	014563848FLE
Line Number:	1
Method Code:	H040
Quantity Tons:	1.00000
Quantity Waste:	2000.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Portable tanks
Quantity Type:	Pounds
State Code:	331

NPDES:

Name:	RINGGOLD DISTILLERY
Address:	108 DODD CT.
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	2 28NEC003327
Regulatory Measure Type:	Industrial
Program Type:	Not reported

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	06/23/2017
Operator Name:	Ringgold Distilling LLC
Operator Address:	108 Dodd Ct
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503

NPDES as of 03/2018:

NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	2
Regulatory Measure ID:	484389
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28NEC003327
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/23/2017
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Ringgold Distilling LLC
Discharge Address:	108 Dodd Ct
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	484389
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	2 28NEC003327
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	06/22/2017
Processed Date:	06/23/2017

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Status:	Active
Status Date:	06/23/2017
Place Size:	8000
Place Size Unit:	SqFt
Contact:	Matthew Meyer
Contact Title:	Not reported
Contact Phone:	773-203-2700
Contact Phone Ext:	Not reported
Contact Email:	matt@lochandunion.com
Operator Name:	Ringgold Distilling LLC
Operator Address:	108 Dodd Ct
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	Matthew Meyer
Operator Contact Title:	Not reported
Operator Contact Phone:	773-203-2700
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	matt@lochandunion.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Storm Water
Certifier:	Matthew Meyer
Certifier Title:	CoFounder Managing Member
Certification Date:	22-JUN-17
Primary Sic:	2085-Distilled and Blended Liquors
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name: RINGGOLD DISTILLERY

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Address:	108 DODD CT.
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Active
NPDES Number:	CAS000001
Region:	2
Agency Number:	0
Regulatory Measure ID:	484389
Place ID:	Not reported
Order Number:	97-03-DWQ
WDID:	2 28NEC003327
Regulatory Measure Type:	Enrollee
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/23/2017
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	108 Dodd Ct
Discharge Name:	Ringgold Distilling LLC
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	2
Regulatory Measure ID:	484389
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28NEC003327
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/23/2017
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Ringgold Distilling LLC
Discharge Address:	108 Dodd Ct
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	484389
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	2 28NEC003327

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	06/22/2017
Processed Date:	06/23/2017
Status:	Active
Status Date:	06/23/2017
Place Size:	8000
Place Size Unit:	SqFt
Contact:	Matthew Meyer
Contact Title:	Not reported
Contact Phone:	773-203-2700
Contact Phone Ext:	Not reported
Contact Email:	matt@lochandunion.com
Operator Name:	Ringgold Distilling LLC
Operator Address:	108 Dodd Ct
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	Matthew Meyer
Operator Contact Title:	Not reported
Operator Contact Phone:	773-203-2700
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	matt@lochandunion.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Storm Water
Certifier:	Matthew Meyer
Certifier Title:	CoFounder Managing Member
Certification Date:	22-JUN-17
Primary Sic:	2085-Distilled and Blended Liquors
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	RINGGOLD DISTILLERY
Address:	108 DODD CT.
City,State,Zip:	AMERICAN CANYON, CA 94503
Agency:	Ringgold Distilling LLC
Agency Address:	108 Dodd Ct, American Canyon, CA 94503
Place/Project Type:	Industrial - Distilled and Blended Liquors
SIC/NAICS:	2085
Region:	2
Program:	INDSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	2 28NEC003327
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	06/23/2017
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	38.1945
Longitude:	-122.25811

CERS:

Name:	RINGGOLD DISTILLERY
Address:	108 DODD CT.
City,State,Zip:	AMERICAN CANYON, CA 94503
Site ID:	540886
CERS ID:	853830
CERS Description:	Industrial Facility Storm Water

Affiliation:

Affiliation Type Desc:	Owner/Operator
Entity Name:	Ringgold Distilling LLC
Entity Title:	Operator
Affiliation Address:	108 Dodd Ct
Affiliation City:	American Canyon
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94503
Affiliation Phone:	,

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RINGGOLD DISTILLERY (Continued) **S121023626**

Name: RINGGOLD DISTILLERY
Address: 108 DODD CT
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 566055
CERS ID: 10842043
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 566055
Site Name: Ringgold Distillery
Violation Date: 07-01-2020
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Returned to compliance on 07/10/2020. The business failed to update business plan within 30 days when one of the following occurs: a 100 percent or more increase in the quantity of a previously disclosed material; any handling of a previously undisclosed hazardous material; a change of business address, business ownership, or business name; or a substantial change in the handler's operations that requires modification to any portion of the business plan. Observed hydrogen peroxide at 110 gallons that is unreported. Update all submittal elements effected by the change(s) and electronically submit the update within 30 days.
Violation Division: Napa County Department of Environmental Management
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-01-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: EPA ID number is valid.
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-01-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:
Site ID: 566055
Facility Name: Ringgold Distillery
Env Int Type Code: HMBP

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RINGGOLD DISTILLERY (Continued) **S121023626**

Program ID: 10842043
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.194470
Longitude: -122.258190

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Colin Baker
Entity Title: Not reported
Affiliation Address: 108 Dodd Ct.
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Matthew Meyer
Entity Title: Managing Member
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 108 Dodd Ct.
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Napa County Env Mgmt
Entity Title: Not reported
Affiliation Address: 1195 Third Street, Suite 210
Affiliation City: Napa
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94559
Affiliation Phone: (707) 253-4417,

Affiliation Type Desc: Document Preparer
Entity Name: Matthew Meyer
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Affiliation Type Desc:	Parent Corporation
Entity Name:	Ringgold Distilling, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	William Dodd
Entity Title:	Not reported
Affiliation Address:	7 Gleneagle Cir
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94558
Affiliation Phone:	(707) 287-7249,

Affiliation Type Desc:	Legal Owner
Entity Name:	Ringgold Distilling LLC
Entity Title:	Not reported
Affiliation Address:	108 Dodd Ct.
Affiliation City:	American Canyon
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94503
Affiliation Phone:	(707) 552-2006,

Affiliation Type Desc:	Operator
Entity Name:	Colin Baker
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(562) 810-3704,

HWTS:

Name:	RINGGOLD DISTILLERY
Address:	108 DODD CT
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAR000307892
Inactive Date:	Not reported
Create Date:	05/12/2020
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	108 DODD CT
Mailing Address 2:	Not reported
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503
Owner Name:	RINGGOLD DISTILLING LLC
Owner Address:	108 DODD CT
Owner Address 2:	Not reported

DRAFT

RINGGOLD DISTILLERY (Continued) **S121023626**

Owner City,State,Zip:	AMERICAN CANYON, CA 94503
Contact Name:	MATTHEW MEYER
Contact Address:	108 DODD CT
Contact Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	38.19447
Longitude:	-122.2581915

NAICS:

EPA ID:	CAR000307892
Create Date:	2020-05-12 14:44:52.430
NAICS Code:	312140
NAICS Description:	Distilleries
Issued EPA ID Date:	2020-05-12 14:44:52.41700
Inactive Date:	Not reported
Facility Name:	RINGGOLD DISTILLERY
Facility Address:	108 DODD CT
Facility Address 2:	Not reported
Facility City:	AMERICAN CANYON
Facility County:	Not reported
Facility State:	CA
Facility Zip:	94503

B18 **RINGGOLD DISTILLERY** **RCRA-SQG** **1026171567**
South **108 DODD CT** **CAR000307892**
< 1/8 **AMERICAN CANYON, CA 94503**
0.077 mi.
409 ft. **Site 3 of 3 in cluster B**

Relative:
Higher

Actual:
59 ft.

RCRA Listings:

Date Form Received by Agency:		20200511
Handler Name:	RINGGOLD DISTILLERY	
Handler Address:		108 DODD CT
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAR000307892
Contact Name:		MATTHEW MEYER
Contact Address:		DODD CT
Contact City,State,Zip:		AMERICAN CANYON, CA 94503
Contact Telephone:		773-203-2700
Contact Fax:		Not reported
Contact Email:		MATT@LOCHANDUNION.COM
Contact Title:		MANAGING MEMBER
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		DODD CT
Mailing City,State,Zip:		AMERICAN CANYON, CA 94503
Owner Name:	WILLIAM H DODD	

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RINGGOLD DISTILLERY (Continued) **1026171567**

Owner Type:	Private
Operator Name:	RINGGOLD DISTILLING, LLC
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200512
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

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RINGGOLD DISTILLERY (Continued) **1026171567**

Sub-Part P Indicator: No

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

Waste Code: F003
Waste Description: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: WILLIAM H DODD
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 7 GLENEAGLE CIR
Owner/Operator City,State,Zip: NAPA, CA 94558
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: BILL@BILLDODD.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: RINGGOLD DISTILLING, LLC
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 108 DODD CT
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: MATT@LOCHANDUNION.COM

Historic Generators:
Receive Date: 20200511
Handler Name: RINGGOLD DISTILLERY
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No

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RINGGOLD DISTILLERY (Continued) **1026171567**

Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 312140
NAICS Description: DISTILLERIES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

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19 **CHAPARRAL PUMP** **RCRA-SQG** **1000904893**
South **120 DODD CT** **FINDS** **CA0000149518**
< 1/8 **AMERICAN CANYON, CA 94589** **ECHO**
0.101 mi.
533 ft.

Relative:
Higher

Actual:
57 ft.

RCRA Listings:

Date Form Received by Agency:		19940316
Handler Name:	CHAPARRAL PUMP	
Handler Address:		120 DODD CT
Handler City,State,Zip:		AMERICAN CANYON, CA 94589
EPA ID:		CA0000149518
Contact Name:		MARK SIZELOVE
Contact Address:		120 DODD CT
Contact City,State,Zip:		AMERICAN CANYON, CA 94589
Contact Telephone:		707-645-1000
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		DODD CT
Mailing City,State,Zip:		AMERICAN CANYON, CA 94589
Owner Name:	MARK SIZELOVE	
Owner Type:		Private
Operator Name:	Not reported	
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No

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CHAPARRAL PUMP (Continued) **1000904893**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: MARK SIZELOVE	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	120 DODD CT
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94589
Owner/Operator Telephone:	707-645-1000

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CHAPARRAL PUMP (Continued) **1000904893**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19940316
Handler Name: CHAPARRAL PUMP
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110002614902

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000904893
Registry ID: 110002614902
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002614902
Name: CHAPARRAL PUMP
Address: 120 DODD CT
City,State,Zip: AMERICAN CANYON, CA 94589

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E20 **UNITED RENTALS BRANCH 90D** **CERS HAZ WASTE** **S123515085**
NNE **5505 HIGHWAY 29** **CERS TANKS** **N/A**
< 1/8 **AMERICAN CANYON, CA 94503** **HAZNET**
0.116 mi. **CERS**
612 ft. **Site 1 of 7 in cluster E** **HWTS**

Relative:
Lower

Actual:
54 ft.

CERS HAZ WASTE:
Name: UNITED RENTALS BRANCH 90D
Address: 5505 HIGHWAY 29
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 388001
CERS ID: 10464202
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: UNITED RENTALS BRANCH 90D
Address: 5505 HIGHWAY 29
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 388001
CERS ID: 10464202
CERS Description: Aboveground Petroleum Storage

HAZNET:
Name: UNITED RENTALS BRANCH 90D
Address: 5505 HIGHWAY 29
Address 2: Not reported
City,State,Zip: AMERICAN CANYON, CA 94503
Contact: GRANT ZOLDOWSKI PE
Telephone: 3032864394
Mailing Name: Not reported
Mailing Address: 791 E. 64TH AVE

Year: 2020
Gepaid: CAL000441176
TSD EPA ID: CAD980675276
CA Waste Code: 223 - Unspecified oil-containing waste
Disposal Method: H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 1.6

Detail Two:
Year: 2020
EM Manifest ID: 30424a5d-e31b-4f58-857b-8f096977ef58
Shipment Date: 3/24/2020
Receipt Date: 4/3/2020
Manifest Number: 007445078SKS
Generator EPA ID: CAL000441176
Name: UNITED RENTALS
Address: 5505 HIGHWAY 29
Address 2: Not reported
City: AMERICAN CANYON
Zip: 94503
Telephone: 800-483-3718
Contact: Jason Elmore
Contact Telephone: 707-251-9953
Transporter 1 EPA ID: TXR000081205
Transporter 1 Emergency Number: Not reported

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Transporter 2 EPA ID: MAD039322250
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: CAD980675276
TSDF Name: Clean Harbors Buttonwillow LLC
TSDF Address 1: PO Box 787
TSDF Address 2: Not reported
TSDF City: Buttonwillow
TSDF Zip: 93206
TSDF Telephone: 800-483-3718

State:
Year: 2020
EM Manifest ID: 30424a5d-e31b-4f58-857b-8f096977ef58
Generator EPA ID: CAL000441176
Shipment Date: 2020-03-24
Manifest Number: 007445078SKS
Line Number: 1
Method Code: H132
Quantity Tons: 1.60000
Quantity Waste: 3200.000000
Quantity Unit: P
Number of Containers: 8
Type of Container: Metal drums, barrels, kegs
Quantity Type: Pounds
State Code: 223

CERS:
Name: UNITED RENTALS BRANCH 90D
Address: 5505 HIGHWAY 29
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 388001
CERS ID: 10464202
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 05-19-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 06/12/2015. Waste oil bill of lading not available during inspection.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 05-19-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Violation Notes: Returned to compliance on 06/12/2015. Observed waste oil tank, one 55 gallon drum of waste filters and one 55 gallon drum of waste antifreeze without Accumulation Start Dates.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 05-19-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 06/12/2015. Waste filter bills of lading not available during inspection.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 12-17-2018
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes: Returned to compliance on 01/15/2019. Uniform Hazardous Waste Manifests from 2016 for Used Oil, Oil Filters, Used Anti-Freeze were not available at the time of inspection. Locate a copy of all manifests for [LIST HAZARDOUS WASTES] and submit copies to the CUPA.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 06-09-2020
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan.
Violation Notes: Returned to compliance on 07/07/2020. SPCC that was on site was for Blue Line Rentals. A SPCC was not prepared and submitted for United Rentals Branch 90D as required. Prepare SPCC.
Violation Division: Napa County Department of Environmental Management
Violation Program: APSA
Violation Source: CERS,

Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 06-09-2020
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 06/09/2020. Waste oil filter drum and waste antifreeze drum were labeled. However, the accumulation start date was not marked. This violation was corrected on site-accumulation start date was written in. Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled.
Violation Division:	Napa County Department of Environmental Management
Violation Program:	HW
Violation Source:	CERS,
Site ID:	388001
Site Name:	United Rentals Branch 90D
Violation Date:	05-19-2015
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes:	Returned to compliance on 06/12/2015. Manifests not available during inspection.
Violation Division:	Napa County Department of Environmental Management
Violation Program:	HW
Violation Source:	CERS,
Site ID:	388001
Site Name:	United Rentals Branch 90D
Violation Date:	05-19-2015
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 06/12/2015. Evidence of Employee Training not available during the inspection.
Violation Division:	Napa County Department of Environmental Management
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	388001
Site Name:	United Rentals Branch 90D
Violation Date:	12-17-2018
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 12/17/2018. Hazardous waste containers in shop observed without accumulation start date labeled. Corrected on site based on information from most recent hazardous waste pickup. Submit a photo to the CUPA demonstrating that the container listed above has been properly labeled.

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Violation Division:	Napa County Department of Environmental Management
Violation Program:	HW
Violation Source:	CERS,
Site ID:	388001
Site Name:	United Rentals Branch 90D
Violation Date:	12-17-2018
Citation:	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description:	Failure to provide the following training to all oil-handling personnel: 1. Operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. 5. Contents of the SPCC Plan.
Violation Notes:	Returned to compliance on 01/15/2019. Failure to provide training to all oil-handling personnel regarding one or more of the following: 1. The operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. AND 5. The contents of the SPCC Plan. Provide training in: 1. The operation and maintenance of equipment to prevent discharges. 2. Discharge procedure protocols. 3. Applicable pollution control laws, rules, and regulations. 4. General facility operations. AND 5. The contents of the SPCC Plan.
Violation Division:	Napa County Department of Environmental Management
Violation Program:	APSA
Violation Source:	CERS,
Site ID:	388001
Site Name:	United Rentals Branch 90D
Violation Date:	12-17-2018
Citation:	HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description:	Failure to comply with one or more of the following requirements: 1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector. 2. Keep written procedures and records of inspections and integrity tests for at least three years. 3. Keep comparison records.
Violation Notes:	Returned to compliance on 01/15/2019. Failure to comply with one or more of the following requirements: 1. Have record of inspections and integrity tests signed by the appropriate supervisor or inspector. 2. Keep written procedures and records of inspections and integrity tests for at least three years. 3. Keep comparison records. Keep written inspection procedures, records of inspections and integrity testing, signed by appropriate supervisor/inspector, for at least 3 years.
Violation Division:	Napa County Department of Environmental Management
Violation Program:	APSA
Violation Source:	CERS,
Site ID:	388001
Site Name:	United Rentals Branch 90D
Violation Date:	12-17-2018
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

records for a minimum of three years.
Violation Notes: Returned to compliance on 01/15/2019. The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material including familiarity with the emergency response plan or failure to document and maintain training records for a minimum of three years. Establish and electronically submit an employee training program containing provisions to ensure initial and annual training for all employees in safety procedures in the event of a release or threatened release of a hazardous material and document and maintain training records for a minimum of three years.
Violation Division: Napa County Department of Environmental Management
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 388001
Site Name: United Rentals Branch 90D
Violation Date: 05-19-2015
Citation: 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description: Failure to properly close hazardous waste containers when not in active use.
Violation Notes: Returned to compliance on 06/12/2015. Observed one 55 gallon drum of waste filters without a cover.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-09-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-09-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-09-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Eval Date: 05-19-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-17-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: 2016 hazardous waste manifests/bill of lading not available at time of inspection. Waste containers updated with accumulation start date. Waste containers were properly maintained and stored.
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-17-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Employee training in SPCC to be completed. Inspections to be done on a routine basis and inspection records kept for 3 years.
Eval Division: Napa County Department of Environmental Management
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-17-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Most recent training completed in 2015. Provide initial training within 6 months of hire and annual training for all employees. Maintain records on site for 3 years.
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

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UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Affiliation:

Affiliation Type Desc:	Legal Owner
Entity Name:	United Rentals (North America), Inc.
Entity Title:	Not reported
Affiliation Address:	100 First Stamford Place, Suite 700
Affiliation City:	Stamford
Affiliation State:	CT
Affiliation Country:	United States
Affiliation Zip:	06902
Affiliation Phone:	(303) 286-4394,
Affiliation Type Desc:	Operator
Entity Name:	United Rentals Branch 90D
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(707) 251-9953,
Affiliation Type Desc:	Document Preparer
Entity Name:	Scott Toole
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	791 East 64th Avenue
Affiliation City:	Denver
Affiliation State:	CO
Affiliation Country:	Not reported
Affiliation Zip:	80229
Affiliation Phone:	,
Affiliation Type Desc:	CUPA District
Entity Name:	Napa County Env Mgmt
Entity Title:	Not reported
Affiliation Address:	1195 Third Street, Suite 210
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94559
Affiliation Phone:	(707) 253-4417,
Affiliation Type Desc:	Environmental Contact
Entity Name:	GRANT ZOLDOWSKI
Entity Title:	Not reported
Affiliation Address:	791 East 64th Avenue
Affiliation City:	Denver
Affiliation State:	CO

DRAFT

UNITED RENTALS BRANCH 90D (Continued) **S123515085**

Affiliation Country: Not reported
Affiliation Zip: 80229
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: United Rentals (North America), Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Scott Toole
Entity Title: Mgr, Environmental Compliance
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

HWTS:
Name: UNITED RENTALS BRANCH 90D
Address: 5505 HIGHWAY 29
Address 2: Not reported
City,State,Zip: AMERICAN CANYON, CA 94503
EPA ID: CAL000441176
Inactive Date: Not reported
Create Date: 11/27/2018
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 791 E. 64TH AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: DENVER, CO 80229
Owner Name: UNITED RENTALS (NORTH AMERICA), INC
Owner Address: 100 FIRST STAMFORD PLACE
Owner Address 2: Not reported
Owner City,State,Zip: STAMFORD, CT 69020000
Contact Name: GRANT ZOLDOWSKI, PE
Contact Address: 791 EAST 64TH AVENUE
Contact Address 2: Not reported
City,State,Zip: DENVER, CO 80229
Facility Status: Active
Facility Type: PERMANENT
Category: STATE
Latitude: 38.200455
Longitude: -122.257017

NAICS:
EPA ID: CAL000441176
Create Date: 2018-11-27 15:42:57.857
NAICS Code: 532412
NAICS Description: Construction, Mining, and Forestry Machinery and Equipment Rental and

DRAFT

UNITED RENTALS BRANCH 90D (Continued) **S123515085**

	Leasing
Issued EPA ID Date:	2018-11-27 15:42:57.85700
Inactive Date:	Not reported
Facility Name:	UNITED RENTALS BRANCH 90D
Facility Address:	5505 HIGHWAY 29
Facility Address 2:	Not reported
Facility City:	AMERICAN CANYON
Facility County:	Not reported
Facility State:	CA
Facility Zip:	94503

E21
NNE
< 1/8
0.116 mi.
612 ft.

BLUELINE RENTAL LLC
5505 STATE HIGHWAY 29
AMERICAN CANYON, CA 94503

RCRA NonGen / NLR **1024846382**
CAL000400391

Site 2 of 7 in cluster E

Relative:
Lower

Actual:
54 ft.

RCRA Listings:

Date Form Received by Agency:		20140912
Handler Name:	BLUELINE RENTAL LLC	
Handler Address:		5505 STATE HIGHWAY 29
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAL000400391
Contact Name:		JENNIFER KUBICEK - AECOM
Contact Address:		1555 N. RIVERCENTER DRIVE
Contact City,State,Zip:		MILWAUKEE, WI 53212
Contact Telephone:		414-944-6160
Contact Fax:		414-944-6081
Contact Email:		JENNIFER.KUBICEK@AECOM.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		1555 N.RIVERCENTER DRIVE
Mailing City,State,Zip:		MILWAUKEE, WI 53212-0000
Owner Name:	BLUELINE RENTAL LLC	
Owner Type:		Other
Operator Name:	JENNIFER KUBICEK - AECOM	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		Yes
Universal Waste Destination Facility:		Yes

DRAFT

BLUELINE RENTAL LLC (Continued) **1024846382**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20180906
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: JENNIFER KUBICEK - AECOM	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1555 N. RIVERCENTER DRIVE
Owner/Operator City,State,Zip:	MILWAUKEE, WI 53212
Owner/Operator Telephone:	414-944-6160
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DRAFT

BLUELINE RENTAL LLC (Continued) **1024846382**

Owner/Operator Indicator:	Owner
Owner/Operator Name: BLUELINE RENTAL LLC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	8401 NEW TRAILS DRIVE
Owner/Operator City,State,Zip:	THE WOODLANDS, TX 77380-0000
Owner/Operator Telephone:	832-299-7525
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20140912
Handler Name: BLUELINE RENTAL LLC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	532412
NAICS Description:	CONSTRUCTION, MINING, AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E22 **BLUELINE RENTAL - AMERICAN CANYON** **AST** **A100417725**
NNE **5505 HIGHWAY 29** **N/A**
< 1/8 **AMERICAN CANYON, CA 94503**
0.116 mi.
612 ft. **Site 3 of 7 in cluster E**

Relative: **Lower**
Actual: **54 ft.**

AST:

Name:	BLUELINE RENTAL - AMERICAN CANYON
Address:	5505 HIGHWAY 29
City/Zip:	AMERICAN CANYON,94503
Certified Unified Program Agencies:	Not reported
Owner:	BlueLine Rental
Total Gallons:	Not reported
CERSID:	10464202
Facility ID:	Not reported
Business Name:	BlueLine Rental
Phone:	707-251-9953
Fax:	707-251-9779

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BLUELINE RENTAL - AMERICAN CANYON (Continued) **A100417725**

Mailing Address:	5505 Highway 29
Mailing Address City:	Napa Valley
Mailing Address State:	CA
Mailing Address Zip Code:	94503
Operator Name:	BlueLine Rental
Operator Phone:	707-251-9953
Owner Phone:	832.585.5560
Owner Mail Address:	8401 New Trails Drive, Suite 150
Owner State:	TX
Owner Zip Code:	77380
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000400391

E23 **UNITED RENTALS BRANCH 90D** **RCRA NonGen / NLR** **1024872528**
NNE **5505 HIGHWAY 29** **CAL000441176**
< 1/8 **AMERICAN CANYON, CA 94503**
0.116 mi.
612 ft. **Site 4 of 7 in cluster E**

Relative: **Lower**

Actual: **54 ft.**

RCRA Listings:

Date Form Received by Agency:	20181127
Handler Name:	UNITED RENTALS BRANCH 90D
Handler Address:	5505 HIGHWAY 29
Handler City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAL000441176
Contact Name:	GRANT ZOLDOWSKI
Contact Address:	791 E 64TH AVE
Contact City,State,Zip:	DENVER, CO 80229
Contact Telephone:	303-286-4394
Contact Fax:	888-857-9762
Contact Email:	GZOLDOWS@UR.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	791 E 64TH AVE
Mailing City,State,Zip:	DENVER, CO 80229
Owner Name:	UNITED RENTALS NORTH AMERICA INC
Owner Type:	Other
Operator Name:	GRANT ZOLDOWSKI
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No

DRAFT

UNITED RENTALS BRANCH 90D (Continued) **1024872528**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20181220
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	UNITED RENTALS NORTH AMERICA INC
Legal Status:	Other

DRAFT

UNITED RENTALS BRANCH 90D (Continued) **1024872528**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	100 FIRST STAMFORD PL STE 700
Owner/Operator City,State,Zip:	STAMFORD, CT 06902
Owner/Operator Telephone:	303-286-4394
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: GRANT ZOLDOWSKI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	791 E 64TH AVE
Owner/Operator City,State,Zip:	DENVER, CO 80229
Owner/Operator Telephone:	303-286-4394
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20181127
Handler Name: UNITED RENTALS BRANCH 90D	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	532412
NAICS Description:	CONSTRUCTION, MINING, AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

DRAFT

E24
NNE
1/8-1/4
0.135 mi.
715 ft.

POWERHOUSE DIESEL SERVICES INC
5505 BROADWAY
AMERICAN CANYON, CA 94589

Site 5 of 7 in cluster E

RCRA-SQG **1000819454**
FINDS **CAD983654393**
ECHO
HAZNET
HWTS

Relative:
Lower

Actual:
53 ft.

RCRA Listings:

Date Form Received by Agency:		19971119
Handler Name:	POWERHOUSE DIESEL SERVICES INC	
Handler Address:		5505 BROADWAY
Handler City,State,Zip:		AMERICAN CANYON, CA 94589
EPA ID:		CAD983654393
Contact Name:		LARRY ITZOKOVIC
Contact Address:		5505 BROADWAY
Contact City,State,Zip:		AMERICAN CANYON, CA 94589-9678
Contact Telephone:		707-257-4360
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		5505 BROADWAY
Mailing City,State,Zip:		AMERICAN CANYON, CA 94589-9678
Owner Name:	JIM JONES	
Owner Type:		Private
Operator Name:	Not reported	
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		NN
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

DRAFT

POWERHOUSE DIESEL SERVICES INC (Continued) **1000819454**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20021007
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: JIM JONES	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5505 BROADWAY
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94589-9678
Owner/Operator Telephone:	707-257-4360
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19921211
Handler Name:	POWERHOUSE DIESEL SERVICES INC
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No

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POWERHOUSE DIESEL SERVICES INC (Continued) **1000819454**

Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19971119
Handler Name: POWERHOUSE DIESEL SERVICES INC
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 19971119
Handler Name: POWERHOUSE DIESEL SERVICES INC
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110002888849

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

DRAFT

POWERHOUSE DIESEL SERVICES INC (Continued) **1000819454**

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000819454
Registry ID:	110002888849
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002888849
Name:	POWERHOUSE DIESEL SERVICES INC
Address:	5505 BROADWAY
City,State,Zip:	AMERICAN CANYON, CA 94589

HAZNET:

Name:	POWERHOUSE DIESEL SERVICES INC
Address:	5505 BROADWAY
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 945890000
Contact:	DEL JENSEN
Telephone:	7072574360
Mailing Name:	Not reported
Mailing Address:	5505 BROADWAY HWY 29 SOUTH
Year:	1994
Gepaid:	CAD983654393
TSD EPA ID:	CAD980887418
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	R01 - Recycler
Tons:	1.995

Additional Info:

Year:	1994
Gen EPA ID:	CAD983654393
Shipment Date:	19940322
Creation Date:	10/5/1995 0:00:00
Receipt Date:	19940322
Manifest ID:	93172626
Trans EPA ID:	CAD980695761
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980887418
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.995
Waste Quantity:	525
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

DRAFT

POWERHOUSE DIESEL SERVICES INC (Continued) **1000819454**

HWTS:

Name:	POWERHOUSE DIESEL SERVICES INC
Address:	5505 BROADWAY
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94589
EPA ID:	CAD983654393
Inactive Date:	06/30/2001
Create Date:	12/11/1992
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	5505 BROADWAY HWY 29 SOUTH
Mailing Address 2:	Not reported
Mailing City,State,Zip:	AMERICAN CANYON, CA 945899678
Owner Name:	JOHN C JONES
Owner Address:	1126 CONEJO WAY
Owner Address 2:	Not reported
Owner City,State,Zip:	WALNUT CREEK, CA 945960000
Contact Name:	DEL JENSEN
Contact Address:	5505 BROADWAY HWY 29 SOUTH
Contact Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 945899678
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	38.209508
Longitude:	-122.256697

E25 **POWERHOUSE INDUSTRIAL EQUIP.** **LUST** **S119102561**
NNE **5505 BROADWAY** **N/A**
1/8-1/4 **AMERICAN CANYON, CA 94503**
0.135 mi.
715 ft. **Site 6 of 7 in cluster E**

Relative: **Lower**
Actual: **53 ft.**

NAPA CO. LUST:

Name:	POWERHOUSE INDUSTRIAL EQUIP.
Address:	5505 BROADWAY
City,State,Zip:	AMERICAN CANYON, CA 94503
Permit ID:	248278
Status:	Closed
Permit Type:	Non-LOP
District:	0

E26 **RAY CAVAGNARO, INC.** **UST** **U001597746**
NNE **5555 NAPA-VALLEJO HWY** **HIST UST** **N/A**
1/8-1/4 **NAPA, CA**
0.155 mi.
819 ft. **Site 7 of 7 in cluster E**

Relative: **Lower**
Actual: **52 ft.**

NAPA CO. UST:

Name:	RAY CAVAGNARO, INC.
Address:	5555 NAPA-VALLEJO HWY
City,State,Zip:	NAPA
Facility ID:	NAPA0172
Permit ID:	Not reported
Facility Status:	Not reported
Permit Type:	Not reported

DRAFT

RAY CAVAGNARO, INC. (Continued) **U001597746**

District: Not reported
Num of Tanks: 0

HIST UST:

Name:	RAY CAVAGNARO INC
Address:	5555 NAPA-VALLEJO HWY
City,State,Zip:	NAPA, CA 94559
File Number:	0002B0CE
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002B0CE.pdf
Region:	STATE
Facility ID:	00000013869
Facility Type:	Other
Other Type:	WHSLE DISTR.
Contact Name:	RAY CAVAGNARO
Telephone:	7072528600
Owner Name:	RAY CAVAGNARO INC
Owner Address:	5555 NAPA-VALLEJO HWY
Owner City,St,Zip:	NAPA, CA 94559
Total Tanks:	0002
Tank Num:	001
Container Num:	01
Year Installed:	1977
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Visual
Tank Num:	002
Container Num:	02
Year Installed:	1977
Tank Capacity:	00000100
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

F27 **BAILEY BROTHERS** **RCRA NonGen / NLR** **1025865803**
SSE **4901 PAOLI LOOP RD** **CAL000072757**
1/8-1/4 **AMERICAN CANYON, CA 94503**
0.170 mi.
897 ft. **Site 1 of 2 in cluster F**

Relative: **Higher**

Actual: **63 ft.**

RCRA Listings:

Date Form Received by Agency:		19930712
Handler Name:	BAILEY BROTHERS	
Handler Address:		4901 PAOLI LOOP RD
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAL000072757
Contact Name:		FRED BAILEY/PARTNER
Contact Address:		4901 PAOLI LOOP RD
Contact City,State,Zip:		AMERICAN CANYON, CA 94503-0000
Contact Telephone:		707-642-7744
Contact Fax:		707-643-0412

DRAFT

BAILEY BROTHERS (Continued) **1025865803**

Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	4901 PAOLI LOOP RD
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503-0000
Owner Name:	FRED BAILEY/SAM BAILEY
Owner Type:	Other
Operator Name:	FRED BAILEY/PARTNER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	Yes
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A

DRAFT

BAILEY BROTHERS (Continued) **1025865803**

Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20190627
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name: FRED BAILEY/PARTNER	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4901 PAOLI LOOP RD
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503-0000
Owner/Operator Telephone:	707-642-7744
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: FRED BAILEY/SAM BAILEY	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4901 PAOLI LOOP RD
Owner/Operator City,State,Zip:	AMERICAN CANYON, CA 94503-0000
Owner/Operator Telephone:	707-642-7744
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19930712
Handler Name: BAILEY BROTHERS	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	Not reported
Recognized Trader Exporter:	Not reported
Spent Lead Acid Battery Importer:	Not reported
Spent Lead Acid Battery Exporter:	Not reported
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

DRAFT

BAILEY BROTHERS (Continued) **1025865803**

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

F28 **BAILEY BROTHERS** **CERS HAZ WASTE** **S121738149**
SSE **4901 PAOLI LOOP RD** **N/A**
1/8-1/4 **AMERICAN CANYON, CA 94503**
0.170 mi.
897 ft. **Site 2 of 2 in cluster F**

Relative:
Higher

Actual:
63 ft.

CERS HAZ WASTE:
Name: BAILEY BROTHERS
Address: 4901 PAOLI LOOP RD
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 10651
CERS ID: 10170393
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 10651
Site Name: BAILEY BROTHERS
Violation Date: 05-13-2019
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 05/24/2019. EPA id number for this facility is inactive. Please complete Form 1358 and submit to DTSC at idnumber@dtsc.ca.gov. The generator has not obtained an active EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. The generator has not obtained an active EPA ID number to manage hazardous waste. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. Submit documentation to the CUPA demonstrating that you have obtained an EPA ID number.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-14-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management

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BAILEY BROTHERS (Continued) **S121738149**

Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-13-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 10651
Facility Name: BAILEY BROTHERS
Env Int Type Code: HWG
Program ID: 10170393
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.193230
Longitude: -122.257100

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Fred Bailey
Entity Title: Not reported
Affiliation Address: 4901 paoli loop rd
Affiliation City: american canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 4901 paoli loop rd
Affiliation City: american canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: Fred Bailey
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (707) 642-7744,

Affiliation Type Desc: CUPA District
Entity Name: Napa County Env Mgmt
Entity Title: Not reported

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BAILEY BROTHERS (Continued) **S121738149**

Affiliation Address:	1195 Third Street, Suite 210
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94559
Affiliation Phone:	(707) 253-4417,
Affiliation Type Desc:	Document Preparer
Entity Name:	Fred Bailey
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Fred Bailey
Entity Title:	Not reported
Affiliation Address:	4901 paoli loop rd
Affiliation City:	american canyon
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94503
Affiliation Phone:	(707) 642-7744,
Affiliation Type Desc:	Parent Corporation
Entity Name:	BAILEY BROTHERS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Fred Bailey
Entity Title:	Operator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

DRAFT

29
WSW
1/8-1/4
0.194 mi.
1022 ft.

EMMERICH PROPERTY
507 GREEN ISLAND RD
VALLEJO (A C), CA

UST **U003114698**
N/A

Relative:
Lower

Actual:
48 ft.

NAPA CO. UST:

Name:	EMMERICH PROPERTY
Address:	507 GREEN ISLAND RD
City,State,Zip:	VALLEJO (A C)
Facility ID:	NAPA0363
Permit ID:	Not reported
Facility Status:	Not reported
Permit Type:	Not reported
District:	Not reported
Num of Tanks:	0

30
South
1/8-1/4
0.194 mi.
1025 ft.

MIDWESTERN PIPELINE SERVICES
160 KLAMATH COURT
AMERICAN CANYON, CA 94503

RCRA NonGen / NLR **1016954172**
CAL000309827

Relative:
Lower

Actual:
56 ft.

RCRA Listings:

Date Form Received by Agency:	20140301
Handler Name:	MIDWESTERN PIPELINE SERVICES
Handler Address:	160 KLAMATH COURT
Handler City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAL000309827
Contact Name:	JOHN F DUBOIS
Contact Address:	BERWICK DRIVE
Contact City,State,Zip:	CHEYENNE, WY 94503
Contact Telephone:	307-635-8200
Contact Fax:	307-635-8600
Contact Email:	JDUBOIS@MIDWESTERNWY.COM
Contact Title:	VICE PRESIDENT-OPERATIONS
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	2013
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	KLAMATH COURT
Mailing City,State,Zip:	AMERICAN CANYON, CA 94503
Owner Name:	TMH PROPERTIES, LLC
Owner Type:	Private
Operator Name:	MIDWESTERN PIPELINE SERVICES
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No

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MIDWESTERN PIPELINE SERVICES (Continued) **1016954172**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20141120
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2013

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

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MIDWESTERN PIPELINE SERVICES (Continued) **1016954172**

Waste Code: D002
Waste Description: CORROSIVE WASTE

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: TMH PROPERTIES, LLC
Legal Status: Private
Date Became Current: 20020606
Date Ended Current: Not reported
Owner/Operator Address: 970 W. BROADWAY, SUITE E
Owner/Operator City,State,Zip: JACKSON, WY 83002
Owner/Operator Telephone: 307-203-2080
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: MIDWESTERN PIPELINE SERVICES
Legal Status: Private
Date Became Current: 20130606
Date Ended Current: Not reported
Owner/Operator Address: 160 KLAMATH COURT
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-557-6633
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20140301
Handler Name: MIDWESTERN PIPELINE SERVICES
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 23899
NAICS Description: ALL OTHER SPECIALTY TRADE CONTRACTORS

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

DRAFT

31
NNE
1/8-1/4
0.224 mi.
1185 ft.

PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER
5747 BROADWAY ST
AMERICAN CANYON, CA 94503

RCRA NonGen / NLR

1024860427
CAL000428864

Relative:
Higher

Actual:
57 ft.

RCRA Listings:

Date Form Received by Agency:	20211020
Handler Name:	PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER
Handler Address:	5747 BROADWAY ST
Handler City,State,Zip:	AMERICAN CANYON, CA 94503
EPA ID:	CAL000428864
Contact Name:	CHRIS EARL-BUCK
Contact Address:	BROADWAY ST
Contact City,State,Zip:	AMERICAN CANYON, CA 94503
Contact Telephone:	707-543-1602
Contact Fax:	Not reported
Contact Email:	CEARL-BUCK@DIABLOTIMBER.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 3690
Mailing City,State,Zip:	NAPA, CA 94558
Owner Name:	PACIFIC STATES INDUSTRIES, INC
Owner Type:	Other
Operator Name:	PACIFIC STATES INDUSTRIES, INC
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

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PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER (Continued) **1024860427**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20211021
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	PACIFIC STATES INDUSTRIES, INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	10 MADRONE AVE
Owner/Operator City,State,Zip:	MORGAN HILL, CA 95037
Owner/Operator Telephone:	408-831-7222
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	PACIFIC STATES INDUSTRIES, INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	10 MADRONE AVE
Owner/Operator City,State,Zip:	MORGAN HILL, CA 95037
Owner/Operator Telephone:	408-831-7222
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DRAFT

PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER (Continued) **1024860427**

Owner/Operator Indicator: Operator
Owner/Operator Name: JIM RUSSELL
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 5747 BROADWAY ST
Owner/Operator City,State,Zip: AMERICAN CANYON, CA 94503
Owner/Operator Telephone: 707-252-6142
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: PACIFIC STATES INDUSTRIES, INC
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 18625 SUTTER BLVD STE 900
Owner/Operator City,State,Zip: MORGAN HILL, CA 95037
Owner/Operator Telephone: 707-543-1602
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20170703
Handler Name: PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20211020
Handler Name: PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

DRAFT

PACIFIC STATES INDUSTRIES INC DBA DIABLO TIMBER (Continued) **1024860427**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

32
WSW
1/4-1/2
0.250 mi.
1321 ft.

Relative:
Lower

Actual:
44 ft.

GREEN ISLAND STORAGE **LUST S108211821**
450 GREEN ISLAND ROAD **CIWQS N/A**
AMERICAN CANYON, CA 94503

NAPA CO. LUST:
Name: ALL-AMERICAN RADIATORS
Address: 450 GREEN ISLAND RD
City,State,Zip: AMERICAN CANYON, CA 94589
Permit ID: 248254
Status: Closed
Permit Type: Non-LOP
District: 0

CIWQS:
Name: GREEN ISLAND STORAGE
Address: 450 GREEN ISLAND ROAD
City,State,Zip: AMERICAN CANYON, CA 94503
Agency: Green Island Rd Storage
Agency Address: 3243 BROWNS VALLEY RD, Napa, CA 94558
Place/Project Type: Construction - Commercial
SIC/NAICS: Not reported
Region: 2
Program: CONSTW
Regulatory Measure Status: Terminated
Regulatory Measure Type: Storm water construction
Order Number: 2009-0009-DWQ
WDID: 2 28C363203
NPDES Number: CAS000002
Adoption Date: Not reported
Effective Date: 03/13/2012
Termination Date: 02/20/2013
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: 38.19639
Longitude: -122.263353

DRAFT

33
NNE
1/4-1/2
0.276 mi.
1459 ft.

DIABLO TIMBER
5747 NAPA VALLEJO HWY
AMERICAN CANYON, CA

LUST
UST
Cortese
CERS

U003659759
N/A

Relative:
Higher

Actual:
62 ft.

LUST:

Name:	DIABLO TIMBER
Address:	5747 HWY 29
City,State,Zip:	AMERICAN CANYON, CA 94589
Lead Agency:	NAPA COUNTY
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605500217
Global Id:	T0605500217
Latitude:	38.2016372725164
Longitude:	-122.259395497376
Status:	Completed - Case Closed
Status Date:	02/09/1998
Case Worker:	ZZZ
RB Case Number:	28-0252
Local Agency:	NAPA COUNTY
File Location:	Not reported
Local Case Number:	0078
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0605500217
Contact Type:	Local Agency Caseworker
Contact Name:	UST CASE WORKER
Organization Name:	NAPA COUNTY
Address:	1195 THIRD ST., ROOM 101
City:	NAPA
Email:	Not reported
Phone Number:	7072534269

LUST:

Global Id:	T0605500217
Action Type:	Other
Date:	12/22/1993
Action:	Leak Reported

Global Id:	T0605500217
Action Type:	Other
Date:	07/29/1993
Action:	Leak Stopped

Global Id:	T0605500217
Action Type:	Other
Date:	07/29/1993
Action:	Leak Discovery

LUST:

Global Id:	T0605500217
Status:	Open - Case Begin Date
Status Date:	07/29/1993

Global Id:	T0605500217

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DIABLO TIMBER (Continued) **U003659759**

Status: Open - Site Assessment
Status Date: 12/23/1993

Global Id: T0605500217
Status: Completed - Case Closed
Status Date: 02/09/1998

LUST REG 2:
Region: 2
Facility Id: 28-0252
Facility Status: Case Closed
Case Number: 0078
How Discovered: Tank Closure
Leak Cause: Corrosion
Leak Source: Tank
Date Leak Confirmed: 12/23/1993
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

NAPA CO. UST:
Name: DIABLO TIMBER
Address: 5747 NAPA VALLEJO HWY
City,State,Zip: AMERICAN CANYON
Facility ID: NAPA0078
Permit ID: Not reported
Facility Status: Not reported
Permit Type: Not reported
District: Not reported
Num of Tanks: 0

CORTESE:
Name: DIABLO TIMBER
Address: 5747 HWY 29
City,State,Zip: AMERICAN CANYON, CA 94589
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605500217
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported

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DIABLO TIMBER (Continued) **U003659759**

Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: DIABLO TIMBER
Address: 5747 HWY 29
City,State,Zip: AMERICAN CANYON, CA 94589
Site ID: 200252
CERS ID: T0605500217
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: UST CASE WORKER - NAPA COUNTY
Entity Title: Not reported
Affiliation Address: 1195 THIRD ST., ROOM 101
Affiliation City: NAPA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 7072534269,

G34 **DIABLO TIMBER** **CPS-SLIC** **S111382967**
NNE **5747 NAPA VALLEJO HWY** **CERS HAZ WASTE** **N/A**
1/4-1/2 **AMERICAN CANYON, CA 94503** **CERS**
0.340 mi.
1793 ft. **Site 1 of 2 in cluster G**

Relative: **Higher**
Actual: **66 ft.**

CPS-SLIC:
Name: DIABLO TIMBER
Address: 5747 NAPA VALLEJO HWY
City,State,Zip: AMERICAN CANYON, CA 94503
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 06/19/2014
Global Id: T10000005593
Lead Agency: NAPA COUNTY
Lead Agency Case Number: E 3919
Latitude: 38.2015892328189
Longitude: -122.257277137573
Case Type: Cleanup Program Site
Case Worker: JTN
Local Agency: NAPA COUNTY
RB Case Number: Not reported
File Location: Not reported
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern: Gasoline, MTBE / TBA / Other Fuel Oxygenates
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

CERS HAZ WASTE:
Name: DIABLO TIMBER

DRAFT

DIABLO TIMBER (Continued) **S111382967**

Address: 5747 NAPA VALLEJO HWY
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 25105
CERS ID: 10170961
CERS Description: Hazardous Waste Generator

CERS:
Name: DIABLO TIMBER
Address: 5747 NAPA VALLEJO HWY
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 25105
CERS ID: T10000005593
CERS Description: Cleanup Program Site

Violations:
Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to prepare and implement a Spill Prevention Control and Countermeasure (SPCC) Plan .
Violation Notes: Returned to compliance on 09/11/2014.
Violation Division: Napa County Department of Environmental Management
Violation Program: APSA
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 09/11/2014. Waste filters onsite have been stored longer than 180 days. 08/28/14: Tom Knippen called, making appt for Safety Clean to pick up
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/11/2014. Observed used oil tank without Hazardous Waste/Used Oil label. 08/28/14:Tom Knippen called, Safety Clean picked up some used oil 8/26/14, making appt to pick the rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

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DIABLO TIMBER (Continued) **S111382967**

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 08-17-2021
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 10/28/2021. No active EPA id number was found for this facility/address. Please reactivate EPA id number. Please see: dtsc.ca.gov/reactivate-epa-id-number/. You can check the status of your EPA id number at: hwts.dtsc.ca.gov. Submit documentation to the CUPA demonstrating that you have obtained an Identification Number.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/11/2014. Observed one 55-gallon drum of used oil/fuel filters without an Accumulation Start Date and one 55-gallon drum of waste oily debris with an Accumulation Start Date. 08/28/14:" Tom Knippen called, Safety Clean picked up some used oil on 8/26/14, making appt to pickup the rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/11/2014. Observed one 30-gallon drum of waste oil and four 5-gallon containers of waste oil without Hazardous Waste/Used Oil labels stored outside the shop in the containment area. Observed one 25-gallon container in the mill shop without a Hazardous Waste/Used Oil label. 08/28/17: Tom Knippen called, Safety Clean picked up some used oil, making appt to pick up rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER

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DIABLO TIMBER (Continued) **S111382967**

Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 09/11/2014. Waste oil onsite has been stored longer than 180 days. 08/28/14: Tom Knippen called, Safety Clean picked up some used oil 08/26/14, making appt to pick up rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-16-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 10/24/2018. Documented employee Emergency Response Plan training for the current year was not found. Please conduct, document, and submit documented employee training. The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material including familiarity with the emergency response plan or failure to document and maintain training records for a minimum of three years. Establish and electronically submit an employee training program containing provisions to ensure initial and annual training for all employees in safety procedures in the event of a release or threatened release of a hazardous material and document and maintain training records for a minimum of three years.
Violation Division: Napa County Department of Environmental Management
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-17-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-16-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

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DIABLO TIMBER (Continued) **S111382967**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-17-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-17-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-17-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-17-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-16-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 25105
Facility Name: DIABLO TIMBER
Env Int Type Code: HWG
Program ID: 10170961
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.201660
Longitude: -122.256900

Affiliation:

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DIABLO TIMBER (Continued) **S111382967**

Affiliation Type Desc:	CUPA District
Entity Name:	Napa County Env Mgmt
Entity Title:	Not reported
Affiliation Address:	1195 Third Street, Suite 210
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94559
Affiliation Phone:	(707) 253-4417,
Affiliation Type Desc:	Document Preparer
Entity Name:	Jim Russell
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Tim Semons
Entity Title:	Not reported
Affiliation Address:	po 3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94558
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	PO box 3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94558
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Jim Russell
Entity Title:	manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Pacific States Ind.
Entity Title:	Not reported
Affiliation Address:	PO BOX3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States

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DIABLO TIMBER (Continued) **S111382967**

Affiliation Zip: 94558
Affiliation Phone: (707) 252-6142,

Affiliation Type Desc: Local Agency Caseworker
Entity Name: James Newman, P.G., C.E.G. - NAPA COUNTY
Entity Title: Not reported
Affiliation Address: 1195 THIRD STREET, SUITE 101
Affiliation City: NAPA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: Pacific States Ind
Entity Title: Not reported
Affiliation Address: PO Box 3690
Affiliation City: Napa
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94558
Affiliation Phone: (707) 252-6142,

Affiliation Type Desc: Operator
Entity Name: diablo timber
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (707) 252-6142,

Affiliation Type Desc: Parent Corporation
Entity Name: DIABLO TIMBER
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Name: DIABLO TIMBER
Address: 5747 NAPA VALLEJO HWY
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 25105
CERS ID: 10170961
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: Failure to prepare and implement a Spill Prevention Control and

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DIABLO TIMBER (Continued) **S111382967**

Countermeasure (SPCC) Plan .
Violation Notes: Returned to compliance on 09/11/2014.
Violation Division: Napa County Department of Environmental Management
Violation Program: APSA
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 09/11/2014. Waste filters onsite have been stored longer than 180 days. 08/28/14: Tom Knippen called, making appt for Safety Clean to pick up
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/11/2014. Observed used oil tank without Hazardous Waste/Used Oil label. 08/28/14:Tom Knippen called, Safety Clean picked up some used oil 8/26/14, making appt to pick the rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 08-17-2021
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 10/28/2021. No active EPA id number was found for this facility/address. Please reactivate EPA id number. Please see: dtsc.ca.gov/reactivate-epa-id-number/. You can check the status of your EPA id number at: hwts.dtsc.ca.gov. Submit documentation to the CUPA demonstrating that you have obtained an Identification Number.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER

DRAFT

DIABLO TIMBER (Continued) **S111382967**

Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/11/2014. Observed one 55-gallon drum of used oil/fuel filters without an Accumulation Start Date and one 55-gallon drum of waste oily debris with an Accumulation Start Date. 08/28/14:" Tom Knippen called, Safety Clean picked up some used oil on 8/26/14, making appt to pickup the rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/11/2014. Observed one 30-gallon drum of waste oil and four 5-gallon containers of waste oil without Hazardous Waste/Used Oil labels stored outside the shop in the containment area. Observed one 25-gallon container in the mill shop without a Hazardous Waste/Used Oil label. 08/28/17: Tom Knippen called, Safety Clean picked up some used oil, making appt to pick up rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-17-2014
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description: Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes: Returned to compliance on 09/11/2014. Waste oil onsite has been stored longer than 180 days. 08/28/14: Tom Knippen called, Safety Clean picked up some used oil 08/26/14, making appt to pick up rest.
Violation Division: Napa County Department of Environmental Management
Violation Program: HW
Violation Source: CERS,

Site ID: 25105
Site Name: DIABLO TIMBER
Violation Date: 07-16-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a

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DIABLO TIMBER (Continued) **S111382967**

hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 10/24/2018. Documented employee Emergency Response Plan training for the current year was not found. Please conduct, document, and submit documented employee training. The business failed to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material including familiarity with the emergency response plan or failure to document and maintain training records for a minimum of three years. Establish and electronically submit an employee training program containing provisions to ensure initial and annual training for all employees in safety procedures in the event of a release or threatened release of a hazardous material and document and maintain training records for a minimum of three years.
Violation Division: Napa County Department of Environmental Management
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-17-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-16-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-17-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-17-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection

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DIABLO TIMBER (Continued) **S111382967**

Eval Date: 08-17-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-17-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-16-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 25105
Facility Name: DIABLO TIMBER
Env Int Type Code: HWG
Program ID: 10170961
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.201660
Longitude: -122.256900

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Napa County Env Mgmt
Entity Title: Not reported
Affiliation Address: 1195 Third Street, Suite 210
Affiliation City: Napa
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94559
Affiliation Phone: (707) 253-4417,

Affiliation Type Desc: Document Preparer
Entity Name: Jim Russell
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

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DIABLO TIMBER (Continued) **S111382967**

Affiliation Type Desc:	Environmental Contact
Entity Name:	Tim Semons
Entity Title:	Not reported
Affiliation Address:	po 3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94558
Affiliation Phone:	,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	PO box 3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94558
Affiliation Phone:	,

Affiliation Type Desc:	Identification Signer
Entity Name:	Jim Russell
Entity Title:	manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	Pacific States Ind.
Entity Title:	Not reported
Affiliation Address:	PO BOX3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94558
Affiliation Phone:	(707) 252-6142,

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	James Newman, P.G., C.E.G. - NAPA COUNTY
Entity Title:	Not reported
Affiliation Address:	1195 THIRD STREET, SUITE 101
Affiliation City:	NAPA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	Pacific States Ind
Entity Title:	Not reported
Affiliation Address:	PO Box 3690
Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	United States

DRAFT

DIABLO TIMBER (Continued) **S111382967**

Affiliation Zip: 94558
Affiliation Phone: (707) 252-6142,

Affiliation Type Desc: Operator
Entity Name: diablo timber
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (707) 252-6142,

Affiliation Type Desc: Parent Corporation
Entity Name: DIABLO TIMBER
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone:

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35 South 1/4-1/2 0.352 mi. 1859 ft.

HAYES MOBILE REPAIR SERVICE
4711 PAOLI LOOP RD
AMERICAN CANYON, CA 94589

LUST HAZNET HWTS **S113085458 N/A**

Relative: Higher

Actual: 62 ft.

NAPA CO. LUST:
Name: HEIDE AND WILLIAMS, INC.
Address: 4711 PAOLI LOOP RD
City,State,Zip: AMERICAN CANYON, CA 94589
Permit ID: 248359
Status: Closed
Permit Type: Non-LOP
District: 0

HAZNET:
Name: HAYES MOBILE REPAIR SERVICE
Address: 4711 PAOLI LOOP RD
Address 2: Not reported
City,State,Zip: AMERICAN CANYON, CA 945890000
Contact: JACK HAYES
Telephone: --
Mailing Name: Not reported
Mailing Address: 166 WATSON LN

Year: 1997
Gepaid: CAL000160245
TSD EPA ID: CAD059494310
CA Waste Code: 352 - Other organic solids
Disposal Method: H01 - Transfer Station
Tons: 0.2

DRAFT

HAYES MOBILE REPAIR SERVICE (Continued) **S113085458**

Additional Info:

Year:	1997
Gen EPA ID:	CAL000160245
Shipment Date:	19970828
Creation Date:	7/23/1998 0:00:00
Receipt Date:	19970828
Manifest ID:	96803292
Trans EPA ID:	CAD000083121
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD059494310
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD059494310
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	F003
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

HWTS:

Name:	HAYES MOBILE REPAIR SERVICE
Address:	4711 PAOLI LOOP RD
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94589
EPA ID:	CAL000160245
Inactive Date:	06/30/2000
Create Date:	03/26/1996
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	166 WATSON LN
Mailing Address 2:	Not reported
Mailing City,State,Zip:	AMERICAN CANYON, CA 945890000
Owner Name:	JACK HAYES
Owner Address:	4711 PAOLI LOOP RD
Owner Address 2:	Not reported
Owner City,State,Zip:	AMERICAN CANYON, CA
Contact Name:	JACK HAYES
Contact Address:	INACTIVE PER VQ00 - BMI
Contact Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 945890000
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	38.18948
Longitude:	-122.255739

DRAFT

H36 **POLYVINYL CHEMICAL INDUSTRIES, INC** **ENVIROSTOR** **S118756649**
WSW **501 GREEN ISLAND ROAD** **N/A**
1/4-1/2 **VALLEJO, CA 94589**
0.365 mi.
1927 ft. **Site 1 of 3 in cluster H**

Relative:
Lower

Actual:
38 ft.

ENVIROSTOR:

Name:	POLYVINYL CHEMICAL INDUSTRIES, INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	VALLEJO, CA 94589
Facility ID:	28510002
Status:	No Action Required
Status Date:	06/05/2008
Site Code:	Not reported
Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	0.5
NPL:	NO
Regulatory Agencies:	RWQCB 2 - San Francisco Bay
Lead Agency:	RWQCB 2 - San Francisco Bay
Program Manager:	Not reported
Supervisor:	Karen Toth
Division Branch:	Cleanup Berkeley
Assembly:	04
Senate:	03
Special Program:	EPA - PASI
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	EPA Grant
Latitude:	38.19456
Longitude:	-122.2654
APN:	057160002000
Past Use:	UNKNOWN
Potential COC:	* HYDROCARBON SOLVENTS * UNSPECIFIED ALKALINE SOLUTIONS * LATEX WASTE Not reported
Confirmed COC:	NONE SPECIFIED
Potential Description:	UE
Alias Name:	CALIFORNIA RESINS (NAME CHANGE 11/17/82)
Alias Type:	Alternate Name
Alias Name:	PCI
Alias Type:	Alternate Name
Alias Name:	057160002000
Alias Type:	APN
Alias Name:	CAD061163325
Alias Type:	EPA Identification Number
Alias Name:	SL0605547879
Alias Type:	GeoTracker Global ID
Alias Name:	28510002
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/05/1988
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening

DRAFT

POLYVINYL CHEMICAL INDUSTRIES, INC (Continued) **S118756649**

Completed Date: 11/16/1987
Comments: SITE SCREENING DONE MANUFACTURER OF ACRYLIC EMULSIONS CHEMS. ORGANIC CHEMICALS FOUND IN SOIL AND GROUNDWATER AROUND PIT. PCI WAS PART OF BEATRICE CHEMICAL DIVISION OF BEATRICE FOODS. THE DIVISION WAS SOLD TO IMPERIAL CHEMICAL INDUSTRIES 03/01/85.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 02/05/1988
Comments: FACILITY IDENTIFIED DHS DRIVE-BY. PHOTOS TAKEN SITE SCREENING DONE PAH REQ BASED ON NAPA CO ENVR HLTH FILE

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 01/12/1988
Comments: FACILITY IDENTIFIED ENVR HLTH NAPA KNOWN CONTAMINATED SITE

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 03/29/1990
Comments: PRELIM ASSESS DONE ECOLOGY AND ENVIRONMENT PRELIMINARY ASSESSMENT 2/12/90. SITE POSES A HIGH POTENTIAL OF RELEASE TO SURFACE WATER. EPA RECOMMENDATION-MEDIUM PRIORITY SSI.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 05/01/2014
Comments: DTSC conducted a reassessment of sites in EPA's CERCLIS database on EPA's behalf. The regional waterboard had reviewed past soil and groundwater investigations and determined that no further action was required. Based on this information and available sampling data, DTSC recommended no further federal assessment under CERCLA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 05/28/2008
Comments: The Triage recommended No Further Action. A Sensitive Receptor Survey and Risk Based Corrective Action Assessment submitted to the SF Water Board indicate that the contaminant residuals present at the site do not pose a significant health risk to current or future occupants of the site. Based on this Report, a No Further Action Letter was issued by the SF Board dated November 20, 2000.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DRAFT

H37 **I.C.I. RESINS, U. S.** **LUST** **U001598763**
WSW **501 GREEN ISLAND RD** **UST** **N/A**
1/4-1/2 **VALLEJO (A C), CA** **HIST UST**
0.368 mi. **EMI**
1941 ft. **Site 2 of 3 in cluster H**

Relative:
Lower

Actual:
39 ft.

NAPA CO. LUST:
Name: ZENECA RESINS
Address: 501 GREEN ISLAND RD
City,State,Zip: VALLEJO (A C), CA 94589
Permit ID: 248072
Status: Closed
Permit Type: Non-LOP
District: 0

NAPA CO. UST:
Name: I.C.I. RESINS, U. S.
Address: 501 GREEN ISLAND RD
City,State,Zip: VALLEJO (A C)
Facility ID: NAPA0159
Permit ID: Not reported
Facility Status: Not reported
Permit Type: Not reported
District: Not reported
Num of Tanks: 0

HIST UST:
Name: PCI-NAPA
Address: 501 GREEN ISLAND RD
City,State,Zip: VALLEJO, CA 94589
File Number: 0002B0C0
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002B0C0.pdf
Region: STATE
Facility ID: 00000057180
Facility Type: Other
Other Type: MFG.
Contact Name: M.D. LEVIN
Telephone: 7075523500
Owner Name: POLYVINYL/PEYMUTHANE INC.
Owner Address: 730 MAIN ST.
Owner City,St,Zip: WILMINGTON, MA 01887
Total Tanks: 0002

Tank Num: 001
Container Num: 000
Year Installed: 1979
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 001 (BERTH
Year Installed: 1972
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: Not reported

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

Container Construction Thickness: 3/16
Leak Detection: Visual

Tank Num: 003
Container Num: 001 (BERTH
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

EMI:

Name: ICI RESINS US
Address: 501 GREEN ISLAND RD
City,State,Zip: VALLEJO, CA 94589
Year: 1987
County Code: 48
Air Basin: SF
Facility ID: 836
Air District Name: BA
SIC Code: 2851
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 9
Reactive Organic Gases Tons/Yr: 5
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: ZENECA RESINS
Address: 501 GREEN ISLAND RD
City,State,Zip: VALLEJO, CA 94589
Year: 1990
County Code: 48
Air Basin: SF
Facility ID: 836
Air District Name: BA
SIC Code: 2851
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 7
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: ZENECA RESINS
Address: 501 GREEN ISLAND ROAD

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

City,State,Zip:	AMERICAN CANYON, CA, CA 94589
Year:	1995
County Code:	28
Air Basin:	SF
Facility ID:	836
Air District Name:	BA
SIC Code:	2851
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	11
Reactive Organic Gases Tons/Yr:	5
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	ZENECA RESINS
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94589
Year:	1999
County Code:	28
Air Basin:	SF
Facility ID:	836
Air District Name:	BA
SIC Code:	2851
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	80
Reactive Organic Gases Tons/Yr:	67
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	ZENECA RESINS
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94589
Year:	2000
County Code:	28
Air Basin:	SF
Facility ID:	836
Air District Name:	BA
SIC Code:	2851
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	80
Reactive Organic Gases Tons/Yr:	67
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND RD
City,State,Zip:	VALLEJO, CA 94589
Year:	2001
County Code:	48
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94589
Year:	2002
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94589
Year:	2003
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: WILLIAM KREYSLER & ASSOC INC
Address: 501 GREEN ISLAND ROAD
City,State,Zip: AMERICAN CANYON, CA 94589
Year: 2004
County Code: 28
Air Basin: SF
Facility ID: 12852
Air District Name: BA
SIC Code: 3089
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4.983
Reactive Organic Gases Tons/Yr: 3.7293106
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: WILLIAM KREYSLER & ASSOC INC
Address: 501 GREEN ISLAND ROAD
City,State,Zip: AMERICAN CANYON, CA 94589
Year: 2005
County Code: 28
Air Basin: SF
Facility ID: 12852
Air District Name: BA
SIC Code: 3089
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4.88
Reactive Organic Gases Tons/Yr: 3.409757
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: WILLIAM KREYSLER & ASSOC INC
Address: 501 GREEN ISLAND ROAD
City,State,Zip: AMERICAN CANYON, CA 94589
Year: 2006
County Code: 28
Air Basin: SF
Facility ID: 12852
Air District Name: BA
SIC Code: 3089
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4.903
Reactive Organic Gases Tons/Yr: 3.418957

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94589
Year:	2007
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.903
Reactive Organic Gases Tons/Yr:	3.418957
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2008
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.432
Reactive Organic Gases Tons/Yr:	2.430557
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2009
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.4169999999999998
Reactive Organic Gases Tons/Yr:	2.7763225
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2010
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.0670000000000002
Reactive Organic Gases Tons/Yr:	3.6761192999999999
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2011
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.016
Reactive Organic Gases Tons/Yr:	2.7763225
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2012
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA

DRAFT

I.C.I. RESINS, U. S. (Continued) **U001598763**

SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.61
Reactive Organic Gases Tons/Yr:	2.7763225
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2013
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.453
Reactive Organic Gases Tons/Yr:	2.5268203
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2014
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.789220112
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2015
County Code:	28

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I.C.I. RESINS, U. S. (Continued) **U001598763**

Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.8847748
Reactive Organic Gases Tons/Yr:	1.7965198
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2016
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.973813329
Reactive Organic Gases Tons/Yr:	1.796339888
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2017
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.027705602
Reactive Organic Gases Tons/Yr:	3.065242963
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD

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I.C.I. RESINS, U. S. (Continued) **U001598763**

City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2018
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.783398911
Reactive Organic Gases Tons/Yr:	2.367612773
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2019
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.581259012
Reactive Organic Gases Tons/Yr:	3.0830262635
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	WILLIAM KREYSLER & ASSOC INC
Address:	501 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Year:	2020
County Code:	28
Air Basin:	SF
Facility ID:	12852
Air District Name:	BA
SIC Code:	3089
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.565395322
Reactive Organic Gases Tons/Yr:	0.93183691299
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

DRAFT

H38 **POLYVINYL CHEM IND** **SEMS-ARCHIVE** **1000129860**
WSW **501 GREEN ISLAND RD.** **LUST** **CAD061163325**
1/4-1/2 **AMERICAN CANYON, CA 94589** **CPS-SLIC**
0.368 mi. **RCRA NonGen / NLR**
1941 ft. **Site 3 of 3 in cluster H** **Cortese**
ENF
Relative: **NPDES**
Lower **CIWQS**
CERS
Actual:
39 ft.

SEMS Archive:

Site ID:	0903681
EPA ID:	CAD061163325
Name:	POLYVINYL CHEM IND
Address:	501 GREEN ISLAND RD.
Address 2:	Not reported
City,State,Zip:	AMERICAN CANYON, CA 94589
Cong District:	06
FIPS Code:	06055
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	09
Site ID:	0903681
EPA ID:	CAD061163325
Site Name:	POLYVINYL CHEM IND
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1990-03-29 05:00:00
Finish Date:	1990-03-29 05:00:00
Qual:	L
Current Action Lead:	EPA Perf

Region:	09
Site ID:	0903681
EPA ID:	CAD061163325
Site Name:	POLYVINYL CHEM IND
NPL:	N
FF:	N
OU:	00
Action Code:	OO
Action Name:	SITE REASS
SEQ:	1
Start Date:	2013-09-23 05:00:00
Finish Date:	2014-05-01 05:00:00
Qual:	N
Current Action Lead:	EPA Perf

Region:	09
Site ID:	0903681
EPA ID:	CAD061163325
Site Name:	POLYVINYL CHEM IND
NPL:	N
FF:	N

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POLYVINYL CHEM IND (Continued) **1000129860**

OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1987-12-01 05:00:00
Finish Date: 1987-12-01 05:00:00
Qual: Not reported
Current Action Lead: St Perf

LUST:
Name: ZENECA ICI RESINS
Address: 501 GREEN ISLAND RD
City,State,Zip: NAPA, CA 94559
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605591129
Global Id: T0605591129
Latitude: 38.194768600329 2
Longitude: -122.265472412109
Status: Completed - Case Closed
Status Date: 11/01/2000
Case Worker: UUU
RB Case Number: 28-0242
Local Agency: NAPA COUNTY
File Location: Not reported
Local Case Number: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0605591129
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND
Email: Not reported
Phone Number: Not reported

Global Id: T0605591129
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: NAPA COUNTY
Address: 1195 THIRD ST., ROOM 101
City: NAPA
Email: Not reported
Phone Number: 7072534269

LUST:
Global Id: T0605591129
Action Type: Other
Date: 08/24/1989
Action: Leak Reported

Global Id: T0605591129

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POLYVINYL CHEM IND (Continued) **1000129860**

Action Type: Other
Date: 08/24/1989
Action: Leak Stopped

Global Id: T0605591129
Action Type: Other
Date: 08/24/1989
Action: Leak Discovery

LUST:
Global Id: T0605591129
Status: Open - Case Begin Date
Status Date: 08/24/1989

Global Id: T0605591129
Status: Open - Site Assessment
Status Date: 12/12/1989

Global Id: T0605591129
Status: Completed - Case Closed
Status Date: 11/01/2000

LUST REG 2:
Region: 2
Facility Id: 28-0242
Facility Status: Case Closed
Case Number: Not reported
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: 12/12/1989
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

CPS-SLIC:
Name: ZENECA/ICI RESINS
Address: 501 GREEN ISLAND ROAD
City,State,Zip: AMERICAN CANYON, CA 94503
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 11/20/2000
Global Id: SL0605547879
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number: Not reported
Latitude: 38.194404
Longitude: -122.265518
Case Type: Cleanup Program Site
Case Worker: UUU
Local Agency: Not reported
RB Case Number: 28S0006

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POLYVINYL CHEM IND (Continued) **1000129860**

File Location: Not reported
Potential Media Affected: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

RCRA Listings:

Date Form Received by Agency:		19950601
Handler Name:	ZENECA RESINS	
Handler Address:		501 GREEN ISLAND RD
Handler City,State,Zip:		AMERICAN CANYON, CA 94589
EPA ID:		CAD061163325
Contact Name:		LORRAINE ADAMZ
Contact Address:		501 GREEN ISLAND RD
Contact City,State,Zip:		AMERICAN CANYON, CA 94589
Contact Telephone:		707-552-3500
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		CA
State District:		2
Mailing Address:		501 GREEN ISLAND RD
Mailing City,State,Zip:		AMERICAN CANYON, CA 94589
Owner Name:	ZENECA INC	
Owner Type:		Private
Operator Name:	NOT REQUIRED	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		NN
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20020627
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: ZENECA INC	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1800 CONCORD PIKE
Owner/Operator City,State,Zip:	WILMINGTON, DE 19897
Owner/Operator Telephone:	302-886-3000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19950601
Handler Name: ZENECA RESINS
Federal Waste Generator Description: Not a generator, verified
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20001012
Handler Name: ZENECA RESINS
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 325192
NAICS Description: CYCLIC CRUDE AND INTERMEDIATE MANUFACTURING

NAICS Code: 325211
NAICS Description: PLASTICS MATERIAL AND RESIN MANUFACTURING

Facility Has Received Notices of Violation:
Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Generators - General
Date Violation was Determined: 19920601
Actual Return to Compliance Date: 19920716
Return to Compliance Qualifier: Observed
Violation Responsible Agency: EPA
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported

DRAFT

POLYVINYL CHEM IND (Continued) **1000129860**

Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: No
Agency Which Determined Violation: Not reported
Violation Short Description: Not reported
Date Violation was Determined: Not reported
Actual Return to Compliance Date: Not reported
Return to Compliance Qualifier: Not reported
Violation Responsible Agency: Not reported
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

DRAFT

POLYVINYL CHEM IND (Continued) **1000129860**

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19860929
Actual Return to Compliance Date:	19870624
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	19870520
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	R9
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	R9
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	19850301
Actual Return to Compliance Date:	19850422
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	19850417
Enforcement Identifier:	001
Date of Enforcement Action:	19850301
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	R9
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported

DRAFT

POLYVINYL CHEM IND (Continued) **1000129860**

Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R9
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: EPA
Violation Short Description: Generators - General
Date Violation was Determined: 19920611
Actual Return to Compliance Date: 19920716
Return to Compliance Qualifier: Observed
Violation Responsible Agency: EPA
Scheduled Compliance Date: Not reported
Enforcement Identifier: Not reported
Date of Enforcement Action: Not reported
Enforcement Responsible Agency: Not reported
Enforcement Docket Number: Not reported
Enforcement Attorney: Not reported
Corrective Action Component: Not reported
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: Not reported
Enforcement Responsible Person: Not reported
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Evaluation Action Summary:

Evaluation Date:	19920430
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R9EPA
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	19920716
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	19850422
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	R9
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	19860929
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R9
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	19870624
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	19850301
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Responsible Person Identifier:	R9
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	19850422
Scheduled Compliance Date:	19850417
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	19920430
Evaluation Responsible Agency:	EPA
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE

DRAFT

POLYVINYL CHEM IND (Continued) **1000129860**

Evaluation Responsible Person Identifier:	R9EPA
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	19920716
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

CORTESE:

Name:	ZENECA ICI RESINS
Address:	501 GREEN ISLAND RD
City,State,Zip:	NAPA, CA 94559
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0605591129
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

ENF:

Name:	ZENECA RESINS
Address:	501 GREEN ISLAND
City,State,Zip:	AMERICAN CANYON, CA
Region:	2
Facility Id:	274761
Agency Name:	Stauffer Management Company LLC
Place Type:	Facility
Place Subtype:	Not reported
Facility Type:	All other facilities
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	Not reported
SIC Desc 1:	Not reported
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	UNREGS
Program Category1:	UNREGS
Program Category2:	UNREGS
# Of Programs:	1
WDID:	2 28S012179
Reg Measure Id:	168948
Reg Measure Type:	Unregulated
Region:	2
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/21/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	238599
Region:	2
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	13267 Letter
Effective Date:	11/13/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	Not reported
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Status:	Historical
Title:	Enforcement - 2 28S012179
Description:	Request for Additional Information-Case Closure Investigation
Program:	UNREGS
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

NPDES:

Name:	KREYSLER ASSOC
Address:	501 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Active
NPDES Number:	CAS000001
Region:	2
Agency Number:	0
Regulatory Measure ID:	182511
Place ID:	Not reported
Order Number:	97-03-DWQ
WDID:	2 28I016434
Regulatory Measure Type:	Enrollee
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/27/2001
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	501 Green Island Rd
Discharge Name:	William Kreysler
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	182511
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	2 28I016434
Program Type:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/09/2008
Processed Date:	03/27/2001
Status:	Active
Status Date:	03/27/2001
Place Size:	5
Place Size Unit:	Acres
Contact:	Pat Sorensen
Contact Title:	Compliance
Contact Phone:	707-552-3500
Contact Phone Ext:	Not reported
Contact Email:	Pat@kreysler.com
Operator Name:	William Kreysler
Operator Address:	501 Green Island Rd
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	WILLIAM Kreysler
Operator Contact Title:	Not reported
Operator Contact Phone:	707-552-3500
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Tim@kreysler.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	707-552-3500
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Dir Discharge Uswater Ind:	N
Receiving Water Name:	North Slouth
Certifier:	Tim Oliver
Certifier Title:	Production Manager
Certification Date:	15-JUN-15
Primary Sic:	3089-Plastics Products, NEC
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	2
Regulatory Measure ID:	182511
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28I016434
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/27/2001
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	William Kreysler
Discharge Address:	501 Green Island Rd
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	KREYSLER ASSOC
Address:	501 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	2 28I016434
Regulatory Measure Type:	Industrial
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	03/27/2001
Operator Name:	William Kreysler
Operator Address:	501 Green Island Rd
Operator City:	American Canyon
Operator State:	California

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POLYVINYL CHEM IND (Continued) **1000129860**

Operator Zip:	94503
NPDES as of 03/2018:	
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	182511
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	2 28I016434
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/09/2008
Processed Date:	03/27/2001
Status:	Active
Status Date:	03/27/2001
Place Size:	5
Place Size Unit:	Acres
Contact:	Pat Sorensen
Contact Title:	Compliance
Contact Phone:	707-552-3500
Contact Phone Ext:	Not reported
Contact Email:	Pat@kreysler.com
Operator Name:	William Kreysler
Operator Address:	501 Green Island Rd
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	WILLIAM Kreysler
Operator Contact Title:	Not reported
Operator Contact Phone:	707-552-3500
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Tim@kreysler.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	707-552-3500
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	North Slouth
Certifier:	Tim Oliver
Certifier Title:	Production Manager
Certification Date:	15-JUN-15
Primary Sic:	3089-Plastics Products, NEC
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	2
Regulatory Measure ID:	182511
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28I016434
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/27/2001
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	William Kreysler
Discharge Address:	501 Green Island Rd
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	KREYSLER ASSOC
Address:	501 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA 94503
Agency:	William Kreysler
Agency Address:	501 Green Island Rd, American Canyon, CA 94503
Place/Project Type:	Industrial - Plastics Products, NEC
SIC/NAICS:	3089
Region:	2
Program:	INDSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	2 28I016434
NPDES Number:	CAS000001
Adoption Date:	Not reported

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POLYVINYL CHEM IND (Continued) **1000129860**

Effective Date:	03/27/2001
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	1
Violations within 5 years:	1
Latitude:	38.19523
Longitude:	-122.26434

Name:	ZENECA RESINS
Address:	501 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA 94503
Agency:	Zeneca Resins
Agency Address:	730 Main St, Wilmington, MA 01887
Place/Project Type:	Industrial - Plastics Material and Synthetic Resins, and Nonvulcanizable Elastomers
SIC/NAICS:	2821
Region:	2
Program:	INDSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	2 28I012179
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	03/01/1996
Termination Date:	10/17/2000
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	38.19523
Longitude:	-122.26434

CERS:

Name:	KREYSLER ASSOC
Address:	501 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA 94503
Site ID:	535142
CERS ID:	235266
CERS Description:	Industrial Facility Storm Water

Violations:

Site ID:	535142
Site Name:	Kreysler Assoc
Violation Date:	07-15-2020
Citation:	2014-0057-DWQ - Industrial General Permit
Violation Description:	SW - Late Report
Violation Notes:	late annual rept
Violation Division:	Water Boards
Violation Program:	INDSTW

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POLYVINYL CHEM IND (Continued) **1000129860**

Violation Source: SMARTS,

Enforcement Action:
Site ID: 535142
Site Name: Kreysler Assoc
Site Address: 501 GREEN ISLAND RD
Site City: AMERICAN CANYON
Site Zip: 94503
Enf Action Date: 07-21-2020
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: 1st NNC-AR
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS,

Affiliation:
Affiliation Type Desc: Owner/Operator
Entity Name: William Kreysler
Entity Title: Operator
Affiliation Address: 501 Green Island Rd
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

G39 **PACIFIC AUTO SALVAGE INC** **LUST** **1000472940**
NNE **5759 HWY 29** **RCRA NonGen / NLR** **CAD982435877**
1/4-1/2 **VALLEJO, CA 94589** **FINDS**
0.368 mi. **ECHO**
1941 ft. **Site 2 of 2 in cluster G** **Cortese**
CERS
Relative:
Higher
Actual:
67 ft.

LUST:
Name: PACIFIC AUTO SALVAGE INC
Address: 5759 HWY 29
City,State,Zip: AMERICAN CANYON, CA 94503
Lead Agency: NAPA COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605500233
Global Id: T0605500233
Latitude: 38.2131
Longitude: -122.2557
Status: Completed - Case Closed
Status Date: 09/03/1996
Case Worker: ZZZ
RB Case Number: 28-0274
Local Agency: NAPA COUNTY
File Location: Local Agency
Local Case Number: 0001
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

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PACIFIC AUTO SALVAGE INC (Continued) **1000472940**

Global Id: T0605500233
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: NAPA COUNTY
Address: 1195 THIRD ST., ROOM 101
City: NAPA
Email: Not reported
Phone Number: 7072534269

LUST:
Global Id: T0605500233
Action Type: ENFORCEMENT
Date: 08/03/1990
Action: * Historical Enforcement

Global Id: T0605500233
Action Type: Other
Date: 08/01/1990
Action: Leak Reported

Global Id: T0605500233
Action Type: Other
Date: 08/01/1990
Action: Leak Stopped

Global Id: T0605500233
Action Type: Other
Date: 08/01/1990
Action: Leak Discovery

LUST:
Global Id: T0605500233
Status: Open - Case Begin Date
Status Date: 08/01/1990

Global Id: T0605500233
Status: Completed - Case Closed
Status Date: 09/03/1996

LUST REG 2:
Region: 2
Facility Id: 28-0274
Facility Status: Case Closed
Case Number: 0001
How Discovered: Tank Closure
Leak Cause: UNK
Leak Source: UNK
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

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PACIFIC AUTO SALVAGE INC (Continued) **1000472940**

RCRA Listings:

Date Form Received by Agency:		20190311
Handler Name:	PACIFIC AUTO SALVAGE INC	
Handler Address:		5759 NAPA-VALLEJO HWY 29
Handler City,State,Zip:		AMERICAN CANYON, CA 94503
EPA ID:		CAD982435877
Contact Name:		JOHN AZEVEDO
Contact Address:		NAPA-VALLEJO HWY 29
Contact City,State,Zip:		AMERICAN CANYON, CA 94503
Contact Telephone:		707-642-8991
Contact Fax:		Not reported
Contact Email:		WILLIE@HAPPY-ACRES.COM
Contact Title:		PRESIDENT
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		CA
State District:		2
Mailing Address:		NAPA-VALLEJO HWY 29
Mailing City,State,Zip:		AMERICAN CANYON, CA 94503
Owner Name:	JOHN AZEREDO	
Owner Type:		Private
Operator Name:	NOT REQUIRED	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		NN
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported

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PACIFIC AUTO SALVAGE INC (Continued) **1000472940**

202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20190315
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: JOHN AZEREDO	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: JOHN AZEREDO	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported

DRAFT

PACIFIC AUTO SALVAGE INC (Continued) **1000472940**

Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: NOT REQUIRED	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190311
Handler Name: PACIFIC AUTO SALVAGE INC	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	19901219
Handler Name: PACIFIC AUTO SALVAGE INC	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

DRAFT

PACIFIC AUTO SALVAGE INC (Continued) **1000472940**

FINDS:
Registry ID: 110005995780

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
AIR EMISSIONS CLASSIFICATION UNKNOWN
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000472940
Registry ID:	110005995780
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110005995780
Name:	PACIFIC AUTO SALVAGE INC
Address:	5759 HWY 29
City,State,Zip:	VALLEJO, CA 94589

CORTESE:

Name:	PACIFIC AUTO SALVAGE INC
Address:	5759 HWY 29
City,State,Zip:	AMERICAN CANYON, CA 94503
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0605500233
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

DRAFT

PACIFIC AUTO SALVAGE INC (Continued) **1000472940**

CERS:
Name: PACIFIC AUTO SALVAGE INC
Address: 5759 HWY 29
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 249405
CERS ID: T0605500233
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: UST CASE WORKER - NAPA COUNTY
Entity Title: Not reported
Affiliation Address: 1195 THIRD ST., ROOM 101
Affiliation City: NAPA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 7072534269,

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40 **RAMIREZ AUTO** **LUST** **S109036607**
SSE **166 WATSON LN** **HAULERS** **N/A**
1/4-1/2 **AMERICAN CANYON, CA 94503** **CERS HAZ WASTE**
0.381 mi. **CHMIRS**
2011 ft.

Relative: Higher

Actual: 67 ft.

NAPA CO. LUST:
Name: QUINLAN'S TIRE SERVICE INC
Address: 166 WATSON LN
City,State,Zip: AMERICAN CANYON, CA 94503
Permit ID: 248524
Status: Closed
Permit Type: Non-LOP
District: 0

HAULERS:
Name: QUINLAN'S TIRE SERVICE, INC.
Address: 166 WATSON LN
City,State,Zip: AMERICAN CANYON, CA 94503-9632
Facility ID: 1001004
Facility Phone: (707) 642-3230
Business Email Address: aronquinlan@yahoo.com
Contact Person: Aron Quinlan
Mailing Address: 166 Watson Ln
Mailing City: American Canyon
Mailing State: CA
Mailing Zip: 94503
Mailing County: Not reported
Mailing Phone: (707) 642-3230
Current Status: Active
Current Hauler Status: Not reported
Accepting Tires From Public: Not reported
Regulatory Status Last Changed: 2003-06-26 00:00:00
Business Types: Not reported

CERS HAZ WASTE:
Name: RAMIREZ AUTO

DRAFT

RAMIREZ AUTO (Continued) **S109036607**

Address: 166 WATSON LN
City,State,Zip: AMERICAN CANYON, CA 94503
Site ID: 555792
CERS ID: 10822867
CERS Description: Hazardous Waste Generator

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-20-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: This was the initial inspection after new permit was created. Facility got rid of the 55 gallon waste oil drum in order to not have to get a HMBP permit A permanent EPA id number has been applied for (facility currently has a temporary EPA id number).
Eval Division: Napa County Department of Environmental Management
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 555792
Facility Name: Ramirez Auto
Env Int Type Code: HWG
Program ID: 10822867
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.191190
Longitude: -122.254490

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 166 Watson Ln
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: James Ramirez
Entity Title: Owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: James Ramirez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

DRAFT

RAMIREZ AUTO (Continued) **S109036607**

Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: James Ramirez
Entity Title: Not reported
Affiliation Address: 166 Watson Ln
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94503
Affiliation Phone: (623) 707-3274,

Affiliation Type Desc: Operator
Entity Name: James Ramirez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (623) 707-6490,

Affiliation Type Desc: Environmental Contact
Entity Name: James Ramirez
Entity Title: Not reported
Affiliation Address: 166 Watson Ln
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: RAMIREZ AUTO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Property Owner
Entity Name: James Ramirez
Entity Title: Not reported
Affiliation Address: 166 Watson Ln
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94503
Affiliation Phone: (707) 812-6412,

Affiliation Type Desc: CUPA District
Entity Name: Napa County Env Mgmt
Entity Title: Not reported
Affiliation Address: 1195 Third Street, Suite 210

DRAFT

RAMIREZ AUTO (Continued) **S109036607**

Affiliation City:	Napa
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94559
Affiliation Phone:	(707) 253-4417,

CHMIRS:

Name:	Not reported
Address:	166 WATSON LANE
City,State,Zip:	AMERICAN CANYON, CA
OES Incident Number:	7-1920
OES notification:	03/26/2007
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	ditch, feeds to an unknown river-way
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2007
Agency:	Napa County Environmental Management
Incident Date:	3/26/2007 12:00:00 AM
Admin Agency:	Napa County Dept. Environmental Mgmt
Amount:	Not reported
Contained:	No
Site Type:	Merchant/Business

DRAFT

RAMIREZ AUTO (Continued) **S109036607**

E Date:	Not reported
Substance:	Diesel
Gallons:	100
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	RP States: Diesel fuel has leaked from contaminated soil and driveway and is running into a ditch on the side of the road.

41
WSW
1/4-1/2
0.458 mi.
2420 ft.

ENVIROCARE INTERNATIONAL INC
507 GREEN ISLAND ROAD
AMERICAN CANYON, CA 94503

LUST **S105661984**
CHMIRS **N/A**
NPDES
CIWQS
CERS

Relative:
Lower

Actual:
37 ft.

NAPA CO. LUST:

Name:	RAILROAD CROSSING
Address:	507 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA
Permit ID:	248448
Status:	Open
Permit Type:	Non-LOP
District:	0

CHMIRS:

Name:	Not reported
Address:	507 GREEN ISLAND RD
City,State,Zip:	AMERICAN CANYON, CA
OES Incident Number:	9-1723
OES notification:	04/19/1999
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1999
Agency:	CDF
Incident Date:	4/19/199912:00:00 AM
Admin Agency:	Napa County Dept. Environmental Mgmt
Amount:	Not reported
Contained:	Yes
Site Type:	Rail Road
E Date:	Not reported
Substance:	Diesel fuel
Gallons:	200
Unknown:	0
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Vehicle vs train. Vehicle caused derailment, allowing substance to spill

NPDES:

Name:	ENVIROCARE INTERNATIONAL INC
Address:	507 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Facility Status:	Active
NPDES Number:	CAS000001
Region:	2
Agency Number:	0
Regulatory Measure ID:	437456
Place ID:	Not reported
Order Number:	97-03-DWQ
WDID:	2 28I024246
Regulatory Measure Type:	Enrollee
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/07/2013
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	507 Green Island Road
Discharge Name:	EnviroCare International Inc
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	437456
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	2 28I024246
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/07/2013
Processed Date:	05/07/2013
Status:	Active
Status Date:	05/07/2013
Place Size:	2
Place Size Unit:	Acres
Contact:	Jeff Glover
Contact Title:	Shop Manager
Contact Phone:	707-638-6800
Contact Phone Ext:	Not reported
Contact Email:	jeff_glover@envirocare.com

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Operator Name:	EnviroCare International Inc
Operator Address:	507 Green Island Road
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	Jeff Glover
Operator Contact Title:	Not reported
Operator Contact Phone:	707-638-6800
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	jeff_glover@envirocare.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Napa River
Certifier:	Russell Helfond
Certifier Title:	Chief Operating Officer
Certification Date:	27-FEB-15
Primary Sic:	3564-Industrial and Commercial Fans and Blowers and Air Purification Equipment
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	2
Regulatory Measure ID:	437456
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28I024246
Program Type:	Industrial

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/07/2013
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	EnviroCare International Inc
Discharge Address:	507 Green Island Road
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported

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ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	ENVIROCARE INTERNATIONAL INC
Address:	507 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	2 28I024246
Regulatory Measure Type:	Industrial
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	05/07/2013
Operator Name:	EnviroCare International Inc
Operator Address:	507 Green Island Road
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	2
Regulatory Measure ID:	437456
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	2 28I024246
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/07/2013
Processed Date:	05/07/2013
Status:	Active
Status Date:	05/07/2013
Place Size:	2
Place Size Unit:	Acres
Contact:	Jeff Glover
Contact Title:	Shop Manager
Contact Phone:	707-638-6800
Contact Phone Ext:	Not reported
Contact Email:	jeff_glover@envirocare.com
Operator Name:	EnviroCare International Inc
Operator Address:	507 Green Island Road
Operator City:	American Canyon
Operator State:	California
Operator Zip:	94503
Operator Contact:	Jeff Glover
Operator Contact Title:	Not reported
Operator Contact Phone:	707-638-6800
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	jeff_glover@envirocare.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Napa River
Certifier:	Russell Helfond
Certifier Title:	Chief Operating Officer
Certification Date:	27-FEB-15
Primary Sic:	3564-Industrial and Commercial Fans and Blowers and Air Purification Equipment

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	2
Regulatory Measure ID:	437456
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	2 28I024246
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/07/2013
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	EnviroCare International Inc
Discharge Address:	507 Green Island Road
Discharge City:	American Canyon
Discharge State:	California
Discharge Zip:	94503
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	ENVIROCARE INTERNATIONAL INC
Address:	507 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503
Agency:	EnviroCare International Inc
Agency Address:	507 Green Island Road, American Canyon, CA 94503
Place/Project Type:	Industrial - Industrial and Commercial Fans and Blowers and Air Purification Equipment
SIC/NAICS:	3564
Region:	2
Program:	INDSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	2 28I024246
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	05/07/2013
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	38.19516
Longitude:	-122.26706

CERS:

Name:	ENVIROCARE INTERNATIONAL INC
Address:	507 GREEN ISLAND ROAD
City,State,Zip:	AMERICAN CANYON, CA 94503

DRAFT

ENVIROCARE INTERNATIONAL INC (Continued) **S105661984**

Site ID: 531432
CERS ID: 823020
CERS Description: Industrial Facility Storm Water

Violations:
Site ID: 531432
Site Name: EnviroCare International Inc
Violation Date: 07-02-2013
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: missing annual report
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS,

Enforcement Action:
Site ID: 531432
Site Name: EnviroCare International Inc
Site Address: 507 GREEN ISLAND ROAD
Site City: AMERICAN CANYON
Site Zip: 94503
Enf Action Date: 01-30-2014
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: Notice of Noncompliance for missing 2012-13 Annual Report
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS,

Affiliation:
Affiliation Type Desc: Owner/Operator
Entity Name: EnviroCare International Inc
Entity Title: Operator
Affiliation Address: 507 Green Island Road
Affiliation City: American Canyon
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94503
Affiliation Phone: ,

42
SSE
1/2-1
0.622 mi.
3286 ft.

CANYON CROSSINGS **ENVIROSTOR** **S121475155**
NAPA JUNCTION ROAD **VCP** **N/A**
AMERICAN CANYON, CA 94503

Relative:
Higher

Actual:
69 ft.

ENVIROSTOR:
Name: CANYON CROSSINGS
Address: NAPA JUNCTION ROAD
City,State,Zip: AMERICAN CANYON, CA 94503
Facility ID: 60002585
Status: Active
Status Date: 10/11/2021
Site Code: 202382
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Agreement

DRAFT

CANYON CROSSINGS (Continued) **S121475155**

Acres: 15.2
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Nathan Unangst
Supervisor: Kimberly Walsh
Division Branch: Cleanup Berkeley
Assembly: , 04
Senate: , 03
Special Program: Voluntary Agreement - Standard Voluntary Agreement
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 38.18756
Longitude: -122.2524
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: Arsenic Lead Cobalt Benzene Mercury (elemental Tetrachloroethylene (PCE Vinyl chloride Barium and compounds 1,3-Butadiene Copper and compounds
Confirmed COC: Arsenic Benzene Lead Mercury (elemental Tetrachloroethylene (PCE Vinyl chloride Barium and compounds 1,3-Butadiene Cobalt Copper and compounds
Potential Description: SOIL, SV
Alias Name: 202168
Alias Type: Project Code (Site Code)
Alias Name: 202382
Alias Type: Project Code (Site Code)
Alias Name: 60002585
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 11/29/2021
Comments: CLRRA Agreement signed and completed on 11/29/2021.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 01/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 02/28/2020
Comments: The Proponent terminated the Voluntary Cleanup Agreement after deciding not to purchase the property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/20/2018
Comments: No final submission necessary under scope of work.

Completed Area Name: PROJECT WIDE

DRAFT

CANYON CROSSINGS (Continued) **S121475155**

Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/17/2018
Comments: Phase I and II for information only; not for DTSC comment.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: AB 389 Response Plan
Future Due Date: 2023
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Name: CANYON CROSSINGS
Address: NAPA JUNCTION ROAD
City,State,Zip: AMERICAN CANYON, CA 94503
Facility ID: 60002585
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Agreement
Site Mgmt. Req.: NONE SPECIFIED
Acres: 15.2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Nathan Unangst
Supervisor: Kimberly Walsh
Division Branch: Cleanup Berkeley
Site Code: 202382
Assembly: , 04
Senate: , 03
Special Programs Code: Voluntary Agreement - Standard Voluntary Agreement
Status: Active
Status Date: 10/11/2021
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 38.18756 / -122.2524
APN: NONE SPECIFIED
Past Use: RAILROAD RIGHT OF WAY
Potential COC: 30001, 30013, 30154, 30003, 30014, 30022, 30028, 30067, 30100, 30156
Confirmed COC: 30001,30003,30013,30014,30022,30028,30067,30100,30154,30156
Potential Description: SOIL, SV
Alias Name: 202168
Alias Type: Project Code (Site Code)
Alias Name: 202382
Alias Type: Project Code (Site Code)
Alias Name: 60002585
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: California Land Reuse and Revitalization Agreement
Completed Date: 11/29/2021

DRAFT

CANYON CROSSINGS (Continued) **S121475155**

Comments: CLRRA Agreement signed and completed on 11/29/2021.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 01/17/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement Termination Notification
Completed Date: 02/28/2020
Comments: The Proponent terminated the Voluntary Cleanup Agreement after deciding not to purchase the property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/20/2018
Comments: No final submission necessary under scope of work.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/17/2018
Comments: Phase I and II for information only; not for DTSC comment.

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: AB 389 Response Plan
Future Due Date: 2023
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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43 **ASBURY ENVIRONMENTAL SERVICES** **HWP** **S102334124**
NNW **800 TOWER RD** **CERS** **N/A**
1/2-1 **NAPA, CA 94558** **HWTS**
0.998 mi.
5269 ft.

Relative: **Lower**

Actual: **45 ft.**

HWP:
EPA ID: CAL000092456
Name: PRC PATTERSON INC DBA REFINERY SERVICE
Address: 800 TOWER RD
Cleanup Status: CLOSED
Latitude: 38.21161
Longitude: -122.2659
Facility Type: Historical - Non-Operating
Facility Size: Not reported
Supervisor: Not reported
Site Code: 201307
Senate District: 03
Assembly District: 04
Public Information Officer: Not reported
Commercial Offsite Facility Types: Not reported

ASBURY ENVIRONMENTAL SERVICES (Continued) **S102334124**

Quarterly Update: Not reported
Project Manager Lead: Not reported
Project Manager: Not reported
Permit Type: Standardized
Permit Effective Date: Not reported
Permit Expiration Date: Not reported
Calenviroscreen Score: 41-45%
Total Planned Hours: Not reported
Total Planned Amount: Not reported
Total Actual Hours: Not reported

Activities:

EPA ID: CAL000092456
Facility Type: Historical - Non-Operating
Facility Name: PRC PATTERSON INC DBA REFINERY SERVICE
Project Manager: Not reported
Project Manager Lead: Not reported
Supervisor: Not reported
Facility Status: CLOSED
Activity Type: New Operating Permit
Permit Being Renewed: Not reported
Permit Being Modified: Not reported
Final Date: Not reported
Type: STND
Title Description: Imported 12/2011:STPERMIT
Due Date: Not reported
Comments: Not reported
Unit Names: Not reported
Event Description: New Operating Permit - APPLICATION PART B RECEIVED
Actual Date: 03/31/1994

EPA ID: CAL000092456
Facility Type: Historical - Non-Operating
Facility Name: PRC PATTERSON INC DBA REFINERY SERVICE
Project Manager: Not reported
Project Manager Lead: Not reported
Supervisor: Not reported
Facility Status: CLOSED
Activity Type: New Operating Permit
Permit Being Renewed: Not reported
Permit Being Modified: Not reported
Final Date: Not reported
Type: STND
Title Description: Imported 12/2011:STPERMIT
Due Date: Not reported
Comments: Imported - No DTSC Approval Documented, Received Withdrawal Request
Unit Names: Not reported
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED
Actual Date: 06/15/1996

Closure:

EPA ID: CAL000092456
Facility Type: Historical - Non-Operating
Facility Name: PRC PATTERSON INC DBA REFINERY SERVICE
Project Manager: Not reported
Project Manager Lead: Not reported
Supervisor: Not reported

DRAFT

ASBURY ENVIRONMENTAL SERVICES (Continued) **S102334124**

Facility Size:	Not reported
Facility Status:	CLOSED
Activity Type:	Closure Final
Final Date:	Not reported
Type:	STND
Title Description:	Closure
Due Date:	Not reported
Comments:	Not reported
Unit Names:	STTANKSTR
Event Description:	Closure Final - ISSUE CLOSURE VERIFICATION
Actual Date:	01/29/2002

EPA ID:	CAL000092456
Facility Type:	Historical - Non-Operating
Facility Name:	PRC PATTERSON INC DBA REFINERY SERVICE
Project Manager:	Not reported
Project Manager Lead:	Not reported
Supervisor:	Not reported
Facility Size:	Not reported
Facility Status:	CLOSED
Activity Type:	Closure Final
Final Date:	Not reported
Type:	STND
Title Description:	Closure
Due Date:	Not reported
Comments:	Not reported
Unit Names:	STTANKSTR
Event Description:	Closure Final - RECEIVE CLOSURE CERTIFICATION
Actual Date:	01/05/2000

Alias:

EPA ID:	CAL000092456
Facility Type:	Historical - Non-Operating
Facility Name:	PRC PATTERSON INC DBA REFINERY SERVICE
Facility Status:	CLOSED
Project Manager:	Not reported
Project Manager Lead:	Not reported
Supervisor:	Not reported
Alias Type:	Project Code (Site Code)
Alias:	201307

EPA ID:	CAL000169735
Name:	ASBURY ENVIRONMENTAL SERVICES
Address:	800 TOWER RD
Cleanup Status:	CLOSED
Latitude:	38.21161
Longitude:	-122.2659
Facility Type:	Historical - Non-Operating
Facility Size:	Not reported
Supervisor:	Not reported
Site Code:	201307
Senate District:	03
Assembly District:	04
Public Information Officer:	Not reported
Commercial Offsite Facility Types:	Not reported
Quarterly Update:	1/4/16- This facility is a duplicate of CAL000092456. The CAL000092456

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ASBURY ENVIRONMENTAL SERVICES (Continued) **S102334124**

EPA ID # was already Clean Closed and there was a closure document present. I have uploaded the closure document to this site and closed administratively due to being a duplicate.

Project Manager Lead: Not reported
Project Manager: Not reported
Permit Type: RCRA
Permit Effective Date: Not reported
Permit Expiration Date: Not reported
Calenviroscreen Score: 41-45%
Total Planned Hours: Not reported
Total Planned Amount: Not reported
Total Actual Hours: Not reported

Closure:
EPA ID: CAL000169735
Facility Type: Historical - Non-Operating
Facility Name: ASBURY ENVIRONMENTAL SERVICES
Project Manager: Not reported
Project Manager Lead: Not reported
Supervisor: Not reported
Facility Size: Not reported
Facility Status: CLOSED
Activity Type: Closure Administrative
Final Date: Not reported
Type: RCRA
Title Description: Closure Administrative of a Duplicate Facility
Due Date: Not reported
Comments: Closure Administrative of a Duplicate Facility (Dup of CAL000092456)
Unit Names: unit1
Event Description: Closure Administrative - ISSUE CLOSURE VERIFICATION
Actual Date: 01/04/2017

Alias:
EPA ID: CAL000169735
Facility Type: Historical - Non-Operating
Facility Name: ASBURY ENVIRONMENTAL SERVICES
Facility Status: CLOSED
Project Manager: Not reported
Project Manager Lead: Not reported
Supervisor: Not reported
Alias Type: Project Code (Site Code)
Alias: 201307

CERS:
Name: ASBURY ENVIRONMENTAL SERVICES
Address: 800 TOWER RD
City,State,Zip: NAPA, CA 945580000
Site ID: 606106
CERS ID: CAL000169735
CERS Description: Hazardous Waste

Affiliation:
Affiliation Type Desc: Facility Contact
Entity Name: VANIA ARJIAN
Entity Title: Not reported
Affiliation Address: INACTIVE PER VQ98 - BMI

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ASBURY ENVIRONMENTAL SERVICES (Continued) **S102334124**

Affiliation City: COMPTON
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 902220000
Affiliation Phone: 3108863400,

Affiliation Type Desc: Facility Owner
Entity Name: ASBURY ENVIRONMENTAL SVCS
Entity Title: Not reported
Affiliation Address: 2100 N ALAMEDA STREET
Affiliation City: COMPTON
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 902220000
Affiliation Phone: 3108863400,

Name: PRC PATTERSON INC DBA REFINERY SERVICE
Address: 800 TOWER RD
City,State,Zip: NAPA, CA 945580000
Site ID: 609383
CERS ID: CAL000092456
CERS Description: Hazardous Waste

HWTS:
Name: ASBURY ENVIRONMENTAL SERVICES
Address: 800 TOWER RD
Address 2: Not reported
City,State,Zip: NAPA, CA 94558
EPA ID: CAL000169735
Inactive Date: 06/30/1998
Create Date: 08/21/1997
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 2100 N ALAMEDA STREET
Mailing Address 2: Not reported
Mailing City,State,Zip: COMPTON, CA 902220000
Owner Name: ASBURY ENVIRONMENTAL SVCS
Owner Address: 2100 N ALAMEDA STREET
Owner Address 2: Not reported
Owner City,State,Zip: COMPTON, CA 902220000
Contact Name: VANIA ARJIAN
Contact Address: INACTIVE PER VQ98 - BMI
Contact Address 2: Not reported
City,State,Zip: COMPTON, CA 902220000
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 38.211578
Longitude: -122.263403

DRAFT

Count: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
AMERICAN CANYON	S119102690	LOMBARD ROAD SITE	GREEN ISLAND INDUSTRIAL 3	94503	LUST
NAPA	S119102650	GREEN ISLAND ROAD VINEYARD	1661 GREEN ISLAND RD	94558	LUST
NAPA	1000143048	NAPA PIPE CORP	NAPA VALLEJO HWY	94558	SEMS-ARCHIVE, RCRA-SQG
NAPA COUNTY	S107540985		VACANT LOT ON BROADWAY, NO OF		CDL

DRAFT

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

DRAFT

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 09/06/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

DRAFT

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

DRAFT

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/16/2022
Date Data Arrived at EDR: 08/22/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/15/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 08/15/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

DRAFT

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 06/21/2022
Number of Days to Update: 6

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/25/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/25/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/08/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 73

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

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LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

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LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

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Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

DRAFT

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

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SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

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UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 06/01/2022
Date Data Arrived at EDR: 06/09/2022
Date Made Active in Reports: 08/26/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

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INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/07/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

DRAFT

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/25/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/21/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/09/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Semi-Annually

DRAFT

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 08/12/2022
Date Data Arrived at EDR: 08/16/2022
Date Made Active in Reports: 08/26/2022
Number of Days to Update: 10

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DRAFT

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 07/29/2022
Date Data Arrived at EDR: 08/18/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 67

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/25/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/24/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/13/2023
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

DRAFT

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 74

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/29/2022
Date Data Arrived at EDR: 08/18/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 67

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Quarterly

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 09/06/2022
Date Data Arrived at EDR: 09/06/2022
Date Made Active in Reports: 10/26/2022
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 09/06/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 08/31/2022
Date Data Arrived at EDR: 08/31/2022
Date Made Active in Reports: 10/31/2022
Number of Days to Update: 61

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DRAFT

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/04/2022
Date Data Arrived at EDR: 08/04/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 77

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 74

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 08/11/2022
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Semi-Annually

DRAFT

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/19/2022
Date Data Arrived at EDR: 09/19/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 11

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/30/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 74

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

DRAFT

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/11/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 50

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/03/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

DRAFT

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/12/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

DRAFT

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 11

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/18/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/27/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

DRAFT

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/10/2022
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 69

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

DRAFT

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/13/2023
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/21/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

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Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/24/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2022
Date Data Arrived at EDR: 07/21/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 71

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 10/27/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

DRAFT

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/24/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 08/01/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 59

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

DRAFT

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 14

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 68

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/25/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 60

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/25/2022
Date Data Arrived at EDR: 07/01/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 09/30/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Quarterly

DRAFT

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/22/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/11/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 50
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/21/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 79
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 05/17/2022
Number of Days to Update: 8
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

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Date of Government Version: 05/20/2022
Date Data Arrived at EDR: 05/20/2022
Date Made Active in Reports: 08/09/2022
Number of Days to Update: 81

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/16/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 08/11/2022
Number of Days to Update: 77

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/30/2022
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/16/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/12/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 09/29/2022
Number of Days to Update: 73

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/19/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 07/06/2022
Date Data Arrived at EDR: 07/21/2022
Date Made Active in Reports: 10/03/2022
Number of Days to Update: 74

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

DRAFT

Date of Government Version: 08/09/2022
Date Data Arrived at EDR: 08/10/2022
Date Made Active in Reports: 08/30/2022
Number of Days to Update: 20

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: Varies

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/11/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 10/28/2022
Number of Days to Update: 78

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/11/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 10/28/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/05/2022
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/03/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Annually

DRAFT

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/08/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 73
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/10/2022
Date Data Arrived at EDR: 06/10/2022
Date Made Active in Reports: 08/26/2022
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: No Update Planned

DRAFT

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/06/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

DRAFT

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 08/16/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 74

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

DRAFT

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 10/03/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/28/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/28/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

DRAFT

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/28/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

DRAFT

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2022
Date Data Arrived at EDR: 06/29/2022
Date Made Active in Reports: 07/21/2022
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

DRAFT

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/22/2022
Date Data Arrived at EDR: 07/27/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 5

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/13/2023
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 09/02/2022
Number of Days to Update: 79

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 07/20/2022
Date Data Arrived at EDR: 07/20/2022
Date Made Active in Reports: 10/03/2022
Number of Days to Update: 75

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

DRAFT

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 09/30/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

DRAFT

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/13/2022
Date Data Arrived at EDR: 07/14/2022
Date Made Active in Reports: 09/29/2022
Number of Days to Update: 77

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 81

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 81

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

LAKE COUNTY:

DRAFT

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 07/22/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 72

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/06/2022
Date Data Arrived at EDR: 07/07/2022
Date Made Active in Reports: 09/21/2022
Number of Days to Update: 76

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 09/27/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/11/2022
Date Data Arrived at EDR: 07/11/2022
Date Made Active in Reports: 09/23/2022
Number of Days to Update: 74

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/07/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

DRAFT

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/19/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/15/2022
Number of Days to Update: 86

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 03/22/2022
Date Data Arrived at EDR: 06/24/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 76

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/20/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: No Update Planned

DRAFT

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/22/2022
Date Data Arrived at EDR: 07/19/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 73

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/21/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/16/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Annually

MERCED COUNTY:

DRAFT

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

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Date of Government Version: 07/21/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 3

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/24/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 10/28/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/13/2023
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/03/2022
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/13/2023
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/24/2022
Date Data Arrived at EDR: 08/01/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/03/2022
Next Scheduled EDR Contact: 02/13/2023
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

RIVERSIDE COUNTY:

DRAFT

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/07/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 09/21/2022
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/07/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 09/21/2022
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/30/2022
Next Scheduled EDR Contact: 01/09/2023
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 06/30/2022
Date Made Active in Reports: 07/05/2022
Number of Days to Update: 5

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/26/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2022
Date Data Arrived at EDR: 07/27/2022
Date Made Active in Reports: 10/11/2022
Number of Days to Update: 76

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

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Date of Government Version: 05/12/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

DRAFT

Date of Government Version: 08/04/2022
Date Data Arrived at EDR: 08/04/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 77

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 08/04/2022
Date Data Arrived at EDR: 08/04/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 77

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 97

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 10/07/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/10/2022
Date Data Arrived at EDR: 08/11/2022
Date Made Active in Reports: 10/28/2022
Number of Days to Update: 78

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

DRAFT

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/09/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/29/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/04/2022
Number of Days to Update: 78

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

DRAFT

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

DRAFT

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/13/2022
Next Scheduled EDR Contact: 01/02/2023
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/04/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/03/2022
Date Data Arrived at EDR: 05/27/2022
Date Made Active in Reports: 08/11/2022
Number of Days to Update: 76

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 07/27/2022
Date Data Arrived at EDR: 07/27/2022
Date Made Active in Reports: 10/11/2022
Number of Days to Update: 76

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 10/26/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/13/2022
Date Data Arrived at EDR: 07/14/2022
Date Made Active in Reports: 09/29/2022
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

TULARE COUNTY:

DRAFT

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 02/16/2023
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/11/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/26/2022
Date Data Arrived at EDR: 07/21/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 71

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/21/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/01/2022
Next Scheduled EDR Contact: 02/20/2023
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 05/26/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 10/05/2022
Number of Days to Update: 72

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 01/30/2023
Data Release Frequency: Quarterly

DRAFT

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/26/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/22/2022
Date Data Arrived at EDR: 06/30/2022
Date Made Active in Reports: 09/14/2022
Number of Days to Update: 76

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/21/2022
Next Scheduled EDR Contact: 01/10/2023
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 10/25/2022
Date Data Arrived at EDR: 10/26/2022
Date Made Active in Reports: 10/31/2022
Number of Days to Update: 5

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/20/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/08/2022
Date Made Active in Reports: 10/21/2022
Number of Days to Update: 74

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/08/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/03/2022
Next Scheduled EDR Contact: 01/16/2023
Data Release Frequency: Annually

DRAFT

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/28/2022
Next Scheduled EDR Contact: 02/06/2023
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/05/2022
Next Scheduled EDR Contact: 01/23/2023
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/10/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/29/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

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Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

471638
GREEN ISLAND ROAD AT BROADWAY STREET
AMERICAN CANYON, CA 94503

TARGET PROPERTY COORDINATES

Latitude (North):	38.19728 - 38ˆ 11' 50.21''
Longitude (West):	122.258053 - 122ˆ 15' 28.99''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	564968.1
UTM Y (Meters):	4227758.0
Elevation:	57 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5602106 CUTTINGS WHARF, CA
Version Date:	2012
East Map:	5602186 CORDELIA, CA
Version Date:	2012

DRAFT

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

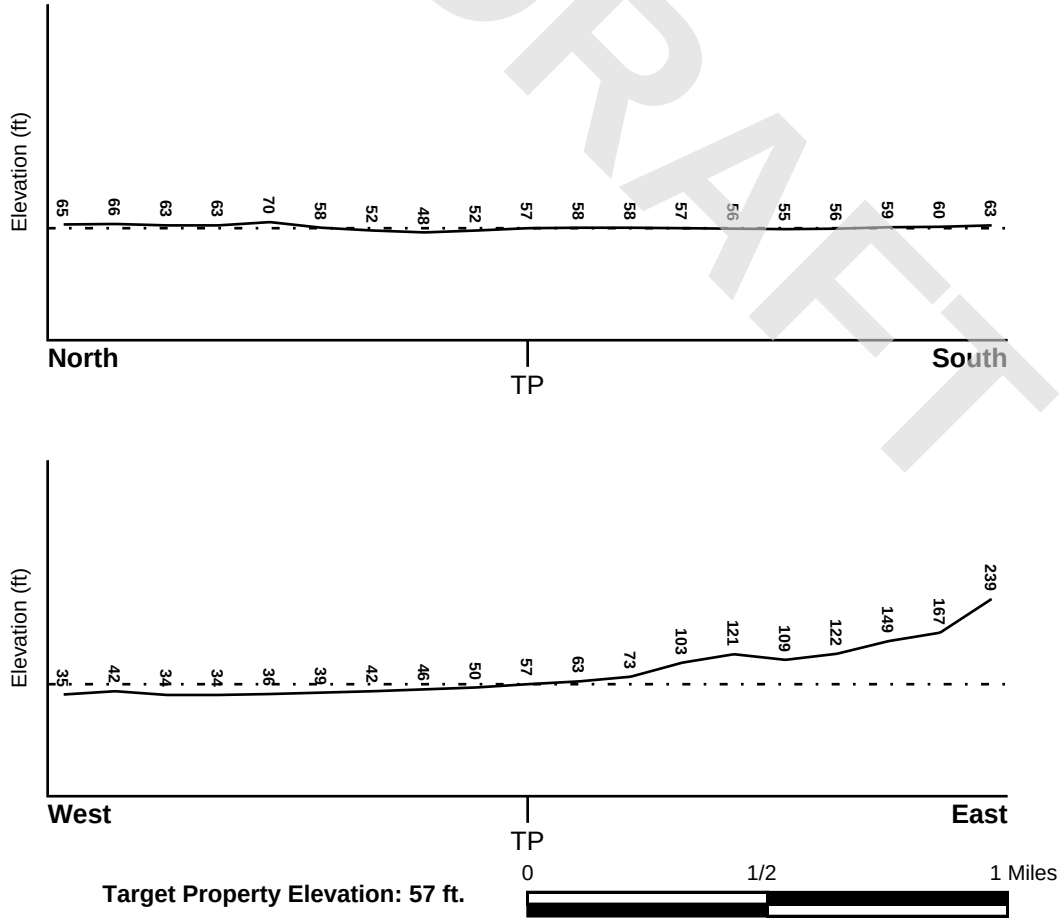
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

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SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 57 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06055C0610E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06055C0650E	FEMA FIRM Flood data
06055C0625E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CUTTINGS WHARF	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

DRAFT

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tp *(decoded above as Era, System & Series)*

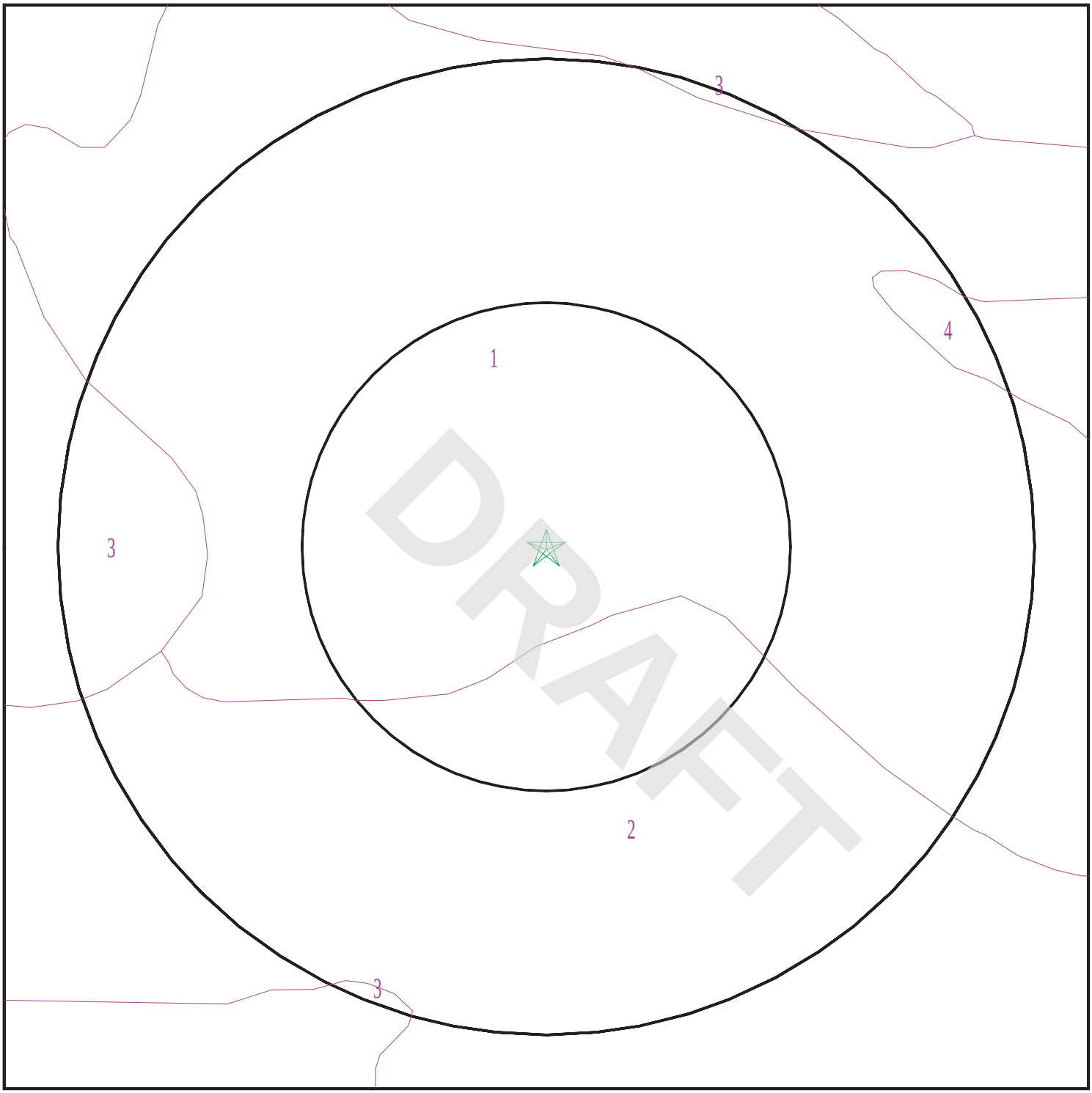
GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DRAFT

SSURGO SOIL MAP - 7171230.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	471638	CLIENT:	AEI Consultants
ADDRESS:	Green Island Road at Broadway Street American Canyon CA 94503	CONTACT:	Dania Ledezma
LAT/LONG:	38.19728 / 122.258053	INQUIRY #:	7171230.2s
		DATE:	November 07, 2022 1:05 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: HAIRE

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

DRAFT

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
2	22 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
3	27 inches	44 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
4	44 inches	59 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5

Soil Map ID: 2

Soil Component Name: CLEAR LAKE

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

DRAFT

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	31 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4
2	31 inches	68 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.4

Soil Map ID: 3

Soil Component Name: HAIRE

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
2	22 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
3	27 inches	44 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5
4	44 inches	59 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.42 Min: 0.01	Max: 5.5 Min: 4.5

DRAFT

Soil Map ID: 4

Soil Component Name: Fagan

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
2	16 inches	27 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
3	27 inches	46 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:
4	46 inches	50 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 4 Min: 1.4	Max: Min:

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LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B4	USGS40000187320	1/2 - 1 Mile NNW
D16	USGS40000187284	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CADWR0000010902	1/4 - 1/2 Mile West
A2	CADWR9000038521	1/4 - 1/2 Mile West
3	CADWR0000006027	1/2 - 1 Mile NNW
B5	CADWR9000038542	1/2 - 1 Mile NNW
B6	CADWR0000028825	1/2 - 1 Mile NNW
C7	CAEDF0000118397	1/2 - 1 Mile South
C8	CAEDF0000106942	1/2 - 1 Mile South
C9	CAEDF0000097680	1/2 - 1 Mile South
C10	CAEDF0000043449	1/2 - 1 Mile South
C11	CAEDF0000117847	1/2 - 1 Mile South
D12	CADWR9000038525	1/2 - 1 Mile West
D13	CADWR0000025204	1/2 - 1 Mile West
D14	CAUSGSN00003787	1/2 - 1 Mile West
D15	CAUSGS000001894	1/2 - 1 Mile West

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PHYSICAL SETTING SOURCE MAP - 7171230.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	471638	CLIENT:	AEI Consultants
ADDRESS:	Green Island Road at Broadway Street American Canyon CA 94503	CONTACT:	Dania Ledezma
		INQUIRY #:	7171230.2s
LAT/LONG:	38.19728 / 122.258053	DATE:	November 07, 2022 1:05 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
West
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000010902**

Well ID:	04N04W13E001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04N04W13E001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04N04W13E001M&store_num=		
GeoTracker Data:	Not Reported		

A2
West
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000038521**

State Well #:	04N04W13E001M	Station ID:	23191
Well Name:	Not Reported	Basin Name:	Napa-Sonoma Lowlands
Well Use:	Stockwatering	Well Type:	Unknown
Well Depth:	98	Well Completion Rpt #:	Not Reported

3
NNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000006027**

Well ID:	04N04W12M002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04N04W12M002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04N04W12M002M&store_num=		
GeoTracker Data:	Not Reported		

B4
NNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000187320**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004N004W12M001M	Type:	Well
Description:	Not Reported	HUC:	18050002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	28	Level reading date:	1977-10-03
Feet below surface:	21.4	Feet to sea level:	Not Reported

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Note: Not Reported

Level reading date:	1977-06-20	Feet below surface:	21.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-04-18	Feet below surface:	22.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-01-24	Feet below surface:	20.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-10-18	Feet below surface:	20.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-07-28	Feet below surface:	19.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-04-28	Feet below surface:	19.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-02-02	Feet below surface:	18.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-12-13	Feet below surface:	18.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-07-09	Feet below surface:	16.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-04-15	Feet below surface:	15.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-10-08	Feet below surface:	17.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-07-22	Feet below surface:	15.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-03-11	Feet below surface:	12.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-06-15	Feet below surface:	18.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-05-08	Feet below surface:	16.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-10-25	Feet below surface:	20.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-03-20	Feet below surface:	19.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-03-24	Feet below surface:	12.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-03-23	Feet below surface:	13.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-04-04	Feet below surface:	13.4
Feet to sea level:	Not Reported	Note:	Not Reported

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Level reading date:	1968-03-18	Feet below surface:	16.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-05-01	Feet below surface:	12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-04-08	Feet below surface:	17.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-03-22	Feet below surface:	18.1
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-04-02	Feet below surface:	18.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-04-04	Feet below surface:	17.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1962-07-16	Feet below surface:	21.7
Feet to sea level:	Not Reported	Note:	Not Reported

B5
NNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000038542**

State Well #:	04N04W12M001M	Station ID:	23190
Well Name:	Not Reported	Basin Name:	Napa-Sonoma Lowlands
Well Use:	Residential	Well Type:	Unknown
Well Depth:	48	Well Completion Rpt #:	Not Reported

B6
NNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000028825**

Well ID:	04N04W12M001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04N04W12M001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04N04W12M001M&store_num=		
GeoTracker Data:	Not Reported		

C7
South
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000118397**

Well ID:	T0605500097-DW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	DW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605500097&assigned_name=DW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605500097&assigned_name=DW-1		

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Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C8
South
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000106942**

Well ID:	T0605500097-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605500097&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605500097&assigned_name=MW-1		

C9
South
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000097680**

Well ID:	T0605500097-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605500097&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605500097&assigned_name=MW-2		

C10
South
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000043449**

Well ID:	T0605500097-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605500097&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605500097&assigned_name=MW-4		

C11
South
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000117847**

Well ID:	T0605500097-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605500097&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605500097&assigned_name=MW-3		

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Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D12
West
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000038525**

State Well #:	04N04W14C002M	Station ID:	23192
Well Name:	Not Reported	Basin Name:	Napa-Sonoma Lowlands
Well Use:	Residential	Well Type:	Unknown
Well Depth:	80	Well Completion Rpt #:	Not Reported

D13
West
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000025204**

Well ID:	04N04W14C002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04N04W14C002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04N04W14C002M&store_num=		
GeoTracker Data:	Not Reported		

D14
West
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00003787**

Well ID:	USGS-381153122162801	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-381153122162801	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-381153122162801&store_num=		
GeoTracker Data:	Not Reported		

D15
West
1/2 - 1 Mile
Lower

CA WELLS **CAUSGS000001894**

D16
West
1/2 - 1 Mile
Lower

FED USGS **USGS40000187284**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004N004W14C002M	Type:	Well
Description:	Not Reported	HUC:	18050002
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	80

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Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	27	Level reading date:	1977-10-03
Feet below surface:	36.7	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1977-06-20	Feet below surface:	33.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-04-18	Feet below surface:	36.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-01-24	Feet below surface:	32.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-10-18	Feet below surface:	33.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-07-28	Feet below surface:	32.6
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-04-28	Feet below surface:	33.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-02-02	Feet below surface:	31.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-10-28	Feet below surface:	33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-07-09	Feet below surface:	32.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-04-15	Feet below surface:	30.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-10-08	Feet below surface:	30.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-07-22	Feet below surface:	33.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-04-03	Feet below surface:	28.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-10-25	Feet below surface:	31.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-05-04	Feet below surface:	32.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-10-25	Feet below surface:	38.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-03-20	Feet below surface:	35.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-03-17	Feet below surface:	36.2
Feet to sea level:	Not Reported	Note:	Not Reported

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Level reading date:	1970-03-23	Feet below surface:	30.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-04-04	Feet below surface:	30.4
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1968-03-18	Feet below surface:	27.9
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1967-05-01	Feet below surface:	32.7
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-04-06	Feet below surface:	32.8
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1965-03-22	Feet below surface:	33.2
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1964-04-02	Feet below surface:	33.3
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1963-04-05	Feet below surface:	33.4
Feet to sea level:	Not Reported	Note:	Not Reported

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94503	11	0

Federal EPA Radon Zone for NAPA County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for NAPA COUNTY, CA

Number of sites tested: 27

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.937 pCi/L	93%	7%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.800 pCi/L	100%	0%	0%

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PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

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PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

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Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D

HISTORICAL SOURCES

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471638

Green Island Road at Broadway Street

American Canyon, CA 94503

Inquiry Number: 7171230.5

November 08, 2022

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The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/08/22

Site Name:

471638
Green Island Road at Broadwa
American Canyon, CA 94503
EDR Inquiry # 7171230.5

Client Name:

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
Contact: Dania Ledezma

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1993	1"=500'	Acquisition Date: January 01, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July 08, 1982	USDA
1973	1"=500'	Flight Date: January 01, 1973	USGS
1968	1"=500'	Flight Date: April 20, 1968	USGS
1958	1"=500'	Flight Date: July 25, 1958	USGS
1952	1"=500'	Flight Date: August 03, 1952	USDA
1947	1"=500'	Flight Date: March 01, 1947	USGS

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0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2016

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664



N

AERIAL PHOTOGRAPH - 2012

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0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2009

AEI

666



0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 2006

AEI

667



N

AERIAL PHOTOGRAPH - 1993

AEI

668



0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1982

AEI

669



0 Feet 500 1000 2000

N

AEI

AERIAL PHOTOGRAPH - 1973

670



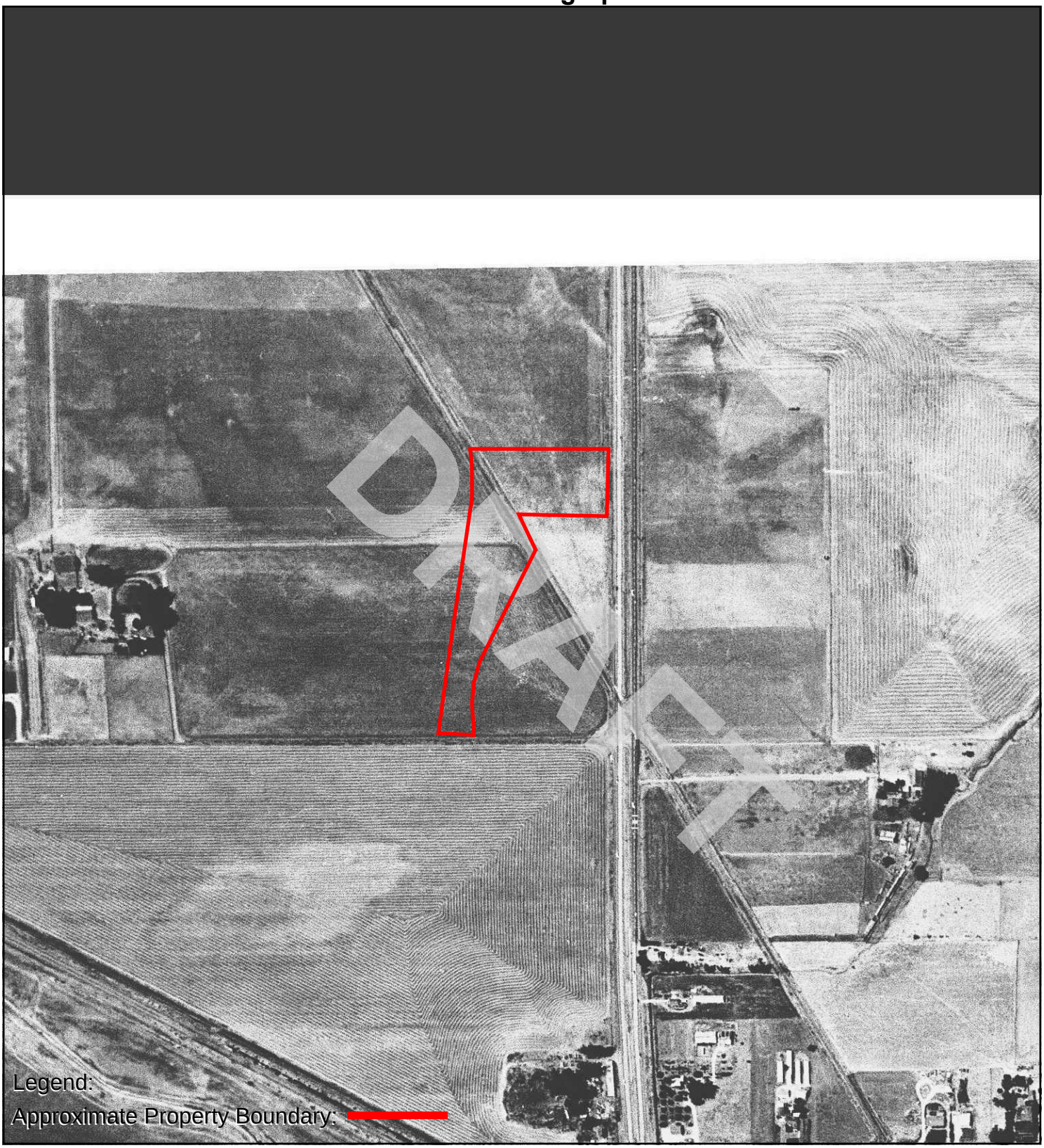
0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1968

AEI

671



N

AERIAL PHOTOGRAPH - 1958

AEI



N

AERIAL PHOTOGRAPH - 1952

AEI



0 Feet 500 1000 2000

N

AERIAL PHOTOGRAPH - 1947

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471638

Green Island Road at Broadway Street

American Canyon, CA 94503

Inquiry Number: 7171230.3

November 07, 2022

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Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/07/22

Site Name:

471638
Green Island Road at Broadwa
American Canyon, CA 94503
EDR Inquiry # 7171230.3

Client Name:

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
Contact: Dania Ledezma

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 5C56-47F9-AE3D

PO # 323692

Project 471638

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 5C56-47F9-AE3D

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- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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471638
Green Island Road at Broadway Street
American Canyon, CA 94503

Inquiry Number: 7171230.6
November 08, 2022

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The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1986	☑	☐	Haines Criss-Cross Directory
1981	☑	☐	Haines Criss-Cross Directory
1977	☑	☐	Haines Criss-Cross Directory
1974	☑	☐	Polk's City Directory
1970	☑	☐	Polk's City Directory
1965	☐	☐	Polk's City Directory
1959	☐	☐	Polk's City Directory
1937	☐	☐	Polk's City Directory
1926	☐	☐	Polk's City Directory

EXECUTIVE SUMMARY

Year	*Target Street*	*Cross Street*	*Source*

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FINDINGS

TARGET PROPERTY STREET

Green Island Road at Broadway Street
American Canyon, CA 94503

Year	*CD Image*	*Source*	
BROADWAY ST			
2017	pg A1	EDR Digital Archive	
2014	pg A3	EDR Digital Archive	
2010	pg A5	EDR Digital Archive	
2005	pg A7	EDR Digital Archive	
2000	pg A9	EDR Digital Archive	
1995	pg A11	EDR Digital Archive	
1992	pg A13	EDR Digital Archive	
1986	pg A15	Haines Criss-Cross Directory	
1986	pg A16	Haines Criss-Cross Directory	
1981	pg A19	Haines Criss-Cross Directory	
1977	pg A21	Haines Criss-Cross Directory	
1974	pg A24	Polk's City Directory	
1970	pg A25	Polk's City Directory	
1965	-	Polk's City Directory	Target and Adjoining not listed in Source
1959	-	Polk's City Directory	Target and Adjoining not listed in Source
1937	-	Polk's City Directory	Street not listed in Source
1926	-	Polk's City Directory	Street not listed in Source
GREEN ISLAND RD			
2017	pg A2	EDR Digital Archive	
2014	pg A4	EDR Digital Archive	
2010	pg A6	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	pg A10	EDR Digital Archive	
1995	pg A12	EDR Digital Archive	
1992	pg A14	EDR Digital Archive	
1986	pg A17	Haines Criss-Cross Directory	

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FINDINGS

Year	CD Image	Source	
1986	pg A18	Haines Criss-Cross Directory	
1981	pg A20	Haines Criss-Cross Directory	
1977	pg A22	Haines Criss-Cross Directory	
1977	pg A23	Haines Criss-Cross Directory	
1974	-	Polk's City Directory	Street not listed in Source
1970	-	Polk's City Directory	Street not listed in Source
1965	-	Polk's City Directory	Street not listed in Source
1959	-	Polk's City Directory	Street not listed in Source
1937	-	Polk's City Directory	Street not listed in Source
1926	-	Polk's City Directory	Street not listed in Source

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FINDINGS

CROSS STREETS

No Cross Streets Identified

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City Directory Images

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 2017

5353	T KO IRON WORKS
5365	DOSHIER GREGSON INC
5405	PATIO HEATERS R US
5425	ALCAN PACKAGING CAPSULES OF CA
5431	SERVICEMASTER CLEAN
5555	GYPTECH
	K & B LOGISTIC INC
	MAETRIALOGIC FOUR
	MATERIALOGIC
	SCHOTKA CONSTRUCTION INC
5747	DIABLO TIMBER CORP
5757	PACIFIC COAST CUSTOMS
5759	PACIFIC AUTO SALVAGE INC
6240	LA STRADA
6400	KJ MOVING SYSTEMS INC
6405	ALL METAL FABRICATION INC
	ANDERSON, CLIFF

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

GREEN ISLAND RD 2017

405 ALL BAY MILL & LUMB
501 KREYSLER & ASSOCIATES
507 ENVIROCARE INTERNATIONAL
834 SHARMA, PANKAJ
850 KUHN, RONALD J
860 D H R CONSTRUCTION INC
876 PARKER, WILLIAM
1111 NAPA VALLEY CAST STONE
1190 PURYEAR, LESLIE N
1200 BIAGI BROS
1208 M & M SANITARY LLC
1300 KOLKKA FURNITURE
1386 CENTRAL BUILDERS SUPPLY
1500 FRASER EDWARDS CO
SCAFFOLD SOLUTIONS INC
1550 PFISTER EXCAVATING INC
1578 CALIFORNIA AUTO DISMANTLING INC
1660 ENG BROTHERS & WOOD PRODUCTS
1678 BAKER AUTO WRECKING
1760 CRUZ, MARC
2350 CANYON RANCH
2480 CAMPBELL, CHARLES W
2580 BRIANS SALVAGE & JUNK
2600 ECO AUTO DISMANTLING

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 2014

5353	PROFESSIONAL AUTOMOBILES
	R & S GLAZING SPECIALITIES INC
	T KO IRON WORKS
5365	DOSHIER GREGSON INC
	DOSHIERGREGSON INC
5425	ALCAN PACKAGING CAPSULES OF CA
5431	SERVICE MASTER
5505	VOLVO RENTS
5555	GYPTECH
	K & B LOGISTIC INC
	SCHOTKA CONSTRUCTION INC
5747	DIABLO TIMBER CORP
5757	PACIFIC COAST CUSTOMS
5759	AUTO SALVAGE
	PACIFIC AUTO SALVAGE INC
6400	KOKOLIOS IRON WORKS & SUPPLY
	NAPA VALLEY RC
6405	ANDERSON, KELLY

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

GREEN ISLAND RD 2014

352	OCCUPANT UNKNOWN,
405	ALL BAY MILL & LUMBER CO
501	KREYSLER & ASSOCIATES
507	ENVIROCARE INTERNATIONAL
650	CLARKS ROCK
834	HOLDER, JACK M
850	KUHN, RONALD J
852	HEVENER, TERRY
860	D H R CONSTRUCTION INC
876	PARKER, WILLIAM
1000	CALIFORNIA FREIGHT SALES
1111	NAPA VALLEY CAST STONE
1190	PURYEAR, LESLIE N
1200	BIAGI BROTHERS
1208	M & M SANITARY LLC
1300	KOLKKA FURNITURE
1330	FLORES, FERNANDO
1386	CENTRAL BUILDERS SUPPLY
	CENTRAL VALLEY BUILDERS SUPPLY
1500	FRASER EDWARDS CO
	SCAFFOLD SOLUTIONS INC
	VINTAGE CONTRACTORS
1550	PFISTER EXCAVATING INC
1554	SCHMITZ, BRUCE
1578	CALIFORNIA AUTO DISMANTLING INC
1660	ENG BROTHERS & WOOD PRODUCTS
1678	BAKER AUTO WRECKING
1760	ROBBINS, JEANNIE L
1806	SPRINGSTEAD, ESTHER B
1808	OCCUPANT UNKNOWN,
2350	ASALAM
2470	OCCUPANT UNKNOWN,
2480	CAMPBELL, CHARLES W
2484	OCCUPANT UNKNOWN,
2560	OCCUPANT UNKNOWN,
2580	BRIANS SALVAGE & JUNK
2600	ECO AUTO DISMANTLING

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 2010

5353	LARRYS CUSTOM AUTO UPHOLSTERY
	LARRYS CUSTOM TRUCK TOPPERS
	SEAMS WHEN PIGS FLY
5365	DOSHIER GREGSON INC
5425	ALCAN PACKAGING
5431	SERVICE MASTER NVB
5455	REALROCK INDUSTRIES
5505	RENTAL SOLUTIONS
5555	BAY WIDE INSURANCE SVC
	K & B LOGISTIC INC
	PHARMACY INSURANCE
	SCHOTKA CONSTRUCTION INC
5757	PACIFIC COAST CUSTOMS
6400	CORNISH ENTERPRISE INC
	KOKOLIOS IRON WORKS & SUPPLY
6405	ALL METAL FABRICATION INC
	OCCUPANT UNKNOWN,

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

GREEN ISLAND RD 2010

352	DOMINION PLASTERING
	HEVENER PLASTERING
405	ALL BAY MILL & LUMBER CO
501	KREYSLER & ASSOC
507	ENVIROCARE INTERNATIONAL
650	CLARKS ROCK
834	HOLDER, JACK M
850	KUHN, RONALD J
860	DHR CONSTRUCTION INC
	LARSON GOLF
876	HARTLEY, CHRISTINA
1000	CALIFORNIA FREIGHT SALES
	VITRO PACKAGING INC
1111	NAPA VALLEY CAST STONE
1190	PURYEAR, LESLIE N
1208	MCMAHON, CURTIS D
1300	KOLKKA FURNITURE
1330	FLORES, FERNANDO
1500	FRASER EDWARDS CO
	SCAFFOLD SOLUTIONS INC
	VINTAGE CONTRACTORS
1578	CALIFORNIA AUTO DISMANTLING
1660	ENG BROTHERS WOOD PRODUCTS
1678	BAKER AUTO WRECKING
	BAKER STORAGE
1760	ROBBINS, JEANNIE L
1808	HINKLE, FRANK B
2350	CANYON RANCH
2400	MATTERHORN CALIFORNIA INC
2480	CAMPBELL, CHARLES W
2484	OCCUPANT UNKNOWN,
2560	LAPOINT, MICHAEL K
2580	BRIANS SALVAGE & JUNK

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 2005

5353 OCCUPANT UNKNOWN,
5425 PECHINEY CORK & SEAL OF CALIFORNIA
5431 SERVICEMASTER CLEAN
SERVICEMASTER OF VALLEJO & BENICIA
5555 SCHOTKA CONSTRUCTION INC
5757 PACIFIC COAST CUSTOMS
5759 PACIFIC AUTO SALVAGE INC
5790 AZEVEDO, RON
6240 RISTORANTE LA STRADA
6275 NATIONAL AUTO TRUCK DISMANTLERS
6400 KOKOLIOS IRON WORKS & SUPPLY

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

GREEN ISLAND RD 2005

352 DOMINION CONSTRUCTION
405 ALL BAY MILL & LUMBER CO INC
501 KREYSLER & ASSOCS
OCCUPANT UNKNOWN,
507 ENVIROCARE INTERNATIONAL INC
PACIFIC PULMONARY SERVICES
520 CARVER, JOHN E
834 HOLDER, JACK M
850 KUHN, RONALD J
860 D H R CONSTRUCTION INC CA
LARSON GOLF
1190 PURYEAR, LESLIE N
1208 MCMAHON, CURTIS D
1300 OCCUPANT UNKNOWN,
1330 FLORES, FERNANDO
1386 CENTRAL VALLEY BUILDERS SUPPLY
HOWELL, HEATH A
1500 VINTAGE CONTRACTORS
1554 LINN, ANNETTE
1760 ROBBINS, JEANNIE L
1808 HINKLE, FRANK B
2350 CANYON RANCH
LEE, TU
2480 CAMPBELL, CHARLES W
2484 OCCUPANT UNKNOWN,
2500 GENTRY, JAMES
RUDD L C & SON INC
2560 LAPOINT, MICHAEL K
2744 VALLEJO PULL APART

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 2000

4207 BOYS & GIRLS THRIFT SHOP
4211 INFINITY CONNECTIONS
4215 LARRY'S CUSTOM AUTO UPHOLSTERY
4381 EARL'S RADIATOR EXCHANGE
RADIATOR EXCHANGE

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

GREEN ISLAND RD 2000

352 HEVENER PLASTERING COMPANY INCORPORATED
HEVENER, TERRY
507 ENVIROCARE
520 CARVER, JOHN E
PREMIER OF NAPA
SERVPRO OF NAPA
650 CLARKS ROCK
U HAUL COMPANY INDEPENDENT DEALERS
834 HOLDER, W A
850 KUHN, RONALD
876 STRUBLE, LESTER O
1111 HATCH & KIRK INCORPORATED
1208 BASSHAM, V V
1300 FLORES, F
1386 MASCHAEUER, DAWN L
1550 PFISTER EXCAVATING
1554 OCCUPANT UNKNOWN,
1578 SUNRISE AUTO
1660 ENG BROTHERS WOOD PRODUCTS
1678 BAKER TOWING
1760 ROBBINS, JEANNIE
1808 OCCUPANT UNKNOWN,
2480 CAMPBELL, CHARLES
2484 LYALL, JAS F
2500 RUDD L C & SON INCORPORATED
2560 LAPOINT, MICHAEL K
2580 BRIANS SALVAGE & JUNK
2700 TIEDEMANN, RICHARD L

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 1995

4201	OREGON FIREWOOD INC
4205	AUCTION AUTO BROKERS
4209	PORTER, MARK L
4211	CUSTOM TRUCK TOPPERS
4215	LARRYS CUSTOM AUTO UPHOLSTERY
4381	EARLS RADIATOR EXCHANGE
4391	BECHTOLD, JOE
	THORNBURY, CRAIG
4841	ATLAS LIFT WEST INC
5505	POWERHOUSE DIESEL SVC INC

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

GREEN ISLAND RD 1995

352 HEVENER PLASTERING
HEVENER, TERRY
450 ALL AMERICAN RADIATORS
501 ADAMZ, L
ICI RESINS US
507 NAPA VALLEY FORGE
SUPERIOR ERECTIONS
520 CARVER, JOHN E
SERV PRO OF NAPA
SERVPRO OF VALLEJO
650 CLARKS ROCK
OCCUPANT UNKNOWNN
U HAUL CO
834 HOLDER, JACK M
850 KUHN, RONALD
876 STRUBLE, LESTER O
1111 HATCH & KIRK INC
1190 PURYEAR, LESLIE N
1208 BASSHAM, VERNON V
1300 INDELWOOD, STEVE
1386 ATES, WAID L
1554 CIPPONERI, JOHN
JOHN CIPPONERI
1578 MCMAHAN, LARRY C
SUNSHINE AUTO SALVAGE
1660 LESSLEY, TIMOTHY L
1678 BAKER AUTO WRECKING
BAKER, CHARLES
1760 ROBBINS, GARY
1806 HARRIS, FRED
SPRINGSTEAD, JAMES
1808 OCCUPANT UNKNOWNN
2350 BARNES, WILLIAM B
2480 CAMPBELL, CHARLES
2484 OCCUPANT UNKNOWNN
2500 L C RUDD & SON INC
2560 LAPOINT, MICHAEL K
2580 ABBOTT, BRIAN
BRIANS SALVAGE & JUNK
2600 A THRU Z AUTO REPAIR & STORAGE
LARRYS DISMANTLING & AUTO
LARRYS DISMANTLING & AUTO SVC
2700 TIEDEMANN, RICHARD L
2744 VALLEJO PULL A PART

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Target Street	Cross Street	Source
✓	-	EDR Digital Archive

BROADWAY ST 1992

4115 MOTHER TEMPLE
4211 NATL SANITARY CO
4215 LARRYS CSTM ATO UPH
4381 EARLS RDTR EXCHANGE
4391 BECHTOLD, JOE
INDEP STAVE CO
YOUNG, RON
4841 ATLAS LIFT WEST INC
4901 C D I INC

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Target Street	Cross Street	Source
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GREEN ISLAND RD 1992

352 HEVENER PLASTERING
HEVENER, TERRY
450 ALL AMER RADIATORS
501 I C I RESINS US
507 AMER CANYON FOODS
NAPA VLY FORGE
SUPERIOR ERECTIONS
520 CARVER, JOHN E
SERV PRO OF NAPA
650 CLARKS ROCK
PETERSON, HOWARD
U HAUL CO
834 HOLDER, JACK M
850 KUHN, RONALD
876 STRUBLE, LESTER O
1111 H K I M P C O
HATCH&KIRK INC
1190 PURYEAR, LESLIE N
1208 BASSHAM, VERNON V
1386 ATES, WAID L
1500 PFISTER EXCAVATING
1554 CIPPONERI, JOHN
1578 A SUNSHINE CO
SUNSHINE AUTO
1660 ALTERNATIVE CONSTR
1678 BAKER AUTO WRECKING
1760 ROBBINS, GARY
1806 HARRIS, FRED
SPRINGSTEAD, JAMES
2350 BARNES, WILLIAM B
2480 CAMPBELL, CHARLES
2500 RUDD L C&SON INC
2560 COIL, LELAND
2580 ABBOTT, BRIAN
BRIANS SALVAGE JUNK
2600 A THRU Z AUTO CLUB
WHITTINGTON, L
2700 TIEDEMANN, RICHARD L
2744 VALLEJO PULL APART

DRAFT

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

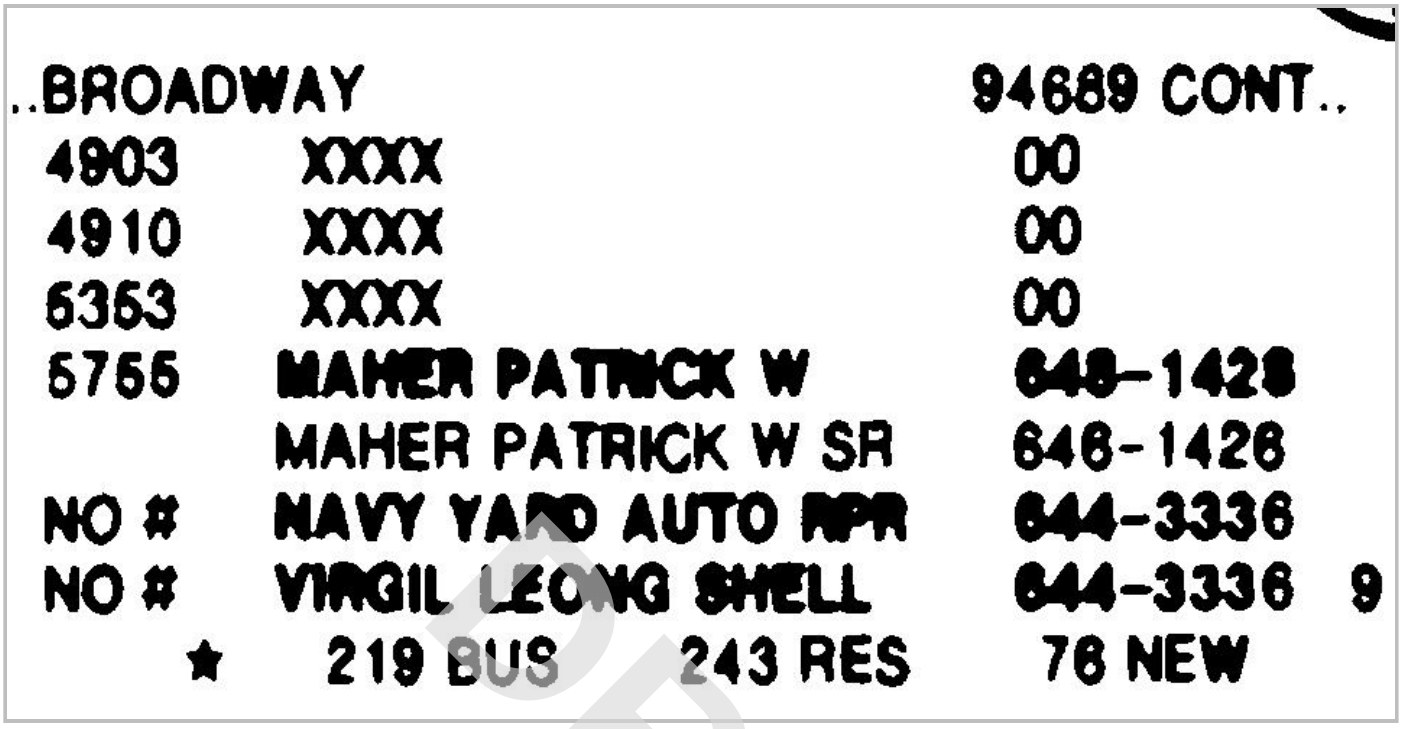
BROADWAY ST 1986

4116	MOTHER TEMPLE	648-9279	+6
4201	XXXX	00	
4206	XXXX	00	
4207	XXXX	00	
4209	FRITZ RECORDNG STDO	642-4569	+6
4211	NATL SANITARY CO	644-1668	3
4216	LARRYS CSTM ATO UPH	554-4255	3
	VINTAGE BOWL PIZZA	557-0374	6
	VINTAGE BOWL TICKET	557-6410	5
	VINTAGE BOWLING	557-0373	4
4221	XXXX	00	
4226	XXXX	00	
4381	EARLS RADIATOR EXCH	252-2121	+6
4391	XXXX	00	
4501	MILLS FRICTION BRKS	643-5444	3
	VENTURE 2	552-8231	0
4503	XXXX	00	
4506	XXXX	00	
4507	XXXX	00	
4646	MAHER WARD&SON INC	644-0441	0
	MIDWAY STORAGE	644-0441	
4625	XXXX	00	
4711	SHEFFER SUPPLY	224-3135	4
	SHEFFER SUPPLY	553-9206	6
4841	SUNRADER CLASSICS	257-2668	+6
4890	XXXX	00	
4901	SAILEY BROS SPEED	642-7744	

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

BROADWAY ST 1986



..BROADWAY 94689 CONT..

4903	XXXX	00
4910	XXXX	00
5363	XXXX	00
5755	MAHER PATRICK W	646-1428
	MAHER PATRICK W SR	646-1426
NO #	NAVY YARD AUTO RPR	644-3336
NO #	VIRGIL LEONG SHELL	644-3336 9

★ 219 BUS 243 RES 76 NEW

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

GREEN ISLAND RD 1986

GREEN ISLD RD 94589
VALLEJO

352	HAVENBEL K D	643-4214	+6
	HEVENER PLASTERING	644-9098	
405	XXXX	00	
450	ALL AMERCN RADIATOR	226-2567	+6
	ALL AMERICAN RADTRS	557-1469	+6
	EARLS RDTR EXCHNG	552-6450	0
501	ROLYVINYL CHEM IND	552-3500	5
507	CHARRON PACIFIC INC	644-4223	+6
	NAPA VALLEY TRUCKNG	557-0375	4
	NAPA VLY TRUCKING	224-0580	5
520	CARVER J E	642-9509	9
	SERVPRG OP VALLEJO	554-4830	2
650	SANDERS STEVE C	557-2413	+6
834	HOLDER JACK M	644-0928	
	HOLDER W A	644-0928	
850	KUHN RONALD	644-4538	
860	CAROTHERS STEVE C	643-0603	0
876	STRUBLE L O	226-9087	1
	STRUBLE LESTER O	644-0133	
1111	ILLMAN JONES INC	552-8777	+6
1190	PURYEAR LESLIE N	643-1561	
	PURYEAR LINDA	643-1561	
1208	BASSHAM V V	642-9237	
1300	GLORY HOLE RANCH	552-4242	
1386	ATES WAID L	644-0142	
1554	EARLS AUTO DISMNTLR	255-0580	4
	EARLS AUTO DISMNTLR	643-2591	4
	TOLLE DEAN	226-6331	3
	TOLLE EARL	255-0580	4
1573	XXXX	00	
1578	AUSSIE TOWING SRVC	557-2174	5
	AUSSIE TOWING SRVC	642-7655	5
	SUNSHINE AUTO	252-5377	5
	SUNSHINE AUTO SLVG	552-8444	5
1660	ALTEC	552-8900	0
	ALTERNATIVE CONSTR	642-1389	+6
1678	AL BAKER AUTO WRCK	942-9903	
	AL BAKER AUTO WRCKG	252-8344	
	BAKER AL AUTO WRCKG	642-9903	9
	BAKER AUTO WRCKNG	252-6344	8
1760	FRAZIER ALICE L	644-2792	
1806	HARRIS FRED	642-9274	
2350	BARNES WM B	643-7086	
2480	CAMPBELL CHAS	644-7216	
2580	COIL LELAND	224-0102	+6
2580	ABBOTT BRIAN	252-1409	1
	BRIANS SALVAGE JUNK	642-5408	9
2600	LARRYS AUTO DSMNTLG	224-1364	1
	LARRYS AUTO DSMNTLN	643-6277	1
	WHITTINGTON L	552-8674	+6
2700	XXXX	00	
2744	GREEN ISL AUTO SLVG	557-0698	4
	NORTH RAY AUTO SLVG	552-6112	2
	POOCHIES AUTO WRCKG	552-7764	3
E	GREEN ISLAND AUTO	257-1902	4
2983	STEELE DANLEY A	643-2021	0

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

GREEN ISLAND RD 1986

..GREEN ISLD RD 94589 CONT..

NO # LESLIE SALT CO 642-9845

★ 32 BUS 25 RES 9 NEW

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

BROADWAY ST 1981

4115	MOTHER TEMPLE	552-9279	0
4205	GALLERY THE	552-9016	0
	S&S PRODUCE	552-8755	0
4207	XXXX	00	
4209	RANCHO BEAUTY SHOP	553-1290	0
4211	H&S SALES	553-1921	0
4215	VINTAGE BOWL	642-7200	5
4221	XXXX	00	
4381	WINDERS PAUL R	644-3166	+1
4391	SALVATORE GARY	642-8763	+1
	SCOTT L F	643-3533	0
	WAGON TRAIN TRADING	642-8763	+1
4501	A B C MOBILE BRAKES	643-5944	0
	VENTURE 2	552-8281	0
4503	AMER HNDCPPD ADPTVE	553-1717	0
4505	XXXX	00	
4507	MARWEST CARBIDE	552-6261	0
	PARCON CARBIDE SV	552-6364	0
4545	MAHER WARD&SON INC	644-0441	0
	MIDWAY STORAGE	552-7524	9
4625	EARLS AUTO DISMNTLR	643-2591	
	EARLS AUTO DSMNTLRS	255-0580	5
	TOLLE EARL	255-0580	5
4841	AMFAC MECH SPLY CO	255-1115	0
	AMFAC MECHNCL SPLY	644-4418	0
	AMFAC MECHNCL SPPLY	429-1663	0
4890	XXXX	00	
4901	BAILEY BROS SPD SHP	642-7744	4
	BAILEY BROS SPEED	255-6020	8
4903	XXXX	00	
4910	XXXX	00	
5353	ADAMS TILE	642-7658	+1
5505	TORONDEE	252-6410	+1
5755	MAHER PATRICK W	648-1426	5
	MOTOR HOME SPCLSTS	643-8843	2
	NORTHBAY ADJUSTERS	648-1426	+1
NO #	NAVY YARD SHELL	644-3336	2
NO #	VIRGIL LEONG SHELL	644-3336	9
★	241 BUS 250 RES	99 NEW	

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

GREEN ISLAND RD 1981

GREEN ISLD RD 94590
VALLEJO

352	ANDREWS SUSAN	648-1522	+1
	HEVENER PLASTERING	644-9098	
	HEVENER TERRY	644-9098	8
405	HUBBARD&JOHNSON CO	552-6310	7
450	EARLS RADIATOR EXCH	252-3641	9
	EARLS RDTR EXCHNG	552-8450	0
501	APPLIED TNTNG SYSTM	643-6352	8
	CALIF RESIN&CHEM CO	552-3500	8
	SOLVEAN INTL INC	552-3470	+1
	SOLVEAN LABS INC	552-3500	6
507	AFTEX COMPANY	552-3326	9
520	CARVER J E	642-9509	9
	SERVPRO OF VALLEJO	552-1890	9
650	SHIPLEY M F	642-0326	
834	HOLDER JACK M	644-0928	4
	HOLDER W A	644-0928	4
850	KUHN RONALD	644-4538	3
860	CAROTHERS STEVE C	643-0603	0
876	STRUBLE L O	226-9087	+1
	STRUBLE LESTER O	644-0133	
1190	PURYEAR LESLIE N	643-1561	7
	PURYEAR LINDA	643-1561	7
1208	BASSHAM V V	642-9237	
1300	GLORY HOLE RANCH	552-4242	6
1386	ATES WAID L	644-0142	
1554	PARKER JACK A	644-2247	7
1660	ALTEC	552-8900	0
1678	AL BAKER AUTO WRCK	642-9903	2
	AL BAKER AUTO WRCKG	252-6344	6
	BAKER AL AUTO WRCKG	642-9903	9
	BAKER AUTO WRCKNG	252-6344	8
1760	FRAZIER ALICE L	644-2792	
	FRAZIER H EUGENE	644-2792	3
1806	HARRIS FRED	642-9274	
2350	BARNES WM B	643-7086	6
2480	CAMPBELL CHAS	644-7216	
2560	COIL LELAND	644-5942	+1
2580	ABBOTT BRIAN	252-1409	+1
	BRIANS SALVAGE JUNK	642-5408	9
2600	LARRY AUTO DISMNTLN	224-1364	+1
	LARRYS AUTO DSMNTLN	643-8277	+1
2744	N BAY AUT SALVAGE	552-8112	+1
	NO BAY AUTO SALV	255-7500	+1
	SUNSHINE AUTO WRCKG	552-9266	0
	SUNSINE AUTO WRCKNG	552-8444	+1
F	POOCHIES AUTO WRKNG	552-0803	+1
2983	STEELE DANLEY A	643-2021	0
NO #	LESLIE SALT CO	642-9945	
NO #	MODJESKI&MASTERS	644-0400	0
★	27 BUS 22 RES	11 NEW	

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

BROADWAY ST 1977

```
4115*MOTHER TEMPLE              643-9860 5
4205*MARGIES TAVERN             552-9677+7
4211*J&J TRUCKING               552-6513 6
4215*VINTAGE BOWL               642-7200 5
4217  XXXX                      OO
4381*JEANS MOBILE MVRS          552-6642+7
     TRUDEAU JEAN               552-6642+7
4391*COLONY BAKERY              643-9835 2
    *NAPA GOLF CART SERV        643-9755 6
4625*EARLS AUTO DISMNTLR        643-2591
    *EARLS AUTO DSMNTLRS        255-0580 5
    *TOLLE EARL                 255-0580 5
4841*MORAN SUPPLY               644-4418+7
4890*KOKOLIOS IRON WORKS         643-7112 5
4901*BAILEY BROS SPD SH         642-7744 4
4903  XXXX                      OO
4910*ADKERSONS METAL WRK        642-5015
    *DAISS BODY&FENDR SH        648-1681 5
    *GREEN WOODY                643-1519 4
    *LAWN SPRINKLER SYS         552-6888+7
    *NAPA VALLEJO BDY SH        644-3798 6
5353*NAPA VLY REFRIGRATN        643-5071 5
5755*MAHER PATRICK W            648-1426 5
    *MOTOR HOME SPCLSTS         643-8843 2
    *NORTHBAY ADJUSTERS         648-1426 5
NO #*NAVY YARD SHELL            644-3336 2
    * 199 BUS  255 RES   71 NEW
```

DRAFT

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

GREEN ISLAND RD 1977

GREEN ISLAND RD 94590 VALLEJO

```
352 HEVENER TERRY          644-9098 2
   *TERRON PLASTERING      644-9098
405*HUBBARD&JOHNSON CO     552-6310+7
450  XXXX                  00
501*SOLVEAN LABS INC       552-3500 6
507*FIBERAISED BAR&LINE    644-1609
520  XXXX                  00
650 SHIPLEY M F            642-0326
834 HOLDER JACK M          644-0928 4
    HOLDER W A             644-0928 4
850 KUHN RONALD            644-4538 3
```

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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

GREEN ISLAND RD 1977

..GREEN ISLAND RD 94590 CONT..

860	PATTEN PAT	643-8083+7
876	STRUBLE LESTER O	644-0133
1190	PURYEAR LESLIE N	643-1561+7
	PURYEAR LINDA	643-1561+7
1208	BASSHAM V V	642-9237
1300	*GLORY HOLE RANCH	552-4242 6
1386	ATES WAID L	644-0142
1554	PARKER JACK A	644-2247+7
1578	XXXX	OO
1660	DULA M D	642-9072
1678	*AL BAKER AUTO WRCK	642-9903 2
	*AL BAKER AUTO WRCKG	252-6344 6
1760	FRAZIER ALICE L	644-2792 3
	FRAZIER H EUGENE	644-2792 3
1806	AMBERSON ALAN	644-3127+7
	HARRIS FRED	642-9274
2350	BARNES WM B	643-7086 6
2480	CAMPBELL CHAS	644-7216
2484	LYALL SCOTT C	643-5326 6
2560	WRIGHT CURTIS	642-0934+7
2580	GIGGEY CHARLEY	644-1572 5
2600	WHITTINGTON L G	552-0175 6
2700	PATE MARY J	642-9763+7
2744	*GREEN IS AUTO WRCKR	552-2479 6
	*GREEN ISLD ATO WRKR	252-7160+7
B	*BRIANS SALVAGE&JUNK	642-5408 4
2983	STEELE DANLEY	224-8758 6
3499	XXXX	OO
NO #	*LESLIE SALT CO	642-9945

* 11 BUS 29 RES 9 NEW

DRAFT

Target Street	Cross Street	Source
✓	-	Polk's City Directory

BROADWAY ST 1974

RIO DEL MAR INTERSECTS

4115 Johnson Mary Mrs palmist 643-9860
Williams Laura palmist
4205 Margie's Tavern 643-9271
4207 Vacant
4209 Vacant
4211 Jean's Mobile Movers transport serv
691-6642
4213 Vacant
4215 Town & Country Bowl 644-9743
4217 Vacant
4219 Vacant
4225 Hughes Plywood Co 643-4084
5755 ★ Maher Patk W ◎ 648-1426

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Target Street	Cross Street	Source
✓	-	Polk's City Directory

BROADWAY ST 1970

4115 Johnson Mary Mrs palmist 643-9860
4203 Vacant
4205 Le Red Garter Tavern
4207 Vacant
4209 Town & Country Beauty Salon
644-7319
4211 Vacant
4213 Vacant
Vacant
4213a Vacant
4215 Burgundy Room tavern 643-9243
Vintage Bowl 644-9743
4217 Vacant
4225 Hughes Plywood Co 643-4084
Hughes John 643-4084

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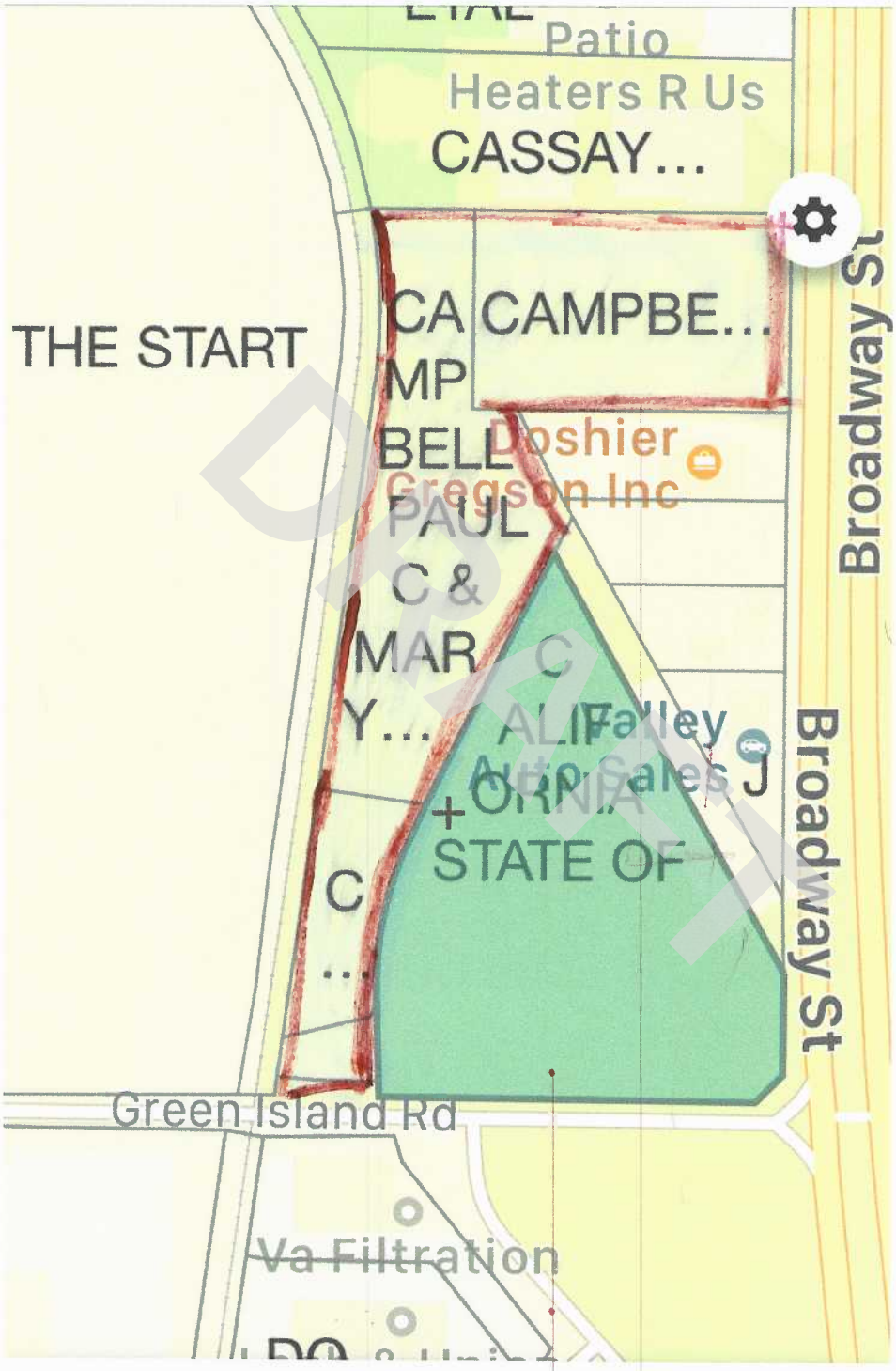
APPENDIX E

REGULATORY AGENCY RECORDS

DRAFT

4:14

Address, Owner, or APN



Owner

CALIFORNIA STATE OF

Address

DRAFT

PRINT

Napa County

California

Property Information

Assessor Parcel Number(APN)	057-130-029-000
Assessment Number	057-130-029-000
Tax Rate Area(TRA)	005000
Current Document Number	2006R0032034
Current Document Date	9/14/2006
SitusAddr	
Property Type	VACANT LAND INDUSTRIAL
Lot Size(Acres)	0.20
Lot Size(SqFt)	8553.00
Asmt Description	
Asmt Status	ACTIVE

Roll Values

Land	$54,000
Structural Imprv	$0
Fixtures Real Property	$0
Growing Imprv.	$0
Total land & Improvemnets	$54,000
Fixtures Personal Property	$0
Personal Property	$0
Manufactured Homes	$0
Homeowners Exemption(HOX)	$0
Other Exemptions	$0
Net Assessed Value	$54,000

Building Description

Building Seq. Number	
Unit Seq. Number	0

DRAFT

Building Code	
Current Doc Num	2006R0032034
Building Square Footage	
Number of units	
Building Type	
Garage Size	0.00
UnFinished Square Footage	
Year Built	
Bedrooms	
Full Baths	
Half Baths	
FirePlaces	
Pools	

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John Tuteur
Assessor
1127 First Street Suite A Napa,CA,94559
707-253-4466
assessor@countyofnapa.org

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PRINT

Napa County

California

Property Information

Assessor Parcel Number(APN)	057-130-031-000
Assessment Number	057-130-031-000
Tax Rate Area(TRA)	005000
Current Document Number	2006R0032034
Current Document Date	9/14/2006
SitusAddr	
Property Type	VACANT LAND INDUSTRIAL
Lot Size(Acres)	3.16
Lot Size(SqFt)	0.00
Asmt Description	
Asmt Status	ACTIVE

Roll Values

Land	$860,000
Structural Imprv	$0
Fixtures Real Property	$0
Growing Imprv.	$0
Total land & Improvemnets	$860,000
Fixtures Personal Property	$0
Personal Property	$0
Manufactured Homes	$0
Homeowners Exemption(HOX)	$0
Other Exemptions	$0
Net Assessed Value	$860,000

Building Description

Building Seq. Number	
Unit Seq. Number	0

DRAFT

Building Code	
Current Doc Num	2006R0032034
Building Square Footage	
Number of units	
Building Type	
Garage Size	0.00
UnFinished Square Footage	
Year Built	
Bedrooms	
Full Baths	
Half Baths	
FirePlaces	
Pools	

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John Tuteur
Assessor
1127 First Street Suite A Napa,CA,94559
707-253-4466
assessor@countyofnapa.org

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California

Property Information

Assessor Parcel Number(APN)	057-130-032-000
Assessment Number	057-130-032-000
Tax Rate Area(TRA)	005000
Current Document Number	2006R0032034
Current Document Date	9/14/2006
SitusAddr	5381 NAPA VALLEJO HWY AMCANYON
Property Type	VACANT LAND INDUSTRIAL
Lot Size(Acres)	2.40
Lot Size(SqFt)	0.00
Asmt Description	
Asmt Status	ACTIVE

Roll Values

Land	$653,000
Structural Imprv	$0
Fixtures Real Property	$0
Growing Imprv.	$0
Total land & Improvemnets	$653,000
Fixtures Personal Property	$0
Personal Property	$0
Manufactured Homes	$0
Homeowners Exemption(HOX)	$0
Other Exemptions	$0
Net Assessed Value	$653,000

Building Description

Building Seq. Number	1
Unit Seq. Number	0

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Building Code	1
Current Doc Num	2006R0032034
Building Square Footage	1163
Number of units	1
Building Type	
Garage Size	0.00
UnFinished Square Footage	
Year Built	1974
Bedrooms	0
Full Baths	0
Half Baths	0
FirePlaces	
Pools	

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John Tuteur
Assessor
1127 First Street Suite A Napa,CA,94559
707-253-4466
assessor@countyofnapa.org

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Napa County

California

Property Information

Assessor Parcel Number(APN)	057-130-033-000
Assessment Number	057-130-033-000
Tax Rate Area(TRA)	005000
Current Document Number	2006R0032034
Current Document Date	9/14/2006
SitusAddr	
Property Type	VACANT LAND INDUSTRIAL
Lot Size(Acres)	0.80
Lot Size(SqFt)	34705.00
Asmt Description	
Asmt Status	ACTIVE

Roll Values

Land	$218,000
Structural Imprv	$0
Fixtures Real Property	$0
Growing Imprv.	$0
Total land & Improvemnets	$218,000
Fixtures Personal Property	$0
Personal Property	$0
Manufactured Homes	$0
Homeowners Exemption(HOX)	$0
Other Exemptions	$0
Net Assessed Value	$218,000

Building Description

Building Seq. Number	
Unit Seq. Number	0

DRAFT

Building Code	
Current Doc Num	2006R0032034
Building Square Footage	
Number of units	
Building Type	
Garage Size	0.00
UnFinished Square Footage	
Year Built	
Bedrooms	
Full Baths	
Half Baths	
FirePlaces	
Pools	

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John Tuteur
Assessor
1127 First Street Suite A Napa,CA,94559
707-253-4466
assessor@countyofnapa.org

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Environmental

Cover Sheet

APN	057 - 130 - 032 - 000
Permit #	
Program	SD
DocType	Pmt
Street #	5381
Street Name	Napa Vallejo Hwy
Year	

DRAFT

DATE 11/14/90
FEE #25.00
RECEIPT NO. 27359
BY SL

A.P.# 57-130-12
RECORD # 3004

NAPA COUNTY
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

APPLICATION & PERMIT TO CONSTRUCT A SEWAGE SYSTEM

OWNER: Louis M. Cassayre
SITE ADDRESS: 5381 Hwy 29
MAILING ADDRESS: 3142 Browns Valley Rd. 94558
PHONE # 226-5241

CONTRACTOR: [redacted] Jim Gentry
ADDRESS: 1592 Gordon St.
Napa CA 94558
PHONE # (707) 255-4448 / mobil 1-322-0964

TYPE OF WORK: NEW CONSTRUCTION ( ) REPAIR (X) (Destruct) ADDITION ( ) ALTERATIONS ( )
SPECIAL DESIGN ( ) PRIVATE SEWAGE DISPOSAL SYSTEM (Ponds) ( )

PROPOSED USE: Residential( ) Units_____ /BDRMS _____ Commercial/Industrial( )_____G.P.D.
Other( ) Explain N/A

WATER SUPPLY: Public ( ) Individual ( ) (Well_____, Spring_____, Creek_____or Lake_____)
Name of Agency_____ Individual Water Supply Permit Issued _____
Distance from well to any part of nearest sewage disposal system_____feet.
Additional nearby wells N/A. Plot plan of proposed sewage system received _____.

County Road setback N/A feet from center line. Bldg. Dept. Form Received ( )

SPECIFICATIONS: **Septic Tank:** Type Concrete Size 1200 (gallons)
Drainline: Total Length_____ Trench Depth_____ Rock Under Leach Line_____
Sewer Line: Type_____ Approximate Length_____ Depth_____
Sump Pump: Tank Size_____ Alarm Type_____
Date Special Design Plans Approved:_____ Designer_____
Date Private Sewage Disposal System Plans Approved:_____ Designer_____
Other Pump tank, fill with sand or dirt & compact, crack lids - Call for inspection 24 hrs. in advance.

Issuing Sanitarian: Kayla Wilmesher

WORKER'S COMPENSATION COVERAGE: (Check one of the following)
( ) A certificate of current Worker's Comp. Insurance is on file with this office.
(X) A certificate of current Worker's Comp. Insurance is being filed with this application.
( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner without complying with the Worker's Compensation laws California.

TERMS OF PERMIT

Applicant agrees that:
1) Sanitarian will be notified a minimum of 24 hours prior to requiring inspection(s).
2) Sanitarian and engineer's inspection, when indicated, will be obtained prior to covering the system.
3) The permit and a copy of the approved sewage disposal system design shall be available at the parcel site at all times.
4) Any deviation from approved plan and specifications without prior approval of this office will be cause for stopping work until the changes are fully justified and approved.
5) Prior to authorizing occupancy of any building with an engineered designed system a signed statement by the design engineer certifying that the system was installed in compliance with the approved plan must be submitted to the Department of Environmental Health.
6) This permit is subject to revocation if found to be in nonconformance with Napa County Code of Ordinances, Title V, Article 3 (The Sewage Ordinance).

IT IS UNDERSTOOD THAT THE ISSUANCE OF A PERMIT IN NO WAY INDICATES THAT A GUARANTEE OF PERFECT AND INDEFINITE OPERATION OF THIS SYSTEM IS MADE BY THE NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND THAT THE OWNER IS REQUIRED TO MAKE ANY REPAIRS NECESSARY TO CONFINE SEWAGE AS REQUIRED BY THE COUNTY SEWAGE ORDINANCE. I HEARBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING CONSTRUCTION OF SEWAGE DISPOSAL SYSTEMS. THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 2 YEARS.

EHD-10:11/12/86

Owner or Authorized Agent (X) James L Cassayre

721

DRAFT

INSPECTION RECORD

Sewer Line _____
Material _____ Depth _____ Date _____ Inspector _____

Septic Tank _____
Type _____ Size _____ Date _____ Inspector _____

Leach Lines _____
Date _____ Inspector _____

Soil Compares with Percolation Record _____

Average Surface Slope(s) _____

Trench Width _____ Depth _____ Total Length _____ No. Lines _____

Rock Under Leachline _____ Distance Between Trenches _____

Top of Leachline to Finish Grade _____ Distance Wells from System _____

Accessory Facilities (Diversion Drains, Sump Pumps, etc.) _____

Additional Field Notes Destroyed as per County Code

Plot Plan Accuracy Checked _____

Date of Final 3-22-91 Inspector P Butz

Date Bldg. Dept. Final _____ Inspector _____

EHD-10:10/86

DRAFT

FROM: Napa County Planning Commission TO: Napa County Health Department

Please review the following proposed development for conformance with laws and ordinances enforced by your Department.

Name ~~Hoke~~ Knight & Williams
Owner, Contractor, Subdivider (Circle one)

Job Address Napa-Vallejo Hwy ~~37-080-23~~ 57-130-16

Mailing Address

Type of Development Office

Signed [signature]
Planning Commission

Date 4-3-67

Approved: Date 4/4/67 By: [signature]
Health Department

Remarks:

Form: HD_BD #1 (1-1-64)

DRAFT

Form HD 20 21 (1-74-5M)

Approved:

Planning Commission

By: _____

Health Department

Approved Date _____

By: _____

Planning Commission

Signed _____ Date 6-5-82

Type of Development office

Mailing Address _____

Job Address Mesa Valley Ln. 2-office-25

Name Idaho Mini-Storage & Warehouse
(Owner, Operator, Purchaser, Optionee)

Please review the following proposed developments for conformance with laws and ordinances enforced by your Department.

PROM: Mesa County Planning Commission To: Mesa County Health Department

DRAFT

~~57-095-25~~ 57-030-11

OWNER KNIGHT & WILLIAMS Job Address NAPA VALLEY HWY

HOME ADDRESS ..... Phone ..... Date 4-4-67

CONTRACTOR ..... Phone .....

LOT SIZE 256 X 352 LOT ..... BLOCK ..... IN ..... SUBDIV.

WATER SYSTEM ☑ PUBLIC ☐ INDIVIDUAL WELL ☑ Building Dept. Form Received

SEWAGE DISPOSAL PERMIT

County of Napa — Department of Public Health **No. 2923**

P. O. Box 749 — 2281 Elm Street — BAldwin 4-5433

WORK APPLIED FOR:

☐ Dwelling ☐ Other OFFICE BLDG. 1 TOIL - 1 LAV

☑ New Construction

☐ Additions, alterations, repairs

☑ Private ☐ Subdivision

~~☐ No. Bedrooms ☐ Garbage Grinder~~

Pre. Inspection: Date ..... Initial .....

TANK 1200 GAL.

DISPOSAL FIELD SEE DESIGN SHEET SEE PLANS

(See specification sheets)

Location: ..... PERMIT FEE $ 10.00

PAID April 4, 1967 RECEIPT NO. 29538

Form by ..... SIGNED Walter A. Knight

725

NOTE: APPROVED IN SPITE OF WQCB RESOL 467 - DUCTO IMPERVIOUS DECISIONS COLEY

DRAFT

(A) FORMS, TRENCHES: Date 4-15-69 Initials MJP Tank Level ____/____

S Tank - ok.

D Box - ok.

Final approval pending statement from engineer

(B) FINAL: Date Approved ____ Initials ____/____

- SYSTEM INSTALLED AS PER PLANS

House Set Back ____ Soil Type ____ Slope / 100 ____ Direction ____

Drain Field

Nearest Lot Line Front ☐ Side ☐ Rear ☐ No. of Lines ____ Length Each ____

Distance Between ____

Distance, Lines from Foundation ____ Gravel under ____ over ____ Top of Tile to Finish Grade ____

Distance well from drainfield ____ No. of Bathrooms ____ No. of Family Units ____

Remarks ____

DRAFT

Environmental

Cover Sheet

APN	057 -130 -032 -000
Permit #	
Program	UP
DocType	COR
Street #	5381
Street Name	Napa Vallejo Hwy
Year	

DRAFT

Rec'd 4302

NAPA COUNTY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
County Administration Building, Room 210 • 253-4416

REFERRAL FOR COMMENTS
PROPOSED CERTIFICATE OF LEGAL NONCONFORMITY

RECEIVED
JUN 21 1991
DEPT. OF
ENVIRONMENTAL MANAGEMENT

To: Department of Public Works
X Department of Environmental Management
Building Inspection Division

Date: 6/21/91 Respond By: 7/8/91

Planning Application File CLN- 10 (LES BLAZER)

This proposal, made pursuant to Napa County Code Section 12850 *et seq.*, is referred for your comments. The application and relevant maps are attached for your use.

The proposed Certificate requires a public hearing before the Zoning Administrator to establish certain facts identified below. Please comment on these as appropriate.

As of the date of establishment of the nonconforming use identified in the project application were the requirements of your Department at that time met? Yes

As of the date of construction of the nonconforming structure identified in the project application were the requirements of your Department at that time met? No record of any permits.

Do you have any information that any of the legally required aspects of the nonconforming use or structure were *abandoned* for any period of six months or more from the dates identified in the application? No

Response Prepared By: Jill Pahl **Date:** 7-2-91
Telephone: 253-14471

DRAFT

APPLICATION FOR

Hooked to AmCan per Bob S.

CERTIFICATE OF THE EXTENT OF LEGAL NONCONFORMITY

APPLICANT LESLIE A. BLAZER (BLAZER TRUCKING CORPORATION)
Mailing Address P.O. BOX 3556
Napa, CA 94558
Telephone (707) 224-2968

LOCATION OF NONCONFORMING USE OR STRUCTURE:
ASSESSOR'S PARCEL: 57-13012
ADDRESS: 2134 Soscol Avenue
Napa, CA 94558

IF NONCONFORMING USE, TYPE OF USE
Storage and sales of decorative and base rock materials and other landscaping materials and truck use relates to these uses.

IF NONCONFORMING STRUCTURE, TYPE OF NONCONFORMITY

Structure does not conform to issued permits ____

Structure does not conform to zoning requirements ____
(e.g. setbacks)

WHEN WAS THE NONCONFORMING USE ESTABLISHED?
(year, month if known)
Prior to 1968

WHEN WAS THE NONCONFORMING STRUCTURE BUILT?
(year, month if known)

PLEASE ATTACH DOCUMENTATION OF CONTINUOUS USE and/or CONTINUOUS EXISTENCE OF THE NONCONFORMING STRUCTURE since the date of establishment.

Leslie A Blazer
Applicant's Signature

June 17, 1991
Date

DRAFT

FOR STAFF USE ONLY

$750.00 Fee Received by [illegible] 34090 /Receipt No.

June 17, 1991 Date

ZLN-10
PA 4085

ROBERT H. ZELLER
JOSEPH M. KEEBLER
JAMES W. TERRY
CATHY A. ZELLER

ZELLER, KEEBLER & TERRY, INC.
ATTORNEYS AT LAW
929 RANDOLPH STREET
NAPA, CALIFORNIA 94559-2997
707-252-6633

May 6, 1991

Duncan Footman
1700 Second Street
Suite 313
Napa, CA 94559

Re: Les Blazer
Our client: Louis Cassayre

Dear Duncan:

I have verified the following information from my client which you may use in connection with the application for determination of legal nonconformity.

Louis Cassayre acquired the real property located at 5381 Napa/Vallejo Highway in January, 1972 following a nonjudicial foreclosure sale. Prior to the sale, the property was owned by a man named Williams who for four years had run a rock polishing and rock sales business. Mr. Cassayre also owned the property for years prior to selling to Williams.

Clark's Rock, then owned initially by John McDonald (and later joined as a silent partner by Les Blazer in 1976) began its business in November 1972, and continued operation until late 1980, when Howard Peterson purchased the business. Howard Peterson maintained the business until June 1, 1990.

During the period from 1972 until June 1, 1990, Clark's Rock sold landscape materials, rock, ready mix concrete, bird baths, precast fountains, stepping stones, precast decorative items and various other gravel and landscaping related materials. In addition, under the ownership of both McDonald (and later McDonald-Blazer) and Peterson, Clark's Rock operated a trucking business out of the 5381 Napa-Vallejo Highway address, initially under an ICC permit and later under a PUC permit. Under both sets of owners, the trucking business was part of Clark's Rock's normal business operations.

Clark's Rock moved the bulk of its business in April 1990 but maintained its precast business and ready mix cement

DRAFT

operation at 5381 Napa-Vallejo Highway until June 1990. Even after relocation of the ready mix cement operation , the property was not fully vacated. Although operational when Les Blazer took over the premises, he spent a few months cleaning up the property, much to the appreciation of his business neighbors. Les Blazer took possession in early July 1990. He paid rent as of August 1, 1990.

Mr. Blazer conducts much the same business as Clark's Rock. He operates trucks to haul rock and other landscaping materials, which are stored on the property.

If you have any further questions, please contact me.

Yours very truly,

ZELLER, KEEBLER & TERRY, INC.

By: James W. Terry

JWT:cd
cc: James L. Cassayre

DRAFT

NAPA COUNTY

CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

Louis M. & Frances J. Cassayre
3142 Browns Valley Road
Napa, CA 94558

March 15, 1991

Re: 5381 Napa-Vallejo Highway, Assessor's Parcel Number 57-130-12.

Dear Mr. & Mrs. Cassayre:

This follows the February 27, 1991 response from Kevin Eberle, of our Department, to your tenant Les Blazer, regarding the existing trucking business at the above location. As Mr. Eberle stated in his letter, on July 17, 1990 your property was rezoned to the Industrial Park (IP) Zoning District, which does not permit either a trucking or landscape rock sales business.

This letter will serve as your official Notice of Violation that the above mentioned enterprises are in violation of the Napa County Code, Section 12278 (Industrial Park Zoning District). The existing uses on the subject property must now be abated, and any future uses, other than agricultural, will require the granting of a Use Permit by the County.

Your tenant(s) will have thirty (30) days from the date of this letter to terminate their operation and secure another location. A reasonable amount of additional time can be requested if voluntary progress has been made toward resolution.

I have enclosed a copy of Section 12278 of the County Code for your edification. Please call me if your have any questions or desire additional information.

Sincerely,

Ed Colby

Ed Colby
Zoning Enforcement Officer

cc: John Mikolajcik, Supervisor 5th District
Jeffrey Redding, Director of Planning
Trent Cave, Director of Environmental Management
Michael Miller, Deputy Planning Director
Deanna Silvestri, Supervising Building Inspector
Kevin Eberle, Planner III

DRAFT

NAPA COUNTY

CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

February 27, 1991

Les Blazer
Blazer Trucking, Inc.
5381 Napa-Vallejo Highway
American Canyon, CA 94589

Dear Mr. Blazer:

This letter is in response to your written inquiry of February 19, 1991 regarding the re-establishment of a yard for retail sales of decorative landscape rock at 5381 Napa-Vallejo Highway in American Canyon (Assessors Parcel #57-130-10). Such a business had been operated on the site by Clark's Rock for many years. On January 10, 1990, Clark's Rock was issued Use Permit #U-89-23 to relocate their business to a site on Green Island Road. On an inspection of their old site around March 1990, I noticed that Clark's Rock had abandoned their sales yard there. On July 17, 1990, the property was rezoned to Industrial Park (IP). The IP zoning does not permit a landscape rock sales yard. On February 27, 1991, I met you at the site for an inspection. The sign on your office identified the site as "Blazer Trucking, Inc." Two rock hauling trucks and a large flatbed truck were parked on the site. Almost all of the rock storage bins were empty. There was absolutely no indication of an existing landscape rock sales yard on the site. Rather, it was apparent that you were using the site to operate a trucking business, including the storage and maintenance of trucks. Such a use is not permitted within the IP zoning district.

Given that the landscape rock sales business has been abandoned for nearly a year and that the current IP zoning no longer allows such a use, a landscape rock sales yard can not be re-established on the site. Further, your existing trucking business has not been authorized by the County, nor would it be permissible within the IP zoning district.

This matter is being turned over to Ed Colby in our code enforcement division, and any further inquiries should be directed to Mr. Colby.

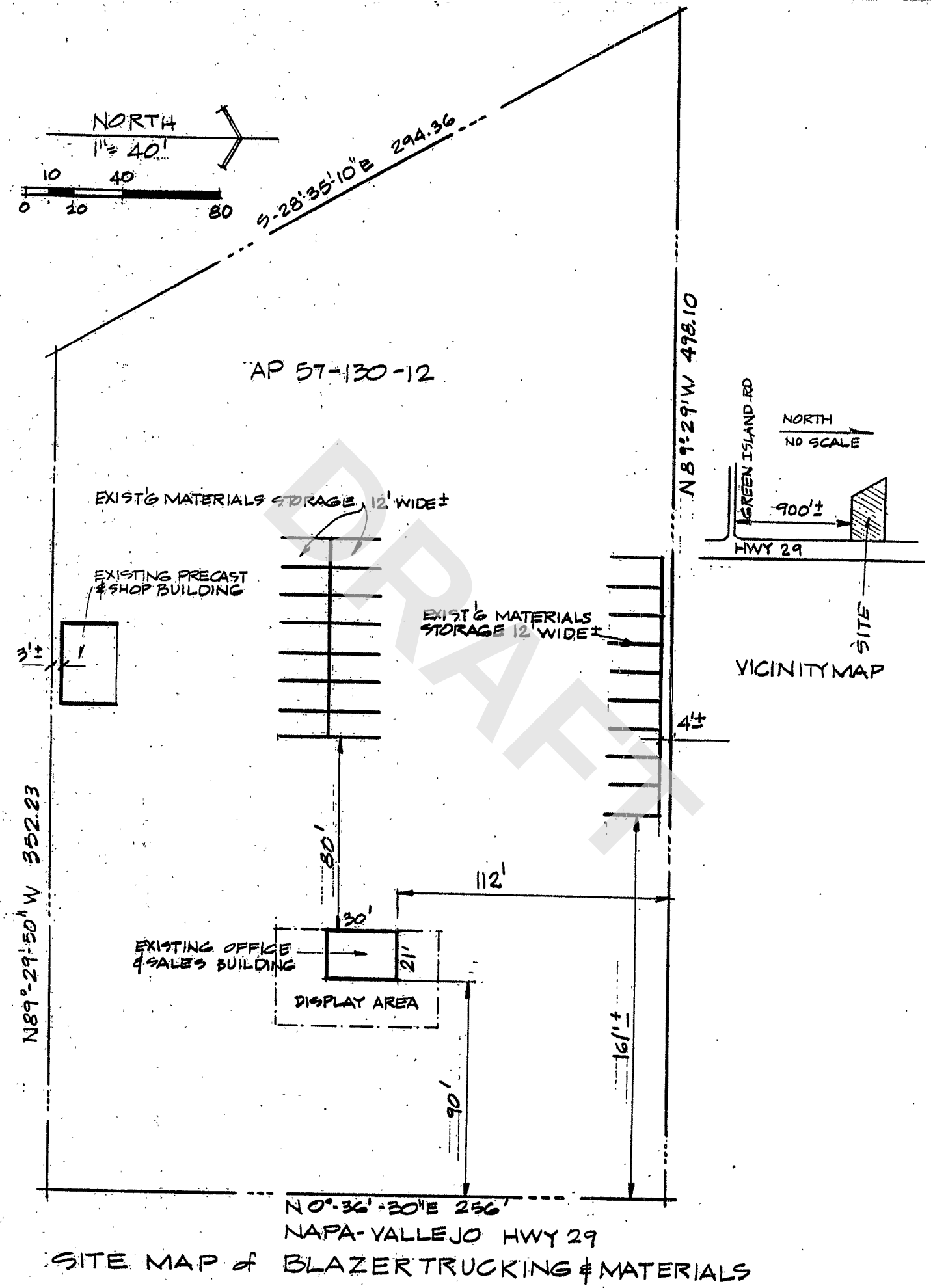
Sincerely,

Kevin Eberle

Kevin Eberle
Planner III

cc: Sylvia Toth, Supervising Planner
Ed Colby, Code Enforcement
Robert Westmeyer, County Counsel
Louis and Francis Cassayre, property owners

DRAFT



SITE MAP of BLAZER TRUCKING & MATERIALS

DRAFT

NAPA COUNTY
ENVIRONMENTAL MANAGEMENT
DEPARTMENT

HAZ MAT SECTION
ROUTING SLIP

DATE: 7-12-90
FROM: CM

HAZ MAT SECTION

___ Hunter, R.
___ Johnson, G.
___ Moody, C.
___ Rowser, B.
___ Bertaina, J.
___ Williams, A.
___ Graham, S.
___ Lindley, M.
___
___

Refer to Env. Health Office

___ Cave, T.
___ Costella, W.
___ Snelling, T.
✓ Others Jill Pahl

___ Please Investigate	✓ For Your Info
___ Please Handle	___ Your Comments
___ Please See Me	___ For Your File
___ Please Draft Reply	___ Note & Return
___ My Signature	___ Note & Forward
___ Your Signature	___ File
___ Xerox ___ Copies	___ Library
___ Good Work	___ Your Approval
___ Well Done	___ Thank You

COMMENTS:
Please note correct owner & APN

DRAFT

NAPA COUNTY

TRENT CAVE, R.S.
Director of Environmental Health

DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
HAZARDOUS MATERIAL SECTION

625 IMPERIAL WAY, SUITE 9, • NAPA, CA 94559-1329
AREA CODE 707/253-4269 ATSS# 528-4269
FAX 707/253-4545

RECEIVED
JUL 13 1990
DEPT. OF
ENVIRONMENTAL MANAGEMENT

July 12, 1990

Louis Cassayre
2400 Main St.
Napa, Ca 94558

SUBJECT: 5381 Napa-Vallejo Highway, formerly Clark Rock -
Property behind the building - APN 57-130-12
Our Complaint Response #180

Dear Mr. Cassayre:

Records on file with the County of Napa show you to be owner of the property identified above; that is Assessor's Parcel #57-130-12.

The purpose of this letter is to advise you that our office inspected the property (based on a complaint referral we received) and found that there is a very large debris pile located roughly behind the Clark Rock building. We observed all manner of trash and debris including lumber, mattresses, auto parts, wooden pallets, concrete rubble, refrigerators, and some empty drums and cans.

It is my understanding that a previous tenant on your property (Clark Rock) may have been responsible for creating this rubbish pile, according to the complaint referral.

Napa County Ordinance 213, Article VI, Section 1 makes it unlawful to operate a refuse disposal area in the unincorporated area unless possessing a permit from the Health Department to do so.

Therefore, we are advising you, as property owner, that this refuse, rubbish and debris pile must be removed to a permitted landfill (in your area it is American Canyon Landfill) by July 30, 1990.

Any future building permits or use permits for this property will be subject to hold until this matter is resolved. Additionally, should we determine that there are any hazardous wastes in this debris pile (such as paints, oils, batteries, etc.) additional requirements, such as arrangements for special disposal, will be involved.

DRAFT

This document is printed on recycled paper

As an additional note; you may or may not be aware that there are two pit bulls chained up at the back of this property. According to a man that was present at the time of my inspection, (who declined to give his name), these animals belong to the previous tenant in the building. This man further stated that the dogs are left there by the previous tenant, who returns to give them food and water but is leaving them on your property.

I do not know if the ownership information is correct, but the dogs are there and my purpose in informing you is so that you may be aware, in case you consider the unattended animals to be a potential liability problem, should anyone be harmed by them.

Sincerely,

Catherine S Moody

CATHERINE S. MOODY
Senior Hazardous Materials Specialist

CSM:ml

cc: Jill Pahl, Environmental Mgmt, Land Use Permits
Bill Crenshaw, County of Napa Building Inspection
Rick Riley, Napa County Animal Control Division
John Kellebrew & Howard Peterson of Clark Rock,
650 Green Island Rd., Vallejo

DRAFT

NAPA COUNTY

CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

RECEIVED
MAR 15 1991
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT

Louis M. & Frances J. Cassayre
3142 Browns Valley Road
Napa, CA 94558

March 15, 1991

File

Re: 5381 Napa-Vallejo Highway, Assessor's Parcel Number 57-130-12.

Dear Mr. & Mrs. Cassayre:

This follows the February 27, 1991 response from Kevin Eberle, of our Department, to your tenant Les Blazer, regarding the existing trucking business at the above location. As Mr. Eberle stated in his letter, on July 17, 1990 your property was rezoned to the Industrial Park (IP) Zoning District, which does not permit either a trucking or landscape rock sales business.

This letter will serve as your official Notice of Violation that the above mentioned enterprises are in violation of the Napa County Code, Section 12278 (Industrial Park Zoning District). The existing uses on the subject property must now be abated, and any future uses, other than agricultural, will require the granting of a Use Permit by the County.

Your tenant(s) will have thirty (30) days from the date of this letter to terminate their operation and secure another location. A reasonable amount of additional time can be requested if voluntary progress has been made toward resolution.

I have enclosed a copy of Section 12278 of the County Code for your edification. Please call me if your have any questions or desire additional information.

Sincerely,

Ed Colby
Zoning Enforcement Officer

cc: John Mikolajcik, Supervisor 5th District
Jeffrey Redding, Director of Planning
Trent Cave, Director of Environmental Management
Michael Miller, Deputy Planning Director
Deanna Silvestri, Supervising Building Inspector
Kevin Eberle, Planner III

DRAFT

NAPA COUNTY USE ONLY
FEE EXEMPT SITE? Y ___ N ___
IF NO, FEE $_____ DATE 1/22/99
RECEIPT #_____ BY GMB

Soil Borings for Blazer

1375
PMT
1999
BB

PERMIT APPLICATION
NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

App. For: ~~Monitor Wells~~ ____ Extraction Wells _____ Cathodic Protection Wells ____
(Please check one)

_____ NCDEM SITE NUMBER

57-130-012 ASSESSOR'S PARCEL NUMBER

The following MUST be included before this permit application can be processed:
1. Assessor's Parcel Number
2. Well location map (showing both proposed and existing wells)
3. Permission document(s) (if required)
4. Encroachment permit(s) (if required)
5. Clearance from public agency(ies) (if required)

Site Name BLAZER ROCK LANDSCAPE MATERIALS

Property Owner JAMES CASSAYRE Site Address 5381 Napa Valleyo Hwy Napa

Owner's Mailing Address 3142 BROWNS VALLEY RD. ~~NAPA~~ NAPA, CA. 94558
City State Zip

Drilling Contractor PRECISION SAMPLING INC Type License C57-63687

Mailing Address 47 LOUISE ST. Lic # 63687

City SAN RAFAEL State CA. Zip 94901

Consultant: ENVIRONET CONSULTING

Address 3601 REDWOOD PARKWAY STE. A.

City SANTA ROSA State CA. Zip 95403

Responsible Person At Site: LINDA MACKEY

Type Work: (Check as many as apply)

		# of ~~Wells~~
New construction of ~~wells~~ SOIL BORINGS	✓	8 BORINGS
Reconditioning of wells (reconstruction or repair)	____	____
Destruction of wells	____	____
Wells Currently on Site?	____	____

Reason For Well Installation (Check as many as apply):

Underground Tank Site	____	Surface Impoundment	____
Tanks Still Present	____	Landfill Site	____
Spill or Discharge Site	____	Cathodic Protection	____
Baseline Study	____	Other	PROPERTY TRANSFER

Other Site Information:
Closest Distance to: Septic System N/A Sewer Lines N/A Water Wells N/A
Underground Utilities N/A Underground Storage Tanks N/A
Rivers, Creeks and/or Lakes N/A

Riparian Cover Permit Required? Yes ____ No ✓
Issued by the County Public Works Dept. (Attach Copy)
May apply to any site outside City limits and within 150 feet of a designated waterway.

White - Office Yellow - Owner Pink - Consultant/Contractor

DRAFT

BORING BORINGS

~~Well~~ Location: Are all ~~wells~~ covered by this application on a single parcel and not on adjoining parcels or public or utility rights-of-way?
Yes ✓ No _____

If no, list other parcels, public rights-of-way or utility rights-of-way.

1) Owner or R/W Owner _____ APN _____ Site Address _____
Owner Address _____ City _____ State _____ Zip _____
Number of Wells _____ Permission Document Attached _____

2) Owner or R/W Owner _____ APN _____ Site Address _____
Owner Address _____ City _____ State _____ Zip _____
Number of Wells _____ Permission Document Attached _____

3) Owner or R/W Owner _____ APN _____ Site Address _____
Owner Address _____ City _____ State _____ Zip _____
Number of Wells _____ Permission Document Attached _____

NOTE: For each parcel listed above which is under different ownership, a letter authorizing access and work on the property must be submitted. The letter must include address, Assessor's parcel number and the notarized signature of the owner or legal agent for the owner. If any wells are proposed on public or utility rights-of-way, a written clearance and/or encroachment permit must accompany this application.

==========

Well Construction:
Bore Hole Diameter 2 INCH Maximum Depth 15 FEET Annular Space N/A
Casing: Diameter _____ Gauge _____ Material _____
Grout: Depth of Seal _____ Type of Grout _____
Conductor Casing Yes _____ No _____
_____ Check if wells are intended to be constructed into aquifers below the first encountered one. Indicate how cross contamination will be prevented on a separate sheet.

WELL RECONSTRUCTION AND DESTRUCTION APPLICATIONS MUST INCLUDE A WRITTEN DESCRIPTION OF WORK PROPOSED AND EXISTING WELL INFORMATION.

==========

Disposal Methods:
Soil Cuttings STORED UPON AND COVERED WITH VISQUEEN Development/Rinsate Water 55 GAL DOT DRUMS

==========

In applying for this permit, I understand that the drilling contractor and the consultant are responsible for the following:

1) compliance with the State of California Worker's Compensation Laws;
2) compliance with the State and Federal Worker Health and Safety Laws;
3) location of all underground and aboveground utilities which might be impacted by the proposed work;
4) compliance with the Napa County and State of California well requirements;
5) notification of the Department of Environmental Management at least two (2) workdays before work is initiated, and
6) filing a completed well log for each well within four (4) months of completion to Napa County Department of Environmental Management and State Department of Water Resources.

_____ 11/19/99
Signature of Authorized Agent of Drilling Contractor or Site Consultant — Date

==========

FOR OFFICIAL USE ONLY:

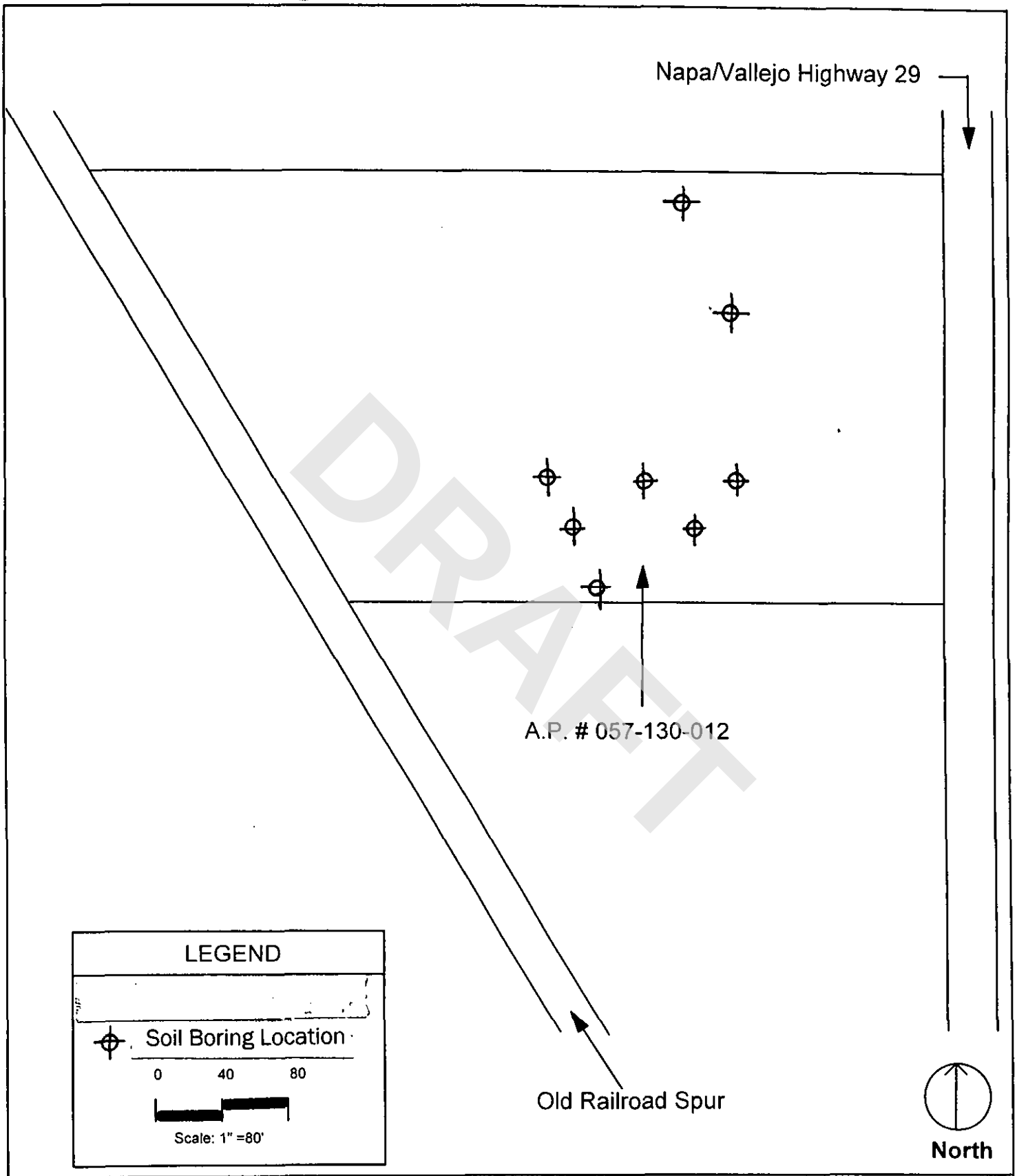
☆ Required Certificate of Current Worker's Compensation Insurance is on file with D.E.M.; consultant: Expiration Date: _____ Confirmed _____
contractor: Expiration Date: 02/01/00 Confirmed _____

_____ 11-22-99
Permit Issued By — Date

Page 2 of 2 Permit Application

White - Office Yellow - Owner Pink - Consultant/Contractor

DRAFT



DRAFT

Enviro Net

Site Plan/Parcel Map

Louis M. & Francis J. Cassayre Trust Property
5381 Napa-Vallejo Highway
American Canyon, California

PLATE 2

DRAWN BY:	DWG NAME:	APPROVED BY:	JOB NUMBER:	REVISIONS:	DATE:
DRW	9171.1-2	GSJ	9171.1		10/26/99

NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING DEPARTMENT
BUILDING DIVISION

JAMES H. HICKEY — DIRECTOR

BILL L. HALL
BUILDING CODES ADMINISTRATOR

CONSTRUCTION APPLICATION AND PERMIT

DEPARTMENT USE ONLY

PERMIT NO. 32892
PARCEL NO. 57-130-12
DATE ISSUED 12-2, 19 83

B [X] E [ ] P [ ] M [ ] G [ ] D [ ] Others

PROCEDURE	BY	DATE
Plans not Required		
Plans Received		
Site Checked		
Plans Checked	CE	12-2-83
Application Approved		

Validated By [signature]

Date 12-2-83

Building Address 5381 Napa Vly Hwy

Owner CLARK KOCIC (ASSOCIATE) Phone

Mailing Address

CONTRACTORS	LIC. NO.	PHONE
General ALPINE CONST		
Address		
Electrical		
Plumbing		
Mechanical		
Architect Designer		
Address		
Engineer		
Address		

ISSUE CLEARANCE

Public Works Date

Planning Date

Fire Marshal Date

Environmental Health/Sanitation Date

VARIANCE ☐ NO ☐ YES No.

USE PERMIT ☐ NO ☐ YES No.

DESCRIPTION OF WORK

NEW [X] ADD. ☐ REPAIR ☐ CONVERT ☐

Size Sq. Ft. | No. of Stories

Zoning I | Building Height

Proposed Use STORAGE SHED

FEES

Valuation $ 5,632

	AMOUNT	
Building Permit	56	50
Plan Check	42	38
Plumbing Permit		
Electrical Permit		
Mechanical Permit		
Grading Permit		
Certification Permit		
Strong Motion Tax		50
Plan Retention		
Investigation Fees	56	50
Late Fees		
TOTAL	155	88

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B Lic. Number 427734

Date 12/2/83 Contractor Alpine Const

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

( ) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

( ) I am exempt under Sec. _____ of the Business and Professional Code for this reason:

___ Sec. 7048 Minor Work Under $100 ___ Sec. 7053-Employee Working for Wage Only.

Date _____ Owner _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender's Name

Lender's Address

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof.

Expiration Date

Policy No. _____ Company _____

( ) Certified copy is hereby furnished.

( ) Certified copy is filed with the county building inspection department or county department.

Date: 12/2/83 Applicant [signature]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

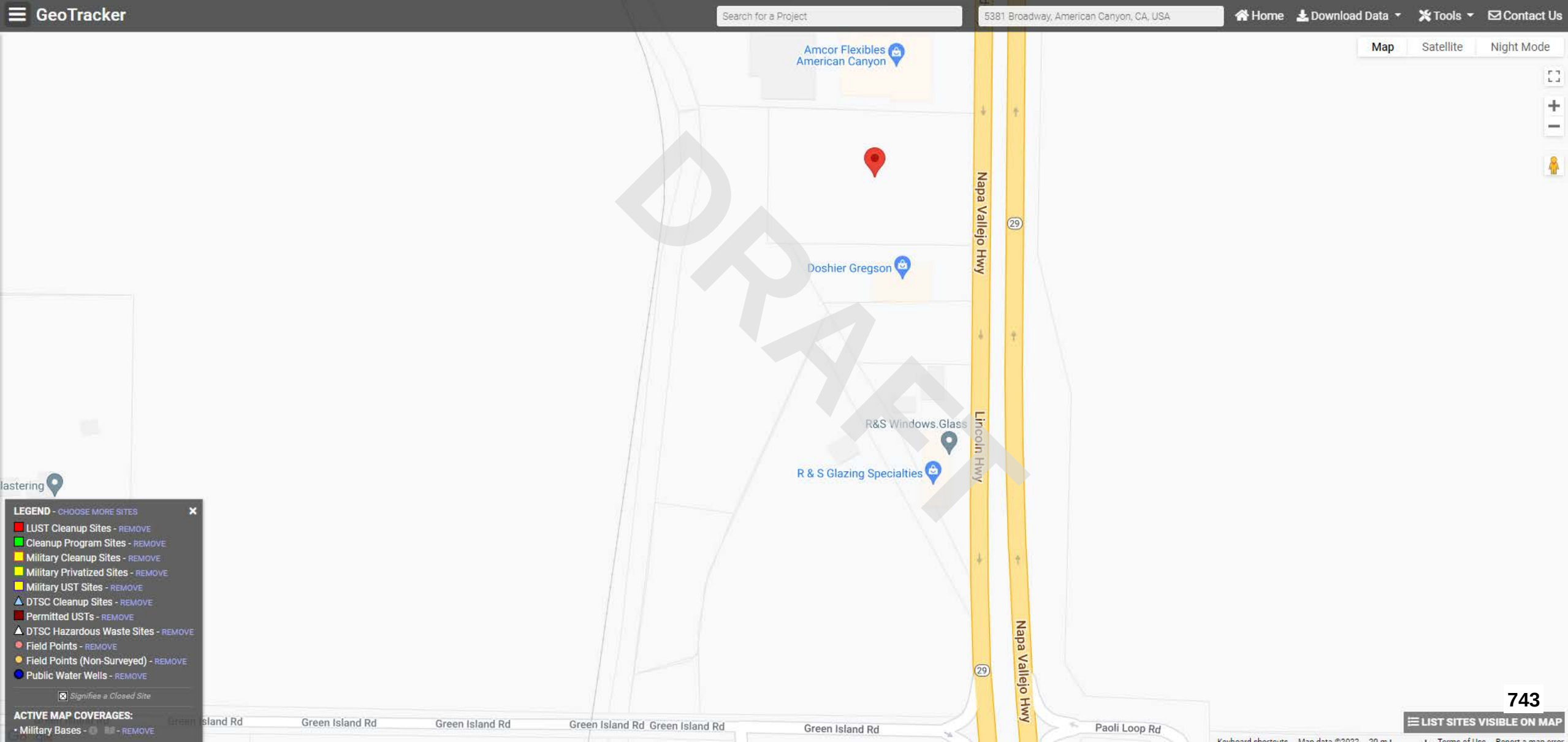
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify and keep harmless the County of Napa against liabilities, judgments, costs and expenses which may in any way accrue said County in consequence of the granting of this permit.

Signature of Applicant [signature] Date 12/2/83

NOTE: When properly validated, this form constitutes a building permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced. A request for an extension of time must be requested, in writing, from the Building Codes Administrator within the first 180 days of the Permit Issue date.

DRAFT


GeoTracker
Search for a Project
5381 Broadway, American Canyon, CA, USA
Home
Download Data
Tools
Contact Us
Map
Satellite
Night Mode
Amcor Flexibles American Canyon
Doshier Gregson
R&S Windows,Glass
R & S Glazing Specialties
Napa Vallejo Hwy
Lincoln Hwy
Napa Vallejo Hwy
29
29
DRAFT
LEGEND - CHOOSE MORE SITES
LUST Cleanup Sites - REMOVE
Cleanup Program Sites - REMOVE
Military Cleanup Sites - REMOVE
Military Privatized Sites - REMOVE
Military UST Sites - REMOVE
DTSC Cleanup Sites - REMOVE
Permitted USTs - REMOVE
DTSC Hazardous Waste Sites - REMOVE
Field Points - REMOVE
Field Points (Non-Surveyed) - REMOVE
Public Water Wells - REMOVE
Signifies a Closed Site
ACTIVE MAP COVERAGES:
Military Bases - REMOVE
Green Island Rd
Green Island Rd
Green Island Rd
Green Island Rd
Green Island Rd
Green Island Rd
Paoli Loop Rd
743
LIST SITES VISIBLE ON MAP

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

HISTORICAL HAZARDOUS SUBSTANCE STORAGE INFORMATION - INFO

BACK TO SEARCH FORM

2 RECORDS FOUND

BUSINESS NAME	ADDRESS	CITY	ZIP	COUNTY	FILE
AMERICAN CANYON FIRE PROT DIST		AMERICAN CANYON	94589		0002ae04.pdf
MAINTENANCE BUILDING GASOLINE		AMERICAN CANYON	94589		0002ae02.pdf

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Physical Address | Street... | City... | Zip Code... | County... | Handler... | Status... | Category... | ID Type... | Update | Clear

48 Results

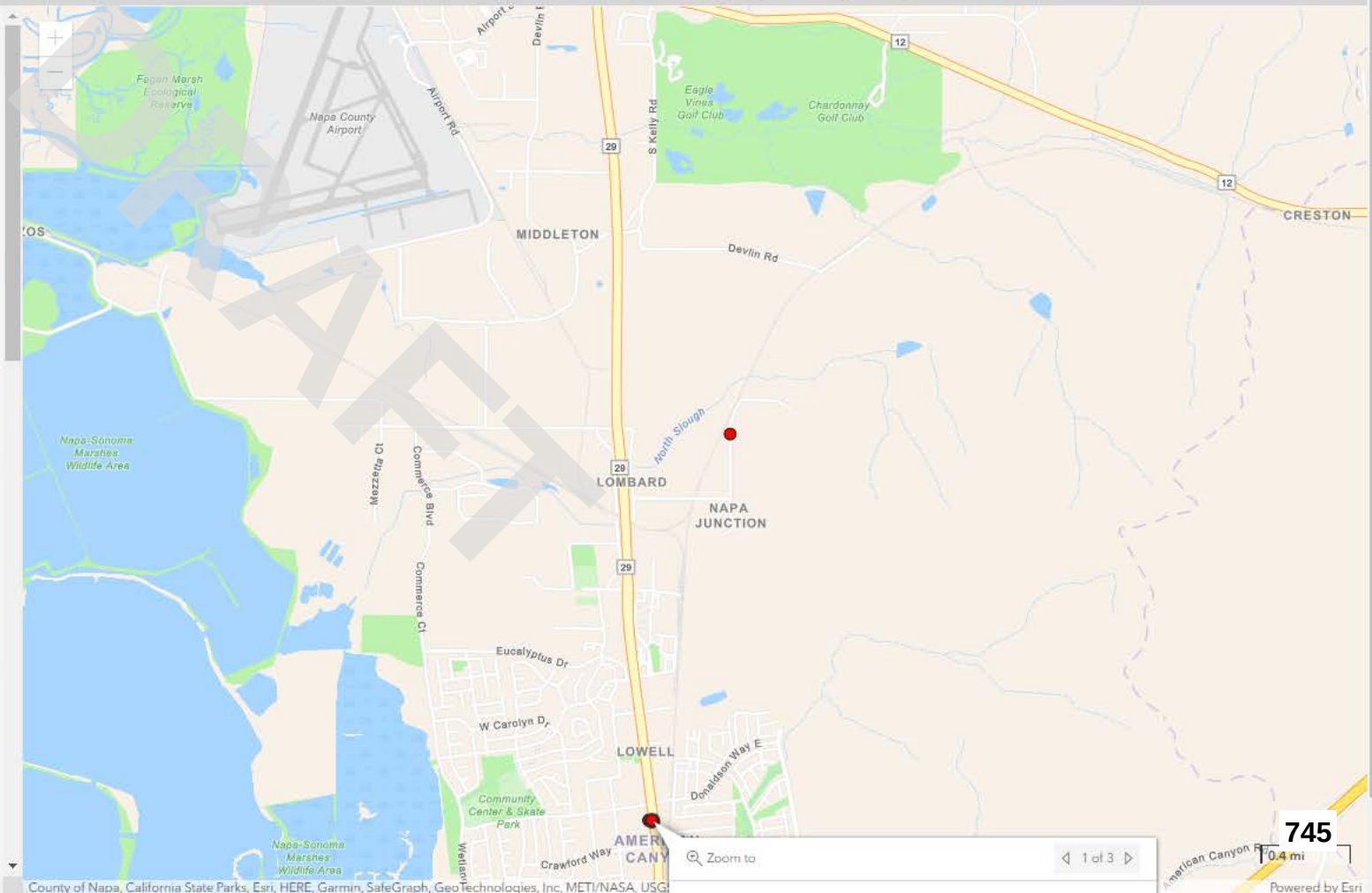
ID Number | A-Z | 10

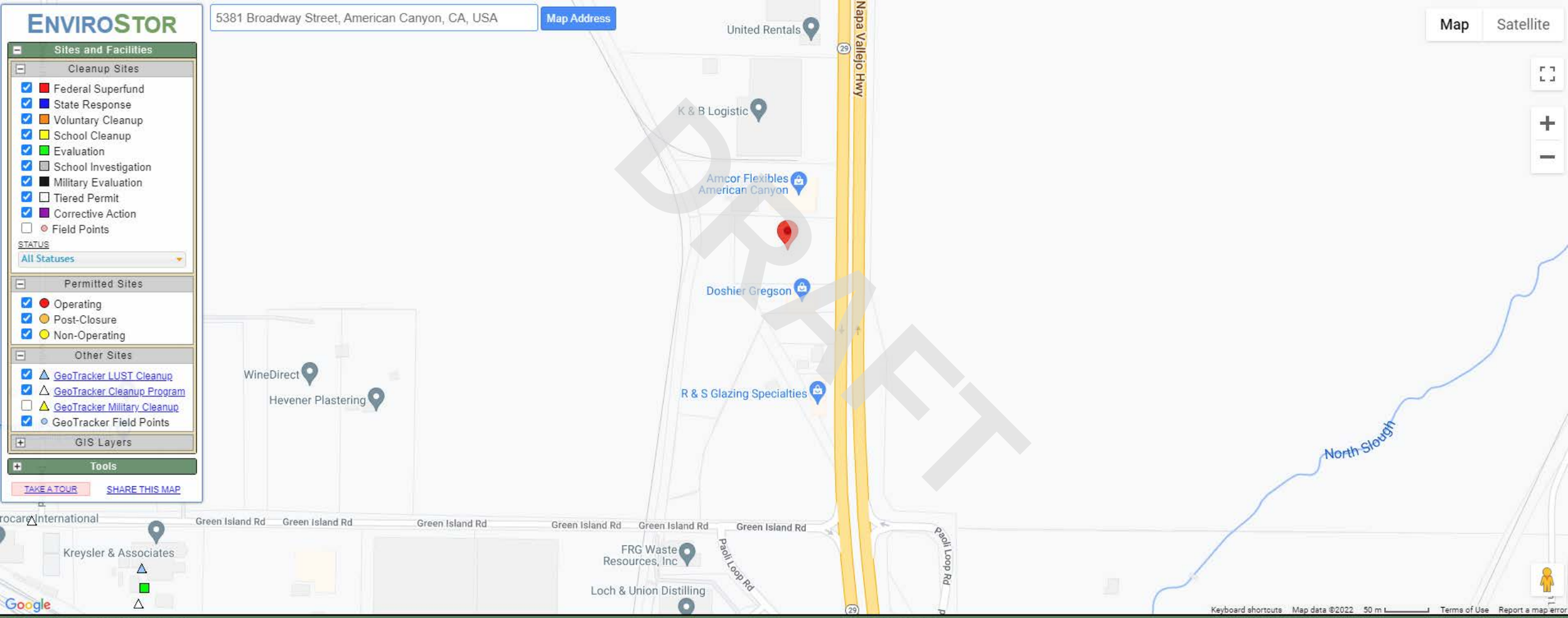
CAC002623506 Inactive
CITY OF AMERICAN CANYON
APN 059-110-029
AMERICAN CYN, CA 94503
GENERATOR STATE TEMPORARY
View Profile

CAC002641833 Inactive
WELLS FARGO
1451 AMERICAN CANYON RD
AMERICAN CANYON, CA 94503
GENERATOR STATE TEMPORARY
View Profile

CAC002728471 Inactive
AMERICAN CANYON DENTAL CARE
3431 BROADWAY ST STE A7
AMERICAN CANYON, CA 94503
STATE TEMPORARY
View Profile

CAC002796161 Inactive
AMERICAN CANYON DENTAL CARE
3431 BROADWAY ST SUITE A-7
AMERICAN CANYON, CA 94503
STATE TEMPORARY
View Profile





SITES CURRENTLY VISIBLE ON MAP — 1 SITES LISTED — EXPORT THIS L... CEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
POLYVINYL CHEMICAL INDUSTRIES, INC	NO ACTION REQUIRED	EVALUATION	501 GREEN ISLAND ROAD	VALLEJO

2022-11-0268

Public Records <PublicRecords@baaqmd.gov>
Mon 11/21/2022 10:50 AM
To: Nanako Oba <noba@aeiconsultants.com>

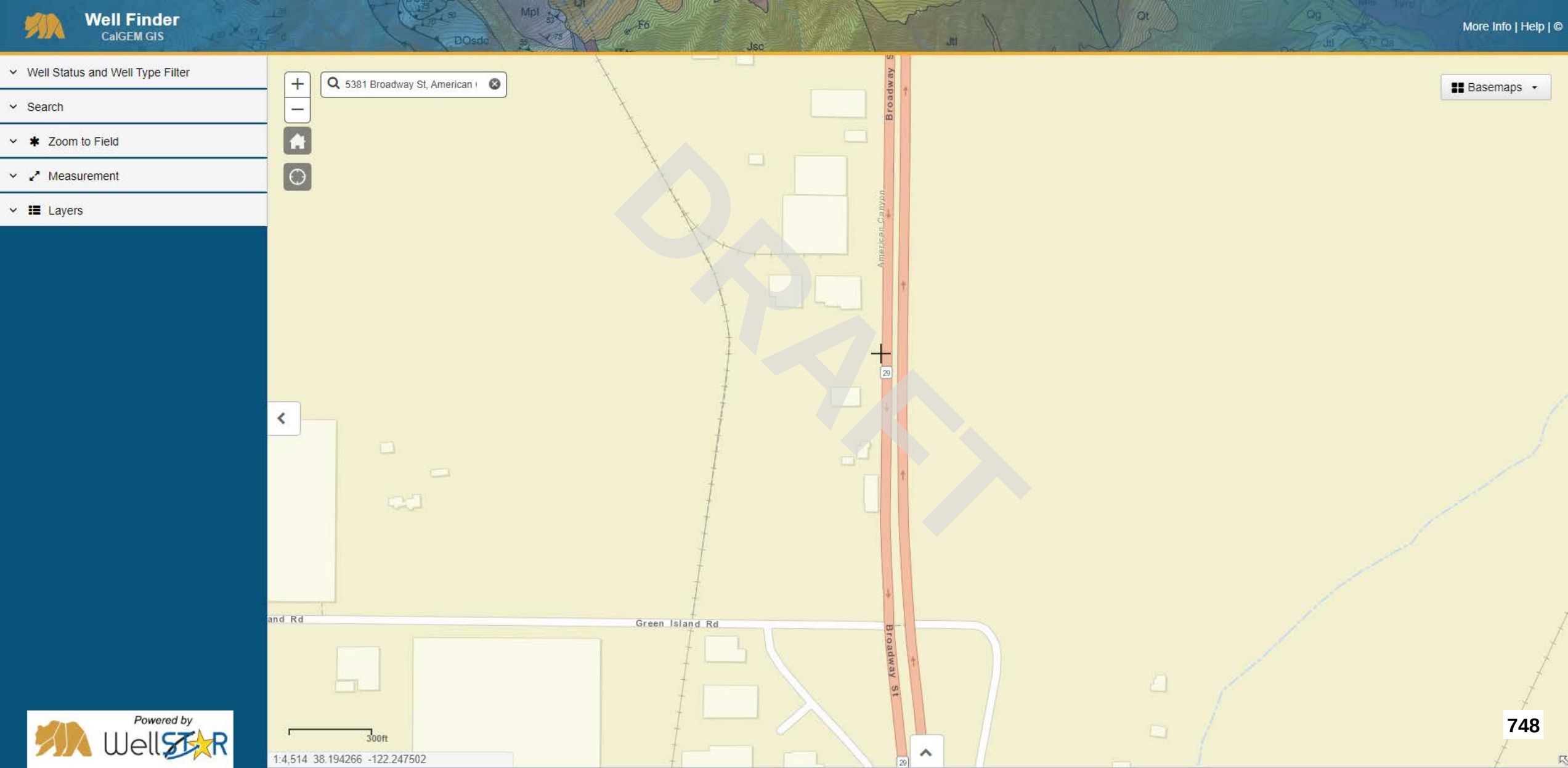
External Email:

Hello,

No records were found for 5381 Napa Vallejo Highway, American Canyon.

Best,
Rochele Henderson
Bay Area Air Quality Management District
Public Records Officer
415.516.1916

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Well Finder
CalGEM GIS
More Info | Help | ©
Well Status and Well Type Filter
Search
Zoom to Field
Measurement
Layers
5381 Broadway St, American
Basemaps
DRAFT
Broadway St
American Canyon
Green Island Rd
Broadway St
29
300ft
1:4,514 38.194266 -122.247502
Powered by WellSTAR
748



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CalEPA CalEPA Regulated Site Portal

5381 broadway street ar

5 sites found

Did you mean: 5381 Broadway St, American Canyon, CA 94503

PECHINEY CORK & SEAL OF CALIFO
5425 NAPA & VALLEJO HWY
VALLEJO CA 94589

DOSHIER & GREGSON, INC.
5365 BROADWAY ST
AMERICAN CANYON CA 94503

Amcor Flexibles LLC
5425 BROADWAY STREET
AMERICAN CANYON CA 94503

Amcor American Canyon LLC
5425 BROADWAY ST
AMERICAN CANYON CA 94503

Copper Peak Logistics
5555 BROADWAY ST # 100
AMERICAN CANYON CA 94503

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Broadway St
29
Green Island Rd
Paoli Loop Rd

APPENDIX F

OTHER SUPPORTING DOCUMENTATION

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AEI

PRE-SURVEY QUESTIONNAIRE (Environmental)

Instructions: Please complete the following questionnaire to the best of your knowledge.

SITE INFORMATION

Street Address(es)/Location: SEE APN #'S

City: AMERICAN CANYON County: NAPA State: CA Zip: 94503

Parcel Number(s):
057-130-32, 057-130-031, 057-130-033, 057-130-029 6.62 AC.

Contact	Name	Phone Number	Yrs. Associated w/Site
Owner:	PAUL CAMPBELL	1(415)-519-0956	16 YRS
Site Contact:	RICHARD H. HESS	(925)487-1052	16 YRS
Key Site Manager:			
Previous Owners, Operators and/or Occupants:	UNKNOWN		

PROPERTY USE AND SPECIFICATIONS

☐ Residential ☐ Office/Retail ☐ Industrial ☑ Vacant Land ☐ Agricultural ☐ Other: _____

Provide all known current/former addresses and/or parcel numbers:

Are there any plans for site redevelopment or change in use? ☐ No ☑ Yes If yes, describe:
SOLAR FARM WITH RV-BOAT STORAGE UNDER CANAPY

Total Property Size (acres): 6.	Electricity Provider: PG&E
Number of Buildings: Ø	Heating System Fuel Source(s): NA
Building Size(s) (SF): NA	Gas Provider: PG&E
Original Construction Date(s): NA	Cooling System Power Source: NA
Date(s) of Renovation(s): NA	Potable Water Source/Provider: CITY OF AMERICAN CANYON
Number of vacant units: NA	Sanitary Sewer Provider: CITY OF AMERICAN CANYON

Any wastewater discharge at the site? ☐ Septic Tank/Leachfield ☐ Sanitary Sewer ☐ Other ☑ None

PROPERTY HISTORY

Current and Previous Occupant(s)	Years of occupancy	Brief description of on-site operations
UNKNOWN		

Has the subject site ever been occupied by the following? NO

☐ Dry Cleaner ☐ Gas Station ☐ Printing Facility ☐ Manufacturing Facility

If yes, provide years of occupancy:

Have any previous investigations been performed at the subject property? ☐ No ☑ Yes

If Yes, are copies available? ☑ No ☐ Yes

If Yes, what type: ☑ Phase I ESA ☐ Phase II ☐ Asbestos Survey ☐ Lead Paint Survey ☐ Radon Sampling ☐ Other:
_____

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ON-SITE ENVIRONMENTAL CONDITIONS			
Are you aware of any of the following environmental conditions, **either current or former**, on the subject site?			
Environmental Condition/Issue	**Response**	**Environmental Condition/Issue**	**Response**
Aboveground Storage Tanks (ASTs)	☑ No ☐ Yes	Polychlorinated Biphenyls (PCBs)	☑ No ☐ Yes
Underground Storage Tanks (USTs)	☑ No ☐ Yes	Electrical Transformers	☑ No ☐ Yes
Hazardous/Toxic Substances/Chemicals	☑ No ☐ Yes	Hydraulic Lifts	☑ No ☐ Yes
Chemical Spills/Releases	☑ No ☐ Yes	Elevators	☑ No ☐ Yes
Dump Areas/Landfills	☑ No ☐ Yes	Asbestos	☑ No ☐ Yes
Waste Treatment Systems	☑ No ☐ Yes	Lead-Based Paint	☑ No ☐ Yes
Wastewater Discharges	☑ No ☐ Yes	Oil/Gas Wells	☑ No ☐ Yes
Floor Drains, Sumps, Clarifiers/Oil Water Separators	☑ No ☐ Yes	Flooding, Leaks, Other Water Intrusion	☑ No ☐ Yes
Pits, Ponds, Lagoons	☑ No ☐ Yes	Environmental Permits	☑ No ☐ Yes
Stained Soil, Stressed Vegetation	☑ No ☐ Yes	Environmental Cleanups	☑ No ☐ Yes
Pesticide/Herbicide Use	☑ No ☐ Yes	Water Damage, Mold	☑ No ☐ Yes

OTHER ENVIRONMENTAL CONDITIONS

Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? ☑ No ☐ Yes If yes, provide brief explanation.

Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? ☑ No ☐ Yes If yes, provide brief explanation.

Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? ☐ No ☐ Yes If yes, provide brief explanation.

SIGNATURE INFORMATION

Person completing questionnaire: RICHARD H. HESS

Title/Affiliation to property: PROJECT MANAGER

Number of years associated with property: 16 YRS

Date: 11/18/2022

SITE VISIT INFORMATION

- A person knowledgeable of current property use/business operations should be present during the site visit.
- Access to a percentage of units should be provided as requested by the field professional.
- Access to the following areas should be provided: all common areas, storage areas, and utility areas; all underground features and chemical storage/disposal areas.
- The following documentation should be provided for review if applicable: all hazardous waste manifests, environmental permits, and any previous environmental reports.

Project Number:		Return via Fax:	
Project Manager:		Return via Email:	

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Zip Code	Number of Tests Reported to CDPH	Number of Tests at or ≥ 4pCi/L	Percent of Tests ≥ 4pCi/L	Max. Result (pCi/L)
94455	1	0		1.1
94501	59	3	5.1%	31
94502	18	0		3.9
94503	18	0		1.3
94505	1	0		1
94506	28	1	3.6%	12
94507	13	3	23.1%	14.5
94508	4	0		2.7
94509	16	1	6.3%	4.3
94510	27	1	3.7%	19.3
94511	3	0		1
94513	11	0		1.9
94514	8	0		1
94515	1	0		1.6
94516	2	0		1
94517	6	0		1.5
94518	30	1	3.3%	4
94519	6	0		1.6
94520	19	0		2.6
94521	36	5	13.9%	12.4
94523	39	1	2.6%	7.3
94524	27	0		2.2
94525	1	0		0
94526	82	1	1.2%	4.8
94528	3	0		1.9
94530	31	0		2.8
94531	7	0		2.9

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California Regional Water Quality Control Board
San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

Date: March 20, 2002
File No. 28S0045 (MRC)

Owens Financial Group
Attention: Mr. Robert Bridge
7829 Instow Court
Elk Grove, CA 95758

SUBJECT: **No Further Action**- 1554 Green Island Road, American Canyon, Napa County

Dear Mr. Bridge:

This letter confirms the completion of site investigation and remedial action for the pollutant releases at 1554 Green Island Road in American Canyon, Napa County.

We have reviewed the Case Closure Summary Report by Kodiak Consulting, LLC, dated February 5, 2002. This report summarizes investigations that were conducted to evaluate the vertical and lateral extent of contamination and potential impacts to ground water. Data summarized in the report indicate that soil contamination at the site is limited. Surface soil samples contained up to 1,400 mg/kg total petroleum hydrocarbons (TPH) as diesel at locations B1 and B2. Metals in soil at the site appear to be within ranges that are typical of soils from the area. Ground water from the 10-inch diameter, 225-foot-deep well contained up to 12,000 ug/l TPH as gasoline, up to 990,000 ug/l TPH as diesel, up to 510,000 ug/l TPH as motor oil, and up to 660 ug/l benzene. Following well purging, the concentrations of TPH and benzene decreased dramatically. Migration of organic contaminants detected in the well appears to have been limited by the silty clay soil at the site. To prevent future use of the well for drinking water and to minimize impacts to ground water from the surface, the well was abandoned in December 2001 according to Napa County well abandonment methods. The locations of nearby water supply wells have been documented, along with diameter, depth, and construction (if known). None of the nearby wells has been impacted.

The property was formerly used as an auto salvage facility. All abandoned vehicles have been removed, and the property is currently vacant. Future use of the property includes temporary storage of operational heavy equipment.

Based upon the available information, including the proposed land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the pollutant release at the subject site is required.

If you have any questions concerning this letter, please contact Mary Rose Cassa of my staff at (510) 622-2447, or e-mail: mrc@rb2.swrcb.ca.gov.

Sincerely,

Stephen A. Hill
Toxics Cleanup Division Chief

For Loretta K. Barsamian
Executive Officer

Enclosure: Site Summary

DRAFT

cc: Ailsa S. LeMay, R.G.
Kodiak Consulting, LLC
2683 47th Avenue
San Francisco, CA 94116

Mr. Douglas Calhoun
Napa County Department of Environmental Management
1195 Third Street, Room 101
Napa, CA 94559

Mr. William Rowser
Napa County Department of Environmental Management
1195 Third Street, Room 101
Napa, CA 94559

SITE SUMMARY

I. AGENCY INFORMATION

Date: March 19, 2002

Agency Name: SF Bay Regional Water Quality Control Board	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2447
Responsible Staff Person: Mary Rose Cassa, R.G.	Title: Associate Engineering Geologist

II. SITE INFORMATION

Site Facility Name: 1554 Green Island Road / Former Sunrise Auto Salvage		
Site Facility Address: 1554 Green Island Road, American Canyon, Napa County		
RB/SMS Case No.: NA	Local or LOP Case No.: NA	Priority: NA
URF Filing Date: NA	SWEEPS No.: NA	
Responsible Parties (include addresses and phone numbers):		
Owens Financial Group (Attention Robert Bridge), 7829 Instow Court, Elk Grove, CA 95758		

Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
N/A				

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III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: Releases from auto salvage activities		
Site characterization complete? Yes	Date Approved By Oversight Agency: 9/7/2001	
Monitoring wells installed? No	Number:	Proper screened interval?
Highest GW Depth Below Ground Surface: 13 ft	Lowest Depth: 25 ft	Flow Direction: W
Most Sensitive Current Use: Commercial		
Most Sensitive Potential Use and Probability of Use: Commercial		
Are drinking water wells affected? No	Aquifer Name:	
Is surface water affected? No	Nearest/Affected SW Name: Unnamed intermittent creek 1600 ft N of property line	
Off-Site Beneficial Use Impacts (Addresses/Locations): N/A		
Report(s) on file? Yes	Where is report(s) filed? RWQCB	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	N/A		
Piping	N/A		
Free Product	N/A		
Soil	N/A		
Groundwater	2,800 gallons	Disposal/recycling at Seaport Environmental, Redwood City, CA	2/20/2000
Barrels	N/A		

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppb)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	83	83	12,000	1.6	Xylene	0.050	0.050	2,100	218
TPH (Diesel)	1400	1400	990,000	1,200	Ethylbenzene	0.010	0.010	260	26
Benzene	ND	ND	660	6	Oil & Grease	NA	NA	NA	NA
Toluene	0.040	0.040	1,600	38	Heavy Metals	B*	B*	B*	B*
TCE	NA	NA	ND	ND		810	810	510,000	ND

Comments (Depth of Remediation, etc.):
*Background.

Surface soil samples contained up to 1,400 mg/kg total petroleum hydrocarbons (TPH) as diesel at locations B1 and B2. Metals in soil at the site appear to be within ranges that are typical of soils from the area. Ground water from the 10-inch diameter, 225-foot-deep well contained up to 12,000 ug/l TPH as gasoline, up to 990,000 ug/l TPH as diesel, up to 510,000 ug/l TPH as motor oil, and up to 660 ug/l benzene. Following well purging, the concentrations of TPH and benzene decreased dramatically.

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IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Site Management Requirements: none

Monitoring Wells Decommissioned:	Number Decommissioned:	Number Retained:

List Enforcement Actions Taken: none

List Enforcement Actions Rescinded: none

V. TECHNICAL REPORTS, CORRESPONDENCE ETC. THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Report of Soil and Groundwater Sampling	3/1999
Report of Groundwater Sampling	12/1999
Results of Well Sampling	1/2000
Groundwater Investigation and Remediation Activities	2/2000
Work Plan for Site Characterization Activities	8/2000
Report of Site Characterization Activities	7/2001
Addendum to Report of Site Characterization Activities	9/2001
Case Closure Summary Report	2/2002

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND,

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)

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The site comprises about 4.87 acres, located in a rural commercial area of American Canyon, and was most recently an auto salvage yard. Investigations conducted from 1999 through 2001 revealed the presence of residual petroleum hydrocarbons in the soil, confined to shallow soil in the vicinity of the residence and garage structures. Migration of organic contaminants detected in the 10-inch supply well appears to have been limited by the silty clay soil at the site. To prevent future use of the well for drinking water and to minimize impacts to ground water from the surface, the well was abandoned in December 2001 according to Napa County well abandonment methods. The locations of nearby water supply wells have been documented, along with diameter, depth, and construction (if known). None of the nearby wells has been impacted.

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

CASE SUMMARY

REPORT DATE
12/18/1986

HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?

I. REPORTED BY -
UNKNOWN

CREATED BY
UNKNOWN

III. SITE LOCATION

FACILITY NAME
DOSHIER PROPERTY

FACILITY ID

FACILITY ADDRESS
5365 HWY 29
American Canyon, CA 94590
NAPA COUNTY

ORIENTATION OF SITE TO STREET

CROSS STREET

V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN
GASOLINE

VI. DISCOVERY/ABATEMENT

DATE DISCHARGE BEGAN

DATE DISCOVERED	HOW DISCOVERED	DESCRIPTION
12/18/1986	Tank Closure	

DATE STOPPED	STOP METHOD	DESCRIPTION
12/18/1986		

VII. SOURCE/CAUSE

SOURCE OF DISCHARGE
Tank

CAUSE OF DISCHARGE
Physc / Mech Damage

DISCHARGE DESCRIPTION

VIII. CASE TYPE

CASE TYPE
Soil

IX. REMEDIAL ACTION
NO REMEDIAL ACTIONS ENTERED

X. GENERAL COMMENTS

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER
28-0354

REGIONAL BOARD CASE NUMBER
28-0354

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LOCAL AGENCY

CONTACT NAME	INITIALS	ORGANIZATION_NAME	EMAIL ADDRESS
UST CASE WORKER	ZZZ	NAPA COUNTY	

ADDRESS
1195 THIRD ST., ROOM 101
NAPA, CA 94559

CONTACT DESCRIPTION
Sites listed here are inactive/closed sites and not open and active sites.

PHONE TYPE	PHONE NUMBER	EXTENSION
PHONE	(707)-253-4269	
FAX	(707)-253-4545	

REGIONAL BOARD

UNKNOWN

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APPENDIX G

QUALIFICATIONS

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Nanako Oba

Project Manager, Due Diligence

EDUCATION

- B.S. ▫ Chemical and Biological Sciences, Japan Women's University
- M.S. ▫ Environmental Studies, San Jos▫ State University

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Oba provides expertise in environmental project management, consulting, and due diligence services to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Environmental Transaction Screens, Regulatory Database and Historical Records Reviews for large- and small-scale industrial, commercial, multi-tenant residential, and rural properties.

PROJECT EXPERIENCE

Project experience for Ms. Oba includes:

- Phase I Environmental Site Assessments (PHI ESAs)
- Limited Environmental Site Assessments (LESAs)
- Environmental Transaction Screens (ETSs)
- Records Research with Risk Assessments (RSRAs)
- Regulatory Database Reviews
- Historical Records Reviews

As a Due Diligence Project Manager, Ms. Oba provides project management and technical expertise to ensure ASTM compliance and satisfaction of client requirements in the Northern California area.

In addition, prior to joining the environmental consulting industry, Ms. Oba spent six years studying a diverse range of environmental disciplines including: environmental science, water resource management, energy and the environment, forest ecology and conservation, ecological sampling and design analyses, and geographic information system.

DRAFT

Peter J. McIntyre, PG, REA

Executive Vice President, Principal Geologist, Environmental Services

EDUCATION

- University of California at Berkeley, Haas School of Business, Masters of Business Administration, May 2011
- University of California at Berkeley, B.A. Geology, May 1997

CERTIFICATIONS

- California Professional Geologist (PG) # 7702
- California Registered Environmental Assessor I (REA I) # 07977
- Illinois Licensed Professional Geologist # 196.001173
- Nevada Certified Environmental Manager (CEM) # 2108
- North Carolina Registered Geologist # 2496
- New York State Registered Geologist # 000263
- OSHA 40-Hour HAZWOPER Training
- OSHA 8-Hour HAZWOPER Site Supervisor
- Member: Groundwater Resources Association (GRA), Urban Land Institute (ULI)

SUMMARY OF PROFESSIONAL EXPERIENCE

Mr. McIntyre has over twenty years of experience in environmental consulting and engineering services. His project experience includes: Soil and groundwater investigation design and implementation; Environmental Due Diligence (Transaction Screens, ASTM Phase I and Phase II ESAs); hydrologic assessment and modeling; underground storage tank (UST) removals, closure, and compliance; and the development and implementation of remedial action projects. Additional experience includes the design and management of asbestos survey and abatement projects.

Mr. McIntyre has managed engagements and staff throughout Northern California and nationwide. Responsibilities include client relationship management, project oversight, design and review, and staff management and training. Clients include private and public sector clients, including commercial, industrial and residential real estate, petroleum industry, attorneys, developers, financial institutions, and public agencies.

PROJECT EXPERIENCE

Project experience for Mr. McIntyre includes:

- The design and implementation of numerous site investigations, groundwater monitoring programs, remedial investigations / feasibility studies (RI/FS), pilot tests, and corrective action plans (CAP) under the direction of various state and local regulatory oversight agencies

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- The design and implementation of numerous soil, soil gas, and groundwater investigations for environmental due diligence (Phase II Investigations) for a variety of suspected contaminants, including UST sites, dry-cleaning facilities, plating and galvanizing operations, agricultural operations, and other industrial facilities
- Environmental engineering and consulting services for numerous development and redevelopment projects (brownfield sites), including properties impacted with solvents, metals, petroleum, and agricultural chemicals. Projects have included planning and implementation of preliminary endangerment assessments (PEA) and portions of environmental impact reports (EIR) relating to hazardous materials during development planning, risk evaluations, release characterization and mitigation, and consulting with redevelopment agencies, investors, and regulatory agencies
- Technical oversight and management for projects in Colorado, Nevada, Illinois, and throughout the United States
- Investigation and mitigation at active gasoline stations and fuel facilities with significant free phase and dissolved phase contaminant plumes
- Design, implementation, and management of various remedial strategies, including the use of soil vapor extraction / air sparge, dual phase extraction, in situ chemical oxidation (ISCO), bio-remediation, soil removal, groundwater pump and treat, and natural attenuation
- Design and implementation vapor intrusion assessments and mitigation
- Providing witness testimony and litigation support, including document review, site assessment, and remediation services

DRAFT

Daniela Alvarado

Project Manager, Due Diligence

EDUCATION

- B.S. ▫ Earth Systems Science, University of California, Merced

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Alvarado provides expertise in environmental project management, consulting, and due diligence services to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Environmental Transaction Screens, Regulatory Database and Historical Records Reviews for large- and small-scale industrial, commercial, multi-tenant residential, and rural properties.

PROJECT EXPERIENCE

Project experience for Ms. Alvarado includes:

- Phase I Environmental Site Assessments (PHI ESAs)
- Limited Environmental Site Assessments (LESAs)
- Environmental Transaction Screens (ETSs)
- Records Research with Risk Assessments (RSRAs)
- Regulatory Database Reviews
- Historical Records Reviews

In addition, prior to joining the environmental consulting industry, Ms. Alvarado spent four years studying a diverse range of environmental disciplines including: environmental health, sustainability in the Anthropocene, coastal ecology and conservation, ocean science, California ecosystems, environmental statistics, ecology and evolution, conservation biology, hydrology and climate, environmental law and policy, and science communications.

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Marsha Thompson
National Client Manager

EDUCATION

- B.S. ▫ Bachelor of Science, Environmental Science, Barry University

SUMMARY OF PROFESSIONAL EXPERIENCE

Ms. Thompson has been in the environmental service and due diligence industry since 2007. Her AEI project management experience includes Phase I Environmental Site Assessments, Environmental Transaction Screens, Regulatory Database Reviews, Historical Records Reviews, and Limited Environmental Site Assessments. Ms. Thompson has successfully completed assessments on a variety of properties including: industrial, commercial, agricultural, residential, and vacant sites and has managed multi-site portfolios of properties spread across various states. Ms. Thompson is accustomed to the needs and requirements of a variety of reporting standards including Freddie Mac, Fannie Mae, and customized client formats.

PROJECT EXPERIENCE

Project experience for Ms. Thompson includes:

- Phase I Environmental Site Assessments
- Environmental Transaction Screens
- Regulatory Database Reviews
- Historical Records Reviews
- Limited Environmental Site Assessments
- Project coordination and setup

As a National Client Manager, Ms. Thompson provides in-house technical guidance and review to ensure all projects meet client's goals and scope expectations and develops an understanding of client's goals to facilitate the delivery of consulting to meet those needs.

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APPENDIX H

COMMONLY USED ACRONYMS & ABBREVIATIONS

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UNITS

µg/L	Micrograms per Liter	**pCi/L**	PicoCuries per Liter
mg/kg	Milligrams per Kilogram	**ppb**	Parts per Billion
mg/L	Milligrams per Liter	**ppm**	Parts per Million

ABBREVIATIONS AND ACRONYMS

ACM	Asbestos-Containing Material	**NESHAP**	National Emission Standards for Hazardous Air Pollutants
ADJ	Adjacent site	**NFA**	No Further Action
AEI	AEI Consultants	**NFRAP**	No Further Remedial Action Planned
AHERA	Asbestos Hazard Emergency Response Act	**NLR**	No Longer Reporting
APN	Assessor's Parcel Number	**NOV**	Notice of Violation
AST	Aboveground Storage Tank	**NPL**	National Priorities List
AUL	Activity and Use Limitation	**O&M**	Operations and Maintenance
bgs	Below Ground Surface	**OEC**	Other Environmental Considerations
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes	**OSHA**	Occupational Safety and Health Administration
CERCLA	Comprehensive Environmental Response Compensation and Liability Act	**PCB**	Polychlorinated Biphenyl
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System	**PCE, PERC**	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene
CESQGs	Conditionally Exempt Small Quantity Generators	**RCRA**	Resource Conservation and Recovery Act
COC	Contaminant of Concern	**REC**	Recognized Environmental Condition
CREC	Controlled Recognized Environmental Condition	**RP**	Responsible Party
EC	Engineering Controls	**SDS**	Safety Data Sheet
EDR	Environmental Data Resources, Inc.	**SEMS**	Superfund Enterprise Management System
EPA	Environmental Protection Agency	**SF**	Square Footage/Square Feet
ERIS	Environmental Risk Information Services	**SP**	Subject Property
ERNS	Emergency Response Notification System	**SQG**	Small Quantity Generator
ESA	Environmental Site Assessment	**SWLF**	Solid Waste Landfill
GPR	Ground-Penetrating Radar	**SVOC**	Semi-Volatile Organic Compound
HREC	Historical Recognized Environmental Condition	**TCE**	Trichloroethylene, Trichloroethene
HVAC	Heating, Ventilation and Air Conditioning	**TPH**	Total Petroleum Hydrocarbons
HWS	Hazardous Waste Site	**TPHd**	Total Petroleum Hydrocarbons (diesel range)
IC	Institutional Controls	**TPHg**	Total Petroleum Hydrocarbons (gasoline range)
LBP	Lead-Based Paint	**TPHo**	Total Petroleum Hydrocarbons (oil range)
LCP	Lead-Containing Paint	**TRPH**	Total Recoverable Petroleum Hydrocarbons
LLP	Landowner Liability Protection	**TSDF**	Treatment, Storage, and Disposal Facility
LQG	Large Quantity Generator	**USDA**	United States Department of Agriculture
LUST	Leaking Underground Storage Tank	**USGS**	United States Geological Survey
MCL	Maximum Contaminant Level	**UST**	Underground Storage Tank
MTBE	Methyl Tertiary Butyl Ether	**VCP**	Voluntary Cleanup Program
ND	None Detected	**VOC**	Volatile Organic Compound

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APPENDIX E

PRELIMINARY HYDROLOGY & HYDRAULICS REPORT

PRELIMINARY HYDROLOGY & HYDRAULICS REPORT

Hess Solar Farm

Green Island Rd
American Canyon, CA
APNS 057-130-029, 057-130-033,
057-130-031, 057-130-032-000

Chaudhary & Associates, Inc.
Napa, California

November 10, 2022



PRELIMINARY ONLY

Owner:

Richard Hess
P.O. Box 3428
Napa, Ca 94558
(925) 487-1052

Civil Engineer

Chaudhary and Associates, Inc.
211 Gateway Road West, Suite 204, Napa, Ca 94558
Hagen Bresee, P.E., QSD
(707) 255-2729

Architect:

To Be Determined

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1. Introduction

The proposed development project consists of multiple parcels and a disturbed area of approximately 6.62 acres. The parcels lie near the corner of State Route 29 and Green Island Rd in American Canyon, California. The site is currently primarily undeveloped and covered with seasonal grass. The parcels making up the project area are surrounded by existing industrial and commercial zoned lands. The purpose of this project is to construct a solar farm using raised solar canopies. The raised canopies will allow for the site to also be used for recreational vehicle storage.

2. Existing Site Conditions

On-site:
The project site is currently undeveloped and covered with seasonal grass. The site drains westerly via overland flow to the existing drainage ditch along the Union Pacific Railroad ROW. From there, the runoff collected in the drainage ditch passes through an 18" culvert beneath the railroad near the northwest corner of the project site. The site elevation ranges from 50 feet at the western property line, adjacent to the UPRR ROW, to 58 feet at the eastern property line, adjacent to State Route 29, with an average slope of 2%. Soils are silty clays typical of the area (Hydrologic Soils Group "D").

The existing earthen drainage ditch within UPRR ROW on the western edge of the project site will remain unchanged.

Off-site:

The off-site conditions consist of neighboring industrial and commercial developments as well as State Route 29. Existing drain inlets along Green Island Road are a part of the MS-4 system which drains westerly along the roadway. This storm drain system serves upper tributary areas to the east along Green Island Road including a portion of State Route 29.

The Federal Emergency Management Agency (FEMA) Flood Zone Map for Napa County, California, indicates that the proposed solar farm is located within Zone "X," an area outside of the flood zone (See Attachment C).

3. Proposed Site Conditions

On-site:
The solar farm is broken into three different drainage basins. Two of the drainage basins are to be serviced by two linear bioretention facilities for stormwater treatment that also serve as a detention system. These linear bioretention facilities are interconnected, function jointly, and are located along the north and west edges of the project site to maximize treated areas. The runoff from building roofs, paved surfaces, solar canopies, and landscaped areas sheet flow across the pavement to curb and gutter. Curb cuts spaced at 20' on center will then allow the collected runoff to flow into the bioretention facilities for treatment and

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detention. The runoff is then metered out by two outlet control overflow structures to the MS-4 system along Green Island Road (Basin 1) and to the previously mentioned railroad culvert to the northwest (Basin 2).

There are little to no impervious surfaces in the pre-development conditions. The total impervious surface post-development is approximately 5.84 acres resulting in approximately 90% impervious surfaces for the entire site plus approximately 0.2 acres of additional impervious area for the new driveway connection to State Route 29 adjacent to the site.

4. Purpose

The purpose of this analysis is to verify that the storm water runoff generated by the proposed site development does not exceed 90% of the existing (pre-development) runoff in accordance with the City of American Canyon requirements.

Additionally, the study also verifies that the 10-yr runoffs are conveyed to the outfall through adequately sized stormwater infrastructure.

5. Analysis of Pre-development Conditions

All calculations were performed as per the City of American Canyon Engineering Standards, May 1, 1995 (See Attachment B). For the three onsite drainage basins, existing peak runoff was calculated using the Rational Method and NOAA rainfall intensity tables.

The existing site has primarily undeveloped open space and hence, for the pre-development stage, “C” values of 0.53 and 0.62 (average slope 2% - 7%) were used for the 10-year storm and the 100-year storm, respectively, as per City charts.

6. Analysis of Post-development Conditions

The proposed site development will consist of a small office building, solar canopies, parking lots, stormwater treatment facilities, and landscaping within setbacks.

The post-development runoff was calculated using the Rational Method based on 10-year & 100-year storms and NOAA rainfall intensity tables. Composite “C” values were used for each of the three drainage basins (See Attachment A).

The pre- and post-development runoff for the site for the 10-year and 100-year storm events are shown below:

	Pre-development	Post-development
10-yr	4.07 cfs	16.65 cfs
100-yr	9.47 cfs	27.26 cfs

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To reduce runoff to 90% of pre-development conditions during a 100 year storm, the detention system will have to reduce the runoff by:

27.26 cfs – (90%) * 9.47 cfs = 18.74 cfs

The proposed site is divided into three drainage basins. Basin 1 consists of 3.81 acres of the proposed development on the northern side of the project. The basin drains via sheetflow to the north and east where it is routed through curb cuts to bioretention facility 1 for treatment and detention. The treated and detained runoff from bioretention facility 1 is then metered through an outlet control overflow structure and discharged near the existing railroad culvert.

Basin 2 consists of 2.36 acres of the proposed development on the south side of the project site. Basin 2 also drains via sheetflow to the east where it is routed through curb cuts to bioretention facility 2 for treatment and detention. The treated and detained runoff from bioretention facility 2 is then metered through an outlet control overflow structure and discharged directly into the existing MS-4 system along Green Island Road.

Basin 3 consists of areas that are unable to be captured and treated through central bioretention facilities. These proposed areas will primarily consist of driveway connections or landscaped areas near State Route 29 and Green Island Road. Basin 3 impervious runoff will be routed to landscape areas for water quality treatment where possible.

7. Conclusion

Using Hydraflow program, it is determined that the 100-year pre-development flow for the entire site is 9.47 cfs. The post-development runoff ,routed through proposed stormwater facilities, from drainage basins 1, 2 and 3 combined must be no more than:

(90%* 9.47 cfs) = 8.52 cfs

Based on Hydraflow program, the required detention volume is 6,516 cubic feet. The two onsite bioretention facilities/ponds will have a capacity of 11,946 cubic feet (excluding freeboard) both with a 15” diameter metering pipe. The 15” pipe will serve as sufficient metering, because by the time the 15” pipe is flowing full, 12” of water will be detained in the pond. The combined 100 yr runoff from basins 1, 2 & 3 is 5.75 cfs which is 74% of the pre-development flows in compliance with City requirements. See Hydroflow Hydrograph Program printouts for further information (Attachment D).

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Attachment A

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211 Gateway Rd. West, Ste. 204, Napa, CA 94558
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Calc'd by HB

HESS SOLAR FARM

STORM DRAINAGE CALCULATIONS

BY RATIONAL METHOD:

Q=C*I*A

Where:

Q=Flow, cfs
C= Runoff Coefficient
I = Rainfall Intensity, in/hr
A = Drainage Area

A = **6.62** *acres (Pre-Condition)*
A = **6.62** *acres (Post-Condition)*

C = **0.53** *See Composite Calculations (Pre-Condition)*
C = **0.95** *See Composite Calculations (Post-Condition)*

CONVERSION:

(1 acre = 43,560 SF)
(1 square mile = 640 Acres)

REFERENCES:

1. City of American Canyon Drainage Standards

DISCHARGE TABULATION

DISCHARGE	PRE	POST
Q10	4.07 cfs	16.65 cfs
Q100	9.47 cfs	27.26 cfs

THEREFORE, NET INCREASE = POST Q100 - 90% OF PRE Q100
= 27.26 - 0.9 * 9.47
NET INCREASE = 18.74 cfs

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RUNOFF CALCULATIONS (10-yr Storm)

A.) PEAK 10-YR RUNOFF FOR EXISTING CONDITION

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D=	300.00	ft Overland	
Slope =	0.0075		
C =	0.53		
	20.30	minutes	5.30 minutes Channel Flow
Total =	26.00	minutes	

I= 1.15 in/hr (taken from NOAA rainfall table)
or
I= 0.096 ft/hr

2.) C= 0.53

3.) Area

A= 6.62 acres
or
A= 288,367 sf

4.) Q=c*i*A

Q= 14,648 cf/hr
or
Q= 4.07 cfs (10-Yr Total Peak Runoff Pre-Development)

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RUNOFF CALCULATIONS (10-yr Storm) cont'd

B.) PEAK 10-YR RUNOFF FOR PROPOSED CONDITION (BASIN 1)

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D =	260.00	ft Overland
Slope =	0.0125	
C =	0.96	
	4.45	minutes
Total =	4.45	minutes

Tc= 5 minutes

I= 2.64 in/hr (taken from NOAA rainfall table)
or
I= 0.220 ft/hr

2.) C= 0.96

3.) Area

A= 3.81 acres
or
A= 165,964 sf

4.) Q=c*i*A

Q= 35,166 cf/hr
or
Q= 9.77 cfs (10-Yr Total Peak Runoff Post-Development Basin 1)

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RUNOFF CALCULATIONS (10-yr Storm) cont'd

B.) PEAK 10-YR RUNOFF FOR PROPOSED CONDITION (BASIN 2)

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D =	250.00	ft Overland
Slope =	0.0125	
C =	0.98	
	4.01	minutes
Total =	4.01	minutes

Tc= 5 minutes

I= 2.64 in/hr (taken from NOAA rainfall table)
or
I= 0.220 ft/hr

2.) C= 0.98

3.) Area

A= 2.36 acres
or
A= 102,802 sf

4.) Q=c*i*A

Q= 22,067 cf/hr
or
Q= 6.13 cfs (10-Yr Total Peak Runoff Post-Development Basin 2)

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RUNOFF CALCULATIONS (10-yr Storm) cont'd

B.) PEAK 10-YR RUNOFF FOR PROPOSED CONDITION (BASIN BYPASS)

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D =	100.00	ft Overland	
Slope =	0.02		
C =	0.75		
	6.11	minutes	2.20 minutes Channel Flow
Total =	8.31	minutes	

Tc= 8.00 minutes

I= 2.19 in/hr (taken from NOAA rainfall table)
or
I= 0.183 ft/hr

2.) C= 0.75

3.) Area

A= 0.45 acres
or
A= 19,602 sf

4.) Q=c*i*A

Q= 2,701 cf/hr
or
Q= 0.75 cfs (10-Yr Total Peak Runoff Post-Development Bypass)

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RUNOFF CALCULATIONS (100-yr Storm)

A.) PEAK 100-YR RUNOFF FOR EXISTING CONDITION

1.) Tc=Time of Concentration, from Figure 1 Travel time for over land flow

D=	300.00	ft Overland
Slope =	0.0075	
C =	0.62	
	17.24	minutes
Total =	17.00	minutes

I= 2.29 in/hr (taken from NOAA rainfall table)
or
I= 0.191 ft/hr

2.) C= 0.62
$C_{100} = 1.25 \times C_{10}$

3.) Area

A= 6.62 acres
or
A= 288,367 sf

4.) Q=c*i*A

Q= 34,076 cf/hr
or
Q= 9.47 cfs (100-Yr Total Peak Runoff Pre-Development)

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RUNOFF CALCULATIONS (100-yr Storm) cont'd

B.) PEAK 100-YR RUNOFF FOR PROPOSED CONDITION (BASIN 1)

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D =	260.00	ft Overland
Slope =	0.0125	
C =	1.00	
	3.41	minutes
Total =	3.41	minutes

Tc= 5 minutes

I= 4.13 in/hr (taken from NOAA rainfall table)
or
I= 0.344 ft/hr

2.) C= 1.00

3.) Area

A= 3.81 acres
or
A= 165,964 sf

4.) Q=c*i*A

Q= 57,119 cf/hr
or
Q= 15.87 cfs (100-Yr Total Peak Runoff Post-Development Basin 1)

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RUNOFF CALCULATIONS (100-yr Storm) cont'd

B.) PEAK 100-YR RUNOFF FOR PROPOSED CONDITION (BASIN 2)

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D =	250.00	ft Overland
Slope =	0.0125	
C =	1.00	
	3.34	minutes
Total =	3.34	minutes

Tc= 5 minutes

I= 4.13 in/hr (taken from NOAA rainfall table)
or
I= 0.344 ft/hr

2.) C= 1.00

3.) Area

A= 2.36 acres
or
A= 102,802 sf

4.) Q=c*i*A

Q= 35,381 cf/hr
or
Q= 9.83 cfs (100-Yr Total Peak Runoff Post-Development Basin 2)

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RUNOFF CALCULATIONS (100-yr Storm) cont'd

B.) PEAK 100-YR RUNOFF FOR PROPOSED CONDITION (BASIN BYPASS)

1.) Tc=Time of Concentration, from Figure 1 Travel time for overland flow

D =	100.00	ft Overland	
Slope =	0.015		
C =	0.88		
	3.99	minutes	2.20 minutes Channel Flow
Total =	6.19	minutes	

Tc= 6.00 minutes

I= 3.90 in/hr (taken from NOAA rainfall table)
or
I= 0.325 ft/hr

2.) C= 0.88

3.) Area

A= 0.45 acres
or
A= 19,602 sf

4.) Q=c*i*A

Q= 5,619 cf/hr
or
Q= 1.56 cfs (100-Yr Total Peak Runoff Post-Development Bypass)

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HESS SOLAR FARM

COMPOSITE COEFFICIENT CALCULATIONS
(PRE DEVELOPMENT ONSITE)

A.) AREAS:

Total Area =Planters +Buildings+ Conc pavements+AC Pavement

Landscaping	6.27
Buildings	0.00
Pavement&Walkway	0.35
	6.62 Acres

B.) PERCENTAGES OF TOTAL AREA BY SURFACE TYPE:

Landscaping	6.27	/	6.62	=	0.95	or	94.7%
Buildings	0.00	/	6.62	=	0.00	or	0.0%
Pavement&Walkway	0.35	/	6.62	=	0.05	or	5.3%
							100%

C.) DETERMINE COEFFICIENTS FOR EACH SURFACE TYPE:

Landscaping	0.47	*	0.95	=	0.45
Buildings	0.95	*	0.00	=	0.00
Pavement&Walkway	0.95	*	0.05	=	0.05
Sub Total					0.50

E.) USE: C = **0.50**
F.) 10 YEAR 0.53
G.) 100 YEAR 0.62

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HESS SOLAR FARM

COMPOSITE COEFFICIENT CALCULATIONS (POST DEVELOPMENT ONSITE BASIN 1)

A.) AREAS:

Total Area =Planters+Buildings+ Walkways+ AC Pavement Areas

Landscaping	0.38
Buildings	0.00
Pavement&Walkway	3.43
	3.81 Acres

B.) PERCENTAGES OF TOTAL AREA BY SURFACE TYPE:

Landscaping	0.38	/	3.81	=	0.10	or	10.0%
Buildings	0.00	/	3.81	=	0.00	or	0.0%
Pavement&Walkway	3.43	/	3.81	=	0.90	or	90.0%
							100%

C.) DETERMINE COEFFICIENTS FOR EACH SURFACE TYPE:

Landscaping	0.45	*	0.10	=	0.04
Buildings	0.95	*	0.00	=	0.00
Pavement&Walkway	0.95	*	0.90	=	0.86
Sub Total					0.90

E.) USE: C = **0.90**
F.) 10 YEAR 0.96
G.) 100 YEAR 1.00

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(707)255-2729

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HESS SOLAR FARM

COMPOSITE COEFFICIENT CALCULATIONS (POST DEVELOPMENT ONSITE BASIN 2)

A.) AREAS:

Total Area =Planters+Buildings+ Walkways+ AC Pavement Areas

Landscaping	0.18
Buildings	0.00
Pavement&Walkway	2.18
	2.36 Acres

B.) PERCENTAGES OF TOTAL AREA BY SURFACE TYPE:

Landscaping	0.18	/	2.36	=	0.08	or	7.6%
Buildings	0.00	/	2.36	=	0.00	or	0.0%
Pavement&Walkway	2.18	/	2.36	=	0.92	or	92.4%
							100%

C.) DETERMINE COEFFICIENTS FOR EACH SURFACE TYPE:

Landscaping	0.45	*	0.08	=	0.03
Buildings	0.95	*	0.00	=	0.00
Pavement&Walkway	0.95	*	0.92	=	0.88
Sub Total					0.91

E.) USE: C = **0.91**
F.) 10 YEAR 0.98
G.) 100 YEAR 1.00

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HESS SOLAR FARM

COMPOSITE COEFFICIENT CALCULATIONS (POST DEVELOPMENT BYPASS BASIN)

A.) AREAS:

Total Area =Planters+Buildings+ Walkways+ AC Pavement Areas

Landscaping	0.22
Buildings	0.00
Pavement&Walkway	0.23
	0.45 Acres

B.) PERCENTAGES OF TOTAL AREA BY SURFACE TYPE:

Landscaping	0.22	/	0.45	=	0.49	or	48.9%
Buildings	0.00	/	0.45	=	0.00	or	0.0%
Pavement&Walkway	0.23	/	0.45	=	0.51	or	51.1%
							100%

C.) DETERMINE COEFFICIENTS FOR EACH SURFACE TYPE:

Landscaping	0.45	*	0.49	=	0.22
Buildings	0.95	*	0.00	=	0.00
Pavement&Walkway	0.95	*	0.51	=	0.49
Sub Total					0.71

E.) USE: C = **0.71**
F.) 10 YEAR 0.75
G.) 100 YEAR 0.88

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HESS SOLAR FARM

COMPOSITE COEFFICIENT CALCULATIONS (PRE/POST DEVELOPMENT OFFSITE BASIN 1)

A.) AREAS:

Total Area =Planters+Buildings+ Walkways+ AC Pavement Areas

Landscaping	0.79
Buildings	0.00
Pavement&Walkway	0.90
	1.69 Acres

B.) PERCENTAGES OF TOTAL AREA BY SURFACE TYPE:

Landscaping	0.79	/	1.69	=	0.47	or	46.7%
Buildings	0.00	/	1.69	=	0.00	or	0.0%
Pavement&Walkway	0.90	/	1.69	=	0.53	or	53.3%
							100%

C.) DETERMINE COEFFICIENTS FOR EACH SURFACE TYPE:

Landscaping	0.45	*	0.47	=	0.21
Buildings	0.95	*	0.00	=	0.00
Pavement&Walkway	0.95	*	0.53	=	0.51
Sub Total					0.72

E.) USE: C = **0.72**
F.) 10 YEAR 0.77
G.) 100 YEAR 0.90

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Job No.2202006
Calc'd by HB

HESS SOLAR FARM

COMPOSITE COEFFICIENT CALCULATIONS (PRE/POST DEVELOPMENT OFFSITE BASIN 2)

A.) AREAS:

Total Area =Planters+Buildings+ Walkways+ AC Pavement Areas

Landscaping	1.81
Buildings	0.00
Pavement&Walkway	0.15
	1.96 Acres

B.) PERCENTAGES OF TOTAL AREA BY SURFACE TYPE:

Landscaping	1.81	/	1.96	=	0.92	or	92.3%
Buildings	0.00	/	1.96	=	0.00	or	0.0%
Pavement&Walkway	0.15	/	1.96	=	0.08	or	7.7%
							100%

C.) DETERMINE COEFFICIENTS FOR EACH SURFACE TYPE:

Landscaping	0.45	*	0.92	=	0.42
Buildings	0.95	*	0.00	=	0.00
Pavement&Walkway	0.95	*	0.08	=	0.07
Sub Total					0.49

E.) USE: C = **0.49**
F.) 10 YEAR 0.52
G.) 100 YEAR 0.61

PRELIMINARY ONLY

Attachment B

PRELIMINARY ONLY

TABLE 1

RUNOFF COEFFICIENTS FOR RATIONAL METHOD

Surface or Area Type	Runoff Coefficient, C
Paved areas (asphalt or concrete)	0.95
Industrial areas	0.85
Commercial areas	0.85
Residential areas	
Single family, avg. slope < 2%	0.50
Single family, avg. slope between 2 & 7%	0.55
Single family, avg. slope > 7%	0.65
Multi-family, detached	0.65
Multi-family, attached	0.70
Schools	0.45
Agricultural land	0.45
Undeveloped open spaces, including pasture	
Avg. slope < 2%	0.40
Avg. slope between 2 & 7%	0.47
Avg. slope > 7%	0.55
Oak timber and heavy brush	
Avg. slope < 2%	0.35
Avg. slope between 2 & 7%	0.42
Avg. slope > 7%	0.50

These coefficients are to be used for a return period of 10 years. For return periods of 25 and 100 years, modify the table values as follows:

25-year return	C = Table Value x (1.07)
100-year return	C = Table Value x (1.25)

NOTE: No value of "C" shall be modified beyond 1.0

PRELIMINARY ONLY

TABLE 2

RAINFALL INTENSITIES

Time of Concentration In Minutes	Intensity of Rainfall In Inches Per Hour			Time of Concentration In Minutes	Intensity of Rainfall In Inches Per Hour		
5	2.34	2.76	3.42	36	0.83	0.98	1.23
6	2.15	2.50	3.10	37	0.82	0.96	1.20
7	1.97	2.31	2.87	38	0.81	0.95	1.18
8	1.84	2.15	2.66	39	0.79	0.94	1.18
9	1.73	2.03	2.50	40	0.78	0.93	1.16
10	1.65	1.92	2.37	41	0.78	0.91	1.14
11	1.55	1.83	2.24	42	0.76	0.90	1.13
12	1.49	1.75	2.15	43	0.75	0.89	1.12
13	1.43	1.66	2.05	44	0.74	0.89	1.10
14	1.37	1.61	1.99	45	0.73	0.87	1.09
15	1.32	1.56	1.92	46	0.72	0.86	1.08
16	1.28	1.50	1.86	47	0.71	0.86	1.07
17	1.24	1.45	1.80	48	0.71	0.85	1.06
18	1.20	1.40	1.75	49	0.70	0.84	1.04
19	1.17	1.37	1.71	50	0.70	0.83	1.03
20	1.14	1.34	1.67	51	0.69	0.82	1.02
21	1.11	1.30	1.61	52	0.69	0.81	1.01
22	1.09	1.27	1.57	53	0.68	0.80	1.00
23	1.05	1.24	1.54	54	0.67	0.79	0.99
24	1.03	1.21	1.50	55	0.67	0.79	0.98
25	1.01	1.19	1.48	56	0.66	0.78	0.97
26	0.99	1.15	1.45	57	0.65	0.77	0.96
27	0.97	1.13	1.42	58	0.65	0.77	0.96
28	0.94	1.11	1.39	59	0.64	0.76	0.95
29	0.93	1.10	1.37	60	0.64	0.75	0.94
30	0.91	1.08	1.34	70	0.57	0.69	0.87
31	0.90	1.06	1.32	80	0.54	0.65	0.81
32	0.88	1.04	1.30	90	0.51	0.61	0.76
33	0.87	1.03	1.28	100	0.49	0.58	0.73
34	0.86	1.01	1.26	110	0.46	0.55	0.69
35	0.84	0.99	1.24	120	0.44	0.52	0.66

Roof-to-gutter time shall be taken as 9 minutes for residential areas and 5 minutes to on-site facilities for commercial and industrial sites.

The time of concentration shall be derived from a combination of the overland flow travel time from Figure 1 and the channel flow time to the design point.

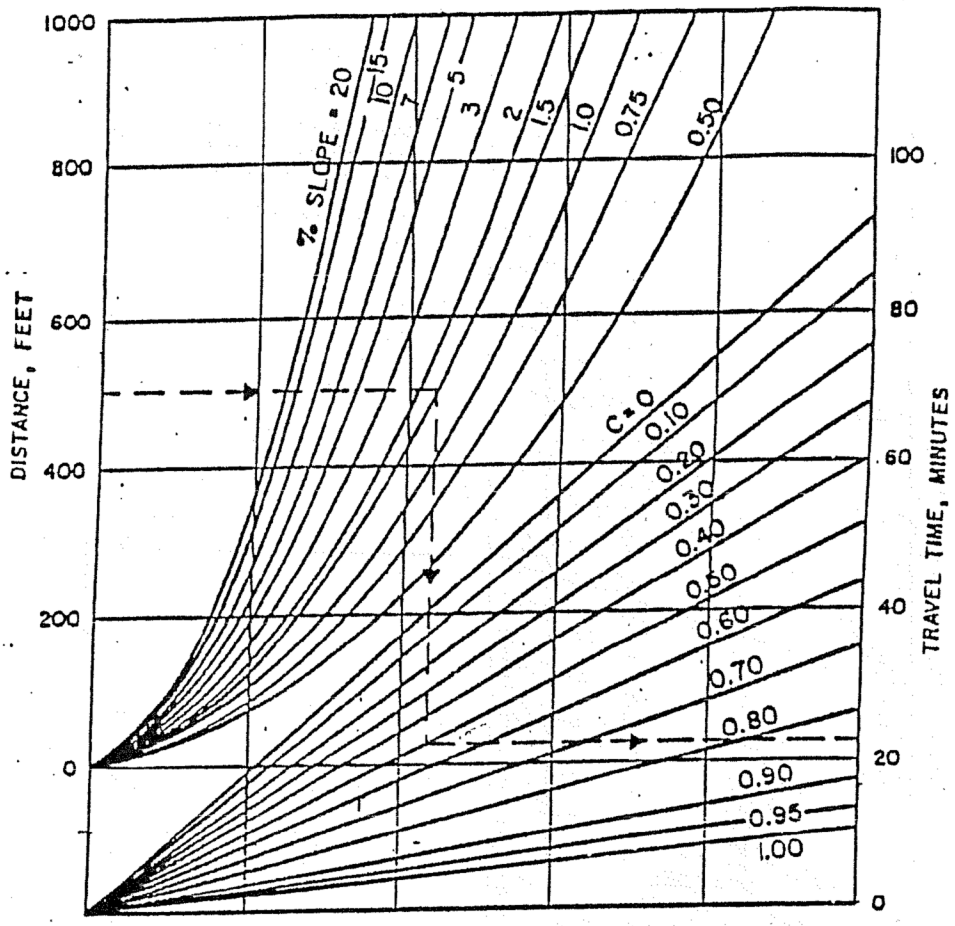
Rainfall intensities obtained from Table 2 are based on a mean annual precipitation of 12.5 inches. To correct these values for areas with different mean annual precipitation (MAP), apply the following correction to the tabulated intensities:

Corrected intensity = Table Value x Actual MAP / 12.5

PRELIMINARY ONLY

FIGURE 1

TRAVEL TIME FOR OVERLAND FLOW



PRELIMINARY ONLY

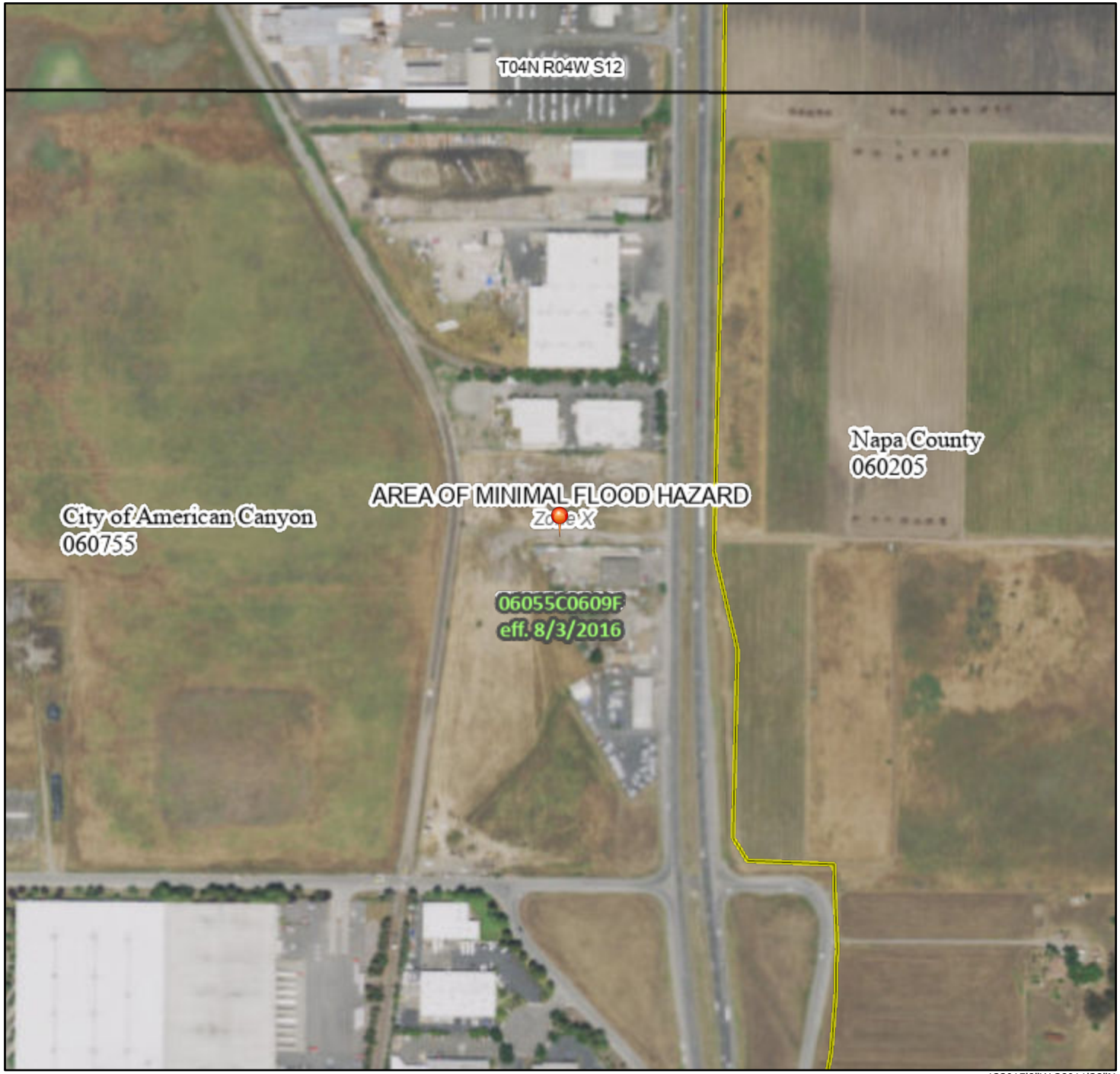
Attachment C

PRELIMINARY ONLY

National Flood Hazard Layer FIRMette

FEMA

122°15'45"W 38°12'6"N



Feet

0 250 500 1,000 1,500 2,000

1:6,000

122°15'8"W 38°11'38"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/9/2022 at 8:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment D

PRELIMINARY ONLY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	1.392	1	30	2,506	------	------	------	PRE/POST DEVELOPED OFFSITE
2	Rational	1.091	1	30	1,963	------	------	------	PRE/POST DEVELOPED OFFSITE
4	Rational	4.031	1	26	6,288	------	------	------	PRE DEVELOPED ONSITE (10 YR)
6	Rational	9.483	1	5	2,845	------	------	------	POST DEVELOPED ONSITE BASIN
7	Rational	5.996	1	5	1,799	------	------	------	POST DEVELOPED ONSITE BASIN
9	Reservoir	0.000	1	n/a	0	6	53.74	2,845	BIORET BASIN1(10YR)
10	Reservoir	0.147	1	10	462	7	53.40	1,784	BIORET BASIN2(10YR)
12	Rational	0.695	1	8	334	------	------	------	POST DEVELOPED ONSITE BYPAS
14	Combine	0.735	1	8	796	9, 10, 12,	------	------	POST DEVELOPED ONSITE (10YR)
16	Combine	6.183	1	26	10,757	1, 2, 4,	------	------	PRE DEVELOPED COMBINED (INC
17	Combine	2.535	1	30	5,265	1, 2, 9, 10, 12,	------	------	POST DEVELOPED COMBINED (IN

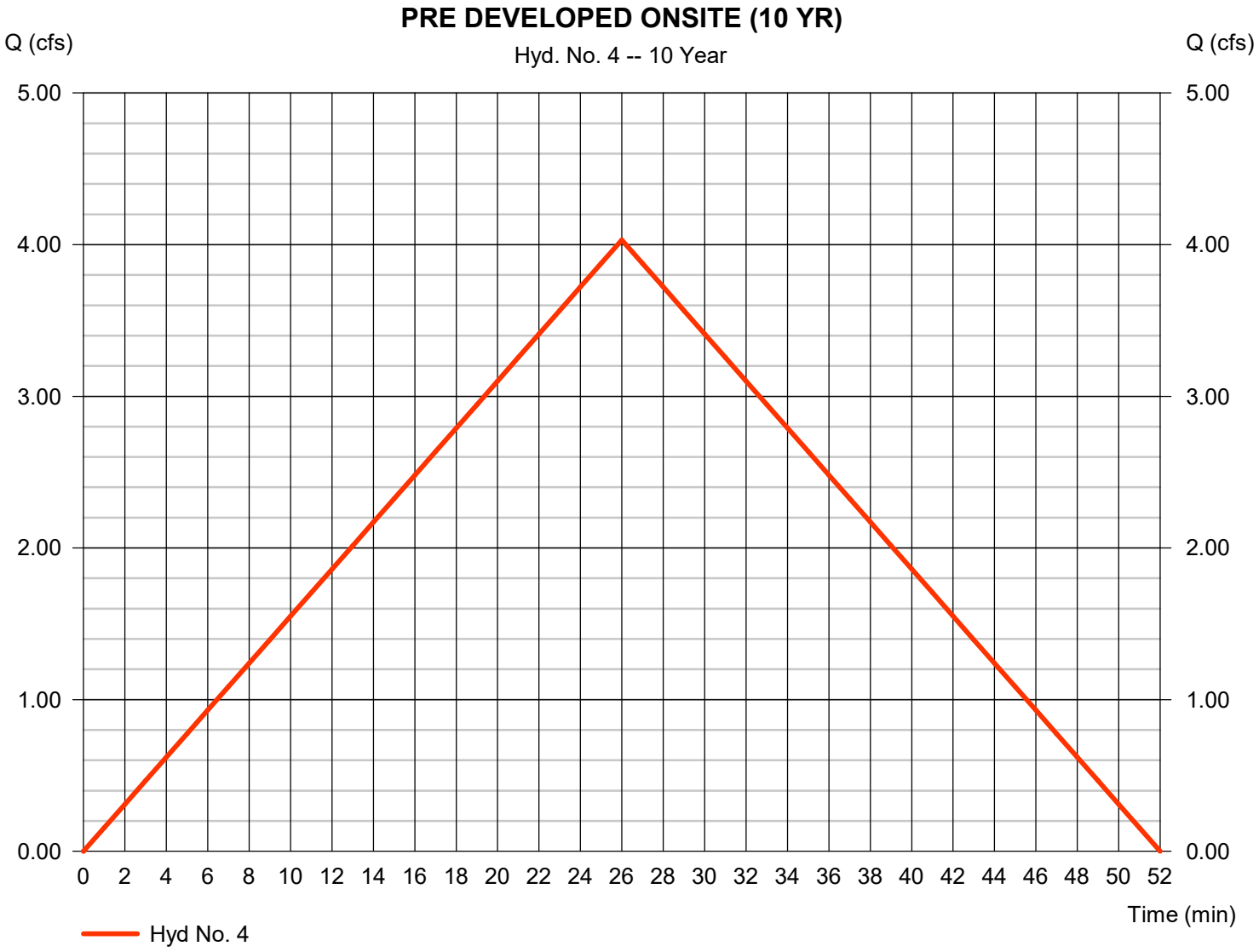
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 4

PRE DEVELOPED ONSITE (10 YR)

Hydrograph type	=	Rational	Peak discharge	=	4.031 cfs
Storm frequency	=	10 yrs	Time to peak	=	26 min
Time interval	=	1 min	Hyd. volume	=	6,288 cuft
Drainage area	=	6.620 ac	Runoff coeff.	=	0.53
Intensity	=	1.149 in/hr	Tc by User	=	26.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



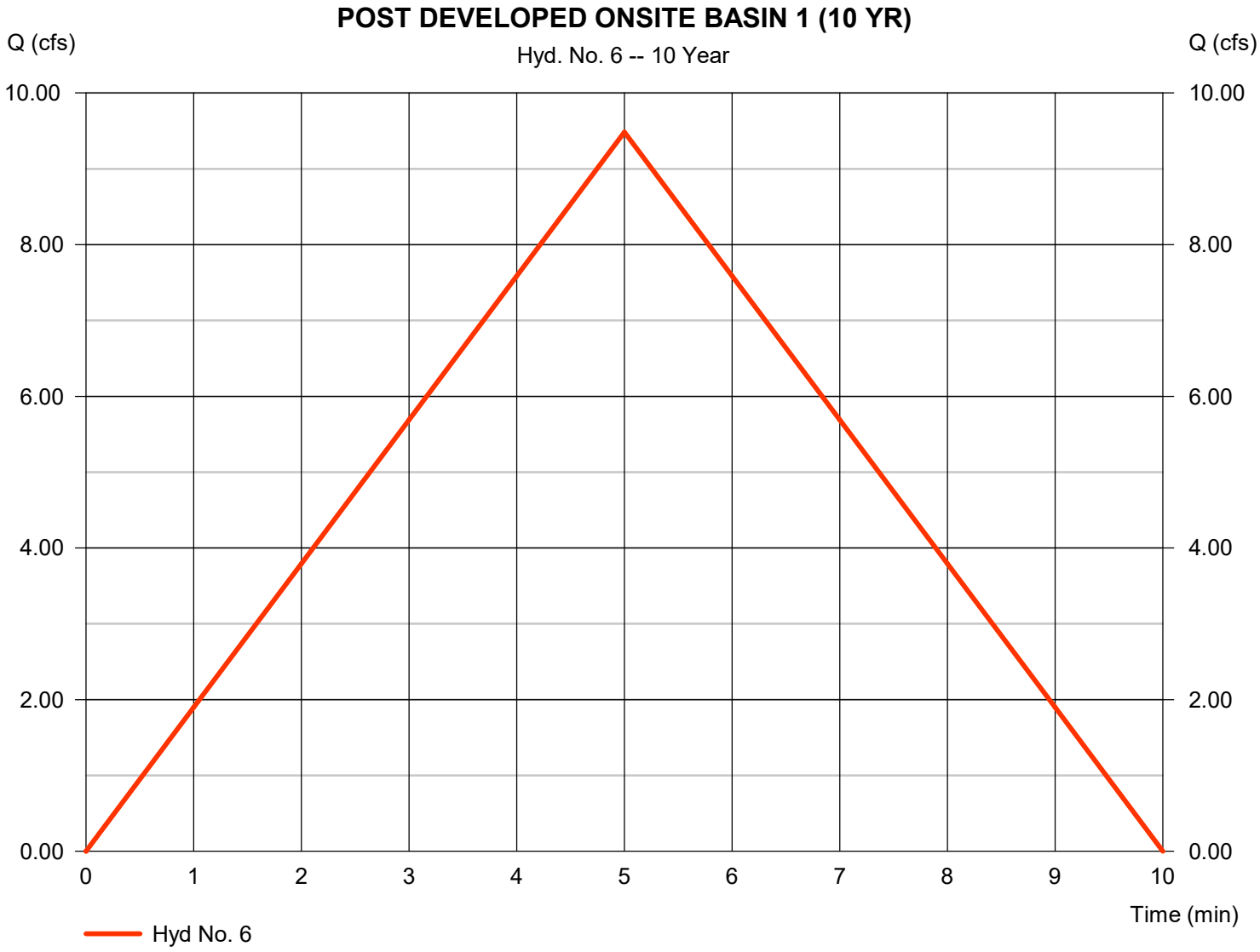
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 6

POST DEVELOPED ONSITE BASIN 1 (10 YR)

Hydrograph type	=	Rational	Peak discharge	=	9.483 cfs
Storm frequency	=	10 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,845 cuft
Drainage area	=	3.810 ac	Runoff coeff.	=	0.96
Intensity	=	2.593 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



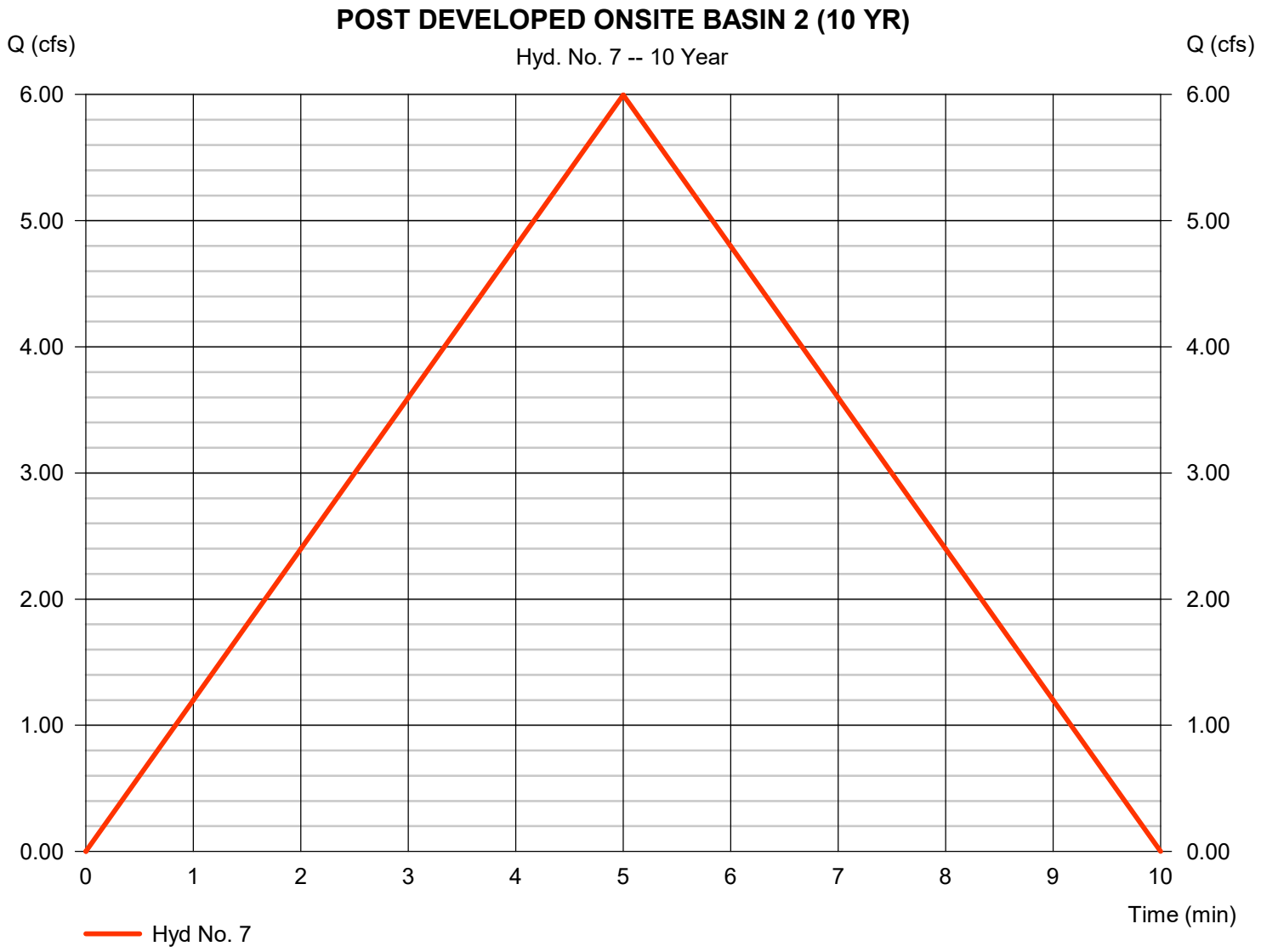
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 7

POST DEVELOPED ONSITE BASIN 2 (10 YR)

Hydrograph type	=	Rational	Peak discharge	=	5.996 cfs
Storm frequency	=	10 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	1,799 cuft
Drainage area	=	2.360 ac	Runoff coeff.	=	0.98
Intensity	=	2.593 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



PRELIMINARY ONLY

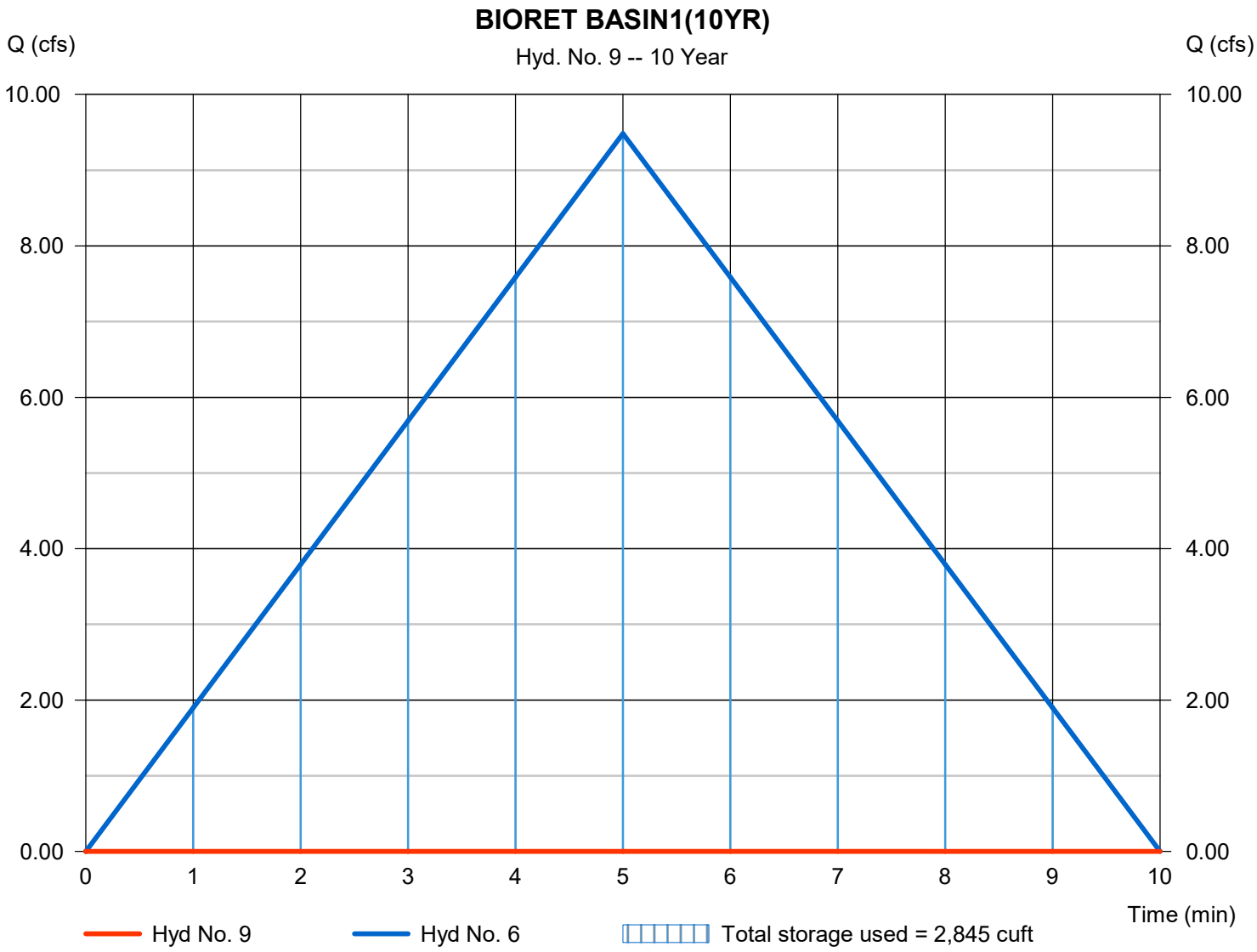
Hydrograph Report

Hyd. No. 9

BIORET BASIN1(10YR)

Hydrograph type	=	Reservoir	Peak discharge	=	0.000 cfs
Storm frequency	=	10 yrs	Time to peak	=	n/a
Time interval	=	1 min	Hyd. volume	=	0 cuft
Inflow hyd. No.	=	6 - POST DEVELOPED ONSITE BASIN1(10 YR)	Max. Elevation	=	53.74 ft
Reservoir name	=	Bioretention 1	Max. Storage	=	2,845 cuft

Storage Indication method used.



PRELIMINARY ONLY

Pond Report

Pond No. 1 - Bioretention 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 53.25 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	53.25	5,750	0	0
1.25	54.50	5,750	7,187	7,187

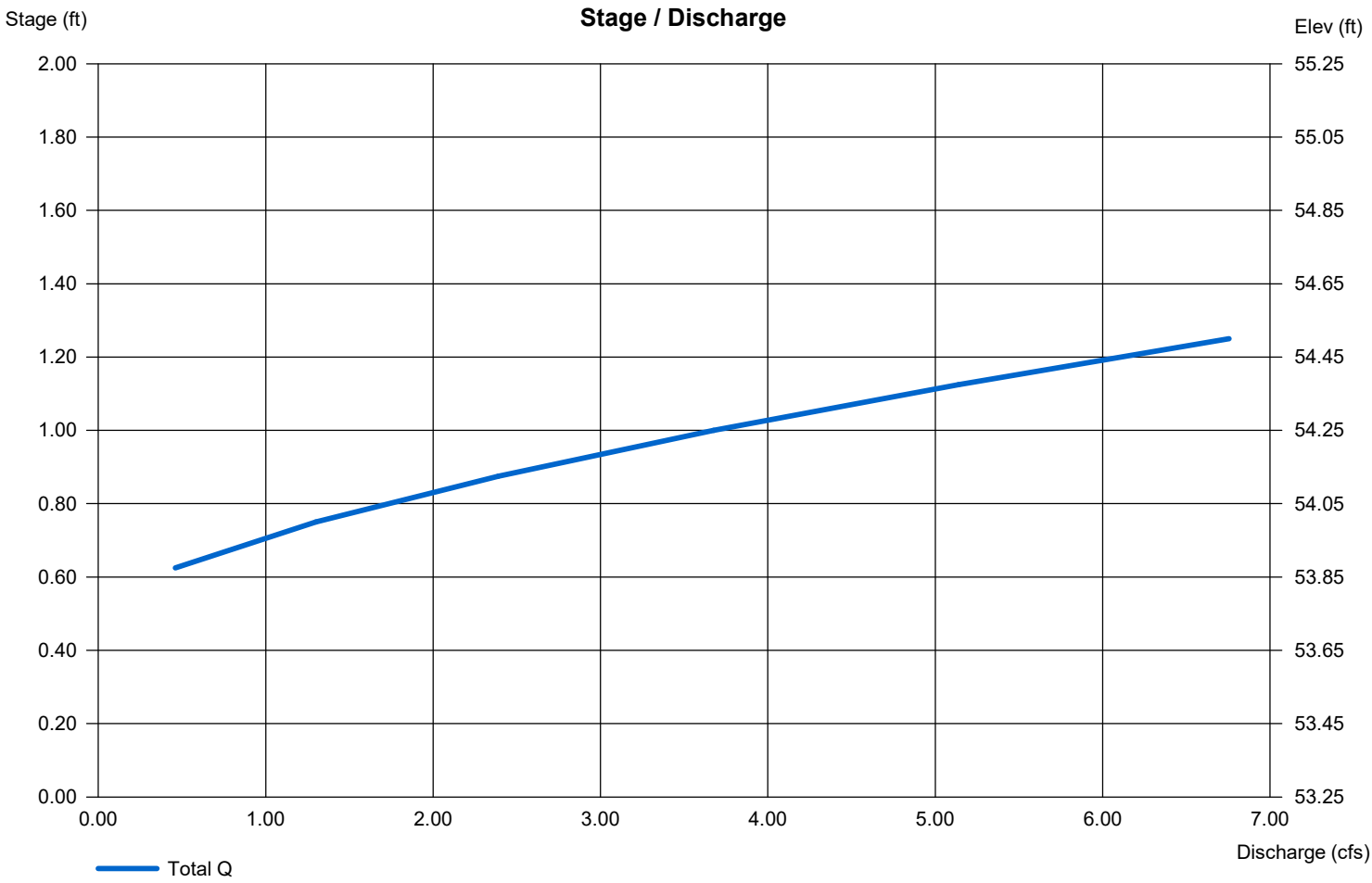
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	Inactive	Inactive	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	Inactive	Inactive	0.00
Crest El. (ft)	= 53.75	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



PRELIMINARY ONLY

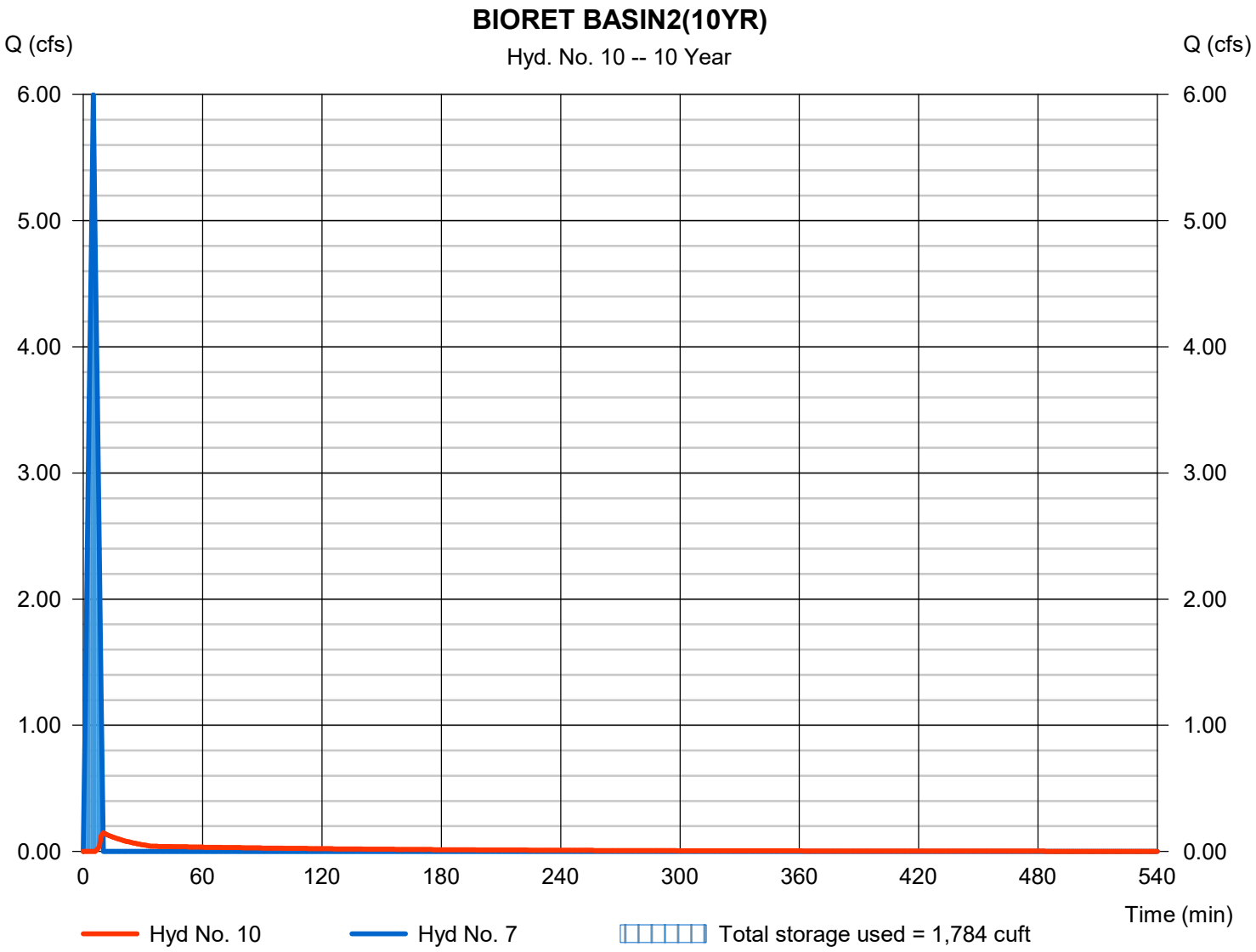
Hydrograph Report

Hyd. No. 10

BIORET BASIN2(10YR)

Hydrograph type	=	Reservoir	Peak discharge	=	0.147 cfs
Storm frequency	=	10 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	462 cuft
Inflow hyd. No.	=	7 - POST DEVELOPED ONSITE BASIN 2 (10 YR)	Max. Elevation	=	53.40 ft
Reservoir name	=	Bioretention 2	Max. Storage	=	1,784 cuft

Storage Indication method used.



PRELIMINARY ONLY

Pond Report

Pond No. 2 - Bioretention 2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 53.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	53.00	4,430	0	0
0.75	53.75	4,430	3,322	3,322

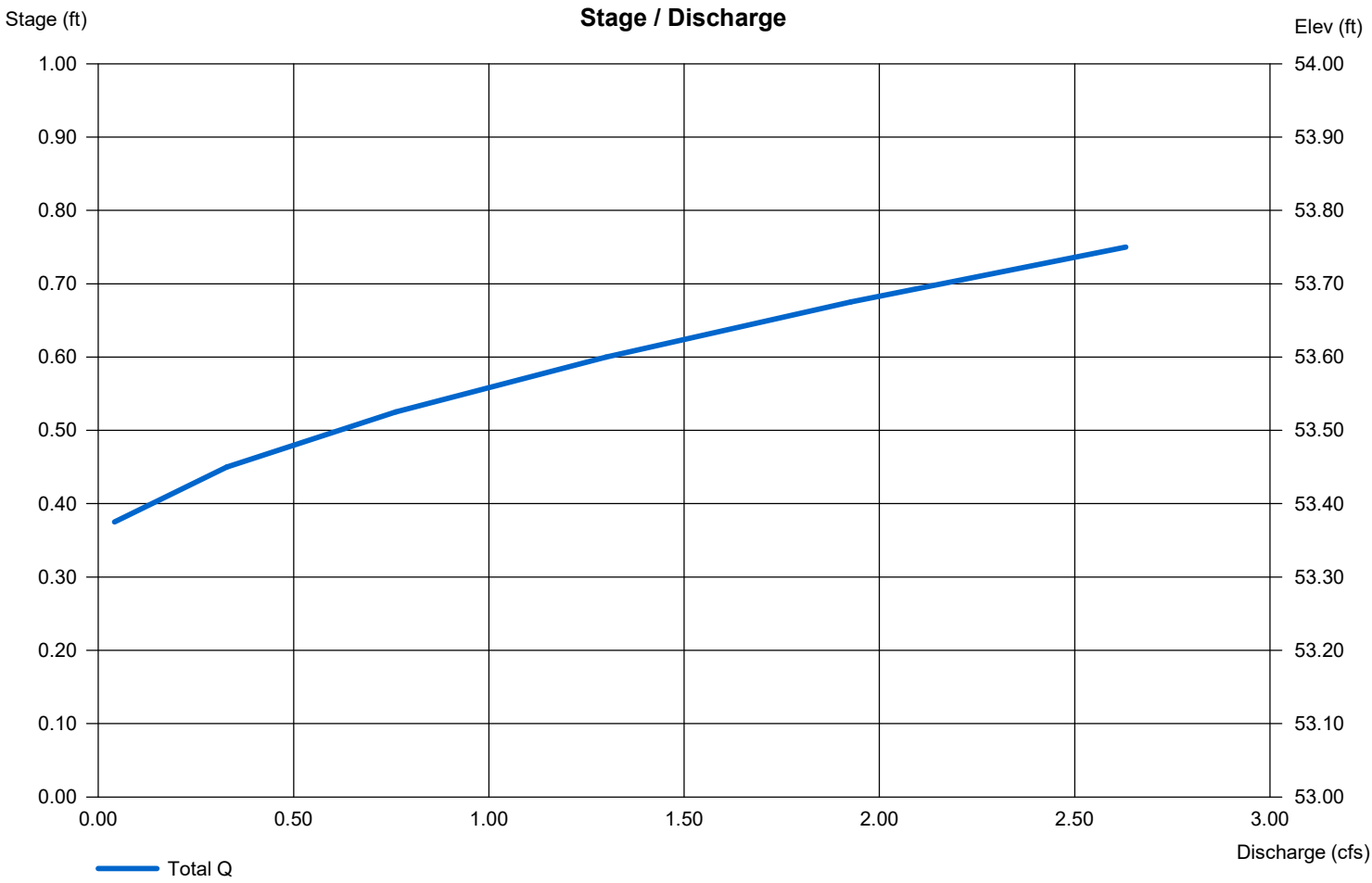
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	Inactive	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	Inactive	Inactive	0.00
Crest El. (ft)	= 53.35	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	Rect	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



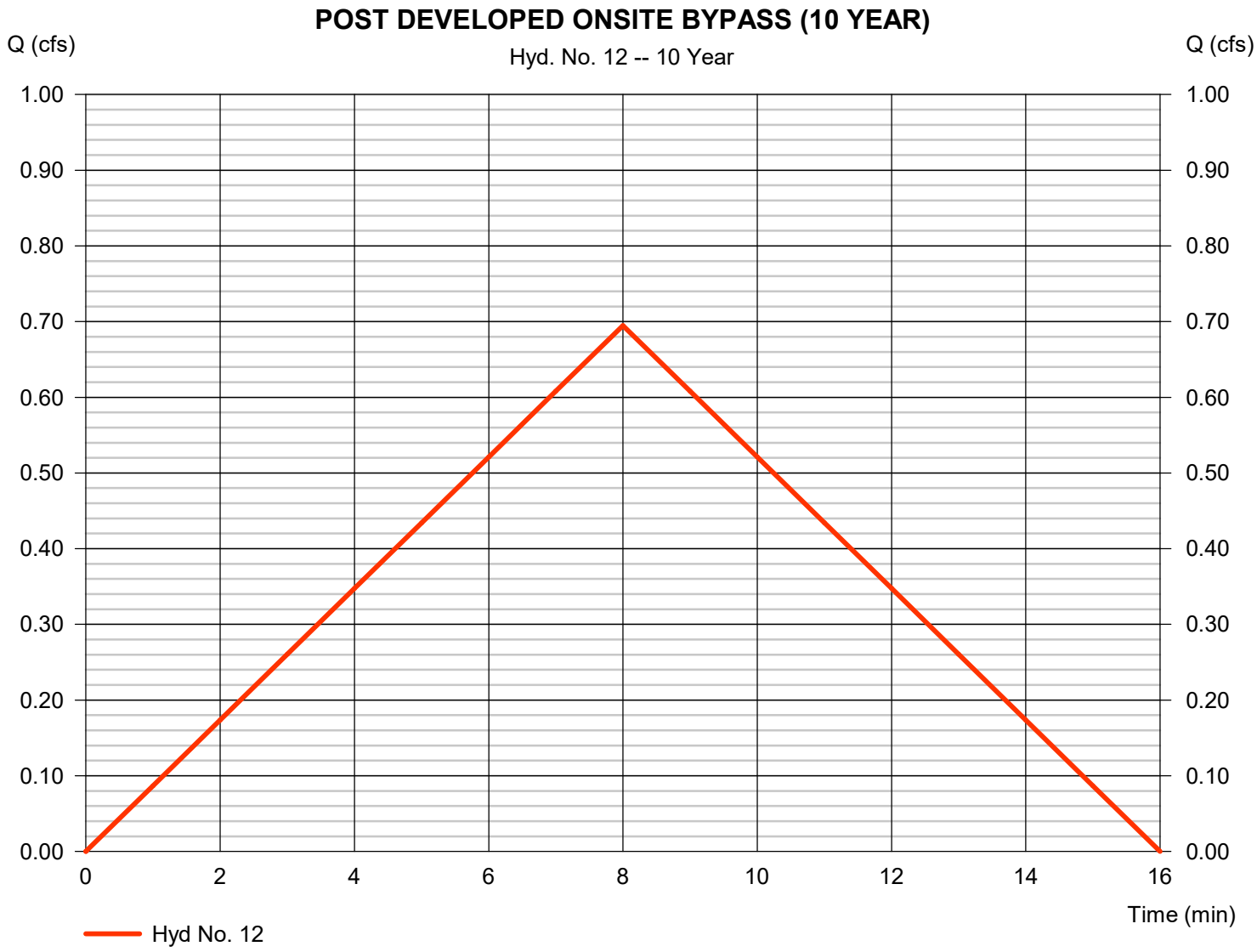
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 12

POST DEVELOPED ONSITE BYPASS (10 YEAR)

Hydrograph type	=	Rational	Peak discharge	=	0.695 cfs
Storm frequency	=	10 yrs	Time to peak	=	8 min
Time interval	=	1 min	Hyd. volume	=	334 cuft
Drainage area	=	0.450 ac	Runoff coeff.	=	0.75
Intensity	=	2.059 in/hr	Tc by User	=	8.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



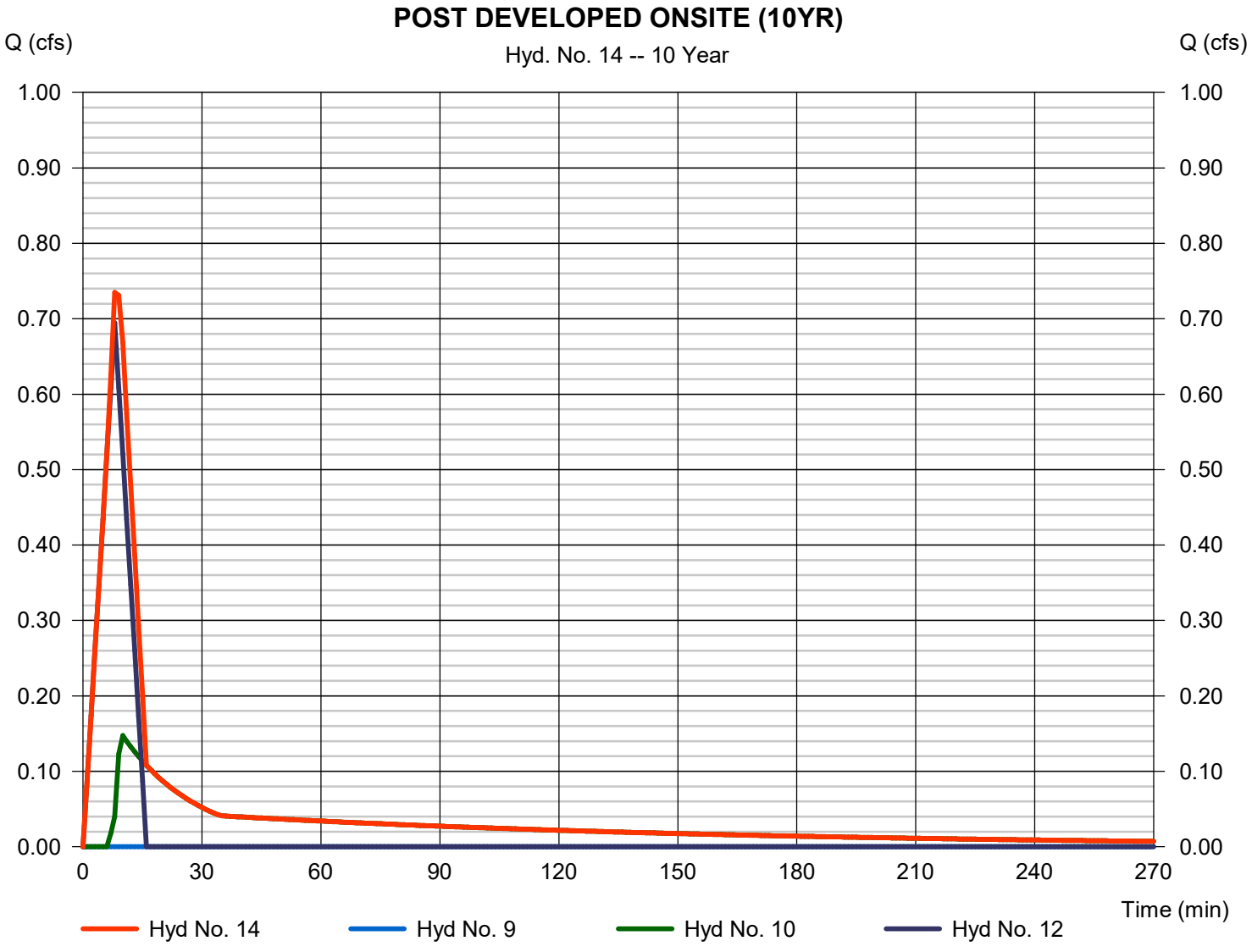
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 14

POST DEVELOPED ONSITE (10YR)

Hydrograph type	= Combine	Peak discharge	= 0.735 cfs
Storm frequency	= 10 yrs	Time to peak	= 8 min
Time interval	= 1 min	Hyd. volume	= 796 cuft
Inflow hyds.	= 9, 10, 12	Contrib. drain. area	= 0.450 ac



PRELIMINARY ONLY

Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	2.8994	0.1000	0.4830	--------
2	3.8749	0.1000	0.4985	--------
3	0.0000	0.0000	0.0000	--------
5	4.7485	0.1000	0.4885	--------
10	5.8412	0.1000	0.4985	--------
25	7.0565	0.1000	0.4969	--------
50	8.0208	0.1000	0.4964	--------
100	8.8574	0.1000	0.4901	--------

File name: Hess Green Island Road.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	1.32	0.95	0.78	0.68	0.61	0.56	0.52	0.49	0.46	0.44	0.42	0.40
2	1.72	1.22	1.00	0.87	0.78	0.71	0.66	0.62	0.58	0.55	0.53	0.50
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	2.14	1.53	1.26	1.10	0.98	0.90	0.83	0.78	0.74	0.70	0.67	0.64
10	2.59	1.84	1.51	1.31	1.17	1.07	0.99	0.93	0.87	0.83	0.79	0.76
25	3.14	2.24	1.83	1.59	1.42	1.30	1.20	1.13	1.06	1.01	0.96	0.92
50	3.57	2.54	2.08	1.81	1.62	1.48	1.37	1.28	1.21	1.15	1.10	1.05
100	3.99	2.85	2.34	2.04	1.83	1.67	1.55	1.45	1.37	1.30	1.24	1.19

Tc = time in minutes. Values may exceed 60.

Precip. file name: Q:\2022\22-02-006 Hess Green Island Rd 03-12-058\HYDROLOGY\IDF CURVE\Hess.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	1.96	2.58	0.00	3.39	4.04	4.91	5.57	6.23
SCS 6-Hr	1.10	1.37	0.00	1.73	2.02	2.42	2.73	3.05
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

PRELIMINARY ONLY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	2.540	1	30	4,572	------	------	------	PRE/POST DEVELOPED OFFSITE
2	Rational	1.997	1	30	3,594	------	------	------	PRE/POST DEVELOPED OFFSITE
4	Rational	9.043	1	17	9,224	------	------	------	PRE DEVELOPED ONSITE (100 YR)
6	Rational	15.17	1	5	4,552	------	------	------	POST DEVELOPED ONSITE BASIN
7	Rational	9.313	1	5	2,794	------	------	------	POST DEVELOPED ONSITE BASIN
9	Reservoir	1.326	1	10	1,674	6	54.00	4,330	BIORET BASIN1(100YR)
10	Reservoir	1.181	1	9	1,241	7	53.58	2,589	BIORET BASIN2(100YR)
12	Rational	1.790	1	8	859	------	------	------	POST DEVELOPED ONSITE BYPAS
14	Combine	4.056	1	9	3,774	9, 10, 12,	------	------	POST DEVELOPED ONSITE (100YR
16	Combine	11.61	1	17	17,390	1, 2, 4,	------	------	PRE DEVELOPED COMBINED (INC
17	Combine	5.417	1	9	11,940	1, 2, 9, 10, 12,	------	------	POST DEVELOPED COMBINED (IN

PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 4

PRE DEVELOPED ONSITE (100 YR)

Hydrograph type	=	Rational	Peak discharge	=	9.043 cfs
Storm frequency	=	100 yrs	Time to peak	=	17 min
Time interval	=	1 min	Hyd. volume	=	9,224 cuft
Drainage area	=	6.620 ac	Runoff coeff.	=	0.62
Intensity	=	2.203 in/hr	Tc by User	=	17.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 6

POST DEVELOPED ONSITE BASIN 1 (100 YR)

Hydrograph type	=	Rational	Peak discharge	=	15.17 cfs
Storm frequency	=	100 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	4,552 cuft
Drainage area	=	3.810 ac	Runoff coeff.	=	0.999
Intensity	=	3.986 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 7

POST DEVELOPED ONSITE BASIN 2 (100 YR)

Hydrograph type	=	Rational	Peak discharge	=	9.313 cfs
Storm frequency	=	100 yrs	Time to peak	=	5 min
Time interval	=	1 min	Hyd. volume	=	2,794 cuft
Drainage area	=	2.360 ac	Runoff coeff.	=	0.99
Intensity	=	3.986 in/hr	Tc by User	=	5.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



PRELIMINARY ONLY

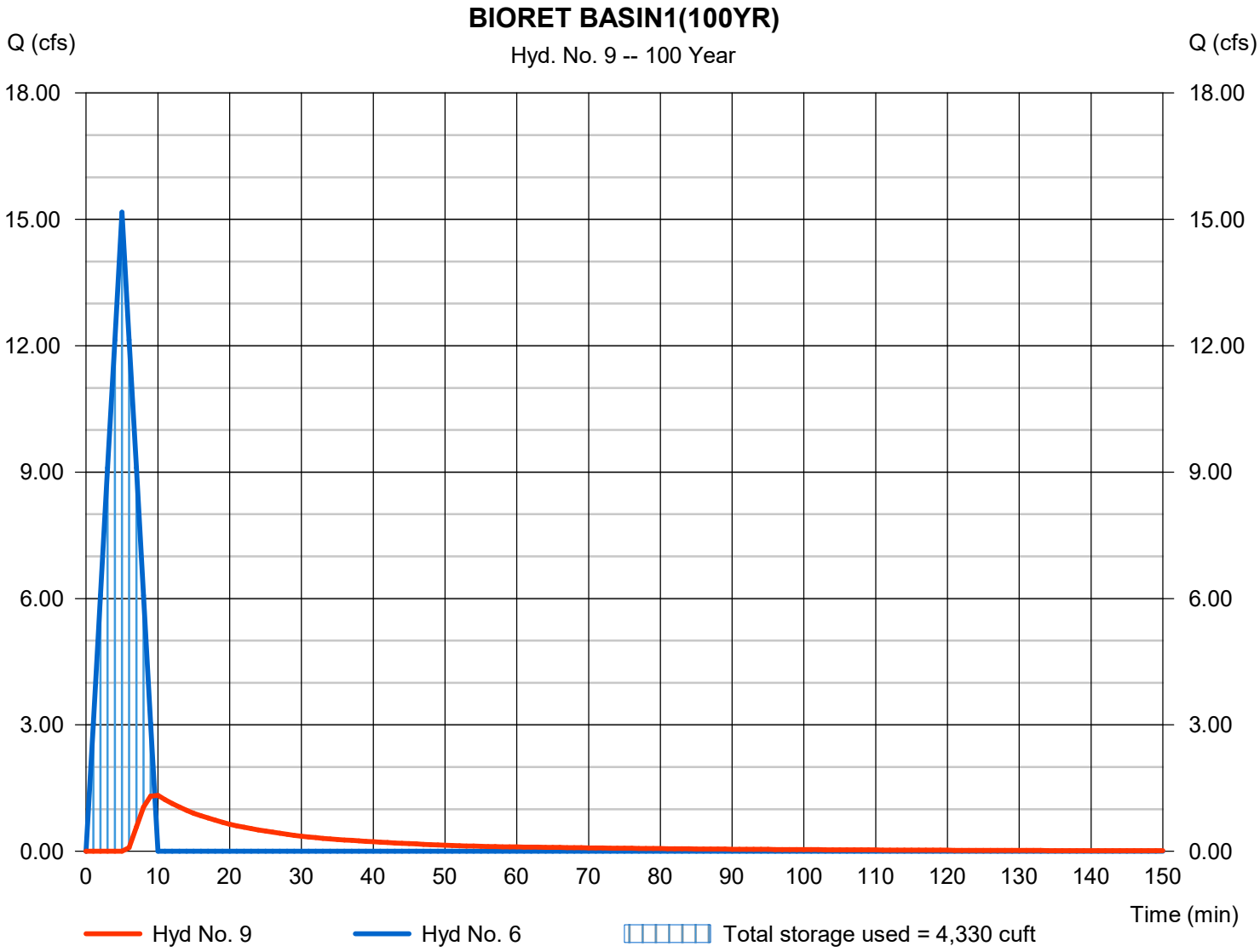
Hydrograph Report

Hyd. No. 9

BIORET BASIN1(100YR)

Hydrograph type	=	Reservoir	Peak discharge	=	1.326 cfs
Storm frequency	=	100 yrs	Time to peak	=	10 min
Time interval	=	1 min	Hyd. volume	=	1,674 cuft
Inflow hyd. No.	=	6 - POST DEVELOPED ONSITE BASIN 1 (100 YR)	Max. Elevation	=	54.00 ft
Reservoir name	=	Bioretention 1	Max. Storage	=	4,330 cuft

Storage Indication method used.



PRELIMINARY ONLY

Pond Report

Pond No. 1 - Bioretention 1

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 53.25 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	53.25	5,750	0	0
0.50	53.75	5,750	2,875	2,875
1.00	54.25	5,750	2,875	5,749
1.50	54.75	5,750	2,875	8,624

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	Inactive	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

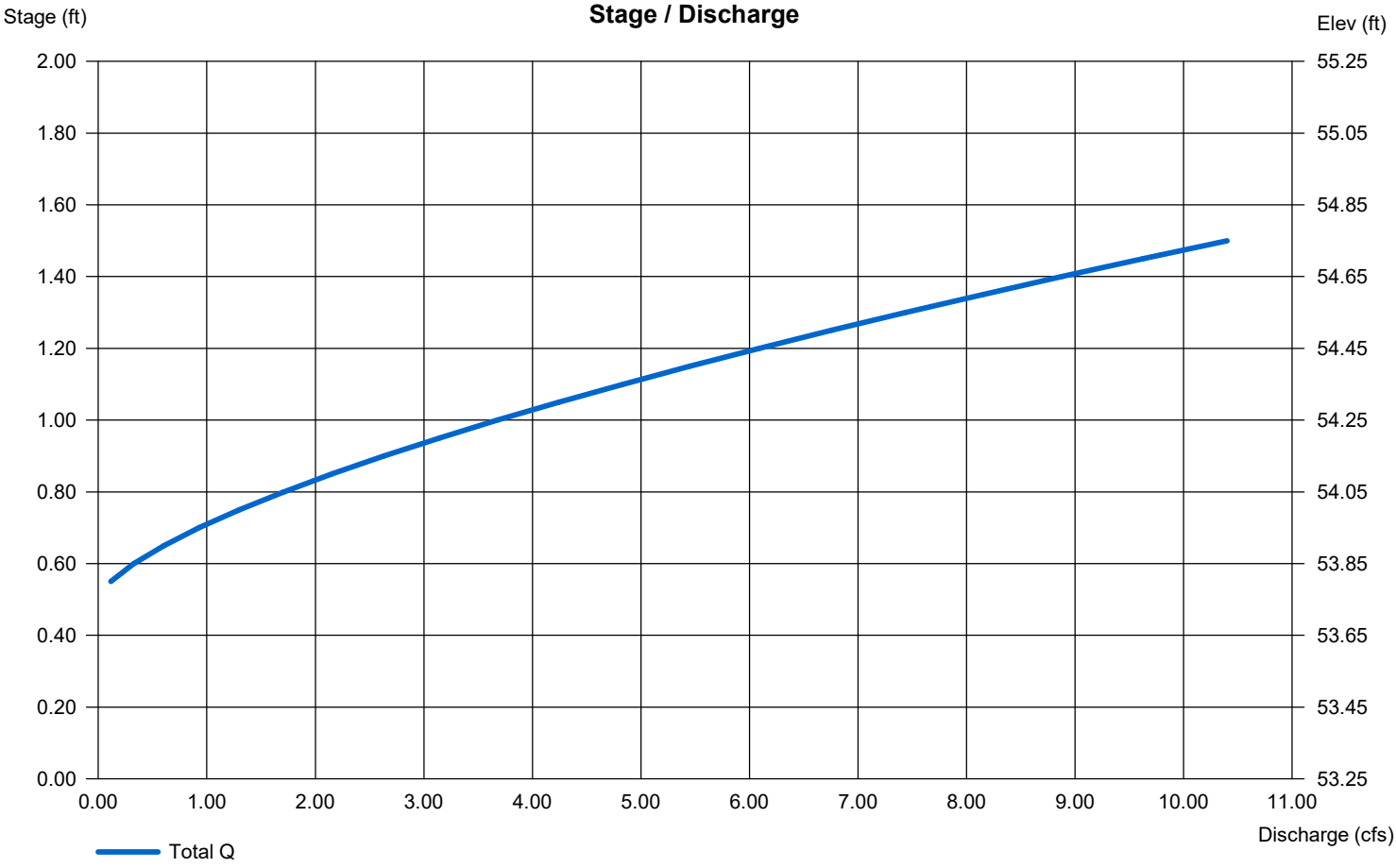
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	Inactive	0.00	0.00
Crest El. (ft)	= 53.75	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	Rect	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



PRELIMINARY ONLY

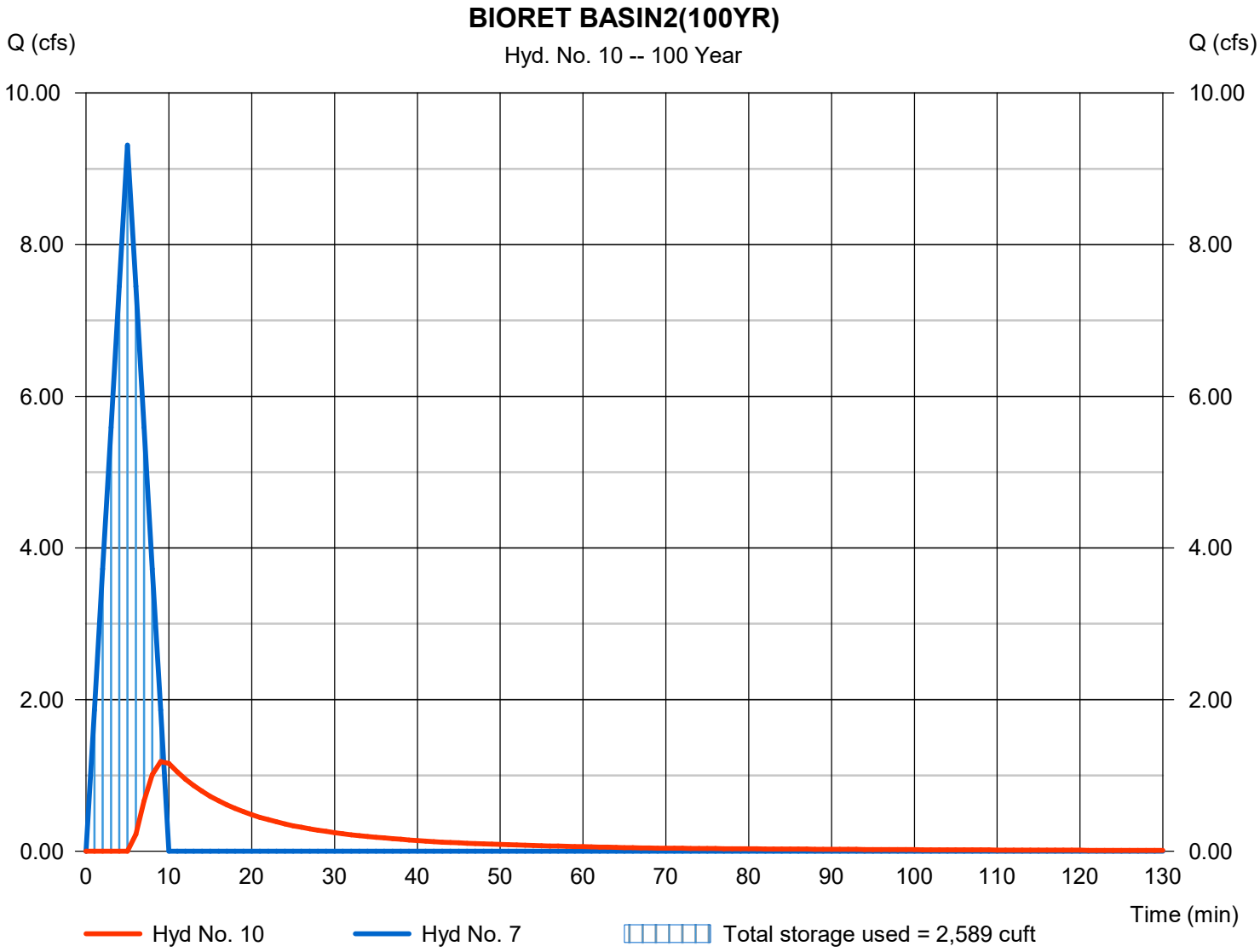
Hydrograph Report

Hyd. No. 10

BIORET BASIN2(100YR)

Hydrograph type	=	Reservoir	Peak discharge	=	1.181 cfs
Storm frequency	=	100 yrs	Time to peak	=	9 min
Time interval	=	1 min	Hyd. volume	=	1,241 cuft
Inflow hyd. No.	=	7 - POST DEVELOPED ONSITE BASIN 2 (100 YR)	Max. Elevation	=	53.58 ft
Reservoir name	=	Bioretention 2	Max. Storage	=	2,589 cuft

Storage Indication method used.



PRELIMINARY ONLY

Pond Report

Pond No. 2 - Bioretention 2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 53.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	53.00	4,430	0	0
0.25	53.25	4,430	1,107	1,107
0.50	53.50	4,430	1,107	2,215
0.75	53.75	4,430	1,107	3,322

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	Inactive	Inactive	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

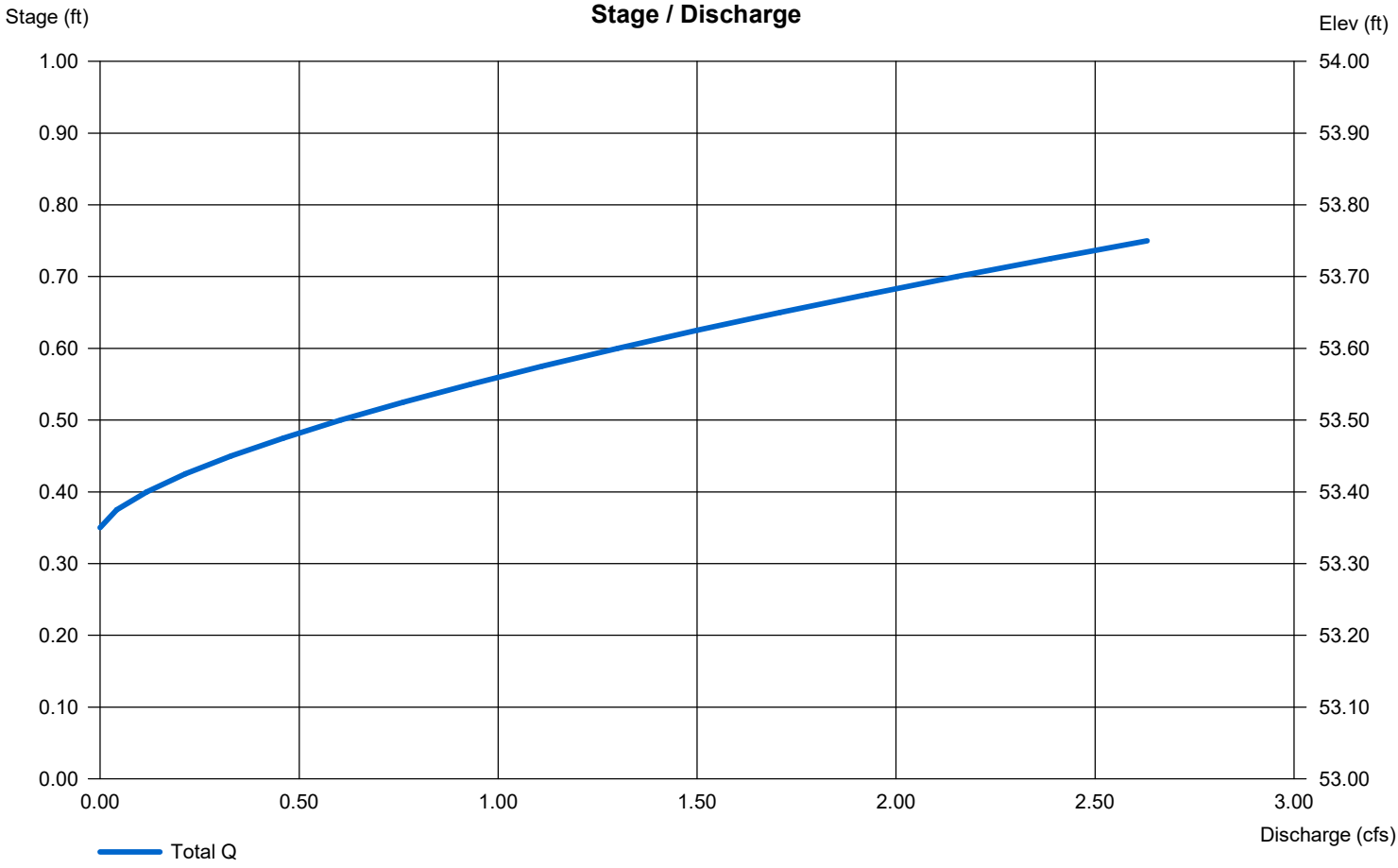
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	Inactive	Inactive	0.00
Crest El. (ft)	= 53.35	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	Rect	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



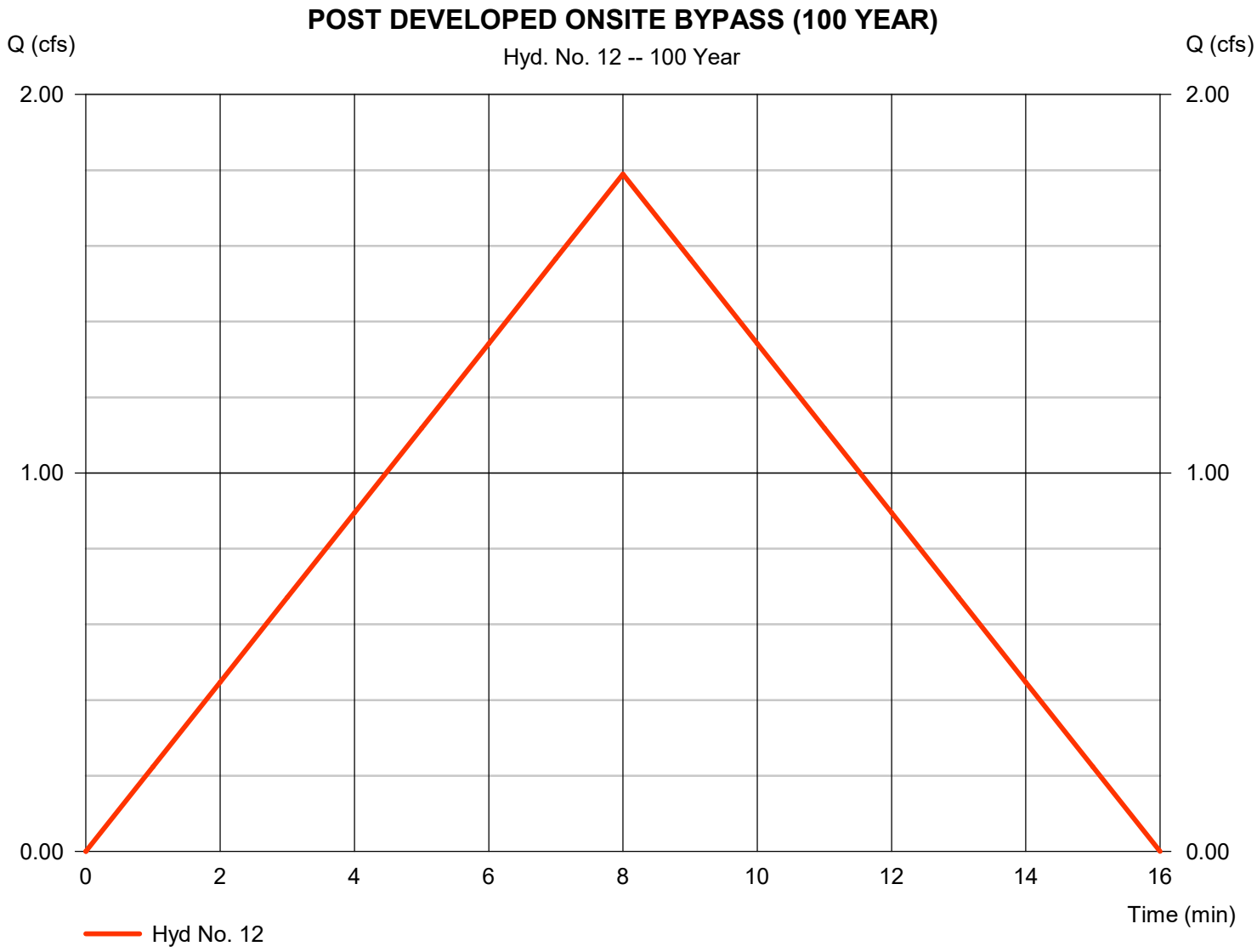
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 12

POST DEVELOPED ONSITE BYPASS (100 YEAR)

Hydrograph type	=	Rational	Peak discharge	=	1.790 cfs
Storm frequency	=	100 yrs	Time to peak	=	8 min
Time interval	=	1 min	Hyd. volume	=	859 cuft
Drainage area	=	0.640 ac	Runoff coeff.	=	0.88
Intensity	=	3.178 in/hr	Tc by User	=	8.00 min
IDF Curve	=	Hess Green Island Road.IDF	Asc/Rec limb fact	=	1/1



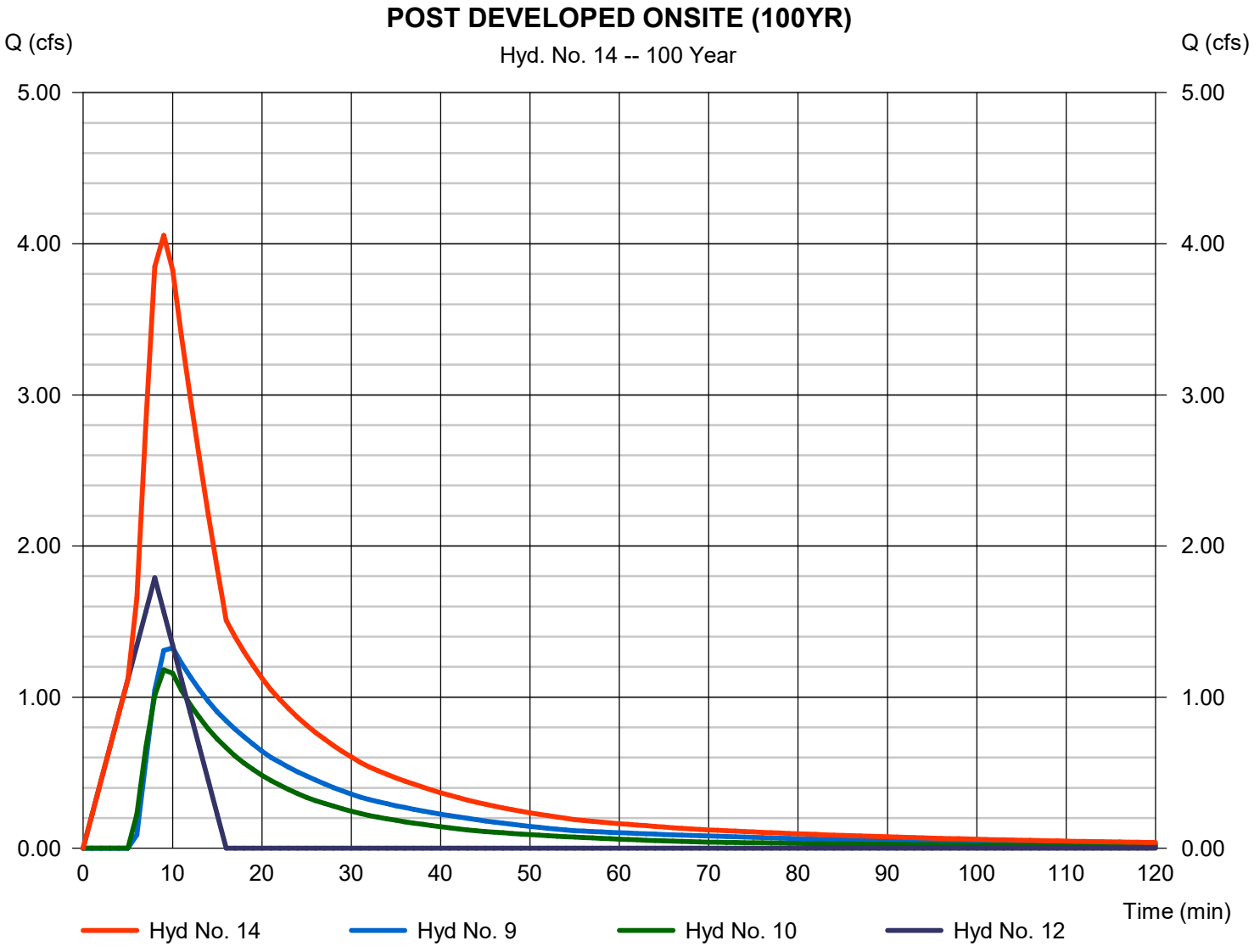
PRELIMINARY ONLY

Hydrograph Report

Hyd. No. 14

POST DEVELOPED ONSITE (100YR)

Hydrograph type	= Combine	Peak discharge	= 4.056 cfs
Storm frequency	= 100 yrs	Time to peak	= 9 min
Time interval	= 1 min	Hyd. volume	= 3,774 cuft
Inflow hyds.	= 9, 10, 12	Contrib. drain. area	= 0.640 ac



PRELIMINARY ONLY

Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	2.8994	0.1000	0.4830	--------
2	3.8749	0.1000	0.4985	--------
3	0.0000	0.0000	0.0000	--------
5	4.7485	0.1000	0.4885	--------
10	5.8412	0.1000	0.4985	--------
25	7.0565	0.1000	0.4969	--------
50	8.0208	0.1000	0.4964	--------
100	8.8574	0.1000	0.4901	--------

File name: Hess Green Island Road.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	1.32	0.95	0.78	0.68	0.61	0.56	0.52	0.49	0.46	0.44	0.42	0.40
2	1.72	1.22	1.00	0.87	0.78	0.71	0.66	0.62	0.58	0.55	0.53	0.50
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	2.14	1.53	1.26	1.10	0.98	0.90	0.83	0.78	0.74	0.70	0.67	0.64
10	2.59	1.84	1.51	1.31	1.17	1.07	0.99	0.93	0.87	0.83	0.79	0.76
25	3.14	2.24	1.83	1.59	1.42	1.30	1.20	1.13	1.06	1.01	0.96	0.92
50	3.57	2.54	2.08	1.81	1.62	1.48	1.37	1.28	1.21	1.15	1.10	1.05
100	3.99	2.85	2.34	2.04	1.83	1.67	1.55	1.45	1.37	1.30	1.24	1.19

Tc = time in minutes. Values may exceed 60.

Precip. file name: Q:\2022\22-02-006 Hess Green Island Rd 03-12-058\HYDROLOGY\IDF CURVE\Hess.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	1.96	2.58	0.00	3.39	4.04	4.91	5.57	6.23
SCS 6-Hr	1.10	1.37	0.00	1.73	2.02	2.42	2.73	3.05
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

PRELIMINARY ONLY

APPENDIX F

TRIP GENERATION ANALYSIS

Abrams Associates
TRAFFIC ENGINEERING, INC.

March 3, 2023

Chris Koenig
Pacific Property Advisors, Inc.
185 Front Street, Suite 207
Danville, CA. 94526

Re: Trip Generation Analysis for the Napa Junction Solar RV and Boat Storage Project

This report presents the results of the trip generation analysis of the proposed project on Green Island Road just east of State Route 29 in the City of American Canyon. The project would involve construction of a 253 space RV & boat storage yard storage yard with an extensive solar installation. The property is currently undeveloped.

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 a RV or boat storage facility and 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 forcast 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 5 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

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		***253 spaces***	***45***	***2***	***1***	***3***	***2***	***2***	***4***

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

facilities occur during off-peak hours when customers towing trailers or driving RV's don't have to deal with commute traffic. The data indicates the peak trip generation for a storage facilitiy is normally on weekends with Saturday afternoon typically being the highest period. However, the project would be forecast to generate no more than about 7 trips per hour during the Saturday 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. 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 an increase in traffic of about 45 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 addional information.

Sincerely,



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

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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 respectively 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

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

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

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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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YOCHA DEHE
CULTURAL RESOURCES

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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YOCHA DEHE
CULTURAL RESOURCES

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 F
Applicant Confirmation of Conditions of Approval
Napa Junction Solar Design Permit
(FILE NO. PL23-0002)

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 July 27, 2023.

_____ _____
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 Solar – Location Map

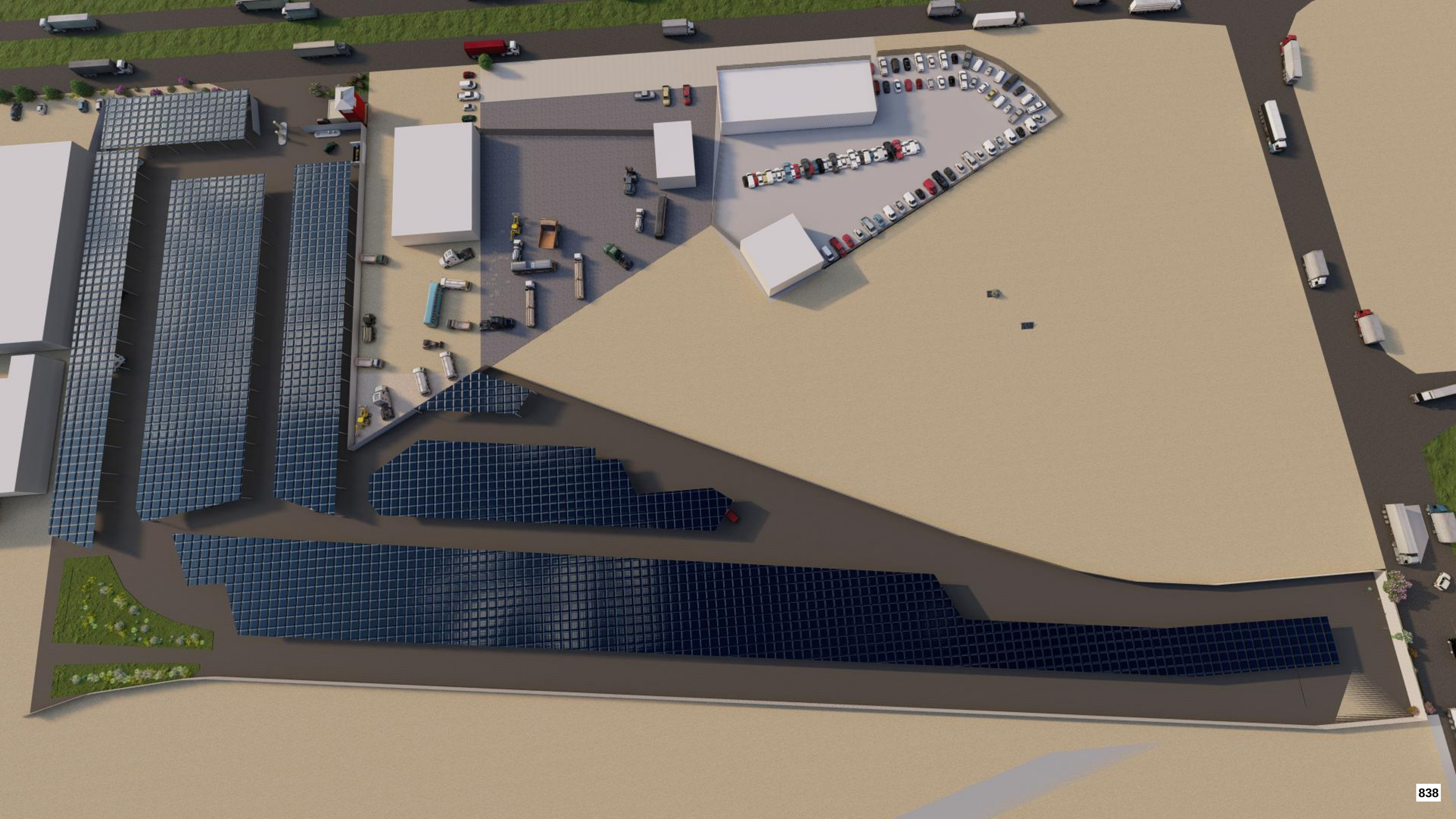


Attachment 3: Photosims









Attachment 4:
Project Description

Napa Junction Solar Farm
PROJECT DESCRIPTION
5381 Broadway Street, American Canyon, CA
11/14/2022

General Description:

The proposed Project is to be a newly constructed, state-of-the-art solar generating facility with ancillary boat and RV storage underneath the solar canopies. The solar generating site will generate roughly 3 Megawatts (MW) AC of renewable energy, sold to MCE, which in turn will power roughly 300 homes and businesses in American Canyon with renewable energy. We believe there is strong demand for local, renewable energy generating facilities and this property is in a prime location to provide this energy. 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 very limited uses (among other things based on the property's shape) and job creation from the construction and ongoing operation of the business. 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.

Site Plan Summary:

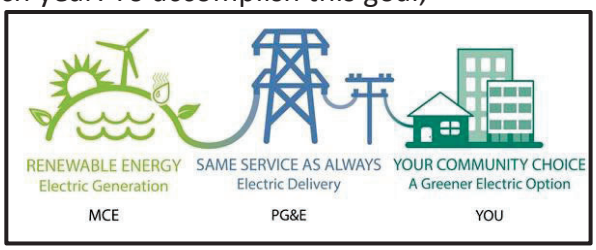
The development is planned on approximately 6.6 acres of the essentially flat, L shaped site that is currently vacant land. The facility will consist of an office and several solar canopies providing shaded parking spaces for the ancillary RV & Boat storage customers. The site will be entirely fenced with 10' tall steel fencing which adds significant security for the customer and serves to screen the parked boats and RVs from public view. The office will be located just off the entry on Highway 29 with a secondary/EVA entry on Green Island Road. The office for ancillary boat & RV storage customers will be open during regular business hours. No on-site apartment is proposed. The Project is proposing to provide screening by using landscaping and metal fencing.

The interior vehicular circulation is designed to meet the Fire Department turning radius requirements. The approximately 600 square foot 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 would be computer controlled via gate keypads for both entering and exiting.

The total approximate square footage of solar covered space is 125,000 square feet providing approximately 253 parking stalls for customers. Rental parking stalls range from 12'x19' to 12'x40'. Setbacks, parking, building heights, and other zoning parameters are all intended to comply with City standards.

Solar:

The Project will be a state-of-the-art solar generation facility providing renewable power to the residents and business in American Canyon as well as offsetting the Project's energy use. We anticipate the Project will provide enough renewable energy to power up 300 homes in American Canyon annually (approximately 1 megawatt per year) with greenhouse gas reductions equivalent to taking 57 cars off the road each year. To accomplish this goal, the Project will provide the solar energy to Marin Clean Energy (MCE) as part of MCE's Feed-in-Tariff program. MCE purchases the solar energy from the Project at a discounted rate and sells this renewable, solar energy directly to the residents and businesses in American Canyon under MCE's Local Sol energy option. More information on MCE can be found here: https://www.mceleanenergy.org/your-energy-choices/ The Project's solar initiative is expected to be an iconic development in the City of American Canyon and set a trend for other developments to look at solar as a viable option with various applications.



Construction:

The manager's office will be traditional wood framed with a stucco exterior. The project will have asphalt paving and metal, solar canopies. The water demand is minimal in comparison to a typical 6.6-acre industrial project and, if available, the Project will utilize reclaimed water for landscaping and fire service. The project is designed to comply with all stormwater treatment requirements.

Project Maintenance:

The Project will be professionally managed by the Applicant with maintenance staff to ensure the property is well-kept, clean, secure and in good operating condition. Best practices for maintaining the Project and the solar equipment include routine cleaning of the panels, sweeping of the drive aisles and seasonal preventive measures will be put into place by the Applicant.

Traffic:

The Institute of Transportation Engineers (ITE) Trip Generation Rate Schedule does not specify boat and RV storage trip generation as a use; however, the Applicant has used two different methods to estimate the Project's trip generation.

Method 1: Estimated trip generation by using the self-storage trip generation numbers, as this is the closest use, and can be calculated at a rate of 0.26 vehicles for every 1,000 sf. of building area per day. An assumption must be made for a 1:1 ratio of 'building area' to 'covered parking area'. Extrapolating the ITE rate over the 12 hours of operation, the 125,000 square foot covered parking area can expect to have 32 cars per day and 1-2 cars per hour visiting the facility. This translates to 2-3 'peak hour' trips. Typical peak traffic time for a boat and RV
facility is morning on the weekends and the average customer stay at the site is approximately 30-60 minutes.

Method 2: Estimate the trip generation by analyzing the Applicant's comparable solar RV and boat storage facility in Oakley, California (Oakley Executive RV & Boat Storage: http://www.oakleyrvboat.com/ , located at

5220 Neroly Road, Oakley, CA 94561). Attached to the formal application (not this preliminary application) will
be a breakdown of the trips in and out of the facility. We will then analyze and compare these 2 methods, however, Method 2 based on actual trips should get more weight.

Security:

The Project has a security gate at both of the Project's entries, security cameras and motion-sensor flood lights.

Location:



Solar Details:

The solar project will connect to PG&E's existing lines that run North-South on Hwy 29. This power will get transmitted to the Highway 29 Substation at American Canyon Rd / Highway 29. There will be roughly 5,136 solar panels installed on-site with roughly 52 micro-inverters. This system is still getting reviewed and approved by PG&E and subject to change but the interconnection is anticipated to be along Hwy 29 at one of the poles located along the Project's frontage. This will transfer the solar energy to the Highway 29 substation south on Hwy 29 at American Canyon Rd.

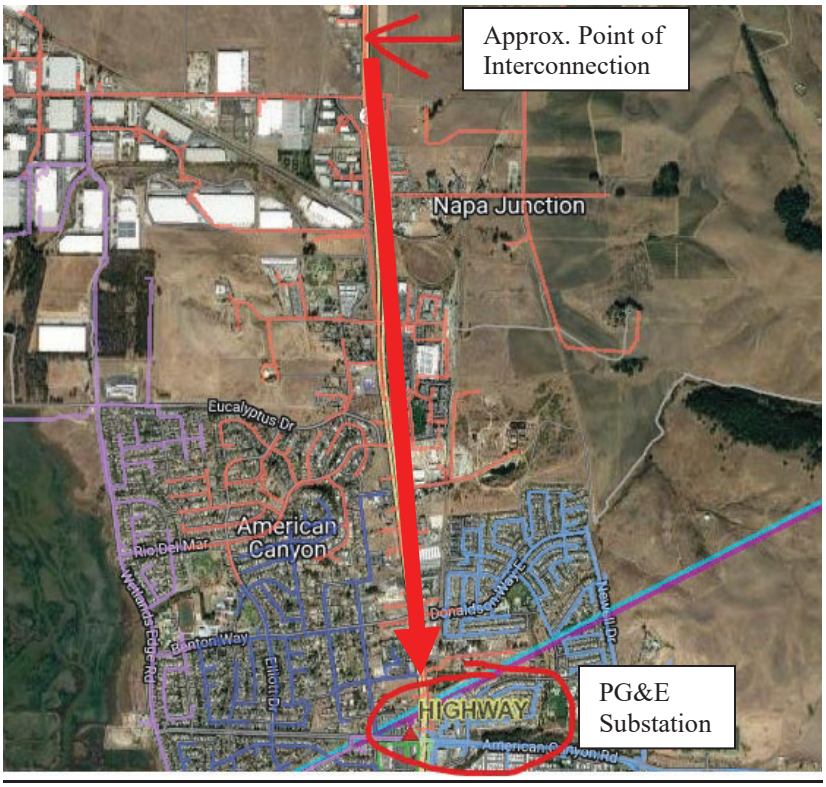
The Inverters proposed are to be: SMA America STP 50-US-41 or equal.

The solar panels proposed are to be: Heliene 144HC 530 M10 BiFacial or equal.

These specs are subject to change based on availability with US manufacturers. The recently passed Inflation Reduction Act has increased the demand for US Made solar products and supply has been a huge issue in this space. We anticipate using these products but if not, we will use similar, US Made panels and inverters.

The solar canopy support structures will be 100% US Steel regardless and will likely come from a steel manufacturing facility in Texas.

All the solar labor will be union-labor and paid at the current prevailing wage. There is also solar apprentice programs required for these types of projects, which will be implemented, and these provide education for young, new-personnel in the solar world to learn the trade.


Approx. Point of Interconnection
Napa Junction
Eucalyptus Dr
American Canyon
Rio Del Mar
Benton Way
Elliott Dr
HIGHWAY
PG&E Substation

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION

ENCROACHMENT PERMIT

TR-0120 (REV 12/2022)

FM 91 1436

Permit No.
04-22-6-UT-4535

In compliance with your application of October 17, 2022

Dist/Co/Rte/PM
04/NAP/29/PM 2.98

Reference Documents:

- ☐ Utility Notice No. _____ of _____
- ☐ Agreement No. _____ of _____
- ☐ R/W Contract No. _____ of _____
- ☐ Project code (ID): _____ CFC #: _____
- ☐ Utility Work Order #: _____

Permit Approval Date
April 18, 2023

Performance Bond Amount (1)	Payment Bond Amount (2)
$0	$0

Bond Company
N/A

Bond Number (1)	Bond Number (2)
$ N/A	$ N/A

TO:

HESS DEVELOPMENT
C/O: Hagen Bresee,
211 Gateway Road West
Napa CA 94558
(707)255-2729

, PERMITTEE

and subject to the following, PERMISSION IS HEREBY GRANTED to:

Perform traffic control to construct new driveway including grading, paving, drainage, striping, and water service to serve future solar farm on State Highway 04-NAP-29, Post Mile 2.98, in the City of American Canyon.
The following note supersedes information provided above: The correct Permit No. is 04-22-6-RC-4535.

.A minimum of 7 days prior to the start of work under this encroachment permit, notice must be given to State Representative Soratha Sing, 2019 West Texas Street, Fairfield, CA, 94533, at soratha.sing@dot.ca.gov or (510) 520-0853, weekdays between 7:00 a.m. and 3:30 p.m., holiday excluded.

Notwithstanding General Provision 35, lane closures and other activities that may cause a traffic impact requires the permittee to apply for and obtain a closure ID prior to the start of work. Requests must be submitted using the attached “Encroachment Permit Work Scheduling Request Form”.

THIS PERMIT IS NOT A PROPERTY RIGHT AND DOES NOT TRANSFER WITH THE PROPERTY TO A NEW OWNER.

The following attachments are also included as part of this permit (check applicable):

- ☒ YES ☐ NO General Provisions
- ☐ YES ☒ NO Utility Maintenance Provisions
- ☒ YES ☐ NO Storm Water Special Provisions
- ☒ YES ☐ NO Special Provisions
- ☐ YES ☒ NO A Cal-OSHA Permit, if required: Permit No. _____
- ☐ YES ☒ NO As-Built Plans Submittal Route Slip for Locally Advertised Projects
- ☐ YES ☒ NO Storm Water Pollution Protection Plan

In addition to fee, the permittee will be billed actual costs for:

- ☒ YES ☐ NO Review
- ☒ YES ☐ NO Inspection
- ☒ YES Field Work *(if any Caltrans effort expended)*

☐ YES ☒ NO The information in the environmental documentation has been reviewed and considered prior to approval of this permit.

This permit is void unless the work is completed before December 31, 2023
This permit is to be strictly construed and no other work other than specifically mentioned is hereby authorized.
No project work shall be commenced until all other necessary permits and environmental clearances have been obtained.

CC:
#1: Abdulhayi Abduelhayi
#2: CHAD C KLEIN
#3: SORATHA SING
#4:

APPROVED:
Dina El-Tawansy , District Director

BY:
AJAY K SEHGAL Ajay Sehgal (Apr 19, 2023 09:23 PDT) , District Permit Engineer

ADA Notice This document is available in alternative accessible formats. For more information, please contact the Forms Management Unit at (279) 234-2[illegible] TTY 711, in writing at Forms Management Unit, 1120 N Street, MS-89, Sacramento, CA 95814, or by email at Forms.Management.Unit@dot.ca.[illegible]

Attn: Hagen Bresee
Email: hagen@chaudhary.com
Phone: (707) 255-2729

In addition to the 2022 Standard Specifications and Standard Plans (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications), the attached "Encroachment Permit General Provisions" (TR-0045) (available at https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/ep-general-provisions-a11y.pdf), "Encroachment Permit Underground Utility Provisions" (TR-0163), "Steel Plate Bridging Utility Provisions - Less than 45mph" (TR-0157B), "Hazardous Materials and Hazardous Waste Management Special Provisions" (TR-0408), and "Storm Water Special Provisions for Minimal or No Impact (TR-0400)" (available at https://dot.ca.gov/programs \traffic-operations/ep/ep-manual/), all work permitted herein must comply with the following provisions:

A pre-job meeting with the State Representative is required at least 7 days prior to the start of any work under this encroachment permit. Failure to do so may result in permit revocation with no prejudice.

The permittee must provide the stage construction plans, traffic handling plans, work schedule, and a list of all sub-contractors to the State Representative at the time of the pre-job meeting.

Conditional Permit Requirement(s):

Prior to pre-job meeting following documents must be submitted therefore work must not start until the documents listed below have been submitted to, reviewed by, and approved by Caltrans. This permit is conditionally issued without the documents listed below, at the request of the Permittee. The Permittee acknowledges and will ensure that the following documents will be submitted to Caltrans for review and approval prior to scheduling authorized work/activities:

- The Permittee must submit a completed and signed "Encroachment Permit Applicant: Contractor(s) Authorization Form" (Form TR-0429) (available at https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0429-a11y.pdf) with information of all the Permittee's contractors, and their sub-contractors who will be performing work authorized under the conditions of this encroachment permit. Permittee must also have all contractors complete their portion of the form and submit the final signed forms to the State Representative and District Permit Engineer at or prior to the preconstruction meeting. The form must be completed by hand.
- The permittee must submit bonds at 100% for payment using "Payment Bond of State Highway Encroachment Permittee" (TR-0018) and at 50% for performance using "Performance Bond of State Highway Encroachment Permittee" (TR-0001) of the estimated construction costs for work within the State highway right-of-way. The bonds must name only the State as obligee. Forms are available at :
  Payment bond: https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0018
  Performance bond: https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0001

Non-compliance with this provision may result in Caltrans taking actions including but not limited to canceling this permit without further notice, requiring bonds, and/or not providing such conditional approvals for the Permittee on future projects.

Certain details of work authorized herein are shown on the plans and specifications submitted by the permittee and attached to this encroachment permit.

Additional inspection hours will be charged at the current State hourly rate.

Signs, lights, flags, or other protective devices must not obscure the visibility of, nor conflict in intent, meaning, and function of either existing signs, lights and traffic control devices, or any construction area signs.

On conventional highways, permittee's vehicles and equipment not involved in the permitted activities must be legally located off the traveled way and not interfere with free traffic and pedestrian flow.

Attn: Hagen Bresee
Email: hagen@chaudhary.com
Phone: (707) 255-2729

No vehicle or equipment must be stored overnight within the State highway right-of-way. All vehicles and equipment must be removed immediately at the completion of the day's work. Refueling of vehicles or equipment within the State highway right-of-way is strictly prohibited.

Traffic control must comply with the 2022 Caltrans Standard Plans T9 through T14 (available at https://dot.ca.gov/programs /design/ccs-standard-plans-and-standard-specifications), and the California MUTCD, Part 6, "Temporary Traffic Control" (available at https://dot.ca.gov/programs/traffic-operations/camutcd/).

All traffic control devices must be installed, maintained, and removed by a qualified traffic control contractor.

Construction activities must not inconvenience the public or abutting property owners. Maintain access to driveways, houses, and buildings.

The State Representative and CHP reserve the right to require reopening the highway at any time as necessary. All cost must be borne by the permittee.

Traffic control is authorized for shoulder closure while work is actively in progress from 9:00 a.m. to 3:00 p.m., Monday through Friday, excluding holidays as defined in the 2022 Caltrans Standard Specifications (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications). All turn movements must be accommodated. Traffic control must be in compliance with the approved traffic control plans.

Except for installing, maintaining, and removing traffic control devices, any work encroaching within 3 feet of the edge of a travel lane for areas with a posted speed limit below 45mph, or 6 feet of the edge of a travel lane, for areas with a speed limit posted at 45mph or higher, requires closing of that travel lane. Any work encroaching within 6 feet of the edge of the shoulder, requires closing of that shoulder.

Do not reduce an open traffic lane width to less than 11 feet. If traffic cones or delineators are used for temporary edge delineation, the side of the base of the cones or delineators nearest traffic is considered the edge of traveled way.

Traffic control using flagging, must comply with the California MUTCD, Part 6E, "Flagger Control" (available at https://dot.ca.gov/programs/traffic-operations/camutcd/), and Cal/OSHA Construction Safety Orders, Section 1599, "Flaggers", (available at https://www.dir.ca.gov/title8/1599.html).

Temporary pedestrian facilities must comply with the Caltrans Temporary Pedestrian Facilities Handbook (available at https://dot.ca.gov/-/media/dot-media/programs/construction/documents/contract-administration/temporary-pedestrian-facilities-handbook-a11y.pdf and the California MUTCD Part 6, Chapter 6D – "Pedestrian and Worker Safety" (available at http://www.dot.ca.gov/programs/traffic-operations/camutcd).

Notwithstanding General Provision 13, temporary pedestrian access routes must comply with the 2022 Caltrans Standard Plans T30 through T34 (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications.

The permittee must comply with all requirements of the California Public Resource Code Sections 5024.5 and 5097.98, California Health and Safety Code Section 7050.5 (both available at https://leginfo.legislature.ca.gov/faces/codes.xhtml), and Volume 2 of the Caltrans Environmental Handbook. (available at https://dot.ca.gov/programs/environmental-analysis/standard-environmental-reference-ser.)

Should ground-disturbing activities take place as part of this project within the State highway right-of-way and there is an inadvertent archaeological or burial discovery, the permittee must cease all construction within 50 feet of the find, notify the County coroner, if necessary, and immediately contact Office of Cultural Resource Studies (OCRS), Caltrans District 4. Upon contact, an OCRS archaeologist will evaluate the find within one business day.

Attn: Hagen Bresee
Email: hagen@chaudhary.com
Phone: (707) 255-2729

Tree removal is not permitted under this permit.

Curbs and sidewalks must be saw cut to the nearest score mark and replaced equal in dimension to that removed with score marks matching existing adjacent curb and sidewalk.

Curbs and adjacent pavement must be saw cut to a neat line prior to excavating and forming. Pavement must be replaced in kind and must conform to lip of new gutter.

Curbs and gutters must conform to the 2022 Caltrans Standard Plan A87A, Type A2-6, (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications unless necessary to conform to existing adjacent curb and gutter installations.

Curbs and gutters must be placed over 6 inches of Class II Aggregate Base. Sidewalks must be a minimum 4 inches PCC placed over 3 inches of Class II Aggregate Base.

A monolithic pour of curb and sidewalk is not permitted.

Curb ramps and island passageways must conform to the 2022 Caltrans Standard Plans A87A, A88A, A88B, and D78A (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications.

Drainage inlet grates must conform to the 2022 Caltrans Standard Plans D77A and D77B (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications.

Utility pull boxes, manholes, vaults, and other utility facilities must be adjusted to grade.

Do not cut tree roots 3 inches or more in diameter. Material must be removed from around the root system to avoid damage to the roots. Roots must be protected with burlap wrapping while exposed.

Driveways must conform to the Caltrans Highway Design Manual Index 205 and Index 405.1 (available at https://dot.ca.gov/programs/design/manual-highway-design-manual-hdm unless otherwise shown on the project plans.

Portland Cement Concrete (PCC) driveway thickness must be a minimum 4 inches for residential driveways and a minimum 6 inches for commercial driveways. PCC must be placed over 6 inches of Class II aggregate base.

Asphalt Concrete (AC) driveway structural section, including tapers, must match the adjacent shoulder structural section with a minimum 4 inches HMA Type A surface course.

Streets and highways in the San Francisco Bay Area contain a significant number of existing underground utilities. This includes traffic signal conduits that are installed 9 inches or less in depth. The permittee is responsible for necessary site investigations for identification of the location and depth of existing underground facilities prior to excavation (e.g., pothole or hand-dig) to avoid damage or disruption in services.

All pavements must be saw cut prior to removal or removed by grinding.

Obliterated pavement markings must be replaced in kind.

All signs and markings must comply with the California MUTCD (available at http://www.dot.ca.gov/programs/traffic-operations/camutcd).

Attn: Hagen Bresee
Email: hagen@chaudhary.com
Phone: (707) 255-2729

Trench excavation must comply with the 2018 Caltrans Standard Specifications, Section 19-3, "Structure Excavation and Backfill" (available at https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications.

Trench backfill must comply with the attached trench detail and the 2022 Caltrans Standard Specifications, Section 19.3.02E, "Slurry Cement Backfill", and 19-3.02G, "Controlled Low-Strength Material".

Asphalt Concrete (AC) to be removed must be saw cut to the full depth along both sides of the trench. Portland Cement Concrete (PCC) to be removed must be saw cut to a minimum depth of 4 inches along both sides of the trench.

Where the edge of trench is within 2 feet of curb, gutter, or pavement edge, Asphalt Concrete (AC) pavement between the trench and curb, gutter, or pavement edge must be removed and replaced.

Open trenching is authorized one lane at a time with approved traffic control.

No excavation must be left open overnight. Temporary backfilling of excavations in finished surfaces must be capped with a minimum 3 inches Asphalt Concrete (AC).

Permittee must reuse the soil within the work limits in the immediate area from which it was excavated. If any excess soil is generated, it becomes the property of the permittee. Permittee must transport all excess soil outside the State highway right-of-way and dispose of it in accordance with all applicable environmental laws and regulations.

Changes to the provisions herein require an Encroachment Permit Rider, except for minor changes authorized by the State Representative.

Time extension requests must be made a minimum 2 weeks prior to permit expiration.

The State Representative or CHP may stop work not being performed in compliance with this permit.

Neither materials nor waste must be stockpiled within the State highway right-of-way.

All mud, dirt, and gravel tracked onto the roadway must be immediately removed.

Any damage to State facilities including right-of-way fence, landscaping, planting, and irrigation system must be repaired or replaced to the same state as before the damage and the cost of repairs must be the responsibility of the permittee.

Upon completion of work authorized by this encroachment permit, the permittee must provide the State Representative with a post-construction "Certification of Compliance with Americans with Disabilities Act (ADA)" (TR-0405) (available at https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr0405.pdf, stamped and signed by a California Licensed Professional Engineer or Architect.

Upon completion of work authorized by this encroachment permit, the permittee must provide the State Representative with three sets of As-Built plans, in accordance with General Provision 22.

Upon completion of work authorized by this encroachment permit, the permittee must provide the State Representative with "Notice of Completion" (TR-0128) (available at https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr0128.pdf).

Additional Enclosures

1. Plans
2. Completion Notice

Attn: Hagen Bresee
Email: hagen@chaudhary.com
Phone: (707) 255-2729

3. Encroachment Permit Work Scheduling Request Form

D4 Encroachment Permit Work Scheduling Request Form

Submit your request to schedule traffic control weekly, 7 days in advance, using this form. Submit your request to State Representative (Inspector) listed on page 1 or 2 of your permit. If your inspector is not available, contact Permit Duty Station at (510) 286-4401. Check special provisions for authorized work hours. Any deviation from the permit must be in writing and requires additional review and approval**.**

INSTRUCTIONS AND ABBREVIATIONS: See the procedures on page 2 of this form.

1. Permit No.: _____ 2. Expiration Date: _____ 3. Request Date: _____
4. Caltrans Inspector: _____ 5. Requested Work Week: _____to_____
6. Route: _____ 7. County: _____8. City or Township:_____
9. ☐ PostMiles: From: _____ To: _____10. Existing Lanes (in each Dir): Dir_____Lns_____/ Dir_____ Lns _____
11. Describe Location (use landmark if necessary): From: _____To: _____
12. Name of Conventional Highway or Surface St:_____
13. Fill in or 'x' if applicable (a through k): (a) ☐ Divided Hwy *or* ☐ Undivided Hwy (b) ☐ Full-Closure ☐ 1 dir or ☐ both dir
(c) ☐ One-Way Traffic Control: Only on "Undivided" Hwy (*Alternate use of same lane for both directions--hold traffic 5 –10 min w/flaggers*)
(d) ☐ Connector Ramp: (*State Highway #*) _____to (*State Highway #*) _____Closed ☐ *or* Lane #_____
(e) ☐ Off-ramp: *(Freeway to City St.)* Ramp Name: _____ Off-ramp Closed ☐ *or* Lane#: _____
(f) ☐ On-ramp: *(City St. to Freeway)* Ramp Name: _____ On-ramp Closed ☐ *or* Lane#: _____
(g) ☐ Divert Traffic or Contra Flow: Reconfigure Lns/divert traffic to Lane# ___in the ___ Direction; ___Lns open each dir
(h) ☐ Intermittent Traffic Control (i) ☐ Various Locations (j) ☐ Long-Term (24+ hours continuous) ETO_____

(k) **Year:**			**Time**		**Dir**		* * * * * * **Restricted Lanes** * * * * * *															**Brks**		**Closure ID#**
From DATE	**To** DATE	**DAY(S)** SU–M-T-W-TH-F-SA	**24-HR CLOCK** Start (10-97)	Finish (10-98)	NB EB	SB WB	Full Closure See Detour	**SHLDR** L	R	1	2	3	4	5	6	V L	Aux or Coll	CD or Med	**TURN PCKT(S)** L	R	Park Strip	5 to 15 min	Roll-ing	***Caltrans will complete & return***

14. Description of work/comments: _____
_____
15. Detour (*Required for full closure*): _____
_____
16. Contingency Plan: _____
17. On-site during work (*circle if applicable*): CHP / PD / Other: _____

18. Name:	Permittee or Permittees Representative/Contractor:	
	Address including zip code:	
On-site Personnel Contact Name of person in responsible charge & phone number(s).	Name:	
	Email:	
	Office:	FAX:
	Cell:	Emergency phone number 24/7:

19. **"REAL-TIME" STATUS INSTRUCTIONS – PLEASE MAKE YOUR FIELD PERSONNEL AWARE & RESPONSIBLE!** Permittee must **STATUS** lane closures **DAILY** via Caltrans District 4's 24-Hour Communication Center at **(510) 286-6359.** Status using Closure ID Number when work begins, to **1097** (1st cone down), and again to **1098** (last cone picked up); OR, **1022** to cancel. Any **delay** in picking up your closure must be reported immediately.

D4 Encroachment Permit Work Scheduling Procedures

1. **INSTRUCTIONS:** Fill in blanks or check appropriate boxes. Attach maps or diagrams, if available. Enter **beginning day** through **ending day of work week** (M-T-W-TH-F-SA-SU). **Date: Month/Day–**Enter month (01-12) and day (01-31) of requested week. **Start & Finish Time:** Use 24-hour clock format. **Read** the Permit Special Provisions for **hours & days** allowed. Separate lane closure #'s are required for each direction and facility. Use separate line for each. **Lanes** are numbered in direction of travel from left to right, excluding turn pockets; left being #1 or "fast lane." Check boxes under **Restricted Lanes** to indicate lanes or parts of highway to be closed. **VL** may be checked with note in Comments Section stating number of lanes to remain open at all times.
2. **ABBREVIATIONS: Aux**=auxiliary, **CD**=Center Divide; **Coll**=Collector; **Contra Flow=**Close 1 direction of traffic and divert to lane(s) in opposite direction or a turn lane**. DAY(S)=**(M-T-W-TH-F-SA-SU); **Dir**=Direction (**NB**=Northbound, **SB**=Southbound, **WB**=Westbound, **EB**=Eastbound); **ETO**=Emergency Traffic Operations; **F/L=**fog line; **Hwy**=Highway; **Lns**=Lanes; **L**=Left; **Med**=Median; **Park Strip**=Parking area parallel to lane; **PCKT**=Pocket; **Rolling=**traffic breaks for closure such as sweeping; **R**=Right; **SHLDR**=Shoulder; **VL**=Various Lanes
3. Requests for scheduling must be submitted on this form to the Inspector listed on page 1 or 2 of your permit. If your inspector is not available, contact Permit Duty Station at (510) 286-4401.
4. All permitted work (**with or without traffic control**) is subject to advance scheduling on this form, seven (7) days in advance of the work week requested. Submittals and approvals must continue on a weekly basis.
5. If work begins weekly on Sunday, the work week must be Sunday through Saturday. If work week begins on Monday, the work week must be Monday through Sunday.
6. Incomplete, illegible, or inaccurate requests may be returned for correction. Assistance for completing the request may be obtained from the designated State Representative.
7. Every attempt will be made to return timely requests with closure ID or work authorization numbers, to the Permittee by close of business on Thursday, prior to the scheduled work week. When deemed necessary to ensure public convenience, Caltrans may deny and/or reschedule the request.
8. All requests must include a contingency plan for restoring public traffic (i.e. reopening of a closed lane, ramp and/or shoulder) in the event of (1) CHP or the local authority requires opening due to an unforeseeable incident in the nearby vicinity, or (2) permitted experiences an equipment breakdown, shortage of or lack of production materials or any other failure which would otherwise delay restoring public convenience within the time limits specified in the permit. The contingency plan must include availability of any proposed standby equipment and stockpiled materials that can be utilized for the immediate opening of closures when ordered by the State representative. Acceptance of the contingency plan by the Engineer must not relieve the Contractor from the requirement of opening the restricted travel way to accommodate public traffic as specified in the lane closure hour's section of the permit provisions.
9. Caltrans will review and process the request by entering all information into the Statewide Lane Closure System (LCS). This process generates a work authorization number*. This number will be entered on the request form and returned to Permittee as approval to proceed AND will be used to **"Real-Time Status"** on a daily basis. Permittee must communicate with Caltrans 24-hour District 4 Communication Center (DCC) via telephone at **(510) 286-6359** twice daily when working, or once daily if cancelled.
   a. When work begins (1st cone down), Permittee must contact Caltrans DCC and relay: **"(Closure ID #*) is 1097."**
   b. When work ends (last cone picked up), Permittee must contact Caltrans DCC and relay: **"(Closure ID #*) is 1098."**
   c. If the work is cancelled on any scheduled day, Permittee must contact Caltrans DCC and relay; **"(Closure ID #*) is 1022."** A "10-22" (cancellation) can be phoned any time before the scheduled "10-97" time, but no later than 1 hour prior to scheduled "10-98" time.
   d. During the work, any unexpected occurrences including delayed openings, accidents, etc., must be communicated to Caltrans DCC immediately.

   Avoid possible miscommunication when calling status. Use the **PHONETIC ALPHABET** to state your Closure ID:
   A=Adam, **B**=Boy, **C**=Charles, **D**=David, **E**=Edward, **F**=Frank, **G**=George, **H**=Henry, **I**=Ida, **J**=John, **K**=King, **L**=Lincoln, **M**=Mary, **N**=Nora, **O**=Ocean, **P**=Paul, **Q**=Queen, **R**=Robert, **S**=Sam, **T**=Tom, **U**=Union, **V**=Victor, **W**=William, **X**=X-ray, **Y**=Yellow, **Z**=Zebra. *Example:* P82CA="Paul 82 Charles Adam"
10. The intent of these procedures is to help ensure public convenience by identifying planned closures on the State Highway system, resolving potential conflicts, and disseminating all available **"REAL-TIME"** information via the traffic media to all motorists, including but not limited to the public, CHP, local police and sheriffs' office, and emergency fire and rescue personnel.

**** "closure ID number" is the same as "work authorization number"***

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
NOTICE OF COMPLETION
TR-0128 (REV. 6/01) CT #7541-5529-1

PERMIT NO.

Dear Sir or Madam:

All work authorized by the above-numbered permit was completed on DATE

SIGNATURE OF PERMITTEE

FM 92 1546 M

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
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ENCROACHMENT PERMIT GENERAL PROVISIONS

TR-0045 (REV. 12/2022)

1. **AUTHORITY:** The California Department of Transportation ("Department") has authority to issue encroachment permits under Division 1, Chapter 3, Article 1, Sections 660 through 734 of the Streets and Highways Code.
2. **REVOCATION:** Encroachment permits are revocable on five (5) business days' notice unless otherwise stated on the permit or otherwise provided by law, and except as provided by law for public corporations, franchise holders, and utilities. Notwithstanding the foregoing, in an emergency situation as determined by the Department, an encroachment permit may be revoked immediately. These General Provisions and any applicable Special Provisions are subject to modification or abrogation by the Department at any time. Permittees' joint use agreements, franchise rights, reserved rights or any other agreements for operating purposes in State of California ("State") highway right-of-way may be exceptions to this revocation.
3. **DENIAL FOR NONPAYMENT OF FEES:** Failure to pay encroachment permit fees when due may result in rejection of future applications, denial of encroachment permits, and revocation of the encroachment permit if already issued.
4. **PERMITTEE AUTHORIZATION FOR OTHERS TO PERFORM WORK:** This encroachment permit allows only the Permittee and/or Permittee's authorized contractor or agent to work within or encroach upon the State highway right-of-way, and the Permittee may not assign or transfer this encroachment permit. Any attempt to assign or transfer this encroachment permit shall be null and void. Permittee shall provide to the Department a list of Permittee's authorized contractors/agents, in the form and at the time specified by the Department but if no time is specified then no later than the pre-construction meeting. Permittee shall keep the list current and shall provide updates to the Department immediately upon any change to the list of authorized contractors/agents, including but not limited the addition, removal, or substitution of an authorized contractor/agent, or a new address or contact information for an existing authorized contractor/agent. Permittee is responsible for the acts and/or omissions of any person or entity acting on behalf of the Permittee, even if such person or entity is not included on Permittee's list of authorized contractors and/or agents.
5. **ACCEPTANCE OF PROVISIONS:** Permittee, and the Permittee's authorized contractors and/or agents, understand and agree to accept and comply with these General Provisions, the Special Provisions, any and all terms and/or conditions contained in or incorporated into the encroachment permit, and all attachments to the encroachment permit (collectively "the Permit Conditions"), for any encroachment, work, and/or activity to be performed under this encroachment permit and/or under color of authority of this encroachment permit. Permittee understands and agrees the Permit Conditions are applicable to and enforceable against Permittee as long as the encroachment remains in, under, or over any part of the State highway right-of-way. The Permittee's authorized contractors and/or agents, are also bound by the Permit Conditions. Non-compliance with the Permit Conditions by the Permittee's authorized contractor and/or agent will be deemed non-compliance by the Permittee.
6. **BEGINNING OF WORK:** When traffic is not impacted (see General Provision Number 35), the Permittee must notify the Department's representative two (2) business days before starting permitted work. Permittee must notify the Department's representative if the work is to be interrupted for a period of five (5) business days or more, unless otherwise agreed upon. All work must be performed on weekdays during regular work hours, excluding holidays, unless otherwise specified in this encroachment permit.
7. **STANDARDS OF CONSTRUCTION:** All work performed within State highway right-of-way must conform to all applicable Departmental construction standards including but not limited to: Standard Specifications, Standard Plans, Project Development Procedures Manual, Highway Design Manual and Special Provisions.

   Other than as expressly provided by these General Provisions, the Special Provisions, the Standard Specifications, Standard Plans, and other applicable Departmental standards, nothing in these General Provisions is intended to give any third party any legal or equitable right, remedy, or claim with respect to the encroachment permit and/or to these General Provisions or any provision herein. These General Provisions are for the sole and exclusive benefit of the Permittee and the Department.

   Where reference is made in such standards to "Contractor" and "Engineer," these are amended to be read as "Permittee" and "Department's representative," respectively, for purposes of this encroachment permit.
8. **PLAN CHANGES:** Deviations from plans, specifications, and/or the Permit Conditions as defined in General Provision Number 5 are not allowed without prior approval from the Department's representative and the Federal Highway Administration ("FHWA") representative if applicable.
9. **RIGHT OF ENTRY, INSPECTION AND APPROVAL:** All work is subject to monitoring and inspection. The United States, the State, the Department, and the Directors, officers, employees, agents, and/or contractors of the State and/or of the Department, and other state, and federal agencies, and the FHWA, through their agents or representatives, must have full access to highway

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facilities/encroachment area, at any and all times for the purpose of inspection, maintenance, activities needed for construction/reconstruction, and operation of the State highway right-of-way.

Upon completion of work, Permittee must request a final inspection for acceptance and approval by the Department. The local public agency Permittee must not give final construction approval to its contractor until final acceptance and approval by the Department is obtained.

10. **PERMIT AT WORKSITE:** Permittee and Permittee's authorized contractors/agents must keep the permit package and current list of authorized contractors/agents, or copies thereof, at the work site at all times and must show such documents upon request to any Department representative or law enforcement officer. If the permit package or current list of authorized contractors/agents, or copies thereof, are not kept and made available at the work site at all times, then all work must be suspended.
11. **CONFLICTING ENCROACHMENTS:** Permittee must yield start of work to ongoing, prior authorized work adjacent to or within the limits of the Permittee's project site. When existing encroachments conflict with Permittee's work, the Permittee must bear all cost for rearrangements (e.g., relocation, alteration, removal, etc.).
12. **PERMITS, APPROVALS, AND CONCURRENCES FROM OTHER AGENCIES AND/OR ENTITIES:** This encroachment permit is invalidated if the Permittee has not obtained all permits, approvals, and concurrences necessary and required by law, including but not limited to those from the California Public Utilities Commission ("CPUC"), California Occupational Safety and Health Administration ("Cal-OSHA"), local and state and federal environmental agencies, the California Coastal Commission, and any other public agency and/or entity having jurisdiction. Permittee is responsible for providing notice of the encroachment to, and obtaining concurrence from, any person or entity (whether public or private) affected by the scope of work described in the encroachment permit, regardless of whether such notice or concurrence is required by law; the Department is not responsible to provide such notice or obtain such concurrence. Permittee warrants all such permits, approvals, and concurrences have been obtained before beginning work under this encroachment permit. The Department may, at the Department's discretion, require the Permittee to demonstrate that Permittee has obtained all such permits, approvals, and concurrences, and Permittee shall demonstrate this at the time and in the manner specified by the Department.
13. **PEDESTRIAN AND BICYCLIST SAFETY:** A safe continuous passageway must be maintained through the work area at existing pedestrian or bicycle facilities. At no time must pedestrians be diverted onto a portion of the street used for vehicular traffic. At locations where safe alternate passageways cannot be provided, appropriate signs and barricades must be installed at the limits of construction and in advance of the limits of construction at the nearest crosswalk or intersection to detour pedestrians to facilities across the street. Attention is directed to Section 7-1.04 "Public Safety," and to Section 12-4.04 "Temporary Pedestrian Access Routes," and to Section 16-2.02 "Temporary Pedestrian Facility," of the Department's Standard Specifications, and to California Vehicle Code section 21760, subdivision (c).
14. **PUBLIC TRAFFIC CONTROL:** The Permittee must provide traffic control protection, warning signs, lights, safety devices, etc., and take all other measures necessary for the traveling public's safety as required by law and/or the Department. While providing traffic control, the needs of all road users, including but not limited to motorists, bicyclists and pedestrians, including persons with disabilities in accordance with the Americans with Disabilities Act, must be an essential part of the work activity.

    Lane, Bike Lane, Sidewalk, Crosswalk, and/or shoulder closures must comply with the Department's Standard Specifications and Standard Plans for Temporary Traffic Control Systems & Temporary Pedestrian Access Routes, and with the applicable Special Provisions. Where issues are not addressed in the Standard Specifications, Standard Plans, and/or Special Provisions, the California Manual on Uniform Traffic Control Devices (Part 6, Temporary Traffic Control) must be followed.
15. **MINIMUM INTERFERENCE WITH TRAFFIC:** Permittee must plan and conduct work so as to create the least possible inconvenience to the traveling public (motorized vehicles, unmotorized vehicles such as bicycles, pedestrians, person(s) with disabilities, etc.), such that traffic is not unreasonably delayed.
16. **STORAGE OF EQUIPMENT AND MATERIALS:** The storage of equipment or materials is not allowed within State highway right-of-way, unless specified within the Special Provisions of this encroachment permit. If encroachment permit Special Provisions allow for the storage of equipment or materials within the State highway right-of-way, the equipment and material storage must also comply with Section 7-1.04, Public Safety, of the Department's Standard Specifications.
17. **CARE OF DRAINAGE:** Permittee must provide alternate drainage for any work interfering with an existing drainage facility in compliance with the Department's Standard Specifications, Standard Plans, and/or as directed by the Department's representative.
18. **RESTORATION AND REPAIRS IN STATE HIGHWAY RIGHT-OF-WAY:** Permittee is responsible for restoration and repair of State highway right-of-way resulting from permitted work (Streets and Highways Code, section 670 et seq.).
19. **STATE HIGHWAY RIGHT-OF-WAY CLEAN UP:** Upon completion of work, Permittee must remove and dispose of all scraps, refuse, brush, timber, materials, etc. off the State highway right-of-way. The aesthetics of the highway must be as it was before work started or better.
20. **COST OF WORK:** Unless stated otherwise in the encroachment permit or a separate written agreement with the Department, the Permittee must bear all costs

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incurred for work within the State highway right-of-way and waives all claims for indemnification or contribution from the United States, the State, the Department, and from the Directors, officers, and employees of the State and/or the Department. Removal of Permittee's personal property and improvements shall be at no cost to the United States, the State, and the Department.

21. **ACTUAL COST BILLING:** When specified in the permit, the Department will bill the Permittee actual costs at the currently set Standard Hourly Rate for encroachment permits.
22. **AS-BUILT PLANS:** When required, Permittee must submit one (1) set of folded as-built plans within thirty (30) calendar days after completion and acceptance of work in compliance with requirements listed as follows:
    a) Upon completion of the work provided herein, the Permittee must submit a paper set of As-Built plans to the Department's representative.
    b) All changes in the work will be shown on the plans, as issued with the permit, including changes approved by Encroachment Permit Rider.
    c) The plans are to be prominently stamped or otherwise noted "AS-BUILT" by the Permittee's representative who was responsible for overseeing the work. Any original plan that was approved with a Department stamp, or by signature of the Department's representative, must be used for producing the As-Built plans.
    d) If construction plans include signing or striping, the dates of signing or striping removal, relocation, or installation must be shown on the As-Built plans when required as a condition of the encroachment permit. When the construction plans show signing and striping for staged construction on separate sheets, the sheet for each stage must show the removal, relocation, and installation dates of the appropriate staged striping and signing.
    e) As-Built plans must contain the Encroachment Permit Number, County, Route, and Post Mile on each sheet.
    f) The As-Built Plans must not include a disclaimer statement of any kind that differs from the obligations and protections provided by sections 6735 through 6735.6 of the California Business and Professions Code. Such statements constitute non-compliance with Encroachment Permit requirements and may result in the Department retaining Performance Bonds or deposits until proper plans are submitted. Failure to comply may also result in denial of future encroachment permits or a provision requiring a public agency to supply additional bonding.
23. **PERMITS FOR RECORD PURPOSES ONLY:** When work in the State highway right-of-way is within an area under a Joint Use Agreement (JUA) or a Consent to Common Use Agreement (CCUA), a fee exempt encroachment permit is issued to the Permittee for the purpose of providing a notice and record of work. The Permittee's prior rights must be preserved without the intention of creating new or different rights or obligations. "Notice and Record Purposes Only" must be stamped across the face of the encroachment permit.
24. **BONDING:** The Permittee must file bond(s), in advance, in the amount(s) set by the Department and using forms acceptable to the Department. The bonds must name the Department as obligee. Failure to maintain bond(s) in full force and effect will result in the Department stopping all work under this encroachment permit and possibly revoking other encroachment permit(s). Bonds are not required of public corporations or privately-owned utilities unless Permittee failed to comply with the provisions and/or conditions of a prior encroachment permit. The surety company is responsible for any latent defects as provided in California Code of Civil Procedure section 337.15. A local public agency Permittee also must comply with the following requirements:
    a) In recognition that project construction work done on State property will not be directly funded and paid by State, for the purpose of protecting stop notice claimants and the interests of State relative to successful project completion, the local public agency Permittee agrees to require the construction contractor to furnish both a payment and performance bond in the local public agency's name with both bonds complying with the requirements set forth in Section 3-1.05 Contract Bonds of the Department's Standard Specifications before performing any project construction work.
    b) The local public agency Permittee must defend, indemnify, and hold harmless the United States, the State and the Department, and the Directors, officers, and employees of the State and/or Department, from all project construction related claims by contractors, subcontractors, and suppliers, and from all stop notice and/or mechanic's lien claimants. The local public agency also agrees to remedy, in a timely manner and to the Department's satisfaction, any latent defects occurring as a result of the project construction work.
25. **FUTURE MOVING OF INSTALLATIONS:** Permittee understands and agrees to relocate a permitted installation upon notice by the Department. Unless under prior property right or agreement, the Permittee must comply with said notice at the Permittee's sole expense.
26. **ENVIRONMENTAL:**
    a) ARCHAEOLOGICAL/HISTORICAL: If any archaeological or historical resources are identified or encountered in the work vicinity, the Permittee must immediately stop work, notify the Department's representative, retain a qualified archaeologist who must evaluate the site at Permittee's sole expense, and make recommendations to the Department's representative regarding the continuance of work.
    b) HAZARDOUS MATERIALS: If any hazardous waste or materials (such as underground storage tanks, asbestos pipes, contaminated soil, etc.) are identified or encountered in the work vicinity, the Permittee must immediately stop work, notify the Department's representative, retain a qualified hazardous

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waste/material specialist who must evaluate the site at the Permittee's sole expense, and make recommendations to the Department's representative regarding the continuance of work.
Attention is directed to potential aerially deposited lead (ADL) presence in unpaved areas along highways. It is the Permittee's responsibility to take all appropriate measures to protect workers in conformance with California Code of Regulations Title 8, Section 1532.1, "Lead," and with Cal-OSHA Construction Safety Orders, and to ensure roadway soil management is in compliance with Department of Toxic Substances Control (DTSC) requirements.

c) BIOLOGICAL: If any regional, state, or federally listed biological resource is identified or encountered in the work vicinity, the Permittee must immediately stop work, notify the Department's representative, retain a qualified biologist who must evaluate the site at Permittee's sole expense, and make recommendations to the Department's representative regarding the continuance of work.

27. **PREVAILING WAGES:** Work performed by or under an encroachment permit may require Permittee's contractors and subcontractors to pay appropriate prevailing wages as set by the California Department of Industrial Relations. Inquiries or requests for interpretations relative to enforcement of prevailing wage requirements must be directed to the California Department of Industrial Relations.

28. **LIABILITY, DEFENSE, AND INDEMNITY:** The Permittee agrees to indemnify and save harmless the United States, the State, the Department, and the Directors, officers, employees, agents and/or contractors of the State and/or of the Department, including but not limited to the Director of Transportation and the Deputy Directors, from any and all claims, demands, damages, costs, liability, suits, or actions of every name, kind, and description, including but not limited to those brought for or on account of property damage, invasion of privacy, violation or deprivation of a right under a state or federal law, environmental damage or penalty, or injury to or death of any person including but not limited to members of the public, the Permittee, persons employed by the Permittee, and/or persons acting on behalf of the Permittee, arising out of or in connection with: (a) the issuance and/or use of this encroachment permit; and/or (b) the encroachment, work, and/or activity conducted pursuant to this encroachment permit, or under color of authority of this encroachment permit but not in full compliance with the Permit Conditions as defined in General Provision Number 5 ("Unauthorized Work or Activity"); and/or (c) the installation, placement, design, existence, operation, and/or maintenance of the encroachment, work, and/or activity; and/or (d) the failure by the Permittee, or by anyone acting for or on behalf of the Permittee, to perform the Permittee's obligations under any part of the Permit Conditions as defined in General Provision Number 5, in respect to maintenance or any other obligation; and/or (e) any change to the Department's property or adjacent property, including but not limited to the features or conditions of either of them, made by the Permittee or anyone acting on behalf of the Permittee; and/or (f) a defect or obstruction related to or caused by the encroachment, work, and/or activity whether conducted in compliance with the Permit Conditions as defined in General Provision Number 5 or constituting Unauthorized Work or Activity, or from any cause whatsoever. The duty of the Permittee to indemnify and save harmless includes the duties to defend as set forth in Section 2778 of the Civil Code.

It is the intent of the Department and the Permittee that except as prohibited by law, the Permittee will defend, indemnify, and hold harmless as set forth in this General Provision Number 28 regardless of the existence or degree of fault or negligence, whether active or passive, primary or secondary, on the part of: the United States, the State; the Department; the Directors, officers, employees, agents and/or contractors of the State and/or of the Department, including but not limited to the Director of Transportation and the Deputy Directors; the Permittee; persons employed by the Permittee; and/or persons acting on behalf of the Permittee.

The Permittee waives any and all rights to any type of expressed or implied indemnity from or against the United States, the State, the Department, and the Directors, officers, employees, agents, and/or contractors of the State and/or of the Department, including but not limited to the Director of Transportation and the Deputy Directors.

The Permittee understands and agrees to comply with the obligations of Titles II and III of the Americans with Disabilities Act in the conduct of the encroachment, work, and/or activity whether conducted pursuant to this encroachment permit or constituting Unauthorized Work or Activity, and further agrees to defend, indemnify, and save harmless the United States, the State, the Department, and the Directors, officers, employees, agents, and/or contractors of the State and/or of the Department, including but not limited to the Director of Transportation and the Deputy Directors, from any and all claims, demands, damages, costs, penalties, liability, suits, or actions of every name, kind, and description arising out of or by virtue of the Americans with Disabilities Act.

The Permittee understands and agrees the Directors, officers, employees, agents, and/or contractors of the State and/or of the Department, including but not limited to the Director of Transportation and the Deputy Directors, are not personally responsible for any liability arising from or by virtue of this encroachment permit.

For the purpose of this General Provision Number 28 and all paragraphs herein, "contractors of the State and/or of the Department" includes contractors, and their subcontractors, under contract to the State and/or the Department.

This General Provision Number 28 and all paragraphs herein take effect immediately upon issuance of this encroachment permit, and apply before, during, and after the encroachment, work, and/or activity

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contemplated under this encroachment permit, whether such work is in compliance with the Permit Conditions as defined in General Provision Number 5 or constitutes Unauthorized Work or Activity, except as otherwise provided by California law. The Permittee's obligations to defend, indemnify, and save harmless under this General Provision Number 28 take effect immediately upon issuance of this encroachment permit and have no expiration date, including but not limited to situations in which this encroachment permit expires or is revoked, the work or activity performed under this encroachment permit is accepted or not accepted by the Department, the encroachment, work, and/or activity is conducted in compliance with the Permit Conditions as defined in General Provision Number 5 or constitutes Unauthorized Work or Activity, and/or no work or activity is undertaken by the Permittee or by others on the Permittee's behalf.

If the United States or an agency, department, or board of the United States is the Permittee, the first two paragraphs of this General Provision Number 28 (beginning "The Permittee agrees to indemnify…" and "It is the intent of the parties…") are replaced by the following paragraph:

Claims for personal injury, death, or property damage allegedly caused by the negligent or wrongful act or omission of any employee of the United States acting within the scope of their official duties are subject to the Federal Tort Claims Act, as amended, 28 U.S.C. § 1346 and § 2671 et seq. (Chapter 171).

29. **NO PRECEDENT ESTABLISHED:** This encroachment permit is issued with the understanding that it does not establish a precedent.
30. **FEDERAL CIVIL RIGHTS REQUIREMENTS FOR PUBLIC ACCOMMODATION:**
    a) As part of the consideration for being issued this encroachment permit, the Permittee, on behalf of Permittee and on behalf of Permittee's personal representatives, successors in interest, and assigns, does hereby covenant and agree that:
        i) No person on the grounds of race, color, or national origin may be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
        ii) That in connection with the construction of any improvements on said lands and the furnishings of services thereon, no discrimination must be practiced in the selection and retention of first-tier subcontractors in the selection of second-tier subcontractors.
        iii) That such discrimination must not be practiced against the public in their access to and use of the facilities and services provided for public accommodations (such as eating, sleeping, rest, recreation), and operation on, over, or under the space of the State highway right-of-way.
        iv) That the Permittee must use the premises in compliance with all other requirements imposed pursuant to Title 15, Code of Federal Regulations, Commerce and Foreign Trade, Subtitle A. Office of the Secretary of Commerce, Part 8 (15 C.F.R. Part 8) and as said Regulations may be amended.
    b) That in the event of breach of any of the above nondiscrimination covenants, the State and the Department have the right to terminate this encroachment permit and to re-enter and repossess said land and the facilities thereon and hold the same as if said permit had never been made or issued.
31. **MAINTENANCE:** The Permittee is responsible at Permittee's sole expense for the encroachment, and the inspection, maintenance, repair, and condition thereof, and is responsible to ensure the encroachment does not negatively impact State highway safety, maintenance, operations, construction, State facilities, activities related to construction/reconstruction, or other encroachments. The Permittee's obligations in the preceding sentence take effect immediately upon issuance of this encroachment permit and continue until the encroachment is entirely and permanently removed. Additional encroachment permits or approval documents may be required authorizing work related to inspection, repair, and/or maintenance activities. Contact the Department for information.
32. **SPECIAL EVENTS:** In accordance with subdivision (a) of Streets and Highways Code section 682.5 and 682.7, the Department is not responsible for the conduct or operation of the permitted activity, and the applicant agrees to defend, indemnify, and hold harmless the United States, the State, the Department, and the Directors, officers, employees, agents, and contractors of the State and/or of the Department, including but not limited to the Director of Transportation and the Deputy Directors, from any and all claims, demands, damages, costs, liability, suits, or actions of every name, kind and description arising out of any activity for which this encroachment permit is issued.

    The Permittee is required, as a condition of this encroachment permit, for any event that awards prize compensation to competitors in gendered categories, for any participant level that receives prize compensation, to ensure the prize compensation for each gendered category is identical at each participant level. (Streets and Highways Code, section 682.7.)

    The Permittee understands and agrees to comply with the obligations of Titles II and III of the Americans with Disabilities Act in the conduct of the event, and further agrees to defend, indemnify, and save harmless the United State, the State and the Department, and the Directors, officers, and employees of the State and/or Department, including but not limited to the Director of the Department and the Deputy Directors, from any and all claims, demands, damages, costs, liability, suits, or actions of every name, kind and description arising out of or by virtue of the Americans with Disabilities Act.
33. **PRIVATE USE OF STATE HIGHWAY RIGHT-OF-WAY:** State highway right-of-way must not be used for private purposes without compensation to the State. The gifting

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of public property uses and therefore public funds is prohibited under the California Constitution, Article XVI, Section 6.

34. **FIELD WORK REIMBURSEMENT:** Permittee must reimburse the Department for field work performed by or on behalf of the Department to correct or remedy issues created by the Permittee or by others acting on behalf of the Permittee, including but not limited to hazards or damaged facilities, or to clear refuse, debris, etc. not attended to by the Permittee or by others acting on behalf of the Permittee.
35. **LANE CLOSURE REQUEST SUBMITTALS AND NOTIFICATION OF CLOSURES TO THE DEPARTMENT:** Lane closure request submittals and notifications must be in accordance with Section 12-4.02, and Section 12.4-04, of the Department's Standard Specifications or as directed by the Department's representative. The Permittee must notify the Department's representative and the Traffic Management Center ("TMC") before initiating a lane closure or conducting an activity that may cause a traffic impact. In emergency situations when the corrective work or the emergency itself may affect traffic, the Department's representative and the TMC must be notified as soon as possible.
36. **SUSPENSION OF TRAFFIC CONTROL OPERATION:** The Permittee, upon notification by the Department's representative, must immediately suspend all traffic lane, bike lane, sidewalk, crosswalk, and/or shoulder closure operations and any operation that impedes the flow of traffic. All costs associated with this suspension must be borne by the Permittee.
37. **UNDERGROUND SERVICE ALERT (USA) NOTIFICATION:** Any excavation requires compliance with the provisions of Government Code section 4216 et seq., including but not limited to notice to a regional notification center, such as Underground Service Alert (USA). The Permittee must provide notification to the Department representative at least five (5) business days before, and the regional notification center at least forty-eight (48) hours before, performing any excavation work within the State highway right-of-way.
38. **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA):** All work within the State highway right-of-way to construct and/or maintain any public facility must be designed, maintained, and constructed strictly in accordance with all applicable Federal Access laws and regulations (including but not limited to Section 504 of the Rehabilitation Act of 1973, codified at 29 U.S.C. § 794), California Access laws and regulations relating to ADA, along with its implementing regulations, Title 28 of the Code of Federal Regulations Parts 35 and 36 (28 C.F.R., Ch. I, Part 35, § 35.101 et seq., and Part 36, § 36.101 et seq.), Title 36 of the Code of Federal Regulations Part 1191 (36 C.F.R., Ch. XI, Part 1191, § 1119.1 et seq.), Title 49 of the Code of Federal Regulations Part 37 (49 C.F.R., Ch. A, Part 37, § 37.1 et seq.), the United States Department of Justice Title II and Title III for the ADA, and California Government Code section 4450 et seq., which require public facilities be made accessible to persons with disabilities.

    Notwithstanding the requirements of the previous paragraph, all construction, design, and maintenance of public facilities must also comply with the Department's Design Information Bulletin 82, "Pedestrian Accessibility Guidelines for Highway Projects" and Standard Plans & Specifications on "Temporary Pedestrian Access Routes."
39. **STORMWATER:** The Permittee is responsible for full compliance with the following:
    a) For all projects, the Department's Storm Water Program and the Department's National Pollutant Discharge Elimination System (NPDES) Permit requirements under Order No. 2012-0011-DWQ, NPDES No CAS000003; and
    b) In addition, for projects disturbing one acre or more of soil, with the California Construction General Permit Order No. 2009-0009-DWQ, NPDES No CAS000002; and
    c) In addition, for projects disturbing one acre or more of soil in the Lahontan Region with Order No. R6T-2016-0010, NPDES No CAG616002.
    d) For all projects, it is the Permittee's responsibility to install, inspect, repair, and maintain all facilities and devices used for water pollution control practices (Best Management Practices/BMPs) before performing daily work activities.

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STORMWATER SPECIAL PROVISIONS FOR MINIMAL OR NO IMPACT (SWSP)

TR-0400 (Rev 05/2018)

1. **GENERAL:** The purpose of these Special Provisions is to provide the Permittee with specifications for water pollution control to minimize, prevent, or control the discharge of material into the air, surface waters, groundwater, and storm sewers owned by the State or local agencies. These provisions are not intended to take the place of the Caltrans Water Pollution Control Program (WPCP) for projects where soil disturbance from work activities less than one acre, or work activities of one acre or more subject to the preparation of the Caltrans Storm Water Pollution Prevention Plan (SWPPP). The Permittee must comply with the following Special Provisions and the direction of the State Representative. All Stormwater Best Management Practices (BMPs) must conform to Section 13 Water Pollution Control of Caltrans' Standard Specifications.
2. **NPDES REQUIREMENTS:** The Permittee must be responsible for full compliance with the Caltrans Storm Water Program and the Caltrans National Pollutant Discharge Elimination System (NPDES) Permit requirements (*Order No. 2012-0011-DWQ, NPDES No CAS000003*) and for and projects disturbing one acre or more of soil, full compliance with the California Construction General Permit *(Order No. 2009-0009-DWQ, NPDES No CAS000002)* or for projects for projects that have one acre or more of soil disturbance in the Lahontan Region *(Order No. R6T-2016-0010, NPDES No CAG616002).* It is the Permittee's responsibility to install, inspect, and repair or maintain facilities and devices used for water pollution control practices (BMPs) before performing daily work activities. Installation, inspection and maintenance responsibilities on the job site include: 1) soil stabilization materials in work areas that are inactive or prior to storm events, 2) water pollution control devices to control sediment and erosion, 3) implementation of spill and leak prevention procedures for chemical and hazardous substances stored on the job site, 4) material storage, 5) stockpile management, 6) waste management, 7) non-stormwater management, 8) water conservation, 9) tracking controls and 10) illicit connection, illegal discharge detection and reporting. The Permittee must report to the State representative when discharges enter into receiving waters, adjacent property, drainage systems or when discharges could be a cause or a threat for water pollution. The Permittee must also control illicit discharges or illegal dumping prior to start of daily work schedule. Copies of written notices or orders from the Regional Water Quality Control Board or other regulatory agency must be provided to the State representative within 48 hours of reported activity. F or additional information on stormwater compliance, visit the State Water Resources Control Boards storm water Website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater

3. **RESPONSIBILITY FOR DEBRIS REMOVAL:** The Permittee must be responsible for preventing sediment, trash, debris, and other construction waste from entering the street, the storm drains, local creeks, or any other bodies of water.
4. **SPOILS AND RESIDUE:** The Permittee must vacuum any saw-cut concrete waste material, debris, residue, etc. No spoils, debris, residue, etc. must be washed into a drainage system.
5. **SWEEPING:** Sweep paved roads at construction entrance and exit locations and surrounding paved areas daily within the job site during: 1) clearing and grubbing, 2) earthwork, 3) trenching, 4) soil disturbance, 5) pavement grinding and/or cutting, and 6) after observing tracking of material onto or off the State property. Keep dust to a minimum during sweeping activities. Use vacuum whenever dust generation is excessive or sediment pickup is ineffective.
   Roadways or work areas must not be washed down with water. Street sweeping operations must conform to Section 13 Water Pollution Control of Caltrans' Standard Specifications.
6. **VEHICLES AND EQUIPMENT:** Permittee must prevent all vehicles, equipment, etc. from leakage or mud tracking onto roadways. If leaks cannot be repaired immediately, remove the vehicle or equipment from the job site.
7. **MAINTENANCE AND FUELING OF VEHICLES AND EQUIPMENT:** Maintenance and fueling of equipment must not result in any pollution at the job site. The Permittee must immediately clean up spills/leaks, and properly dispose of contaminated soil and materials.
8. **CLEANING VEHICLES AND EQUIPMENT:** Limit vehicle and equipment cleaning or washing at the job site except what is necessary to control vehicle tracking or hazardous waste. The Permittee must clean all equipment within a bermed area or over a drip pan large enough to prevent run-off. No soaps, solvents, degreasers, etc. must be used in State right-of-way. Any water from this operation must be collected and disposed of at an appropriate site. Containment berms or dikes must be used for fueling, washing, maintaining and washing vehicles or equipment in outside areas. Containment must be performed at least 100 feet from concentrated flows of

storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain. Keep adequate quantities of absorbent spill- cleanup material and spill kits in the fueling or maintenance area and on fueling trucks.

9. **DIESEL FUELS:** The use of diesel fuel from petroleum or other fossil fuel as a form-oil or solvent is not allowed.
10. **WEATHER CONDITIONS AT WORKSITE:** Any activity that would generate fine particles or dust that could be transported off site by stormwater must be performed during dry weather.
11. **WIND EROSION PROTECTION**: The use of Wind Erosion BMPs must be deployed year-round in instances where dust or fine particles could be transported off site.
12. **HOT MIX ASPHALT:** Runoff from washing hot mix asphalt must not enter into any drainage conveyances.
13. **PROTECTION OF DRAINAGE FACILITIES:** The Permittee must protect/cover gutters, ditches, drainage courses, and inlets with gravel bags, fiber rolls, State approved fabric filters, etc., to the satisfaction of the State representative during grading, paving, saw-cutting, etc. and materials must conform to Section 13-6.02 Materials for Water Pollution Control of Caltrans' Standard Specifications. No such protection measures must cause an obstruction to the traveling public. The Permittee must implement spill and leak prevention procedures for chemicals and hazardous substances stored on the job site (including secondary containment requirements) in accordance with section 13-4.03B Spill Prevention and Control, and 14-11 Hazardous Waste and Contamination, Water Pollution Control of Caltrans' Standard Specifications.
14. **PAINT:** Rinsing of painting equipment and materials is not permitted in State right-of-way. When thoroughly dry, dispose of the following as solid waste: dry latex paint, paint cans, used brushes, rags, gloves, absorbent materials, and drop cloths. Oil based paint sludge and unusable thinner must be disposed of at an approved hazardous waste site.
15. **CONSTRUCTION MATERIALS:** Stockpile of all construction materials, including, but not limited to; pressure treated wood, asphalt concrete, cold mix asphalt concrete, concrete, grout, cement containing premixes, and mortar, must conform to section 13-4.03C (2) Material Storage & 13-4.03C (3) Stockpile Management of Caltrans' Standard Specifications.
16. **CONCRETE EQUIPMENT:** Concrete equipment must be washed in a designated washing area in a way that does not contaminate soil, receiving waters, or storm drain systems.
17. **EXISTING VEGETATION:** Established existing vegetation is the best form of erosion control. Minimize disturbance to existing vegetation. Damaged or removed vegetation must be replaced as directed by the State Representative.
18. **SOIL DISTURBANCE:** Soil disturbing activities must be avoided during the wet weather season. I f construction activities during wet weather are allowed in your permit, all necessary erosion control and soil stabilization measures must be implemented in advance of soil disturbing activity.
19. **SLOPE STABILIZATION AND SEDIMENT CONTROL:** Consider a certified expert in Erosion and Sediment control in cases where slopes are disturbed during construction. The Permittee is directed to comply with Section 13.5 Temporary Soil Stabilization and Section 21 Erosion Control of Caltrans' Standard Specifications during application of temporary soil stabilization measures to the soil surface. Fiber rolls or silt fences may be required down slope until permanent soil stabilization is established. Remove the accumulated sediment whenever the sediment accumulates to 1/3 of the linear sediment barrier height. The Permittee must limit the use of plastic materials when more sustainable, environmentally friendly alternatives exist or when environmental regulations prohibit their use within the project.
20. **STOCKPILES:** Stockpiles containing aggregate and/or soil must be stored at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain, and must be covered and protected with a temporary perimeter sediment barrier. Cold mix stockpiles must be stored on an impermeable surface and covered with 9 mil plastic to prevent contact with water. Minimize stockpiling of materials on the job site. Manage stockpiles by implementing the water pollution control practices in Section 13-4.03C (3) Stockpile Management of the State of California standard specifications for construction.
21. **DISCOVERY OF CONTAMINATION:** The State Representative must be notified in case any unusual discoloration, odor, or texture of ground water, is found in excavated material or if abandoned, underground tanks, pipes, or buried debris are encountered.
22. **SANITARY AND SEPTIC WASTE:** Do not bury or discharge wastewater from a sanitary or septic system within the highway. Properly connected sewer facilities are free from leaks. With State Representative approval place portable sanitary facility at least 50 feet away from storm drains, receiving waters, and flow lines. Permittee must comply with local health agency provisions when using an on-site disposal system.
23. **LIQUID WASTE:** Prevent job site liquid waste from entering storm drain systems and receiving waters. Drilling slurries, grease or oil-free waste water or rinse water, dredging, wash water or rinse water running off a surface or other non-storm water liquids not covered

under separate waste water permits must be held in structurally sound, leak-proof containers, such as portable bins or portable tanks. Store containers at least 50 feet away from moving vehicles and equipment. Liquid waste may require testing to determine hazardous material content prior to disposal. All measures must conform to section 13-4.03D (5) Liquid Waste, Water Pollution Control of Caltrans' Standard Specifications.

24. **WATER CONTROL AND CONSERVATION:** Manage water use in a w ay that will prevent erosion and the discharge of pollutants into storm drain systems and receiving waters. Direct runoff, including water from water line repair from the job site to areas where it can infiltrate into the ground. Direct water from off-site sources around the job site or from contact with jobsite runoff.
25. **PILE DRIVING:** Keep spill kits and cleanup materials at pile driving locations. Park pile driving equipment over drip pans, absorbent pads, or plastic sheeting with absorbent material, and away from stormwater run-on when not in use.
26. **DEWATERING**: Dewatering consists of discharging accumulated storm water, groundwater, or surface water from excavations or temporary containment facilities. All dewatering operations must comply with the latest Caltrans guidelines including the Field Guide for Construction Site Dewatering. Contact State representative for approval of dewatering discharge by infiltration or evaporation, otherwise, any effluent discharged into a permitted storm water system requires approval from the Regional Water Quality Control Board. Prior to the start of dewatering, the Permittee must provide the State Representative with a dewatering and discharge work plan that complies with section 13-4.03G Dewatering, Water Pollution Control of Caltrans' Standard Specifications. A copy of the Waste Discharge Permit and a copy of a valid WDID number issued by the Regional Board must be provided to the State representative.

ENCROACHMENT PERMIT STEEL PLATE BRIDGING UTILITY PROVISIONS

To accommodate excavation work, steel plate bridging may be necessary. All conditions for use of steel plate bridging should be set forth in the special provisions.

Consideration of steel plate bridging should take into account the following factors:

1. Traffic speed.
2. Traffic Volume and Composition.
3. Duration and dimensions (width & daily estimated lengths) of the proposed excavation.
4. Weather conditions.

When backfilling operations of an excavation in the traveled way, whether transverse or longitudinal, cannot be properly completed within a work day, steel plate bridging with a non-skid surface and shoring (see Trenching & Shoring) may be required to preserve unobstructed traffic flow. In such cases, the following conditions shall apply:

1. Steel plate bridging on freeways is not allowed.
2. Steel plates used for bridging must extend a minimum of 12" beyond the edges of the trench.
3. Steel plate bridging shall be installed to operate with minimum noise.
4. The trench shall be adequately shored, (as mentioned in Section 603.6B-2 of the Encroachment Permits Manual) to support the bridging and traffic loads.
5. Temporary paving with cold asphalt concrete shall be used to feather the edges of the plates, if plate installation by Method (2) described below, is used.
6. Bridging shall be secured against displacement by using adjustable cleats, shims, or other devices.

As required by the district, steel plate bridging and shoring shall be installed using either Method (1) or (2):

Method 1 For speeds of 45 MPH or greater:

The pavement shall be cold planed to a depth equal to the thickness of the plate and to a width and length equal to the dimensions of the plate.

Approach plate(s) and ending plate (if longitudinal placement) shall be attached to the roadway by a minimum of 2 dowels pre-drilled into the corners of the plate and drilled 2" into the pavement. Subsequent plates are to be butted and tack welded to each other.

Method 2 For Speeds less than 45 mph:

Approach plate(s) and ending plate (if longitudinal placement) shall be attached to the roadway by a minimum of 2 dowels pre-drilled into the corners of the plate and drilled 2" into the pavement. Subsequent plates are to be butted and tack welded to each other. Fine graded asphalt concrete shall be compacted to form ramps, maximum slope 8.5 % with a minimum 12" taper to cover all edges of the steel plates. When steel plates are removed, the dowel holes in the pavement shall be backfilled with either graded fines of asphalt concrete mix, concrete slurry, epoxy or an equivalent that is satisfactory to the Caltrans' representative.

The permittee is responsible for maintenance of the steel plates, shoring, asphalt concrete ramps, and ensuring that they meet minimum specifications. Unless specifically noted or granted in the special provisions, or approved by the State representative, steel plate bridging shall not exceed 4 consecutive working days in any given week. Backfilling of excavations shall be covered with a minimum 3" temporary layer of cold asphalt concrete.

The following table shows the advisory minimal thickness of steel plate bridging required for a given trench width (A-36 grade steel, designed for HS20-44 truck loading per Caltrans Bridge Design Specifications Manual).

Trench Width	Minimum Plate Thickness
10”	½”
1’-11”	¾”
2’-7”	7/8”
3’-5”	1”
5’-3”	1 ¾”

NOTE: For spans greater than 5'-3", a structural design shall be prepared by a California registered civil engineer.

All steel plates within the right of way whether used in or out of the traveled way shall be without deformation. Inspectors can determine the trueness of steel plates by using a straight edge and should reject any plate that is permanently deformed.

Steel plates used in the traveled portion of the highway shall have a surface that was manufactured with a nominal Coefficient Of Friction (COF) of 0.35 as determined by California Test Method 342 (See Appendix H, Encroachment Permits Manual). If a different test method is used, the permittee may utilize standard test plates with known coefficients of friction available from each Caltrans District Materials Engineer to correlate skid resistance results to California Test Method 342. Based on the test data, the permittee shall determine what amount of surface wear is acceptable, and independently ascertain when to remove, test, or resurface an individual plate.

Caltrans Inspectors should not enforce plate removal unless it is permanently deformed or delivered without the required surfacing. However, an inspector should document in a diary all contacts with the contractor.

A “Rough Road” (W8-8) sign and a “Steel Plate Ahead” (W8-24) sign with black lettering on an orange background must be used in advance of steel plate bridging along with the required construction area signs. These signs must be used along with any other construction area signs.

Surfacing requirements are not necessary for steel plates used in parking strips, on shoulders not used for turning movements, or on connecting driveways, etc., not open to the public.

UTILITY UNDERGROUND PROVISIONS (UG)

TR - 0163 (Rev. 7/2022)

In addition to the attached Encroachment Permit General Provisions (TR-0045), the following special provisions are also applicable:

High priority utilities, pressurized facilities, pipes or ducts 6 inches or larger in diameter, or placement of multiple pipes or ducts, regardless of diameters are required to be encased on both conventional and access-controlled highway rights-of-way.

A "High Priority Utility" is defined as: 1) a natural gas pipeline greater than 6 inches in diameter, or with normal operating pressures greater than 60 psig, 2) petroleum pipelines, 3) pressurized sanitary sewer pipelines, 4) high-voltage electric supply lines, conductors, or cables that have a potential to ground of greater than or equal to 60 kV, or 5) hazardous materials pipelines that are potentially harmful to workers or the public if damaged.

An exception to this policy may be allowed on a case-by-case basis for the installation of Uncased High-Pressure Natural Gas Pipelines when in compliance with the TR-0158 Special Provisions.

The pavement or roadway must not be open-cut unless specifically allowed under a separate "UT" permit. Utility installations must not be installed inside of culverts or drainage structures.

For additional details regarding longitudinal utility encroachments on both conventional and access-controlled highway rights-of-way, see Chapter 600.

UG 1. CASINGS: Casings must be steel conduit with a minimum inside diameter sufficiently larger than the outside diameter of the pipe or ducts to accommodate placement and removal. The casing can be either new or used steel pipe, or an approved connector system. Used pipe must be pre-approved by the Department's engineer or representative before installation.

When the method of Horizontal Directional Drilling (HDD) is used to place casing, the use of High Density Polyethylene Pipe (HDPE) as casing is acceptable.

Reinforced Concrete Pipe (RCP) in compliance of State Standard Specifications is an acceptable carrier for storm drain gravity flow or non-pressure flow. RCP when installed by Bore &Jack must have rubber gaskets at the joints, and holes for grouting of voids left by jacking operations, see "E" below.

A. Minimum wall thickness for steel pipe casing for different lengths and diameters of pipes are as follows:

Minimum Wall Thickness

Casing Pipe (Diameter)	**Up to 150 ft** (Length)	**Over 150 ft** (Length)
6" to 28"	1/4"	1/4"
30" to 38"	3/8"	1/2"
40" to 60"	1/2"	3/4"
62" to 72"	3/4"	3/4"

B. Spiral welded casing is authorized provided the casing is new and the weld is smooth.

C. The ends of the casing must be plugged with ungrouted bricks or other suitable material approved by the Department's representative.

D. When required by the Department's representative, the permittee must at his expense, pressure grout the area between the pavement and the casing from within the casing in order to fill any voids caused by the work covered under this permit. The increments for grout holes inside the pipe must be 8 feet staggered and located 22-1/2 degrees from vertical axis of the casing. Pressure must not exceed 5 psig for a duration sufficient to fill all voids.

E. There is a spacing requirement when placement of multiple encasements is requested. The distance between multiple encasements must be the greater of either 24 inches or twice that of the diameter of the larger pipe being installed.

F. Casings placed within access controlled highway rights-of-way must extend to the right-of-way lines.

G. Wing cutters, if used, must be a maximum of one (1) inch larger than the casing. Voids caused by the use of wing cutters must be grouted in accordance with "E" above.

H. A band welded to the leading edge of the casing must be placed square to the alignment. The band must not be placed on the bottom edge. Flaring the lead section on bores over 100 feet must not be permitted.

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I. All casing lengths must equal to the auger length.

J. The casings within conventional highways must extend 5 feet beyond the back of curb or edge of pavement, or to the right of way line if less. Where PCC cross-gutter exists, the casing must extend at least 5 feet beyond the back of the cross-gutter, or to the right of way line if less.

Bore and receiving pits must:

A. be located at least 10 feet or more from the edge of pavement on conventional highways in rural areas.

B. be located 5 feet behind the concrete curb or AC dike on conventional highways in urban areas.

C. be located 5 feet outside the toe of slope of embankment areas.

D. be located outside access controlled highway rights-of-way.

E. be adequately fenced and/or have a Type-K barrier placed around them.

F. be adequately shored in accordance with Cal-OSHA requirements. Shoring for jacking and receiving pits located within 15 feet of traffic lanes on a State highway must not extend more than 36 inches above the pavement grade unless otherwise authorized by Department's representative. Reflectors must be affixed to the shoring on the sides facing traffic. A 6 feet chain link fence must be installed around the perimeter of the pits during non-working hours.

G. have crushed-rock and sump areas to clear groundwater and water used to clean the casing. Where ground water is found and pumping is required, the pits must be lined with filter fabric.

UG 2. HORIZONTAL DIRECTIONAL DRILLING: Bore and receiving pits

When HDD is the approved method for pipe installation, drilling plans must contain information listed as follows:

1. Location of: entry and exit point, access pit, equipment, and pipe staging area.
2. Proposed drill path alignment (horizontal and vertical).
3. Location and clearances of all other facilities.
4. Depth of cover.
5. Soil analysis.*
6. Carrier pipe length, diameter, thickness, and material (HDPE/steel) and ream pipe diameter.
7. Detailed carrier pipe calculations confirming ability to withstand installation loads and long-term operational loads including H20.
8. Proposed drilling fluid composition, viscosity, and density (based on soils analysis).
9. Drilling fluid pumping capacity, pressures, and flow rates
10. State right-of-way lines, property, and utility right of way or easement lines.
11. Elevations.
12. Type of tracking method/system and accuracy used.
13. A detailed plan for monitoring ground surface movement (settlement or heave) resulting from the drilling operation.

* May be waived by the District Permit Engineer for HDD jobs less than 6 inches in diameter and a traverse crossing less than 150 feet.

UG 3. LIMIT OF EXCAVATION: No excavation is allowed within 10' from the edge of pavement except in curbed urban areas or as specified in the permit. Where no curb exists and excavations within 10 feet of the traveled way are to remain open, a temporary Type-K railing must be placed at a 10:1 taper or as otherwise directed by the Department.

UG 4. TUNNELING: Review, requirements of Section 603.6A-6 of the Encroachment Permits Manual, if applicable. In addition to the requirements of **"UG1"** the following requirements apply:

A. For the purpose of this provision, a tunnel is defined as any pipe, 30 inches or larger in diameter placed.
B. When tunneling is authorized, the permittee must provide full-time inspection of tunneling operations. The Department’s representative must monitor projects.
C. A survey grid must be set and appropriately checked over the centerline of the pipe jacking or tunneling operation. Copies of the survey notes must be submitted to the Department's representative.
D. Sand shields may be required as ground conditions change.
E. The method used to check the grade and alignment must be approved by the Department's representative.
F. Pressure grouting for liner plates, rib and spiling, or rib and lagging tunnels must be at every 8 feet section or at the end of work shift before the next section is excavated. All grouting must be completed at the end of each workday.
G. A method for securing the headway at the end of each workday is required. Breastplates must be

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installed during working hours for running sand or super-saturated soil.

UG 5. CLEARANCE AND OFFSET REQUIREMENTS: All installations must comply with Chapter 17, Article 4 of the Project Delivery Procedures Manual (PDPM) for utility clearance and offset requirements.

UG 6. FACILITIES EXEMPT FROM THE HIGH PRIORITY UTILITY REQUIREMENTS: The following utilities (not including State owned utilities) are exempt from these policies and do not need to be plotted on the plans unless the depiction of the utility is needed for interconnectivity with the proposed work:

- Natural gas service lines less than 2 inches in pipe diameter that have normal operating pressures of 60 psig or less
- Subsurface electrical service connections with a potential to ground of 50 volts or less
- Service connections (laterals) for water, sewer, telephone, telecommunication, and cable service

All State-owned utilities must be plotted on the plans.

UG 7. DETECTOR STRIP: A continuous metallic detector strip must be provided with non-metallic main installations. Service connections must be installed at right angles to the centerline of the State highway where possible.

UG 8. BACKFILLING: All backfilling must conform to the applicable sections of the Department's Standard Specifications. Ponding or jetting methods of backfilling are prohibited.

Any required compaction tests must be performed by a certified laboratory at no cost to the Department and the laboratory report furnished to the Department's representative.

UG 9. ROADWAY SURFACING AND BASE MATERIALS: When the permit authorizes installation by the open cut method, surfacing and base materials and thickness thereof must be as specified in the permit.

Temporary repairs to pavements must be made and maintained upon completion of backfill until permanent repairs are made. Permanent repairs to pavements must be made within thirty (30) days of completion of backfill unless otherwise specified by the Department. Temporary pavement patches must be placed and maintained in a smooth riding plane free of humps and/or depressions.

UG 10. DAMAGE TO TREE ROOTS: Tree roots 3 inches or larger in diameter will not be cut within the tree drip line when trenching or other underground work is necessary adjacent to roadside trees. If such roots are encountered, they must be tunneled under, wrapped in burlap and kept moist until the trench is backfilled. Trenching machines may not be used under trees if the trunk or limbs will be damaged by their use.

If the trees involved are close together and of such size that it is impractical to protect all roots over 3 inches in diameter, or when roots are less than 4 inches in diameter, outside tree drip line, special arrangements may be made whereby pruning of the tree tops to balance the root loss can be done by the permittee only when approved by and under the close supervision of the District Landscape Specialist or District Tree Maintenance Supervisor. Manholes must not be installed within 20 feet of any trunk.

UG 11. PIPES ALONG ROADWAY: Pipes and conduits paralleling the pavement must be located as shown on the plans or located outside of pavement as close as possible to the right-of-way line.

UG 12. BORROW AND WASTE: Borrow and waste will be allowed within the work limits only as specified in the permit.

UG 13. MARKERS: The permittee must not place any markers that create a safety hazard for the traveling public or departmental employees.

UG 14. CATHODIC PROTECTION: The permittee must perform stray current interference tests on underground utilities under cathodic protection. The permittee must notify the Department prior to the tests. The permittee must perform any necessary corrective measures and advise the Department.

UG 15. DELETED. Provision left blank intentionally

UG 16. INSTALLATION BY OPEN CUT METHOD: When the permit authorizes installation by the open cut method no more than one lane of the highway pavement must be open-cut at any one time. Any exceptions must be in writing by the Department's representative. After the pipe is placed in the open section, the trench is to be backfilled in accordance with specifications, temporary repairs made to the surfacing and that portion opened to traffic before the pavement is cut for the next section.

If, at the end of the working day, backfilling operations have not been properly completed, steel plate bridging must be required to make the entire highway facility available to the traveling public in accordance with the "Steel Plate Bridging Special Provisions" (TR-0157)

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UG 17. PAVEMENT REMOVAL: PCC pavement to be removed must be saw cut at a minimum depth of 4 inches to provide a neat and straight pavement break along both sides of the trench. AC pavement must be saw cut to the full depth.

Where the edge of the trench is within 2 feet of existing curb and gutter or pavement edge, the asphalt concrete pavement between the trench and the curb or pavement edge must be removed.

UG 18. DELETED. Provision left blank intentionally.*

UG 19. SIDES OF OPEN-CUT TRENCHES: Sides of open cut trenches in paved areas must be kept as nearly vertical as possible. Trenches must not be more the 2 feet wider than the outside diameter of the pipe to be laid therein, plus the necessary width to accommodate shoring.

UG 20. EXCAVATION UNDER FACILITIES: Where it is necessary to excavate under existing curb and gutter, or underground facilities, the void must be backfilled with two (2) sack cement-sand slurry.

UG 21. PERMANENT REPAIRS TO PCC PAVEMENT: Repairs to PCC pavement must be made of Portland Cement Concrete containing a minimum of 658 lbs. or 7 sack of cement per cubic yard. Replaced PCC pavement must equal existing pavement thickness. The concrete must be satisfactorily cured and protected from disturbance for not less than forty-eight (48) hours. Where necessary to open the area to traffic, no more than two (2%) percent by weight of calcium chloride may be added to the mix and the road opened to traffic after six (6) hours.

UG 22. REMOVAL OF PCC SIDEWALKS OR CURBS: Concrete sidewalks or curbs must be saw cut to the nearest score marks and replaced equal in dimension to that removed with score marks matching existing sidewalk or curb.

UG 23. SPOILS: No earth or construction materials are to be dragged or scraped across the highway pavement, and no excavated earth placed or allowed to remain at a location where it may be tracked onto the highway traveled way, or any public or private approach by the permittee's construction equipment, or by traffic entering or leaving the highway traveled way. Any excavated earth or mud so tracked onto the highway pavement or public or private approach must be immediately removed by the permittee.

*NOTE: Special Provision was deleted since it is already part of the Encroachment Permit General Provisions (TR-0045)

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By acceptance of this encroachment permit, Permittee hereby agrees that:

1. All construction debris/materials/water/excess soil must become the property of the Permittee, and must be transported and disposed of, outside of Caltrans' right-of-way, in accordance with all applicable environmental laws and regulations. The Permittee must be identified as the generator for all construction debris/materials/water/excess soil and must be responsible for proper identification (including sampling and analysis) and management of all construction and contaminated debris/materials/water/excess soil that are removed, and/or excavated, from the work site. If hazardous waste is generated, the Permittee must obtain an Environmental Protection Agency (EPA) Identification Number issued in their name. State Permit Inspector does not sign any manifests or shipping papers. The Permittee must be named as the generator on all Uniform Hazardous Waste Manifests and shipping papers. Caltrans must not be identified or written anywhere on the manifests or shipping papers. Prior to waste disposal, the Permittee should submit the waste generator form(s) to State Permit Inspector for verification. The Permittee must submit to the State Permit Inspector, a copy of all manifests and/or shipping papers generated for materials removed, transported and/or excavated from the state right-of-way.

2. If contaminated material is encountered, Permittee is to stop work and contact the State Permit Inspector immediately. The Permittee must submit a Sampling and Analysis Plan (SAP), and a Health and Safety Plan (HaSP) prepared by a Certified Industrial Hygienist (CIH) and in conformance with California Code of Regulations title 8, section 5192, "Hazardous Waste Operations and Emergency Response" for sampling activity through a separate permit application. Upon the permit review, additional environmental documents may be required prior to resumption of construction activity.

3. Permittee is responsible for any violation, penalty, enforcement action, corrective action, remedial action, and any other type of consequences resulting from cross contamination of groundwater (including perched groundwater), improper handling/managing of hazardous materials and/or placement of contaminated materials inside Caltrans right-of-way.

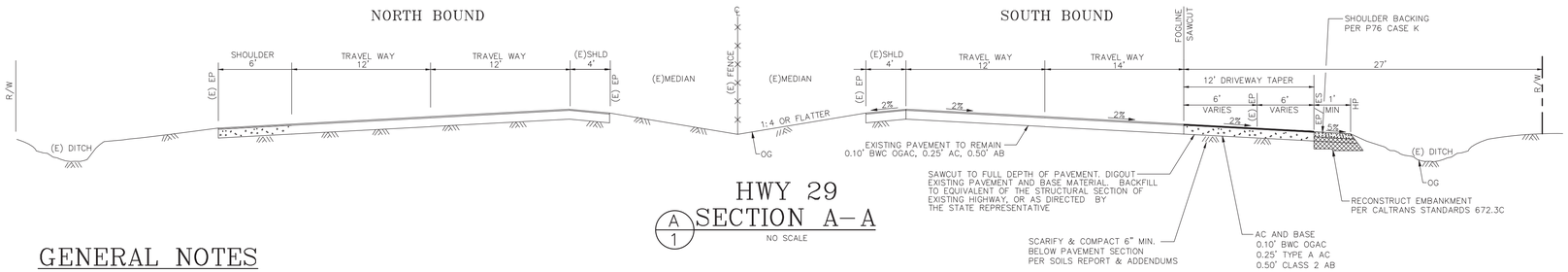
4. It is the Permittee's responsibility to comply with the Department of Toxic Substances Control (DTSC) ADL requirements for roadway soil management. Reuse of soils containing greater than 80 mg/kg total lead is not allowed without written approval of the DTSC and Caltrans. The Soil Management Agreement for Aerially Deposited Lead-Contaminated Soils between Caltrans and the DTSC does not constitute written approval for the Permittee to reuse soils containing greater than 80 mg/kg total lead.

5. The Permittee must implement the emergency notification requirements established in the California Office of Emergency Management Hazardous Materials, Spill / Release Notification Guidance (http://www.caloes.ca.gov/).

6. Any imported material used for backfill must be free of contamination, and a certificate of the material as "clean" with the source area of the material must be provided to Permit Inspector upon request. Importing soils containing greater than 80 mg/kg total lead for use in state right-of-way is not allowed.

7. Stockpiles of material containing aerially deposited lead shall not be placed where affected by surface run-on or run-off. Stockpiles shall be covered with plastic sheeting 13 mils minimum thickness or with one foot of nonhazardous material. Stockpiles shall not be placed in environmentally sensitive areas. Stockpiled material shall not enter storm drains, inlets, or waters of the State.

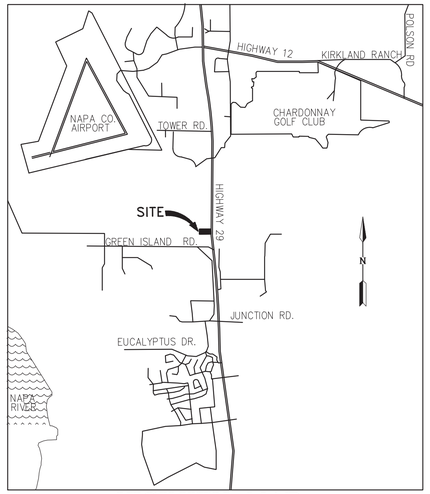
Attachment 5.2: Caltrans Encroachment Permit Plans



HWY 29
A/1 SECTION A–A
NO SCALE

GENERAL NOTES

1. SIDE SLOPE NEAR EMBANKMENT RECONSTRUCTION SHALL BE AT LEAST 1:4
2. SHOULDER BACKING FROM EDGE OF PAVEMENT TO THE HINGE POINT SHALL BE MINIMUM 1 FEET.
3. CONTRACTOR TO VERIFY THAT NO FIXED OBJECT, SUCH AS A SIGN STRUCTURE, IS LOCATED WITHIN THE CLEAR RECOVERY ZONE.



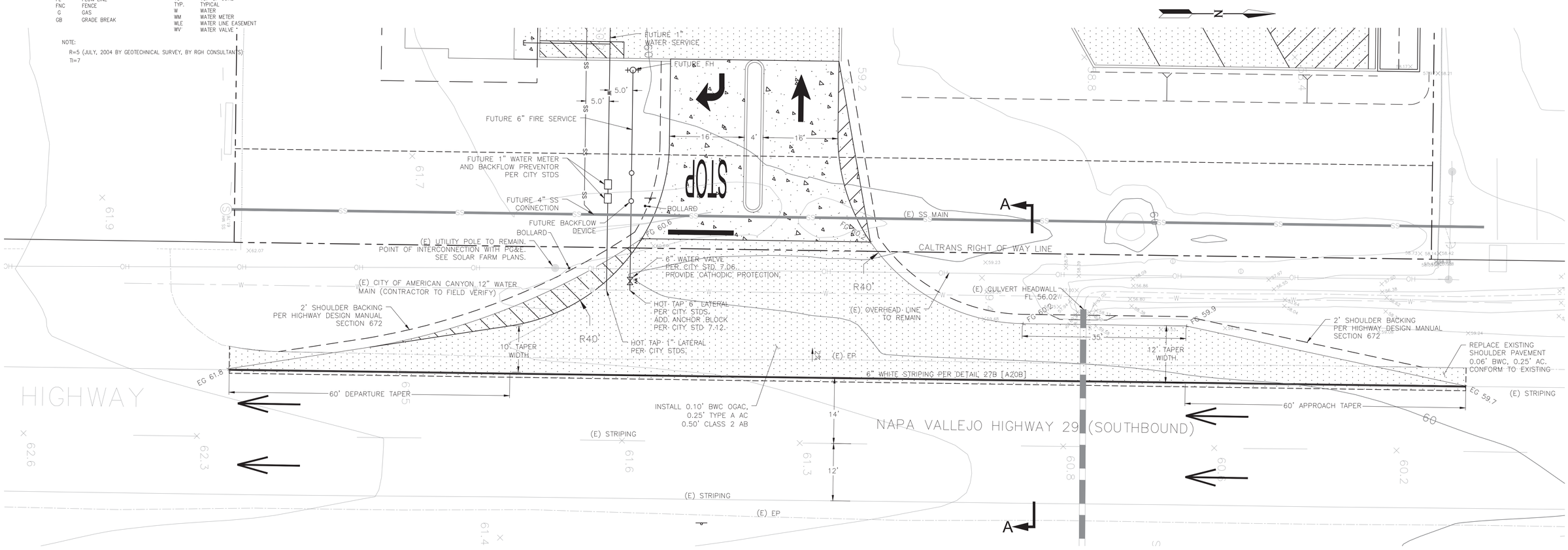
VICINITY MAP

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE	HP	HIGH POINT
AC	ASPHALTIC CONCRETE	HPG	HIGH PRESSURE GAS
APN	ASSESSOR'S PARCEL NUMBER	INV.	INVERT
BO	BLOW OFF (WATER)	MH	MANHOLE
BSW	BACK OF SIDEWALK	(N)	NEW / INSTALL
℄	CENTER LINE	PIV	POST INDICATOR VALVE
CO	CLEAN OUT (SEWER)	ℙ	PROPERTY LINE
DI	DROP INLET	R	RADIUS
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
(E)	EXISTING	R/W	RIGHT OF WAY
FC	FACE OF CURB	SD	STORM DRAIN
FDC	FIRE DEPT. CONNECTION	SS	SANITARY SEWER
FF	FINISH FLOOR ELEV	SSE	SANITARY SEWER EASEMENT
FG	FINISH GRADE	SL	SLOPE
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	TC	TOP OF CURB
FNC	FENCE	TYP.	TYPICAL
G	GAS	W	WATER
GB	GRADE BREAK	WM	WATER METER
		WLE	WATER LINE EASEMENT
		WV	WATER VALVE

SD — STORM DRAIN LINE
S — SANITARY SEWER LINE
W — WATER LINE(DW & FPW)
E — OVERHEAD UTILITY LINE
POLE WITH GUY
FIRE HYDRANT
WATER VALVE

NOTE:
R=5 (JULY, 2004 BY GEOTECHNICAL SURVEY, BY RGH CONSULTANTS)
TI=7



PERMIT NO. 0422-6UT-4535

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NO.	DATE	REVISIONS	BY	APPD.

BY	SIGNATURES	DATE
DESIGNED	HEB	
CADD	HEB	
CHECKED	SC	

CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
851 NAPA VALLEY CORPORATE WAY, SUITE G
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX. (707) 255-5021 WWW.CHAUDHARY.COM

LICENSED PROFESSIONAL ENGINEER — JINSEN E. BRESEE — C 94100 — CIVIL — STATE OF CALIFORNIA

APPLICANT:
HESS DEVELOPMENT
P.O. BOX 3438
NAPA, CA 94558
TEL #: 925-487-1052
ATTN: MR. RICHARD HESS

SCALE: 1"=10'

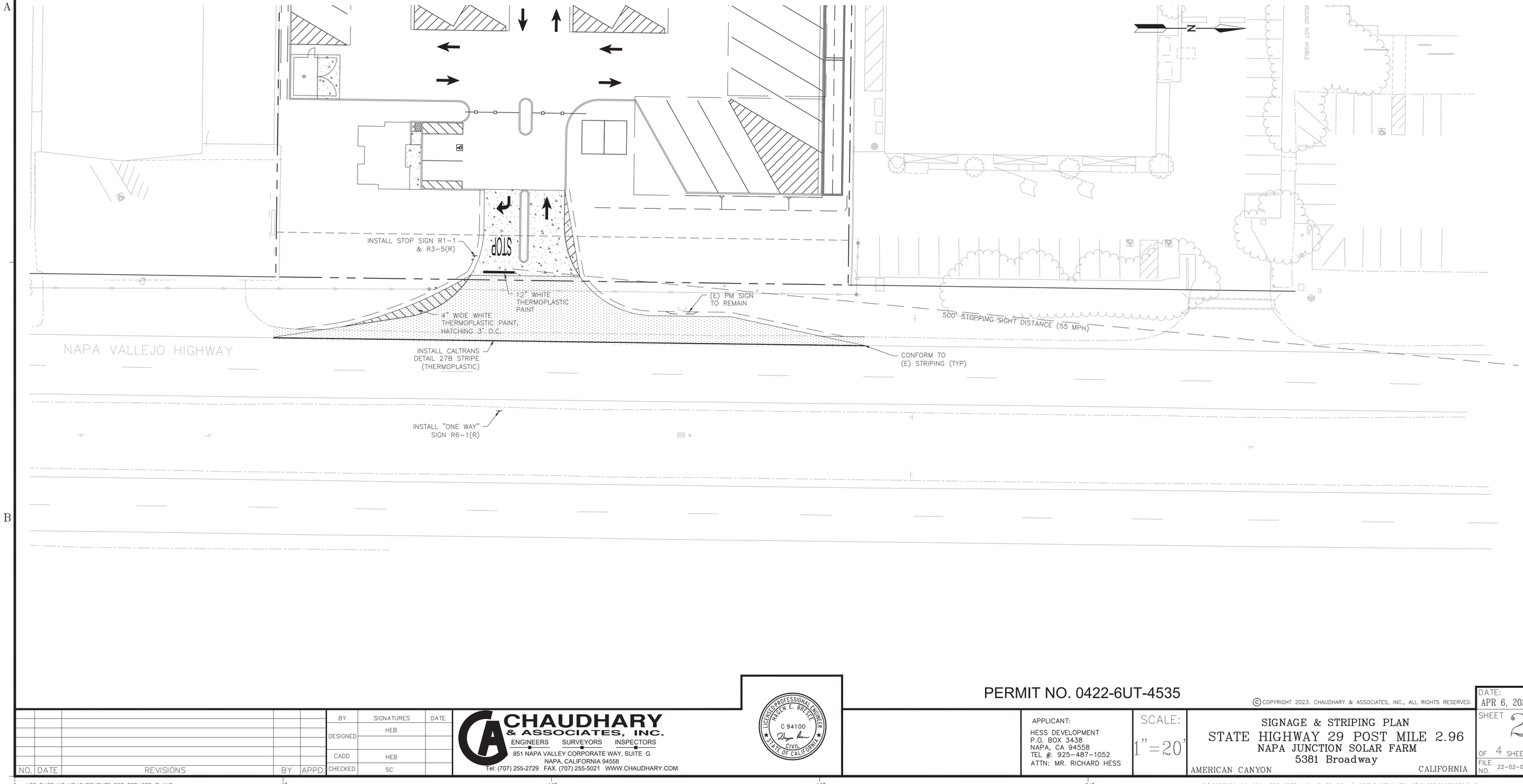
PAVING PLAN
STATE HIGHWAY 29 POST MILE 2.96
NAPA JUNCTION SOLAR FARM
5381 Broadway
AMERICAN CANYON CALIFORNIA

DATE: APR 6, 2023
SHEET 1 OF 4 SHEETS
FILE NO. 22-02-006

0 USE BASELINE MEASUREMENTS FOR REDUCED PLANS 6" 12" 18" 24"

Q:\2022\22-02-006 HESS GREEN ISLAND RD 03-12-058\CADD\CALTRANS\CADD\01SP0358.DWG

867



PERMIT NO. 0422-6UT-4535

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BY	SIGNATURES	DATE
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CHECKED	SC	

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851 NAPA VALLEY CORPORATE WAY, SUITE G
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX. (707) 255-5021 WWW.CHAUDHARY.COM

LICENSED PROFESSIONAL ENGINEER
HAGEN C. BRESEE
C 94100
CIVIL
STATE OF CALIFORNIA

APPLICANT:
HESS DEVELOPMENT
P.O. BOX 3438
NAPA, CA 94558
TEL #: 925-487-1052
ATTN: MR. RICHARD HESS

SCALE: 1" = 20'

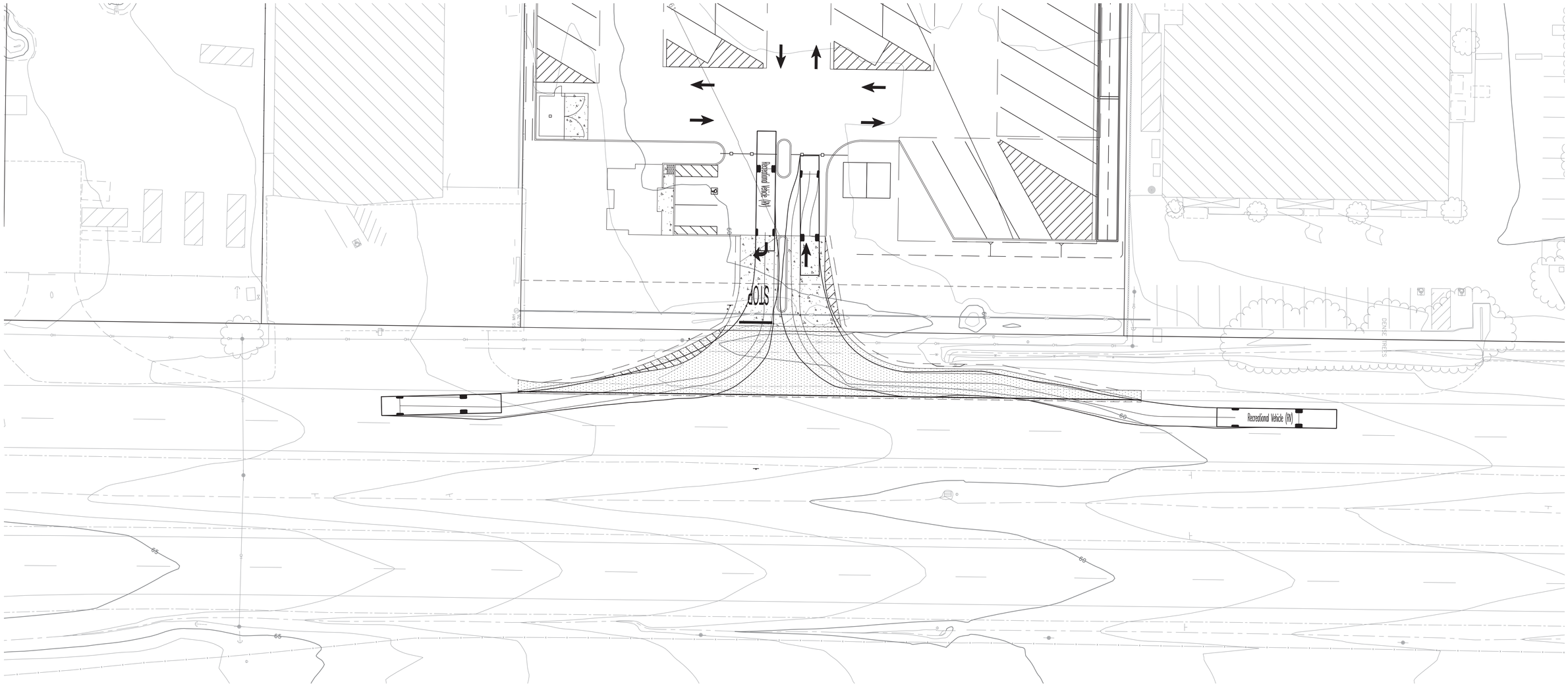
SIGNAGE & STRIPING PLAN
STATE HIGHWAY 29 POST MILE 2.96
NAPA JUNCTION SOLAR FARM
5381 Broadway
AMERICAN CANYON CALIFORNIA

DATE: APR 6, 2023
SHEET 2 OF 4 SHEETS
FILE NO. 22-02-006

0 USE BASELINE MEASUREMENTS FOR REDUCED PLANS 6" 12" 18" 24"

Q:\2022\22-02-006 HESS GREEN ISLAND RD 03-12-058\CADD\CALTRANS\CADD\02SP0358.DWG

898



RV TURN EXHIBIT 'A'

PERMIT NO. 0422-6UT-4535

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ENGINEERS SURVEYORS INSPECTORS
851 NAPA VALLEY CORPORATE WAY, SUITE G
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX. (707) 255-5021 WWW.CHAUDHARY.COM

LICENSED PROFESSIONAL ENGINEER HAKEN E. BREESE C 94100 CIVIL STATE OF CALIFORNIA

APPLICANT:
HESS DEVELOPMENT
P.O. BOX 3438
NAPA, CA 94558
TEL #: 925-487-1052
ATTN: MR. RICHARD HESS

SCALE: 1"=20'

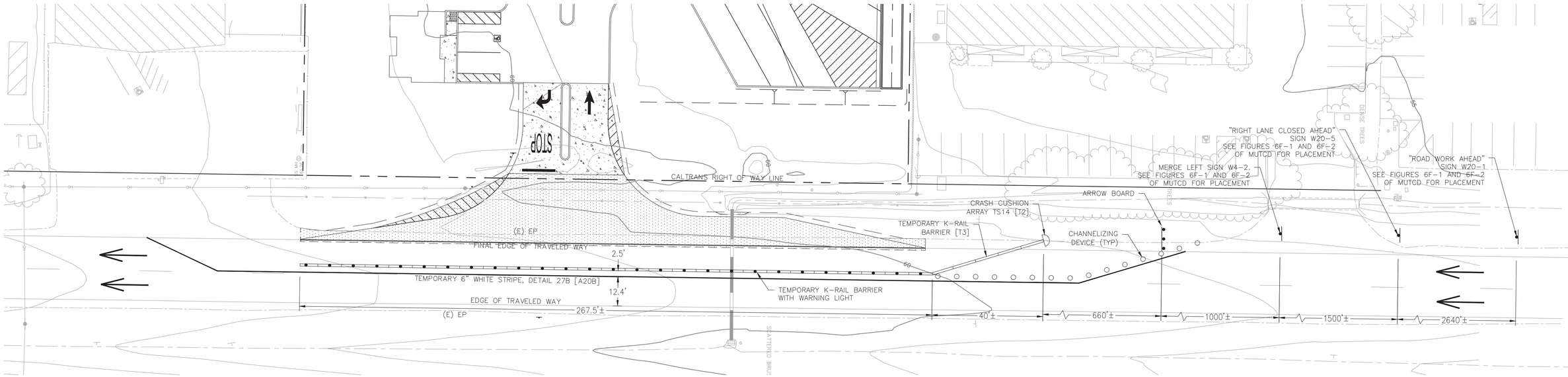
TRUCK TURN EXHIBIT
STATE HIGHWAY 29 POST MILE 2.96
NAPA JUNCTION SOLAR FARM
5381 Broadway
AMERICAN CANYON CALIFORNIA

DATE: APR 6, 2023
SHEET 3 OF 4 SHEETS
FILE NO. 22-02-006

0 USE BASELINE MEASUREMENTS FOR REDUCED PLANS 6" 12" 18" 24"

Q:\2022\22-02-006 HESS GREEN ISLAND RD 03-12-058\CADD\CALTRANS\CADD\03SP0358.DWG

698



LEGEND:

- CONSTRUCTION SIGN
- DIRECTION OF TRAVEL

NOTE:
FOR WORK ON THE SHOULDER WITH MINOR ENCROACHMENT, REFER TO CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) SECTION 6G.08 & FIG. 6H-34 (CA) AND CALTRANS STANDARD DETAIL T11.

PERMIT NO. 0422-6UT-4535

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ENGINEERS SURVEYORS INSPECTORS
851 NAPA VALLEY CORPORATE WAY, SUITE G
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX. (707) 255-5021 WWW.CHAUDHARY.COM

LICENSED PROFESSIONAL ENGINEER HAGEN E. BREESE C 94100 CIVIL STATE OF CALIFORNIA

APPLICANT:
HESS DEVELOPMENT
P.O. BOX 3438
NAPA, CA 94558
TEL #: 925-487-1052
ATTN: MR. RICHARD HESS

SCALE: 1" = 20'

TRAFFIC CONTROL PLAN
STATE HIGHWAY 29 POST MILE 2.96
NAPA JUNCTION SOLAR FARM
5381 Broadway
AMERICAN CANYON CALIFORNIA

DATE: APR 6, 2023
SHEET 4 OF 4 SHEETS
FILE NO. 22-02-006

0 USE BASELINE MEASUREMENTS FOR REDUCED PLANS 6" 12" 18" 24"

Q:\2022\22-02-006 HESS GREEN ISLAND RD 03-12-058\CADD\CALTRANS\CADD\04SP0358.DWG

870

Abrams Associates
TRAFFIC ENGINEERING, INC.

March 3, 2023

Chris Koenig
Pacific Property Advisors, Inc.
185 Front Street, Suite 207
Danville, CA. 94526

Re: Trip Generation Analysis for the Napa Junction Solar RV and Boat Storage Project

This report presents the results of the trip generation analysis of the proposed project on Green Island Road just east of State Route 29 in the City of American Canyon. The project would involve construction of a 253 space RV & boat storage yard storage yard with an extensive solar installation. The property is currently undeveloped.

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 a RV or boat storage facility and 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 forcast 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 5 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

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		***253 spaces***	***45***	***2***	***1***	***3***	***2***	***2***	***4***

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

facilities occur during off-peak hours when customers towing trailers or driving RV's don't have to deal with commute traffic. The data indicates the peak trip generation for a storage facilitiy is normally on weekends with Saturday afternoon typically being the highest period. However, the project would be forecast to generate no more than about 7 trips per hour during the Saturday 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. 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 an increase in traffic of about 45 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 addional information.

Sincerely,



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

MORENO TRENCHING, Ltd.

1015-B Airport Road
P.O. Box 458
Rio Vista, CA. 94571
Phone:(707) 374-5075
Fax:(707) 374-6194
Lic. No. 439967

06/09/23

Northern California Laborers
Operators Union Local # 3
CPUC Certified MBE
CA. Certified SBE

Attn: **Chris Koenig**

Re: **American Canyon Site (Budget Only)**

Moreno Trenching is pleased to provide you with this budget for the above referenced project. The following information will clarify our scope of work.

Trench & Conduit

Excavate/Install/Supply Conduit	250	lf	300.00	75,000.00
				$ 75,000.00
			GRAND TOTAL =	**$ 75,000.00**

Budget based on the following:
No Overtime. Work Includes 5 weekdays @ 8 hours per day. 1 move-in per phase.
Based on Preliminary Information: Budget Only.
Bid Excludes Prevailing Wage Rates.
All Conduit Prices Subject to Change Due To A Currently Unstable PVC Market.
BID SUBJECT TO UNANNOUCED SUPPLIER PRICE INCREASES & POTENTIAL DELAYS.
Additional re-mob to be 2,600.
Moreno Trenching, LTD. is a Union Contractor working under CA. Class A License # 439967.
Bid does not account for a DIR# and/or any "skilled & trained workforce" requirements.
Bid Excludes retaining walls, bollards & sloped risers on all boxes .
Bid Excludes dewatering, if dewatering required, work to be performed by others at owners expense.
Bid Excludes: Tree arborist as well as any extra work due to existing trees.
Bid Excludes Fees, Permits, Bid & Performance Bonds, Survey and Compaction Testing.
Bid Excludes off Haul of Trench spoils. Spoils to be pushed into the street after backfill.
Bid Excludes any fine re-grading.
Gas main location(s) per plans. Moreno Trenching not responsible for building set back conflicts.
Bid Excludes asphalt, concrete, landscape, irrigation and fence work by others.
Restoration of existing improvements included only for that specific bid item listed in proposal above.
Bid Includes temporary patch only. Permanent patch by others.
Bid assumes that construction water is available on site. Additional charges will apply due to drought restrictions or having to access water offsite.
Bid proposal quantities subject to reconciliation upon approved plans and field measurements.
Site to be Rough Graded +/-.20' of final subgrade grade by others prior to joint trench & service completions.
Any contaminated soils encountered to be handled by others.
Trenching bid using a 590 Case backhoe or equivalent. Excludes additional work due to rock where a Case 590 backhoe is unable to obtain 10 cy/hr while excavating joint trench.
PG&E Gas & Electric Tie-ins to take place during normal working hours and to be completed in an 8 hour day. Any night, weekend, or Overtime to be T&M.
Gas or Electric Bell holes exceeding plan dimensions are subject to change orders.
Owner/Developer responsible for testing of soils if there is a possibility of native materials to be used for PG&E Approved Bedding & Backfill
Top of trench to be native material. PG&E specified sand bedding & backfill included over utilities
SWPP plan and erosion control work by others. Excludes all maintenance.
This proposal's exclusions and inclusions supersede all prior oral and/or written communications in new contracts and/or existing Master Agreements.
Bid proposal to be part of contract & valid for a contract commitment within 30 days.
Progress Payments Shall be Due Net 30 Days.
Retention Payments Shall be Due Net 45 Days.

Michael A. McCombs

TITLE

Napa Valley Ruins & Gardens Hotel and Condominiums Vesting Tentative Subdivision Map

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 the Napa Valley Ruins and Gardens Hotel and Condominiums to subdivide a 17.98-acre site into fourteen lots for condominium purposes in the Watson Ranch Specific Plan Mixed-Use Zoning District, APN 059-430-020 and 059-430-021 (File No. PL23-0007)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Watson Ranch Specific Plan Mixed-Use (WRSP-MU)
Zoning District	WRSP - MU
Site Size	17.98 acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: WRSP / Harvest Subdivision South: SEASP SF-1 / Vintage Ranch Subdivision East: WRSP / Vacant Lot West: WRSP / NVRG Area
Access	Site access is provided off Rio Del Mar East, Malley Way, and Rolling Hills Drive

History: The project site is part of the Watson Ranch Specific Plan (WRSP) approved by the City Council in November 2018. The WRSP consists of 309 acres north of the Vintage Ranch subdivision and east of the Napa Junction shopping center. The specific plan includes 1,253 dwelling units, approximately 50 acres of parks, and a new hotel.

Within the WRSP, the Napa Valley Ruins & Gardens (NVRG) consists of 37.3 acres. The unique site features physical remnants of the former industrial era for Watson Ranch. According to the WRSP, the NVRG area would be an activity center, which includes community spaces, restaurants, a hotel, outdoor performance venues, and mixed-use development.

In January 2023, the Planning Commission approved the NVRG Hotel at the Ruins Design Permit for development of a 200-room hotel and 30 dwelling units, see PC Resolution 2023-01. The NVRG Hotel and Condominium Vesting Tentative Subdivision Map (VTM) would implement the project by subdividing the site to allow individual ownership of the residential condominium units. The NVRG Hotel at the Ruins Design Permit staff report from January is available at this link.

Proposed Development: AC-1, LLC proposes to subdivide the NVRG Hotel and Condominium site from two to fourteen lots in the WRSP Mixed-Use Zone. The subdivision will enable the applicant to finance and/or sell parcels in the subdivision for condominium purposes.

The 17.98-acre site will not change in size. It is worth noting that originally, the site consisted of two lots, Watson Ranch Lot 16 and 17, which equated to 19.76 acres. The site was reduced by 1.59 acres for dedication of Mallen Way as a public street and 0.19-acres for the Rio Del Mar East roundabout, which reduced the total size to 17.98-acres. The plans are available in Attachment 1. The location map for the site is available as Attachment 2.

Site Specific Issues:

Lot Maintenance: The condominiums will form a maintenance association to maintain the access road, private utilities, and other private improvements. According to the applicant, the hotel will likely be part of the condominium maintenance association.

Public Comment:
June 6 – Project Posted on website
June 6 - Neighborhood letters sent within 300 feet.
June 6 – Project Information Announcement to GovDelivery Recipients (3,800+/-)
July 12 – Public Hearing Notice mailed to property owners within 300 feet
July 12 – Public Hearing Notice sent to GovDelivery Recipients (3,800+/-)
July 15 – Public Hearing Notice published in the Vallejo Times Herald
July 21 – Staff Report published on City Website and emailed to GovDelivery Recipients
July 25 – Project Public Hearing reminder emailed to GovDelivery Recipients

Throughout the public review period, staff received seven comments. The comments and the staff's responses are included as Attachment 3.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

opportunities."

FISCAL IMPACT

The NVRG Hotel and Condominiums VTM application required a developer deposit for review and processing, so there is no fiscal impact for staff time. The addition of 30 condominium units would provide additional housing units and tax revenue to the City.

ENVIRONMENTAL REVIEW

The proposed Vesting Tentative Subdivision Map for the Napa Valley Garden and Ruins (NVRG) Mixed-Use Zoning District of the Watson Ranch Specific Plan is a contemplated “Project Approval” 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 approval sought is contemplated under the Project FEIR analysis.

ATTACHMENTS:

1.0 NVRG Hotel and Condos VTM - Resolution
1.1 NVRG Hotel and Condos VTM Exhibit A - Specific Conditions rev3.pdf
1.2 NVRG Hotel and Condos VTM Exhibit B - Plans
1.3 NVRG Hotel and Condos VTM Exhibit C - Confirmation of COAs
2 NVRG Hotel and Condos VTM - Location Map
3 NVRG Hotel and Condo VTM - Public Comments

PC RESOLUTION NO. 2023-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 THE NAPA VALLEY RUINS AND GARDENS HOTEL AND CONDOMINIUMS TO SUBDIVIDE A 17.98-ACRE SITE INTO FOURTEEN LOTS FOR CONDOMINIUM PURPOSES IN THE WATSON RANCH SPECIFIC PLAN MIXED-USE ZONING DISTRICT, ASSESSOR'S PARCEL NUMBERS 059-430-020 AND 059-430-021 (FILE NO. PL23-0007)

WHEREAS, on November 6, 2018, the City Council of the City of American Canyon adopted an Ordinance approving the Watson Ranch Specific Plan which provides for the development of the approximately 309-acre Watson Ranch Specific Plan site with a mixed use community including a mixed use town center (NVRG), 1,253 residential units, approximately 23 acres of improved parks, an additional 30 acres of parks, a boutique hotel, 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 (WRSP) Development Agreement (Ordinance 2019-06, Agreement 2019-A107); and

WHEREAS, on December 15, 2020, the City Council approved the Master Conditions of Approval for the AC-1 portion of Watson Ranch (Resolution 2020-106); and

WHEREAS, on January 26, 2023, the Planning Commission approved the Hotel at the Ruins Design Permit for development of a 200-room hotel and 30 residences on Lot 16 and Lot 17 in the WRSP (PC Resolution 2023-01 / File No. PL22-0012); and

WHEREAS, on March 23, 2023, the applicant submitted a Vesting Tentative Subdivision Map (VTM) application to divide the NVRG Hotel and Condominiums project into fourteen lots for condominium purposes in the WRSP (File No. PL23-0007); and

WHEREAS, the NVRG Hotel and Condominiums VTM is located within the Watson Ranch Specific Plan Mixed-Use (MU) zoning district; 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 37.3 acres within the Watson Ranch Specific Napa Valley Ruins and Gardens Mixed Use zoning district, having analyzed the actions contemplated by the Vesting Tentative Subdivision Map 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 July 27, 2023 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 recommends the City Council of the City of American Canyon approve the NVRG Hotel and Condominiums VTM (File No. PL23-0009).

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 NVRG Hotel and Condominiums VTM 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 NVRG Hotel and Condominiums VTM, or whether the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the NVRG Hotel and Condominiums 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 NVRG Hotel and Condominiums 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 NVRG Hotel and Condominium 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 NVRG Hotel and Condominiums VTM is an 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 NVRG Hotel and Condominiums VTM will have one or more significant effects not discussed in the Project EIR: Instead, the NVRG Hotel and Condominiums 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 NVRG Hotel and Condominiums 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 NVRG Hotels and Condominiums VTM is 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 NVRG Hotel and Condominiums 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 NVRG Hotel and Condominiums 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 NVRG Hotel and Condominiums VTM 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 NVRG Hotel and Condominium VTM.

SECTION 2. SUBDIVISION MAP FINDINGS

According to the American Canyon Municipal Code Section 18.22.055, 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 subdivision map does not change the size of the project site and is consistent with the General Plan and Watson Ranch Specific Plan.

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 subdivision map is an implementation of the approved NVRG Hotel at the Ruins Design Permit, which has designs and improvements that comply with the General Plan and the Watson Ranch Specific Plan.

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

Findings for the physical suitability for the NVRG Hotel and Condominiums were reviewed and approved in the NVRG Hotel at the Ruins Design Permit. The subdivision map does not change the scope of work for the project.

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

The Watson Ranch Specific Plan Mixed-Use zoning district does not have density limits for development. For reference, the NVRG Hotels and Condominiums VTM will subdivide the site into 14 lots. The 30 condominium units approved through Planning Commission Resolution 2023-01 will be located on four lots that equal 2.81-acres with a density of 10.7 dwellings per acre. The 200-room 173,000 SF (approximately 3.97 acres) hotel with parking also approved through Planning Commission Resolution 2023-01 will be located on five lots that equal 10.45-acres, which has a floor-area-ratio of 0.38. The densities of the condominiums and hotel will be similar to neighboring developments and suitable for the site.

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 will not cause substantial environmental damage. The hotel and residential condominium development was contemplated in the Watson Ranch EIR, and applicable mitigation measures are attached as conditions of approval.

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

There is no evidence that the subdivision of the hotel and condominium site would cause serious health problems. The development intensity envisioned by the subdivision (200-room hotel and 30 residential condominium units) was evaluated through Planning Commission approval Resolution 2023-01.

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.

There are no easement conflicts proposed with this subdivision.

H. That the discharge of wastewater, 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.

There is no evidence that the subdivision of the site would cause conflicts with wastewater discharge or stormwater runoff that would result in a violation with the regional water quality control board.

SECTION 3. CONDITIONS OF APPROVAL. The NVRG Hotel and Condominiums VTM conditions of approval incorporate the adopted Master Conditions of Approval for AC-1 Portion of Watson Ranch (Resolution No. 2020-106) and specific conditions of approval included as Exhibit A 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 27th day of July, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Crystal Mallare, Chair

ATTEST:

_____
Nicolle Hall, Administrative Technician

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

EXHIBITS:
A. NVRG Hotel and Condominium VTM specific conditions of approval
B. NVRG Hotel and Condominium VTM Plans
C. Applicant confirmation of Conditions of Approval

EXHIBIT C
Applicant Confirmation of Conditions of Approval
NVRG Hotel and Condominiums Vesting Tentative Subdivision Map
(FILE NO. PL23-0007)

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 July 27, 2023.

_____ _____
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

Exhibit A

SPECIFIC CONDITIONS – NVRG HOTEL AND CONDOS VESTING TENTATIVE MAP

Approval, Exhibits, and Expiration

Planning Conditions

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
1.	The Vesting Tentative Subdivision Map for NVRG Hotel and Condominiums (PL23-0007; APN 059-430-020 and 059-430-021) (sometimes referred to herein as "NVRG Hotel and Condominiums VTM" and sometimes referred to herein as the "Project") to subdivide Large Lot 16 and 17 (approximately) into 14 lots for a 200-room hotel and 30 residential condominium units and associated parking, is approved as shown on the Vesting Tentative Map for the NVRG Hotel and Condominiums VTM prepared by Carlson, Barbee & Gibson, dated May 22, 2023, consisting of 2 sheets, marked "Exhibit C" to the Resolution approving the NVRG Hotel and Condominiums VTM, and on file in the Community Development Department. The final map for NVRG Hotel and Condominiums VTM is referred to herein as the "Final Map."	NVRG Hotel and Condominiums VTM	Final Map Recordation	Applicable
2.	Development of the subdivision and the individual lots comprising the 200-room NVRG Hotel, 30 residential Condominiums, and associated parking VTM shall be subject to the NVRG Hotel at the Ruins Design Permit Guidelines, on file in the Community Development Department and described in Planning Commission Resolution 2023-01.	Design Guidelines	Building Permit	Applicable
3.	The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected 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 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	Design Guidelines	Final Map	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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 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			

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	responsible to timely pay the full amount of such an award.			
4.	Applicant shall be responsible for paying for charges related to the processing of NVRG Hotel and Condominiums VTM as set forth in the Development Agreement.	Development Agreement	Final Map	Applicable
5.	NVRG Hotel and Condominiums Design Permit (file no. PL22-0012 / PC Resolution 2023-01) conditions of approval shall remain in effect.	Design Guidelines	Building Permit	Applicable
6.	Applicant shall obtain an Address Map for the Hotel and Condominiums prior to the issuance of the first Building Permit.	CDD / Fire District	Building Permit	Applicable
7.	Prior to the issuance of a building permit, provide a lighting study to be reviewed and approved by the Community Development Department.	Specific Condition	Building Permit	Applicable

Building Division Conditions

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
8.	According to WRSP Appendix A.2 Sustainability Design Guidelines, Tier 2 Design Guidelines, homes and commercial buildings should be built incorporating the finest building and energy savings techniques. Prior to the issuance of building permits, provide a summary of prospective energy saving features for the hotel and residences.	WRSP	Prior to Building Permit Issuance	Applicable; Not Completed
9.	Hotels typically contain detailed requirements for rated corridors, horizontal exits and occupancy separation. Care must be taken for construction and utility penetrations, per California Building Code (CBC) Chapter 10. Prior to the issuance of building permits, provide a detailed egress plan for review.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed
10.	Prior to the issuance of building permits, ensure that emergency egress and rescue openings shall open to the public way or to a yard or court that opens to a public way, per CBC 1030.1.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed
11.	Pools areas are typically Assembly use, per CBC 1004 and require two exits, per CBC 1006. Prior to the issuance of building permits, ensure that pool area exits comply with CBC Ch 10.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
12.	The swimming pools will require a Napa County Health permit prior to building permit issuance.	Specific Condition	Prior to Building Permit Issuance	Applicable; Not Completed
13.	Plastic pipe is prohibited in buildings in excess of 2 stories, per CPC 701.2, 9023.1.1, 1101.4.	State Code	Prior to Building Permit Issuance	Applicable; Not Completed
14.	Prior to the final inspection, the applicant shall submit letters to the Building Official from the project architect, civil engineer, and landscape architect indicating that all improvements have been constructed in accordance with the approved building plans.	Building Division	Prior to issuance of the Certificate of Occupancy	Applicable; Not Completed
15.	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.	Design Guidelines	Prior to issuance of the Certificate of Occupancy	Applicable; Not Completed
16.	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.	State	Prior to Building Permit Issuance	Applicable; Not Completed
17.	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.	Building Division	Prior to Building Permit Issuance	Applicable
18.	**WRSP 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	WRSP	Prior to Building Permit Issuance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			

Fire Protection District Conditions

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
19.	Buildings in excess of two stories shall pay Aerial Apparatus mitigation fees prior to the issuance of any building permits (see current Standard Fees and Charges adopted by resolution).	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
20.	Show the aerial apparatus / fire truck access around the circle drive as this area will be needed for aerial deployment.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
21.	If Section 1030.1 of the California Building Code is applicable, please provide a detail showing how fire department will be able to access the windows.	State	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
22.	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 Impact Fees (see current Standard Fees and Charges adopted by resolution), prior to the issuance of any building permits.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
23.	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 of American Canyon standards and Nationally Recognized Standards.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
24.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
25.	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	Fire District	Prior to Improvement Plans Issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			
26.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
27.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
28.	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 with requirements of the California Fire Code. **See sample below regarding fire flow and hydrant detail information needed**. **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	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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			
29.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
30.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
31.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
32.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
33.	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 turn arounds will be needed.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
34.	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed pumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	and clearances established in Section 503.2.1 shall be maintained at all times.			
35.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
36.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
37.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
38.	Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Public Works Conditions

GENERAL CONDITIONS OF APPROVAL

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
39.	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
40.	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
41.	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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
42.	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
43.	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
44.	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
45.	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 *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).	Specific Conditions	Improvement Plans Submittal	Applicable
46.	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 (transferrable to future Maintenance	Specific Conditions	Improvement Plans Submittal	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	Association) with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.			
47.	The Final Map, as defined in the Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer. The Final Map shall show all lots, parcels, rights-of-way, and easement(s), and shall be submitted to the City Engineer for review. The Final Map shall be in substantial conformance with the approved HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP and all applicable Conditions of Approval. The Final Map shall be approved by the City and recorded with the Napa County Recorder. Closure calculations shall be provided at the time of initial Final Map submittal. All calculated points within the Final Map shall be based upon one common set of coordinates. All information shown on the Final Map 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 Map and shall be verifiable from information shown on the closure calculation printout. A current title report shall be submitted at the time of initial Final Map submittal.	Specific Conditions	Final Map Approval and Recordation	Applicable
48.	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
49.	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
50.	Applicant shall transmit by certified mail a copy of HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP 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

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
51.	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 joint trench drawings under a single cover sheet. Applicant shall submit a Rough Grading Plan 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.	Specific Conditions	Improvement Plans Submittal	Applicable
52.	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
53.	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
54.	All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.	City Standards	During Construction	Applicable
55.	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
56.	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
57.	Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind	Specific Conditions	During Construction	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			
58.	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
59.	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
60.	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
61.	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
62.	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
63.	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*	Specific Conditions	Pre-Construction	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ) and Applicant's Storm Water Pollution Prevention Plan (SWPPP). All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.			
64.	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
65.	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
66.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
67.	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

Specific Condition	*Developer Obligation*	*Mechanism*	*Implementation*	*Status*

68.	Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP (two sheets), prepared by CBG Civil Engineers dated May 22, 2023, except as modified by these conditions.	Specific Condition	Improvement Plans Submittal	Applicable
69.	Applicant shall construct all of the on-site and off-site Private Improvements as shown on HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP. In addition, on-site walks shall be constructed to provide pedestrian connectivity from the hotel and the residences to the Vine Trail along Mallen Way.	Specific Condition	Relevant Approval	Applicable
70.	Prior to the submittal of any Improvement Plans, Applicant shall: a. Submit the City's "Improvement Plan Checklist" to City. b. Be responsible for Improvement Plan check services, as set forth in the Development Agreement. c. Provide the following: (1) Public Street Repair Plan (2) Utility Plan and Joint Trench Plan (3) Construction Storm Water Pollution Prevention Plan (SWPPP) (4) Drainage Report (5) Post-Construction Stormwater Runoff Management Plan (SRMP) (6) Geotechnical Report (7) Soil Corrosivity Analysis (8) Construction Traffic Control Plan.	Specific Condition	Prior to the submittal of any Improvement Plans	Applicable
71.	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. Furnish proof of the acquisition of all rights of entry and/or temporary and permanent easements necessary to construct the project and the location of all such rights on the Plans. c. Fill out and submit the City's Erosion and Sediment Control Template. d. Furnish proof that all permits that may be required by the California Department of Fish & Wildlife, State and Regional Water Quality Control Board, US Army Corps of Engineers and any other regulatory	Specific Condition	Prior to approval of Improvement Plans	Applicable

	agencies with jurisdiction over the proposed construction have been obtained. 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 2009-0009-DWQ).			
72.	**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: 1. Establishment of carpool, bus pool, 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;	Watson Ranch Specific Plan Mitigation Monitoring and Reporting Program	Prior to issuance of the first building permit for the non-residential use areas (i.e., Napa Valley Ruins & Gardens ("NVRG") and hotel)	Applicable

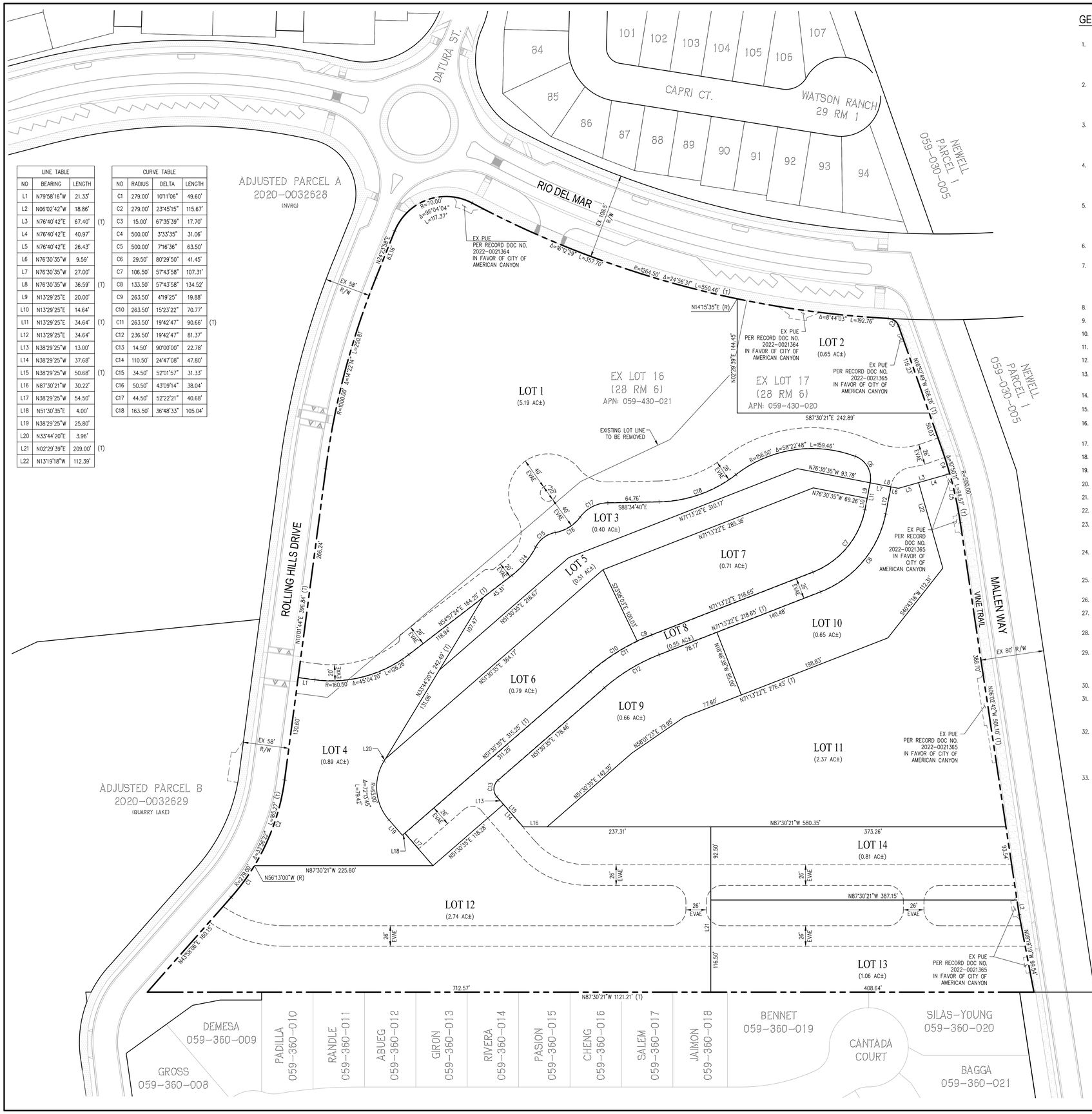
	12. Employer-provided showers, changing rooms, and clothing lockers for office employees that commute via active transportation; 13. Bicycle route mapping resources; 14. Participation in future citywide Transportation Management Association (TMA); and 15. Submit annual reports to the City regarding TDM activities.			
73.	Unless otherwise specified in the Development Agreement, prior to commencement of construction activities, Applicant shall: a. Pay off all current account balances with the City of American Canyon. b. Pay any inspection fees pursuant to the Development Agreement. c. Conduct a pre-construction meeting with representatives of the City whereby 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. e. One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.	Specific Condition	Prior to Commencement of Construction	Applicable
74.	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 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. b. Generally, in substantial conformance with that which is shown on the approved HOTEL & RESIDENCES AT THE RUINS VESTING TENTATIVE MAP, 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: i. Emergency Vehicle Access Easement (EVAEs). c. Private reciprocal access, parking, drainage and utility easements as necessary to provide access and services to the various lots shall be dedicated on the Final Map or included in the Maintenance Association's Covenants, Conditions and Restrictions (CC&Rs) to the satisfaction of the City Engineer. (3) Furnish proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.			
75.	Prior to release of Project Bonds, Applicant shall: 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 letter by the Geotechnical Engineer of Record indicating 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. f. Provide proof that all relevant Conditions of Approval have been satisfied. g. Provide a letter from the Civil Engineer of Record indicating 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.	Specific Condition	Prior to release of project Bond's.	Applicable

	i. Execute Post-Construction Stormwater Operations and Maintenance Agreement with the City. j. Enter into a Recycled Water User's Agreement with the City.			
76.	Pump Station Needs: The City's existing water distribution system may not have adequate pressure to serve the 30 condominium residences proposed above the hotel development. If the City's new water model, as currently being performed by GHD, determines that the existing water pressure is adequate then there are no further conditions. If GHD's water model determines there is a deficiency in water pressure, the applicant shall be conditioned as follows: a. Applicant shall design and install an adequate onsite private pump station, at their own cost, to provide required potable and fire pressures; or b. Applicant will contribute a fair share to a new public pump station being designed and constructed by others located at the City owned parcel (APN 059-454-005) within the Canyon Estates Subdivision. If the applicant's project moves earlier than the public pump station, then the applicant is responsible for building and having the onsite private pump station operational prior to Certificate of Occupancy with no fair share cost contribution to the public pump station.	Specific Condition	Prior to Certificate of Occupancy	Applicable

LINE TABLE			
NO	BEARING	LENGTH	
L1	N79°58'16"W	21.33'	
L2	N06°02'42"W	18.86'	
L3	N76°40'42"E	67.40'	(T)
L4	N76°40'42"E	40.97'	
L5	N76°40'42"E	26.43'	
L6	N76°30'35"W	9.59'	
L7	N76°30'35"W	27.00'	
L8	N76°30'35"W	36.59'	(T)
L9	N13°29'25"E	20.00'	
L10	N13°29'25"E	14.64'	
L11	N13°29'25"E	34.64'	(T)
L12	N13°29'25"E	34.64'	
L13	N38°29'25"W	13.00'	
L14	N38°29'25"W	37.68'	
L15	N38°29'25"W	50.68'	(T)
L16	N87°30'21"W	30.22'	
L17	N38°29'25"W	54.50'	
L18	N51°30'35"E	4.00'	
L19	N38°29'25"W	25.80'	
L20	N33°44'20"E	3.96'	
L21	N02°29'39"E	209.00'	(T)
L22	N13°19'18"W	112.39'	

CURVE TABLE					
NO	RADIUS	DELTA	LENGTH		
C1	279.00'	10°11'06"	49.60'		
C2	279.00'	23°45'15"	115.67'		
C3	15.00'	67°35'39"	17.70'		
C4	500.00'	3°33'35"	31.06'		
C5	500.00'	7°16'36"	63.50'		
C6	29.50'	80°29'50"	41.45'		
C7	106.50'	57°43'58"	107.31'		
C8	133.50'	57°43'58"	134.52'		
C9	263.50'	4°19'25"	19.88'		
C10	263.50'	15°23'22"	70.77'		
C11	263.50'	19°42'47"	90.66'	(T)	
C12	236.50'	19°42'47"	81.37'		
C13	14.50'	90°00'00"	22.78'		
C14	110.50'	24°47'08"	47.80'		
C15	34.50'	52°01'57"	31.33'		
C16	50.50'	43°09'14"	38.04'		
C17	44.50'	52°22'21"	40.68'		
C18	163.50'	36°48'33"	105.04'		



GENERAL NOTES

1. OWNER/DEVELOPER: AMERICAN CANYON I, LLC
1001 42ND STREET, SUITE 200
OAKLAND, CA 94608
CONTACT: TERRENCE M. McGRATH
PHONE: (510) 273-2001

2. 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

3. ARCHITECT: ROBERT GLAZIER ARCHITECT INC.
633 PARA GRANDE LANE
SANTA BARBARA, CA 93108
CONTACT: ROBERT C. GLAZIER
PHONE: (650) 269-0794

4. GEOTECHNICAL ENGINEER: ENGEO INCORPORATED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
CONTACT: TED P. BAYHAM, G.E. 2480
PHONE: (925) 866-9000

5. LANDSCAPE ARCHITECT: FORMA DESIGN PARTNERS
3656 WILLOW STREET
DENVER, CO 80238
CONTACT: ROLAND CRIGHTON, PLA 5527
PHONE: (720) 479-8275

6. TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.

7. 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' NGVD 29
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')

8. A.P.N.'S: 059-430-020, 059-430-021

9. EXISTING LAND USE: VACANT OPEN SPACE

10. PROPOSED LAND USE: MIXED USE

11. SITE AREA: 17.98± ACRES

12. LOTS: 14 LOTS

13. UNITS: 200 HOTEL UNITS (LOT 1) AND
30 CONDOMINIUM UNITS (LOTS 6, 7, 9, AND 10)

14. GENERAL PLAN: TOWN CENTER (TC)

15. ZONING: NAPA VALLEY RUINS & GARDENS (TC-1 MU)

16. DENSITY: HOTEL 38.6± DU/ACRE
RESIDENCES 10.7± DU/ACRE

17. WATER: CITY OF AMERICAN CANYON

18. SANITARY SEWER: CITY OF AMERICAN CANYON

19. STORM DRAIN: CITY OF AMERICAN CANYON

20. GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)

21. TELEPHONE: AT&T

22. CABLE TV: COMCAST

23. UTILITIES ONSITE: ALL ONSITE UTILITIES (STORM DRAIN, SANITARY SEWER, DOMESTIC WATER, FIRE WATER AND IRRIGATION) TO BE PRIVATELY OWNED AND MAINTAINED.

24. FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
(MAP NUMBER: 06055C0650E, DATED 09/26/2008)

25. STORMWATER QUALITY: ALL STORM WATER QUALITY TREATMENT TO BE PROVIDED BY IMPROVEMENTS ADJACENT TO QUARRY LAKE, WITHIN NVRG.

26. HYDRO-MODIFICATION: ALL HYDRO-MODIFICATION TO BE PROVIDED BY THE QUARRY LAKE.

27. PRIVATE ROAD AND PATHWAYS: SOME PRIVATE ROADS AND PATHWAYS WITHIN THE DEVELOPMENT WILL HAVE A LONGITUDINAL SLOPE GREATER THAN 5.0%

28. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

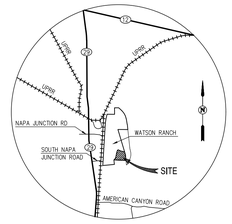
29. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR BY SEPARATE INSTRUMENT AS NECESSARY.

30. STREETS: ALL ON-SITE STREETS TO BE PRIVATE STREETS.

31. FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66.456.1 OF THE SUBDIVISION MAP ACT.

32. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 6, 7 9, AND 10. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL NOT BE MORE THAN 30 UNITS.

33. RECIPROCAL ACCESS AND EASEMENTS: FUTURE RECIPROCAL ACCESS RIGHTS AND EASEMENTS TO BE INCLUDED AS PART OF THE FINAL SUBDIVISION MAP OR AS PART OF THE PROJECT CC&R'S.



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		LOT LINE
		PROJECT BOUNDARY
		RIGHT OF WAY
		EASEMENT LINE
		CURB & SIDEWALK
		VINE TRAIL
		CURB & GUTTER

ABBREVIATIONS

AC	ACRES
BD	BOUNDARY
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT

LOT SUMMARY

LOT	AREA (SF±)	AREA (AC±)	USE
1	225,941	5.19	HOTEL
2	28,421	0.65	OPEN SPACE / PARKING
3	17,333	0.40	OPEN SPACE
4	38,980	0.89	OPEN SPACE
5	22,180	0.51	OPEN SPACE
6	34,252	0.79	RESIDENTIAL CONDOMINIUM
7	30,848	0.71	RESIDENTIAL CONDOMINIUM
8	24,128	0.55	PRIVATE ROADWAY
9	28,654	0.66	RESIDENTIAL CONDOMINIUM
10	28,520	0.65	RESIDENTIAL CONDOMINIUM
11	103,349	2.37	OPEN SPACE
12	119,390	2.74	OPEN SPACE / PARKING
13	46,317	1.06	OPEN SPACE / PARKING
14	35,169	0.81	OPEN SPACE / PARKING
TOTAL	783,484	17.98	

HOTEL & RESIDENCES AT THE RUINS

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
WATSON RANCH

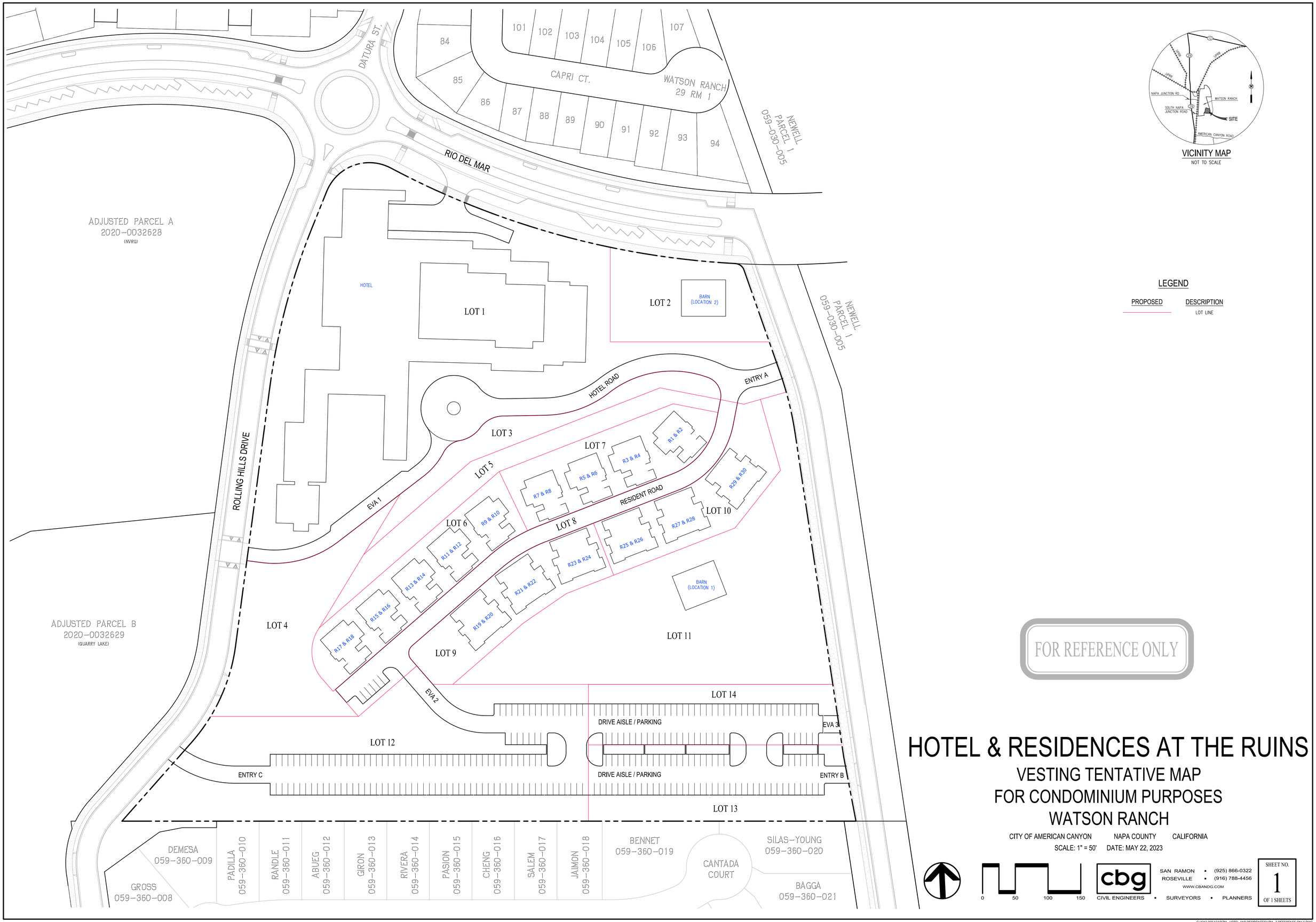
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: MAY 22, 2023

0 50 100 150

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

SHEET NO. 1 OF 1 SHEETS



VICINITY MAP

NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION
	LOT LINE

FOR REFERENCE ONLY

HOTEL & RESIDENCES AT THE RUINS

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
WATSON RANCH

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: MAY 22, 2023

0 50 100 150

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

SHEET NO. 1 OF 1 SHEETS

EXHIBIT C
Applicant Confirmation of Conditions of Approval
NVRG Hotel and Condominiums Vesting Tentative Subdivision Map
(FILE NO. PL23-0007)

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 July 27, 2023.

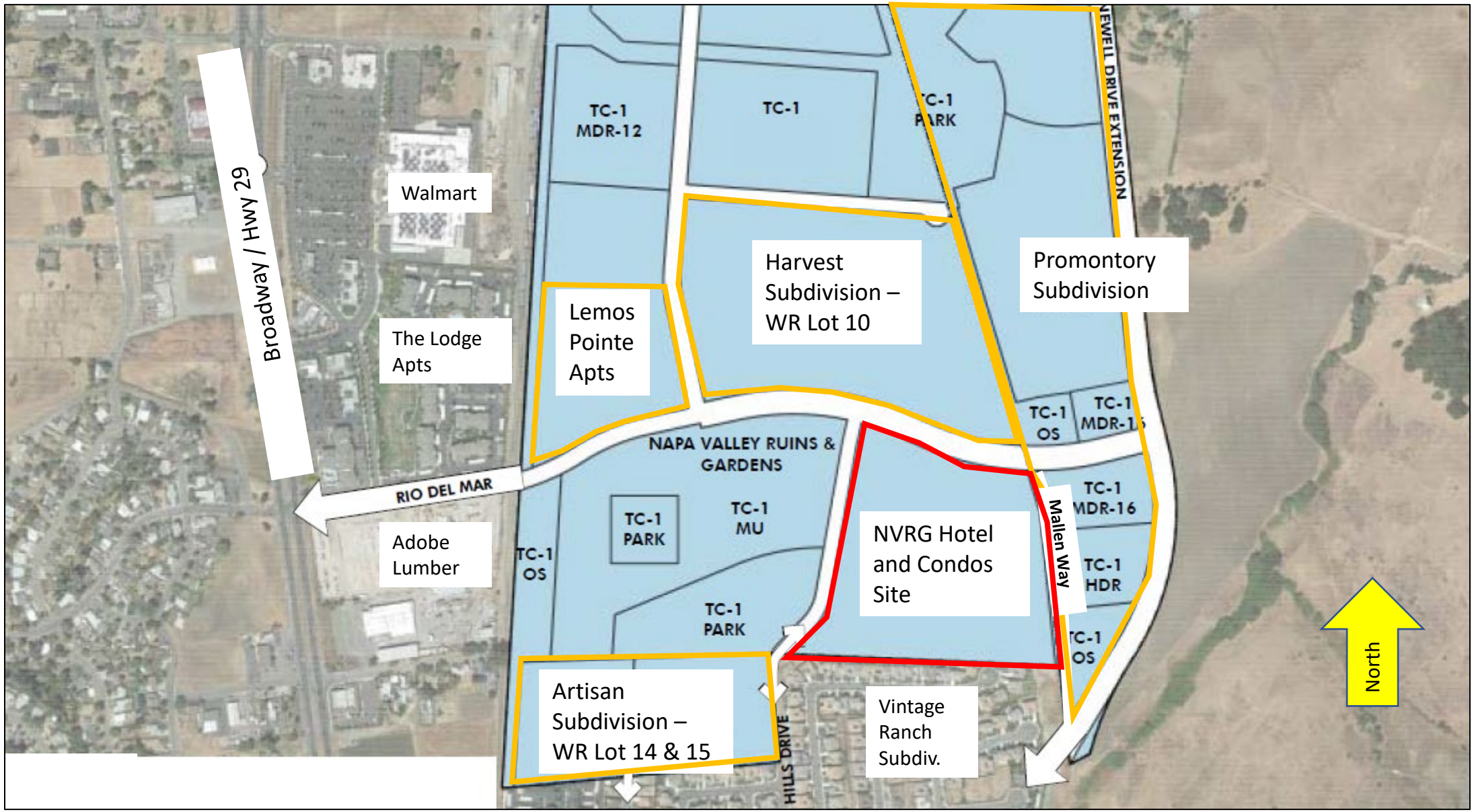
_____ _____
Applicant's signature Date

_____
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


Broadway / Hwy 29
Walmart
The Lodge Apts
Adobe Lumber
Lemos Pointe Apts
Harvest Subdivision – WR Lot 10
Promontory Subdivision
NVRG Hotel and Condos Site
Artisan Subdivision – WR Lot 14 & 15
Vintage Ranch Subdiv.
RIO DEL MAR
NAPA VALLEY RUINS & GARDENS
NEWELL DRIVE EXTENSION
Mallen Way
HILLS DRIVE
TC-1 MDR-12
TC-1
TC-1 PARK
TC-1 OS
TC-1 MDR-16
TC-1 HDR
TC-1 MU
North

NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date * 06/06/2023

Name * Kathleen Leilani Duenas

Company [redacted]

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [x] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City

[redacted]

State / Province / Region

[redacted]

Postal / Zip Code

[redacted]

Country

United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

I'm excited to hear about the planned condominiums! I hope they will be affordable. I'm a single mother who teaches at ACHS. I'm looking to buy a home in AC preferably a condominium because of less maintenance for me, but I cannot afford a 700k price tag. Please make some affordable options. Thank you!

File Upload

From:	Leilani Duenas
To:	William He
Cc:	Terrence McGrath-External; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject:	Re: [External] NVRG Hotel and Condos VTM
Date:	Monday, July 10, 2023 5:24:09 PM

Thank you for the update.

I hope American Canyon considers building affordable housing to own rather than rent. I'm an experienced teacher and single mother at American Canyon High School with 2 school aged kids. I recently sold a property and am trying to move closer to my place of work as well as to the city where my kids play sports and that has embraced my family. I'm not low income and my income doesn't qualify for the low income options. I fall into that grey area that other high income communities (such as Benicia) do serve. I hope American Canyon considers my market as well.

Thank you for reading my email.

Leilani Duenas

On Mon, Jul 10, 2023, 4:29 PM William He <whe@cityofamericancanyon.org> wrote:

> Hello Kathleen,
>
> Thank you for your interest in the planned condominiums at the NVRG Hotel. The applicant has not released prices for the condominiums at this time.
>
> Unfortunately, at this time, there are no condominiums for sale in American Canyon. Homes restricted to lower income residents at this time are limited to rental options in American Canyon and elsewhere in Napa County. A list of current income-restricted rental properties is available on the City of Napa Housing Authority website at this address: https://rb.gy/x4qer
>
> Also, a new affordable apartment project, Lemos Pointe Apartments, is under construction close to the NVRG site. The apartment includes a picnic area, playground, and a half basketball court. To be placed on the interest list, please call (707) 927-0809 or visit their website at https://www.lemospointeapts.com/.
>
> I have copied the applicant on this email in case he has any additional information to share.
>
> Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericancanyon.org

www.cityofamericancanyon.org

NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date * 06/06/2023

Name * Cindy Lederer

Company Retired Educator & Co-owner "Dynamic Duo...Health and Physical Education"

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [x] I own a business in American Canyon
- [x] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City

[redacted]

State / Province / Region

[redacted]

Postal / Zip Code

[redacted]

Country

United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

Against turning this city into a bedroom community with more housing and totally against another Hotel.

File Upload

From: William He
To: [redacted]
Cc: Terrence McGrath-External; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject: RE: [External] NVRG Hotel and Condos VTM
Date: Thursday, July 13, 2023 11:17:00 AM

Hi Cindy,

Thank you for your comments. We will share it with the Planning Commission in the staff report.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

From: Cindy Lederer [redacted]
Sent: Monday, July 10, 2023 11:08 PM
To: William He <whe@cityofamericancanyon.org>
Cc: Terrence McGrath-External <terry@mcgrathproperties.com>; Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Bill Ross - External <wross@lawross.com>; Nicolle Hall <nhall@cityofamericancanyon.org>
Subject: Re: [External] NVRG Hotel and Condos VTM

Hello Mr. He, Thank you for taking the time to respond to my comments on Am Can's housing issue. In the city newsletter it does ask for comments, I just don't want to disappoint. Ha-Ha.

I get what the state wants but is it known in Sacramento that we have a huge traffic problem here and what more housing will do to worsen that problem? I don't believe opening up additional side streets, (which all stop at the Hwy 12 and HWY 29 intersection) is the total answer. I feel that it's the job of our representatives in Sacramento to convince the CA Dept. of Transportation, that before we are required to add additional housing, Sacramento should fix our traffic issues first. For me, I would like to see our city council and county supervisors do a "full court press" on our behalf to our representatives in Sacramento. Dodds and Thompson should be going to the Dept of Transportation and the CA Dept. of Housing to let them know what's going on here. I'm all for the entertainment plans for the Ruins, but don't agree that we need to elevate our status. Just my opinion.
Again, Thanks for replying,

Sincerely,
Cindy Lederer

Cindy Lederer
Co-Owner: The Dynamic-Duo...Health & Physical Education
CAHPERD Legislative and Governance & Structure Committees
CAHPERD President 2017-18
California Association for Health, Physical Education, Recreation & Dance (CAHPERD)
[redacted]

On Mon, Jul 10, 2023 at 4:32 PM William He <whe@cityofamericancanyon.org> wrote:

> Hi Cindy,
>
> Thank you for your interest in the NVRG Hotel and Condominiums VTM project. You mentioned that you are opposed to additional housing in American Canyon and hotel development.
>
> As you may have heard in the news, a housing shortage in the Bay Area continues to grows more acute. To address this issue, in 2017 alone, the Governor signed 15 housing bills intended to require cities, like American Canyon to increase housing supply. In 2019, the Governor signed 18 bills to boost housing production. In 2020, the Governor signed 13 bills. In 2021, the Governor signed 37 bills. In 2022, the Governor signed 38 bills. Like all cities in California, American Canyon must comply with these laws to prevent legal challenges, losing local control over new development, and to qualify for a growing list of grant programs that are used to pay for roadway infrastructure and other programs.
>
> In American Canyon, much of the new housing, including these new condominiums, will occur in Watson Ranch. The Watson Ranch Specific Plan is the product of over 15 years of careful and thorough planning for the future of 300 acres on the east side of town. In 2018, Watson Ranch was approved with 1,253 market rate dwelling units, an affordable housing component, parks, trails, important roadway extensions on Newell Drive and Rio Del Mar, a rejuvenated tourism and entertainment center at the Napa Valley Ruins & Gardens (NVRG), which includes a 200-room boutique hotel. A Development Agreement will "locks in" the Specific Plan for 30 years, was approved in 2020. The addition of the hotel, condominiums and exciting new venues and activities at the NVRG will elevate American Canyon from a "bedroom community" status to an important destination. Modern and attractive features at the NVRG, such as the hotel and stylish condominiums will improve this destination status goal.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date * 06/07/2023

Name * Juliana Lopez

Company Lozeau Drury

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [x] None of the above

Address *

Street Address

[redacted]

Address Line 2

City

[redacted]

State / Province / Region

[redacted]

Postal / Zip Code

[redacted]

Country

U.S.A.

Comments *

If comments are being provided through the upload of a document, please indicate so.

Please provide updates on all documents submitted to city on this project's plans, including CEQA and Land Use Notices. Thank you.

File Upload

From:	William He
To:	[redacted]; Terrence McGrath-External
Cc:	Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject:	NVRG Hotel and Condos VTM
Date:	Monday, July 10, 2023 4:33:00 PM

Hi Juliana,

Thank you for your interest in the NVRG Hotel and Condominiums VTM project plans, CEQA notices, and land use notices. You may subscribe to receive this information from the City's website at this address: https://rb.gy/x4qer. As a courtesy, we have added your email address to our distribution list.

If you require any further document, you may visit our website to submit a Public Records Act Request at this address: https://rb.gy/ey7aw.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date * 06/07/2023

Name * Mary Robinett

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City

[redacted]

State / Province / Region

[redacted]

Postal / Zip Code

[redacted]

Country

Usa

Comments *

If comments are being provided through the upload of a document, please indicate so.

What is being done to relieve the horrible, daunting, and overlooked traffic problem in American Canyon. Why are the officials ignoring the traffic problem? Why do officials keep allowing building? What I see, along with hundreds of other in AC, irresponsible decisions increasing the traffic without any road improvements to eliminate the horrible traffic in AC.

File Upload

From: William He
To: [redacted]; Terrence McGrath-External
Cc: Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall; Erica Ahmann Smithies
Subject: NVRG Hotel and Condos VTM
Date: Monday, July 10, 2023 4:37:00 PM

Hi Mary,

Thank you for your inquiry about what is being done about traffic in American Canyon.

The city is working hard to address traffic issues in American Canyon. The Watson Ranch project will provide important roadway extensions to Newell Drive, Rio Del Mar, Summerwood, and Rolling Hills Drive.

Across the City the City Council adopts a 5-Year Capital Improvement Program (CIP) every year. The CIP includes numerous physical improvements to city facilities in many categories, including roadways. Roadway improvements in the current 5-Year CIP include the following:

- Green Island Road reconstruction and widening
- Wetlands Edge Court extension
- South Kelly Road/Highway 29 intersection widening
- Melvin Road traffic calming, sidewalk and storm drainage improvements
- Rancho Del Mar paving and utility improvements.

In 2022, the City made the following road improvements:

- Completed the missing Devlin Road link from the railroad bridge at Middletown Way to Green Island Road
- Crosswalk ramp improvements on Folland Drive, Corsicana Drive, Brophy Street, Kemp Lane, Kemp Way, Sheffield Way, and Folland Drive, Gold Valley Way at Tapestry Lane
- Enhanced pedestrian intersection on Donaldson Way at Shenandoah Drive and on Silver Oak Trail at White Oak Drive
- 8,600 feet of new Class II Bike Lanes on Donaldson Way, Shenandoah Drive, and Silver Oak Trail
- Enhanced crosswalk improvements on Elliott Drive and on Daniel Drive
- Installed 410 feet of sidewalk on Eucalyptus Drive
- Installed permanent traffic calming measures on Wetlands Edge, including speed cushions and curb bulb-outs

In 2022, the City completed the annual pavement resurfacing project that included paving, ADA upgrades, bike lane, and/or crosswalk improvements at the following streets:

- American Canyon Road East (between Flosden Road & City Limits),
- Blanco Street,
- Brophy Street,
- Corsicana Drive,
- Commerce Boulevard,
- Donaldson Way East,
- Flosden Road at Daniel Drive,
- Folland Drive,
- Gold Valley Way & Tapestry Lane,
- Kemp Lane,
- Kemp Way,
- Sheffield Way,
- Shenandoah Drive, and

- Silver Oak Trail.

The annual pavement resurfacing project was funded by SB1/Gas Tax, Measure T, and ARPA Funding.

In 2023, six streets are planned for 1.5 miles of grind and overlay through Measure T Funding. Streets that will be rehabilitated are selected based on the Pavement Management Program, which considers public safety, underground utility needs, and available funding. To learn more about how these decisions are made or see the specific areas on the project list, visit CityofAmericanCanyon.org/Streets.

In 2022, the City adopted a Local Streets and Roads Safety Plan. You can view this plan on our website HERE.

Safe roadways begin with safe drivers, and that includes ourselves. Take the *We Love Safe Streets* traffic calming program resident pledge and safety program HERE.

On June 6, 2023, the Public Works Department provided the City Council with a quarterly update of activities. You can view the presentation from our website HERE.

As we know, Highway 29 is a chronically congested highway through American Canyon. Owned and operated by the State of California through Caltrans, the Napa Valley Transportation Agency (NVTA) is the authorized Napa County liaison with Caltrans. The NVTA, with funding support from the City of American Canyon, recently completed a Project Initiation Document (PID) to improve Highway 29 through American Canyon. This plan requires environmental review to evaluate two alternatives. Completion of this study is anticipated to provide access to federal funds for Highway 29 transit, operations, beautification, and pedestrian improvements. You can view the PID study documents at the NVTA website HERE.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date * 06/07/2023

Name * Alicia Mijares

Company Sheet Metal Workers Local 104

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [x] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City

[redacted]

State / Province / Region

[redacted]

Postal / Zip Code

[redacted]

Country

Solano

Comments *

If comments are being provided through the upload of a document, please indicate so.

Is this the hotel previously known as the Watson Ranch Hotel? Is McGrath Properties the owner?

File Upload

NVRG Hotel and Condominium Vesting Condominium Subdivision Map

Date * 06/08/2023

Name * Alicia Mijares

Company Sheet Metal Workers Local 104

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [x] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City

[redacted]

State / Province / Region

[redacted]

Postal / Zip Code

[redacted]

Country

United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

Who is the owner of the land, and who is the developer?

File Upload

From:	William He
To:	[redacted]; Terrence McGrath-External
Cc:	Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall; Michael Mark
Subject:	RE: [External] NVRG Hotel and Condos VTM
Date:	Thursday, July 13, 2023 11:00:00 AM
Attachments:	image001.png

Hi Alicia,

I am informed that the City Attorney, Bill Ross, is looking into your questions and preparing a response. The City Attorney will respond to you directly.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

From: Alicia Mijares [redacted]
Sent: Wednesday, July 12, 2023 3:43 PM
To: William He <whe@cityofamericancanyon.org>; Terrence McGrath-External <terry@mcgrathproperties.com>
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Bill Ross - External <wross@lawross.com>; Nicolle Hall <nhall@cityofamericancanyon.org>; Michael Mark <MichaelM@smw104.org>
Subject: RE: [External] NVRG Hotel and Condos VTM

Dear Mr. He,

Thank you for your time and information. Could you please provide me with a map of the proposed new subdivision for this project?

Best Regards,

Alicia Mijares
Business Representative District 1 North Bay
SMART, SMW Local Union No. 104
[redacted]



From: Alicia Mijares
Sent: Tuesday, July 11, 2023 7:55 AM
To: William He <whe@cityofamericancanyon.org>; Terrence McGrath-External <terry@mcgrathproperties.com>
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Bill Ross - External <wross@lawross.com>; Nicolle Hall <nhall@cityofamericancanyon.org>
Subject: RE: NVRG Hotel and Condos VTM

Hello Mr. He,

Thank you for your response. Can you please tell me what stage the project is in? Is there a schedule for review and approval or council vote on approving the project?

Thank you,

Alicia Mijares
Business Representative District 1 North Bay
SMART, SMW Local Union No. 104
[redacted]



From: William He <whe@cityofamericancanyon.org>
Sent: Monday, July 10, 2023 4:41 PM
To: Alicia Mijares [redacted]; Terrence McGrath-External <terry@mcgrathproperties.com>
Cc: Brent Cooper <bcooper@cityofamericancanyon.org>; Jason Holley <jholley@cityofamericancanyon.org>; Bill Ross - External <wross@lawross.com>; Nicolle Hall <nhall@cityofamericancanyon.org>
Subject: NVRG Hotel and Condos VTM

Hi Alicia,

Thank you for two inquiries regarding the Watson Ranch Hotel and property owner.

The proposed project is the only hotel contemplated in Watson Ranch. According to the application, the property owner and developer is the following: Terrence McGrath, American Canyon I, LLC. He is copied on this e-mail.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

Customer Feedback

Have something you would like to tell us? Please use this form for whatever you have to say - maybe someone you'd like to thank a staff member, make a request for additional information, or share a problem you encountered? Whatever it is, we're listening! Let us know if you want us to contact you and the best way to do that.

Your contact information will be kept confidential and will only be used for this specific purpose. You'll be hearing from us soon!

Full Name *	Colin J. Cabral
Would you like to be contacted? *	Yes
Email *	[redacted]
Number	[redacted]
What would you like to say? *	Does American Canyon have any applications from hotel chains for the Watson Ranch Project , or start times for the Ruins Project?
Staff name or department your feedback relates to?	Building Projects
Any other comments?	Who will build parks and schools. Mare Island has had a housing project built for decades with no retail on the Island. What are the prospects for Watson Ranch?

From: William He
To: [redacted]
Cc: Terrence McGrath-External; Jason Holley; Brent Cooper; Cherry Flathers; Jen Kansanback; Nicolle Hall
Subject: Watson Ranch - Public Comment
Date: Wednesday, June 21, 2023 9:54:00 AM
Attachments: [redacted]

Hi Colin,

Thank you for contacting the City regarding the Watson Ranch Project. Mr. Terry McGrath is the developer for the project, and he can respond to your questions. You can contact him directly by e-mail at terry@mcgrathproperties.com.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

TITLE

Promontory Subdivision Design Permit and Vesting Tentative Subdivision Map

RECOMMENDATION

A Resolution of the Planning Commission of the City of American Canyon, California approving a Design Permit for development of 216 single-family homes and 54 junior accessory dwelling units (JADUS) on a 56.94-acre site in the Watson Ranch Specific Plan area, APN 059-030-007 (File No. PL22-0035); and

A Resolution of the Planning Commission of the City of American Canyon, California recommending the City Council of the City of American Canyon, California approve a Vesting Tentative Subdivision Map for development of 216 single-family residential lots and 54 junior accessory dwelling units (JADUS) on a 56.94-acre site in the Watson Ranch Specific Plan area, APN 059-030-007 (File No. PL22-0034).

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Watson Ranch Specific Plan Medium Density Residential (WRSP - MDR and Park)
WRSP Zoning District	WRSP - MDR-12, MDR-16, and Park
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: WRSP / Vacant Lot, Watson Ranch Lot 5 South: SEASP SF-1 / Vintage Ranch Subdivision East: Napa County / Open Space West: WRSP / Harvest Subdivision
Access	Site access is provided off Newell Drive

History: The project site is part of the Watson Ranch Specific Plan (WRSP) approved by the City Council in November 2018. The WRSP consists of 309 acres north of the Vintage Ranch subdivision

and east of the Napa Junction shopping center. The specific plan includes 1,253 dwelling units, approximately 50 acres of parks, and a new hotel. Within the WRSP, 252 acres are owned by American Canyon I, LLC and 57 acres are owned by the Newell Family interests. The Promontory Subdivision is being developed on the Newell Family property with the help of 330 Land Company, LLC (Applicant).

Proposed Development: 330 Land Company, LLC proposes to develop the Promontory Subdivision (Project), east of the Harvest single family subdivision in Watson Ranch and accessible from Newell Drive. The project will construct Rio Del Mar East between Mallen Way and Newell Drive; and extend Newell Drive from its current terminus at the Mallen Way intersection to the northern limits of the Newell Family property. The Rio Del Mar East extension divides the subdivision into a "Newell North" parcel and a "Newell South" parcel.

The "Newell North" parcel, (approximately 50 acres) contains 216 single-family lots with 54 junior accessory dwelling units (JADUs), 8 new local streets, and approximately 1/2 a mile of the Napa Valley Vine Trail. The new two-story single-family homes range from 2,251 SF to 3,151 SF and include 3 to 4 bedrooms and two-car garages.

The "Newell South" parcel, (approximately 7.4 acres) contains a detention basin, Newell Drive dedication, 3.77 acres of parkland, and open space.

The Promontory draft resolutions and plans are available in Attachments 1 and 2. The location map for the project is available at Attachment 3.

Site Specific Issues:

*WRSP Amendment:*The project requires an amendment to the WRSP to change land use designations within the site. The amendment increases the MDR-16 designation within the "Newell North" parcel from Park and MDR-12 and shifts a proposed park site to the "Newell South" parcel. These changes are included in a WRSP Amendment sponsored by AC1, LLC, which was recommended for City Council approval by the Planning Commission in May 2023. The City Council meeting to consider the WRSP Amendment is scheduled for August 2023. The proposed WRSP land use changes are shown on Attachment 4.

Inclusionary Housing: The Promontory Subdivision is subject to inclusionary housing provisions in the American Canyon Municipal Code Chapter 19.28. According to the code, projects containing five or more residential units must provide at least ten percent of project units at prices or rents affordable to lower income households. The Promontory Subdivision proposes to satisfy its inclusionary housing requirement with 54 Junior Accessory Dwelling Units (JADUs). A JADU is a separate living unit that equals five hundred square feet or less and is contained entirely in the primary residence. The JADUs will be evenly distributed throughout the subdivision.

The applicant notes that the JADU program may be useful because JADU rental income may help first-time homebuyers qualify for a mortgage, reduce downpayment, and total monthly housing costs. A copy of the applicant's letter of justification for the inclusionary housing approach is available in Attachment 5.

The proposed JADUs, which equal 25% of the market rate units, will be deed-restricted to be affordable to 26 very-low-income and 26 low-income households. The deed restriction means that homeowners who purchase a home with a deed-restricted JADU will be required to rent their JADU to a low-income or very-low-income household with annual income monitoring by the Napa Housing Authority. As a condition of approval, the applicant is required to deed-restrict these units prior to building permit issuance.

Park Dedication: According to WRSP Table 5.2 and ACMC Section 18.44, new subdivisions must dedicate land for park and recreation purposes based on a park dedication ratio of 5 acres of parkland per 1,000 new residents. Per State Law, the City may not require park dedication for JADUS.

For single-family dwelling units, the household population estimate is 3.49 residents per dwelling unit. The project population therefore equals 216 dwelling units x 3.49 people per dwelling unit which equals 754 people. 754 people at a ratio of 5 acres/1,000 people equals 3.77 acres of parkland dedication. The 3.77 acres of parkland dedication is proposed on Parcel G, located south of Rio Del Mar East.

Architecture: The project consists of two types of residential lots: "N1" Lots have a minimum size of 43' x 70' (3,010 square feet) and "N2" Lots have a minimum size of 50' x 80' (4,000 square feet). The N1 Lots have three floor plans: a 2,251, 2,357, and a 2,394 square foot plan. The N2 Lots also have three floor plans: a 2,663, 2,821, and a 3,151 square foot plan. Both the N1 and N2 lots have 3 architectural designs and 3 color schemes for each design to create 18 variations for the project. All homes will have two stories and include two-car garages on the ground floor. The lots will also have a 6-foot wooden fence and front yard landscaping. To improve the long-term durability and aesthetics of the wooden fences, a condition of approval requires the fences to be painted or stained.

The architectural designs consist of traditional, ranch, and farmhouse. The houses feature composite shingle roofs, stucco finishing, and decorative posts and gables. In accordance with WRSP Design Guidelines Section A.4.2.2, enhanced aesthetic wrapping is required for all corner lots and rear lots visible to the public. The enhanced aesthetic features include decorative shutters, additional siding, and enhanced head and sill trims. The applicant provided a map of the aesthetic enhanced lots in the Landscaping Plans (see Attachment 1-b). There is a condition of approval that requires the applicant to submit a map and list of lots with enhanced aesthetics prior to building permit issuance.

Newell Drive Views: According to WRSP Section A.7.3, properties visible to public view require an enhanced 6-foot-high privacy ("good neighbor") fence. Staff discussed this guideline with the applicant regarding the homes facing Newell Drive. The applicant explained that the homes will be separated from Newell Drive with Parcel A and B, due to the slope of the road. The land designated for the Newell Drive extension has a higher elevation on the east and lowers towards the west, where the homes are located. Through preliminary grading sections, the houses are shown as approximately 66' away from the Newell Drive right-of-way. Given the elevation distance between Newell Drive and the Promontory subdivision, only the houses' second floor windows and rooftops will be visible from Newell Drive.

Landscape Parcels A and B, parallel to Newell Drive will be landscaped with large trees for additional screening. Furthermore, homes closest to Newell Drive will have enhanced aesthetic wrapping. A cross section of Newell Drive is shown in Attachment 6.

Napa Valley Vine Trail: An extension of the Napa Valley Vine Trail is included in the project on the western edge of the Newell North parcel. The trail will be accessible through Parcel C, going along Basin A, and through Parcel E, along Basin B. Both Basins A and B will have paved walking paths around them. Pedestrians may also walk through Parcel D, which is a parcel dedicated to house a future pump station. A graphic showing the Vine Trail is available as Attachment 7.

Secondary Vehicle Access: In 2019, the State adopted Senate Bill (SB) 99 which requires cities to require residential developments to have at least two access roads that would be used in an emergency evacuation. In American Canyon, the City has required second access points for subdivisions of this size for many years.

As shown on the subdivision map, there is only one access roadway serving the site to Newell Drive (Street A). In the long run, Lot 5, to the north, owned by AC1-LLC, will develop and provide a roadway network for the second access. To provide a second access in the short term, the owner proposed two options:

Option 1: The owner connects Street B with Newell Drive with a temporary access road easement through Lot 28.
Option 2: The owner connects Street B with Newell Drive by constructing a temporary road bisecting the northern lots in the proposed Promontory subdivision.

Under both options, the temporary access road would be fully paved with appropriate street sections for the anticipated traffic loads. Design would be determined in conjunction with the first improvement plan construction permit. The access road would be removed when the neighboring property provides a replacement second access. The temporary access roadway options are shown in Attachment 8.

Public Comment:

May 4 – Project Posted on Website.
May 4 – Neighborhood letters sent within 300 feet.
May 5 – Project Information Announcement to GovDelivery Recipients (3800+/-)
July 12 – Public Hearing Notice mailed to property owners within 300 feet.
July 12 – Public Hearing Notice sent to GovDelivery Recipients (3800 +/-)
July 15 – Public Hearing Notice Published in the Vallejo Times Herald
July 21 – Staff Report published on City Website and emailed to GovDelivery Recipients
July 25 – Project Public Hearing reminder emailed to GovDelivery Recipients

Throughout the public review period, staff received seven comments. The comments and staff responses are included in Attachment 9.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The Promontory Subdivision Design Permit and VTM application required a developer deposit for review and processing, so there is no fiscal impact for staff time. The addition of 216 single-family homes would provide additional housing units and tax revenue to the City.

ENVIRONMENTAL REVIEW

The proposed Promontory Design Permit and Vesting Tentative Subdivision Map for the Town Center Medium Density 12 and 16 (MDR12 and MDR16) districts of the Watson Ranch Specific Plan are 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.

ATTACHMENTS:

1.0 Promontory Design Permit - Resolution
1.1 Promontory Design Permit Exhibit A - Specific Conditions
1.2 Promontory Design Permit Exhibit B - Plans
1.3 Promontory Design Permit Exhibit C - Yocha Dehe Protocols
1.4 Promontory Design Permit Exhibit D - Confirmation of COAs
2.0 Promontory VTM - Resolution
2.1 Promontory VTM Exhibit A - Specific Conditions
2.2 Promontory VTM Exhibit B - VTM Plans
2.3 Promontory VTM Exhibit C - Yocha Dehe Protocols

2.4 Promontory VTM Exhibit D - Confirmation of COAs
3. Promontory VTM - Location Map
4. Promontory - Land Use and Zoning changes
5. American Canyon Inclusionary Housing Memo
6. Newell Drive cross section
7. Promontory Subdivision - Napa Valley Vine Trail
8. Temporary Secondary Access Options
9. Promontory Subdivision - Public Comments

PC RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY APPROVING A DESIGN PERMIT FOR DEVELOPMENT OF 216 SINGLE-FAMILY LOTS WITH 54 JUNIOR ACCESSORY DWELLING UNITS ON 56.94-ACRES WITHIN THE WATSON RANCH SPECIFIC PLAN MDR-12, MDR-16, AND PARK ZONING DISTRICTS, ASSESSOR'S PARCEL NUMBER 059-030-007 (FILE NO. PL22-0035)

WHEREAS, on November 6, 2018, the City Council of the City of American Canyon adopted an Ordinance approving the Watson Ranch Specific Plan which provides for the development of the approximately 309-acre Watson Ranch Specific Plan site with a mixed use community including a mixed use town center (NVRG), 1,253 residential units, approximately 23 acres of improved parks, an additional 30 acres of parks, a boutique hotel, 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 (WRSP) Development Agreement (Ordinance 2019-06, Agreement 2019-A107); and

WHEREAS, on December 20, 2022, the applicant submitted a Vesting Tentative Subdivision Map (VTM) application to create 216 lots and 8 parcels with (File No. PL22-0034); and

WHEREAS, on December 20, 2022, the applicant submitted a Design Permit application for development of 216 single-family lots with 54 junior accessory dwelling units (JADUs), which includes a 6-plus acre open space area/park, 8 new streets, and approximately half a mile of designated walking trails as part of the Napa Valley Vine Trail (File No. PL22-0035); and

WHEREAS, AC1-LLC submitted a specific plan amendment for Watson Ranch Specific Plan which will facilitate proposed land uses within the Promontory project area (File No. PL22-0023); and

WHEREAS, the Promontory Subdivision JADUs will be deed-restricted to affordable housing as 26 very-low-income and 26 low-income units; and

WHEREAS, the Promontory Subdivision is located within the proposed Watson Ranch Specific Plan Medium Density Residential 12 (MDR-12), 16 (MDR-16), and Park Zoning Districts and single-family homes are a permitted use in the MDR-12 and MDR-16 zoning districts; 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 56.94 acres of the Promontory Subdivision within the WRSP MDR-12, MDR-16, and Park zoning districts, having analyzed the actions contemplated by the Design Permit 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 July 27, 2023 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 Promontory Subdivision Design Permit (File No. PL22-0035).

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 Promontory Subdivision Design Permit is a contemplated "Project Approvals" 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 Promontory Subdivision Design Permit, or whether the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Promontory Subdivision Design Permit. 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 Promontory Subdivision Design Permit.

   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 Promontory Subdivision Design Permit 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 Promontory Subdivision Design Permit is an 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 Promontory Subdivision Design Permit will have one or more significant effects not discussed in the Project EIR: Instead, the Promontory Subdivision Design Permit 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 Promontory Subdivision Design Permit 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 Promontory Subdivision Design Permit is 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 Promontory Subdivision Design Permit.

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 Promontory Subdivision Design Permit 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 Promontory Subdivision Design Permit 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 Promontory Subdivision Design Permit.

SECTION 2. DESIGN PERMIT FINDINGS

Approval of the Promontory Subdivision Design Permit requires that all of 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 project complies with the Zoning Ordinance, Watson Ranch Specific Plan, Watson Ranch Specific Plan Program EIR, and the General Plan.

B. The project and its design complies with any applicable design guidelines.

The proposed lots consist of two types: 43' x 70' and 50' x 80'. They comply with the WRSP MDR-12 and MDR-16 development regulations explained in WRSP Table 6.2.1 and 6.2.2. The single-family houses come

in nine schemes that consists of traditional, farmhouse, and Ranch architecture. Each of the architectural designs reflect the Watson Ranch Specific Plan Design Guidelines.

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

The General Plan designated the design standards to the Watson Ranch Specific Plan. As discussed in Section B above, the project complies with the Watson Ranch Specific Plan Design Guidelines.

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

The project is within the E-zone of the Airport Land Use compatibility plan and single-family dwellings are permitted within the zone.

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 new single-family detached houses are compatible with nearby homes in the Watson Ranch Harvest and Artisan subdivisions, and the Vintage Ranch subdivision.

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 proposed two-story single-family homes range from 2,251 to 3,151 square feet in size and include 3 to 4 bedrooms. The homes include two-car garages and functional front porches. The exterior of the houses consists of earth-tone colors, composite shingle roofing, stucco finish, and decorative shutters.

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

The project proposes six floor plans that range from 3 to 4 bedrooms, with an option for a 5th bedroom in the largest homes. Each floor plan comes with three compatible schemes, which create a variety of designs.

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 proposed single-family detached houses are similar in height to existing 2-story single family homes. There is no transition necessary.

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

The project is designed with adequate on-site vehicular and pedestrian circulation. All the houses will take access off a new public street. An emergency vehicle access is provided to the north of the subdivision.

SECTION 3. CONDITIONS OF APPROVAL

The Promontory Subdivision Design Permit conditions of approval incorporate the specific conditions of approval included as Exhibit A 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 27th day of July, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Crystal Mallare, Chair

ATTEST:

_____
Nicolle Hall, Administrative Technician

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

EXHIBITS:
A. Promontory Subdivision Design Permit specific conditions of approval
B. Promontory Subdivision Design Permit Plans
C. Yocha Dehe Cultural Protocols
D. Applicant confirmation of Conditions of Approval

Promontory Subdivision Specific Conditions – Design Permit Approval

General Conditions

Approval, Exhibits, and Expiration

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
1.	The Promontory Subdivision Residential Design Guidelines, on file in the Community Development Department ("Design Guidelines"), are hereby approved. "Design Guidelines" as used in these Specific Conditions shall mean and include all Applicant-submitted materials relating to the Design Guidelines. Development of the subdivision and the individual lots comprising the Promontory Subdivision shall be subject to, and in compliance with, the Design Guidelines.	Design Guidelines	Prior to Certificate of Occupancy	Applicable
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,	Design Guidelines	As Needed	Applicable

	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 latter of 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.	City Code	Whether Appeal Brought	Applicable
4.	This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner. 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 August 7, 2023.	City Code	Whether Appeal Brought	Applicable
5.	This Design Permit approval shall take effect no sooner than the effective date of the Watson Ranch Specific Plan Amendment (PL22-0023).	City Code	Effective Date of Approval	Applicable

6.	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.	City Code	Appropriate City permit	Applicable
7.	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.	City Code	Prior to Building Permit Issuance	Applicable
8.	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.	City Code	Prior to Building Permit Issuance	Applicable
9.	The expiration period for this Design Permit shall coincide with that of the associated expiration period for the Vesting Tentative Subdivision Map (PL22-0034).	City Code	Project Expiration Period	Applicable

Planning Conditions

Specific Condition	***Developer Obligations***	***Mechanism***	***Implementation***	***Status***
10.	All plans submitted for review and approval by City and all development within the Project shall be in substantial conformance with the approved Design Guidelines. City's Community Development Director or designee may approve minor changes 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 if applicable), 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.	Design Guidelines	Permits for Development within the area comprising Promontory Subdivision	Applicable
11.	These Specific Conditions for the Design Guidelines shall be attached to plan sets submitted for the building permit master plans, under the title "Design Guidelines Conditions." The conditions shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Design Permit, under the title 'Design Permit Conditions'. The second sheet may also be used if	Design Guidelines	Prior to Building Permit Issuance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			
12.	Plans submitted for building permits, including all exterior site lighting, building-mounted lighting, lighting within the parking areas, and along walkways shall be consistent with the Design Guidelines. Lighting shall be shielded and avoid light spillage or glare from the project site, and exterior light fixtures on buildings shall be oriented downward and shall be shielded to return potential light and glare impacts, all as set forth in the Design Guidelines.	Design Guidelines	Prior to Building Permit Issuance	Applicable
13.	The project consists of 54 deed-restricted Junior Accessory Dwelling Units (JADUs), where 26 JADUs will be very-low-income and 26 units will be low-income units. Prior to the issuance of building permits, the applicant shall complete a "Declaration of Restrictive Covenant for ADUs" compliant with the American Canyon Municipal Code (ACMC) and to the satisfactory of the Community Development Director and City Attorney.	Design Guidelines	Prior to Building Permit Issuance	Applicable
14.	The Master Building Permit Plans for the single-family homes shall show enhanced aesthetic wrapping for all corner lots and lots adjacent to open spaces in compliance with the Watson Ranch Specific Plan.	Design Guidelines	Prior to Building Permit Issuance	Applicable
15.	Prior to building permit issuance, the applicant shall provide a map and list of all applicable lots consistent with the enhanced aesthetic wrapping lots depicted in the Design Permit plans, Sheet L-1.	Design Guidelines	Prior to Building Permit Issuance	Applicable
16.	Prior to issuance of occupancy permits for each residence, the applicant shall demonstrate that the "good neighbor" wooden fences within the neighborhood are painted or stained to ensure long-term durability and neighborhood aesthetics.	Design Guidelines	Prior to Building Permit Issuance	Applicable
17.	Consistent with General Plan Policy H-8.12, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented 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. A copy of the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items	General Plan	Prior to Grading Activities or ground disturbance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	Affiliated with the Yocha Dehe Wintun Nation" is included in this Resolution as Exhibit C.			
18.	Prior to issuance of a building permit, the applicant shall submit a street name and address plan through an Address Assignment Request application for approval by the Community Development Director and American Canyon Fire Protection District.	Specific Condition	Prior to Building Permit Issuance	Applicable
19.	Final landscape plans that comply with the State of California Water Efficient Landscape regulations are set forth in the Design Guidelines and shall be followed, and all plant materials shall be installed in accordance with the approved Design Guidelines. All tree stakes and ties shall be removed as set forth in the Design Guidelines. All landscape plantings and required irrigation systems shall be maintained as set forth in the Design Guidelines.	Design Guidelines	Prior to Certificate of Occupancy	Applicable

Building and Safety

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
20.	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.	Design Guidelines	During Construction	Applicable
21.	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.	State Code	Prior to Building Permit Issuance	Applicable
22.	NVUSD Fees: Prior to the issuance of each building permit, the applicant shall provide a receipt or proof of exemption for Napa Valley Unified School District (NVUSD) facility fees.	Specific Condition	Prior to Building Permit Issuance	Applicable
23.	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	Design Guidelines	Prior to Building Permit Issuance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			

Attachment 1 - Exhibit B:
Design Permit Plans

SHEET INDEX

EXISTING & PROPOSED LAND USES

ARCHITECTURE

43X70 PRODUCT
A0.0 INDEX SHEET
A1.0 PLAN 1 COLORED FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN
A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1B EXTERIOR ELEVATIONS
A1.4 PLAN 1C EXTERIOR ELEVATIONS
A2.0 PLAN 2 COLORED FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN
A2.1.0 PLAN 2 OPTIONAL JUNIOR ADU
A2.1.1 PLAN 2 ADDENDA
A2.2 PLAN 2A EXTERIOR ELEVATIONS
A2.3 PLAN 2B EXTERIOR ELEVATIONS
A2.4 PLAN 2C EXTERIOR ELEVATIONS
A3.0 PLAN 3 COLORED FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN
A3.1.1 PLAN 3 ADDENDA
A3.2 PLAN 3A EXTERIOR ELEVATIONS
A3.3 PLAN 3B EXTERIOR ELEVATIONS
A3.4 PLAN 3C EXTERIOR ELEVATIONS
A4.0 COLOR MATERIAL BOARD

50X80 PRODUCT
A0.0 INDEX SHEET
A1.0 PLAN 1 COLORED FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN
A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1B EXTERIOR ELEVATIONS
A1.4 PLAN 1C EXTERIOR ELEVATIONS
A1.5 PLAN 1 OPTIONAL OUTDOOR ROOMS
A2.0 PLAN 2 COLORED FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN
A2.1.1 PLAN 2 ADDENDA
A2.2 PLAN 2A EXTERIOR ELEVATIONS
A2.3 PLAN 2B EXTERIOR ELEVATIONS
A2.4 PLAN 2C EXTERIOR ELEVATIONS
A2.5 PLAN 2 OPTIONAL OUTDOOR ROOMS
A3.0 PLAN 3 COLORED FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN
A3.1.1 PLAN 3 ADDENDA
A3.2 PLAN 3A EXTERIOR ELEVATIONS
A3.3 PLAN 3B EXTERIOR ELEVATIONS
A3.4 PLAN 3C EXTERIOR ELEVATIONS
A3.5 OPTIONAL OUTDOOR ROOMS
A4.0 COLOR MATERIAL BOARD

LANDSCAPE

L-1 CONCEPT PLAN
L-2 CHARACTER IMAGERY
L-3 PLANT AND MATERIAL PALETTE



Front Elevation 1B
Scheme 4

Front Elevation 2A
Scheme 2

Front Elevation 3C
Scheme 9

43x70 LOTS



Front Elevation 2A
Scheme 2

Front Elevation 3B
Scheme 8

Front Elevation 1C
Scheme 7

50x80 LOTS

DEVELOPER
330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY

CIVIL ENGINEER
CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-3022
CONTACT: JASON NERI &
WILL CARLSON

ARCHITECT
KTGY GROUP, INC
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 463-2010
CONTACT: AMANDA MAZZEI &
JILL WILLIAMS

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: ERIK GELLERMAN

MARCH 7, 2022

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE

330 LAND COMPANY

NEWELL PROPERTY AT WATSON RANCH

DESIGN REVIEW

AMERICAN CANYON, CALIFORNIA

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Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

cbg
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

3/7/2022 4:52 PM

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Front Elevation 1B
Scheme 4

Front Elevation 2A
Scheme 2

Front Elevation 3C
Scheme 9

NEWELL PROPETY N1 - 43 X 70

SHEET INDEX:

ARCHITECTURE:

A0.0 INDEX SHEET

PLAN 1
A1.0 PLAN 1 COLORED FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN
A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1B EXTERIOR ELEVATIONS
A1.4 PLAN 1C EXTERIOR ELEVATIONS

PLAN 2
A2.0 PLAN 2 COLORED FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN
A2.1.1 PLAN 2 ADDENDA
A2.2 PLAN 2A EXTERIOR ELEVATIONS
A2.3 PLAN 2B EXTERIOR ELEVATIONS
A2.4 PLAN 2C EXTERIOR ELEVATIONS

PLAN 3
A3.0 PLAN 3 COLORED FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN
A3.1.1 PLAN 3 ADDENDA
A3.2 PLAN 3A EXTERIOR ELEVATIONS
A3.3 PLAN 3B EXTERIOR ELEVATIONS
A3.4 PLAN 3C EXTERIOR ELEVATIONS

COLOR MATERIAL BOARD
A4.0 COLOR MATERIAL BOARD

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330 LAND COMPANY LLC

PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

Scale: 1/4" = 1'-0"
0 2 4 8

INDEX SHEET

A0.0



Front Elevation 1A

Scheme 1



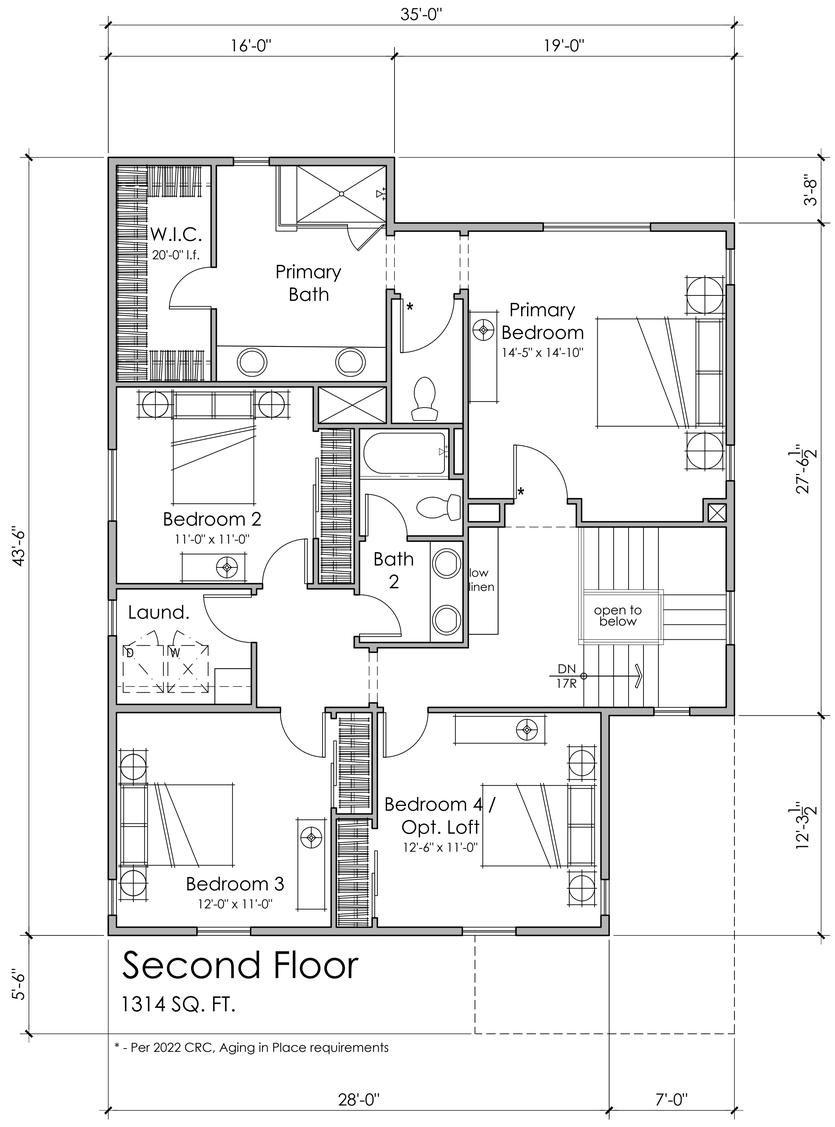
Front Elevation 1B

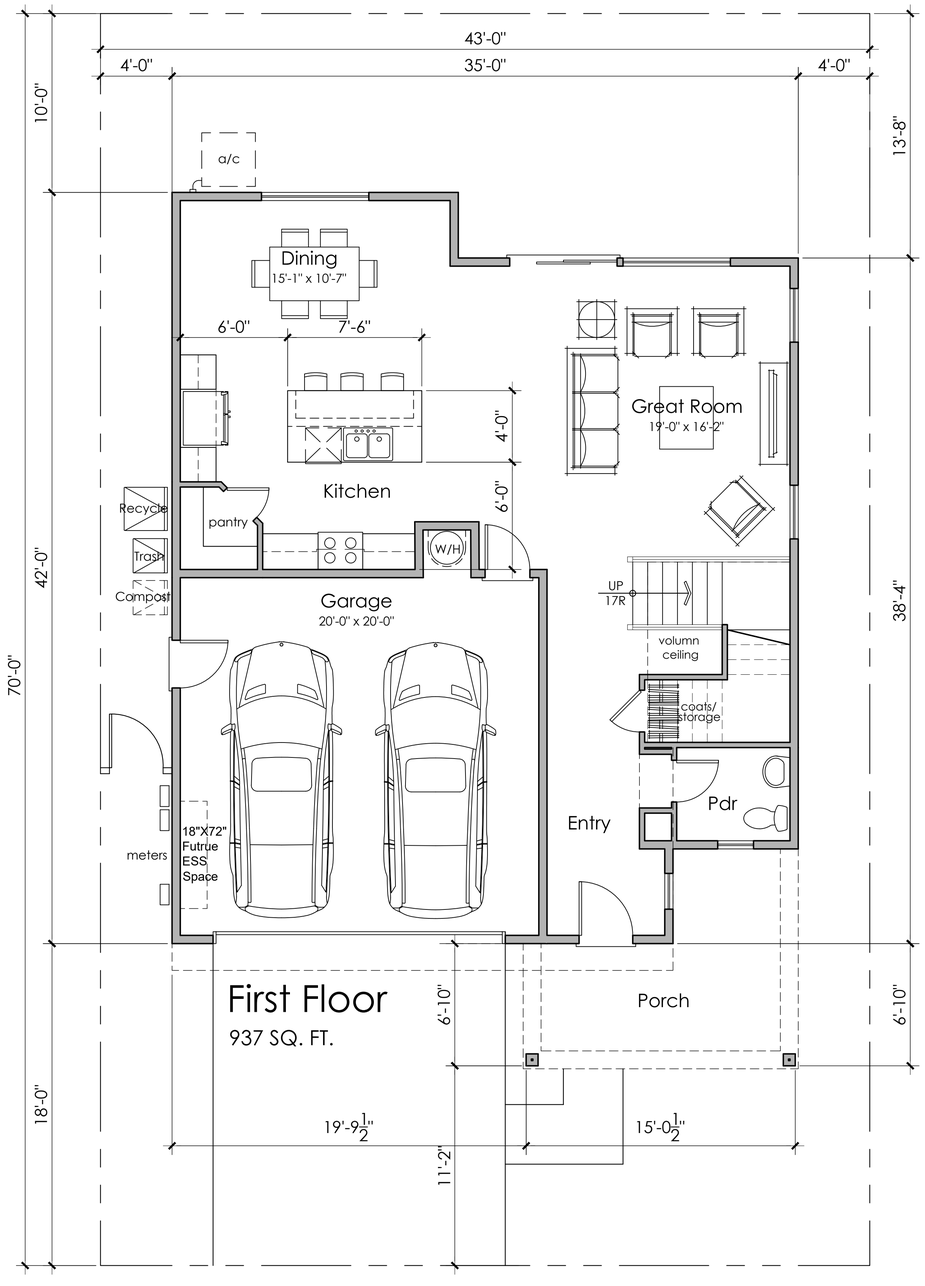
Scheme 4

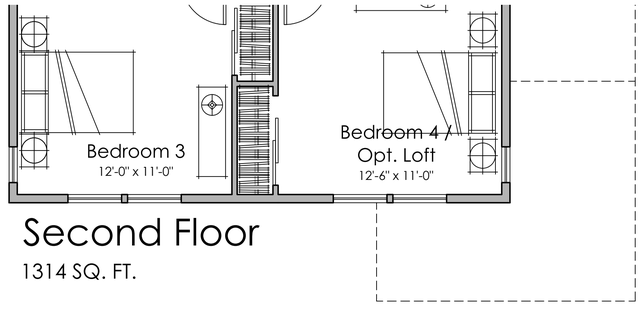


Front Elevation 1C

Scheme 7

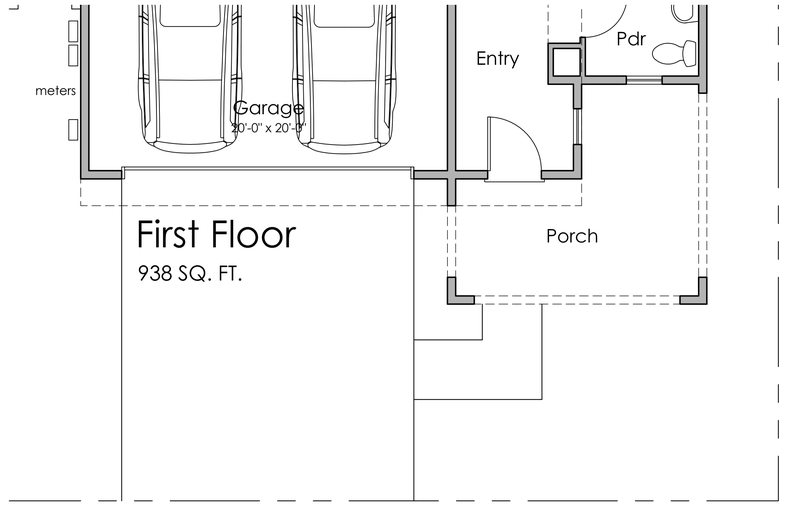

35'-0"
16'-0"
19'-0"
43'-6"
3'-8"
27'-6 1/2"
12'-3 1/2"
5'-6"
W.I.C.
20'-0" l.f.
Primary Bath
Primary Bedroom
14'-5" x 14'-10"
Bedroom 2
11'-0" x 11'-0"
Bath 2
low linen
Laund.
D
W
open to below
DN 17R
Bedroom 4 / Opt. Loft
12'-6" x 11'-0"
Bedroom 3
12'-0" x 11'-0"
Second Floor
1314 SQ. FT.
* - Per 2022 CRC, Aging in Place requirements
28'-0"
7'-0"


43'-0"
4'-0"
35'-0"
4'-0"
10'-0"
13'-8"
38'-4"
70'-0"
42'-0"
18'-0"
a/c
Dining
15'-1" x 10'-7"
6'-0"
7'-6"
4'-0"
6'-0"
Kitchen
Great Room
19'-0" x 16'-2"
Recycle
Trash
Compost
pantry
W/H
Garage
20'-0" x 20'-0"
UP 17R
volumn ceiling
coats/ storage
Pdr
Entry
meters
18"X72" Futrue ESS Space
Porch
6'-10"
6'-10"
First Floor
937 SQ. FT.
19'-9 1/2"
15'-0 1/2"
11'-2"



Second Floor

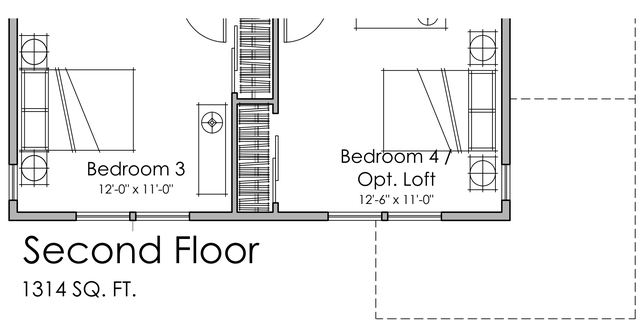
1314 SQ. FT.



First Floor

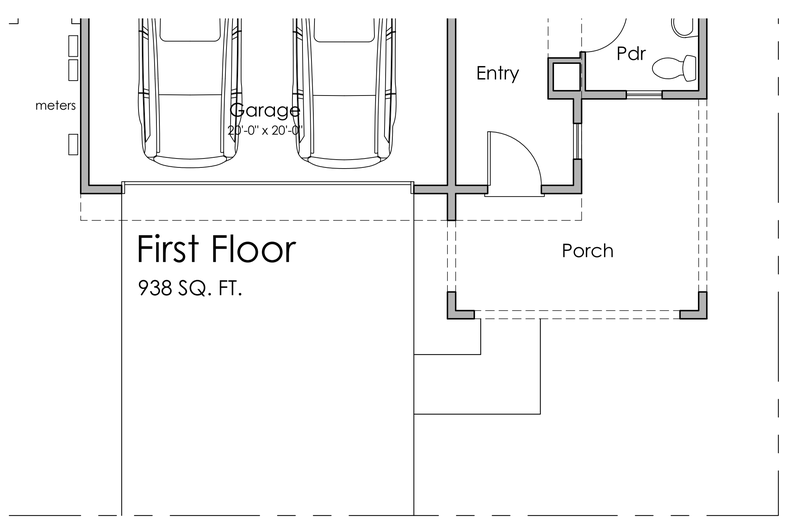
938 SQ. FT.

PLAN 1C



Second Floor

1314 SQ. FT.



First Floor

938 SQ. FT.

PLAN 1B

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FEBRUARY 8, 2023

0 2 4 8

FLOOR PLAN 1 ADDENDA

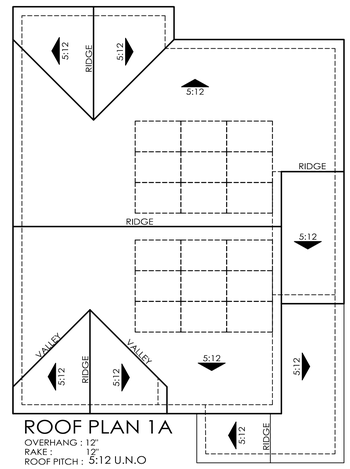
A1.1.1

1A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



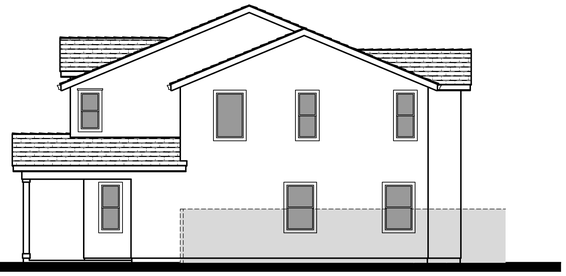
Front Elevation 1A

0 2 4 8

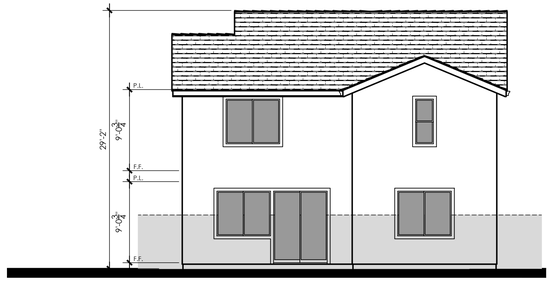


ROOF PLAN 1A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



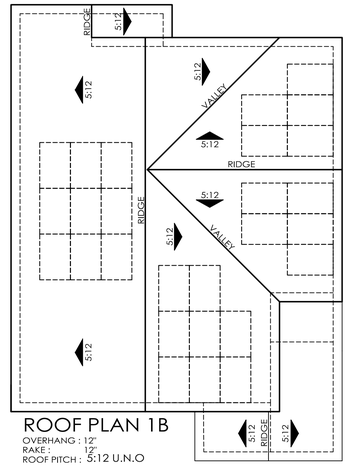
Rear Elevation at
Enhanced Locations

1B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



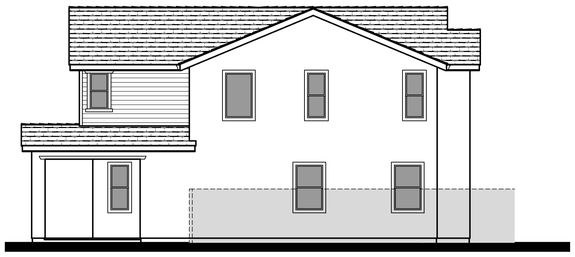
Front Elevation 1B

0 2 4 8

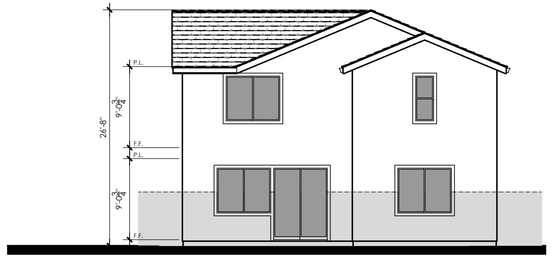


ROOF PLAN 1B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

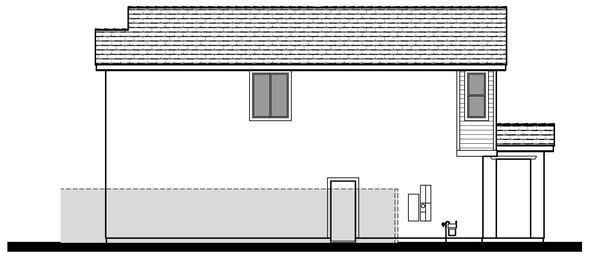
0 4 8 16



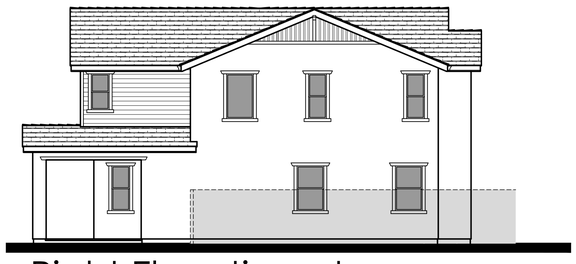
Right Elevation



Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



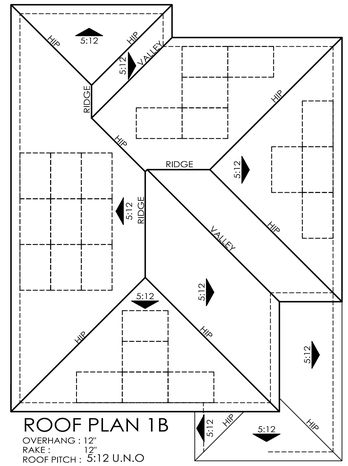
Rear Elevation at
Enhanced Locations

1C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim



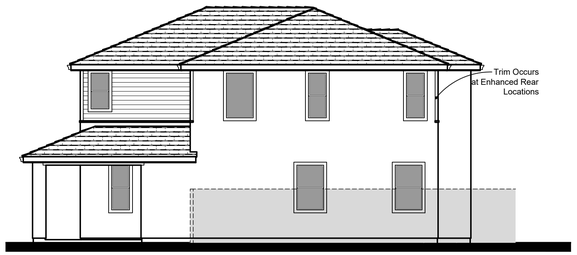
Front Elevation 1C

0 2 4 8

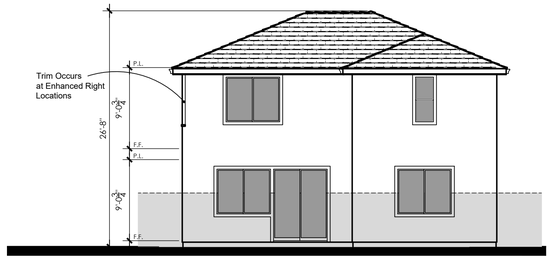


ROOF PLAN 1B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

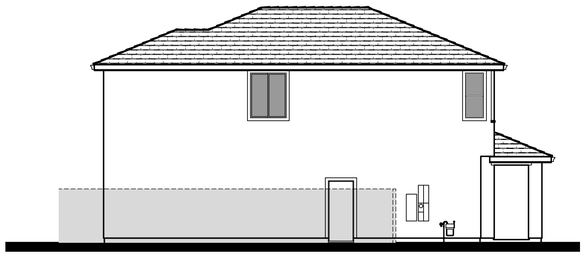
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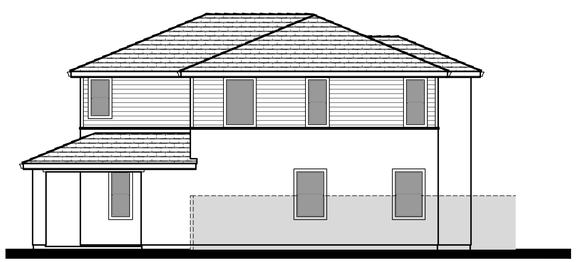
Right Elevation



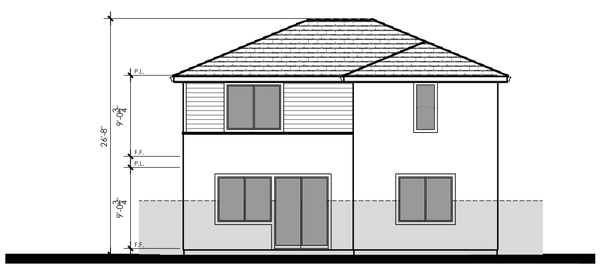
Rear Elevation



Left Elevation



Right Elevation at Enhanced Locations

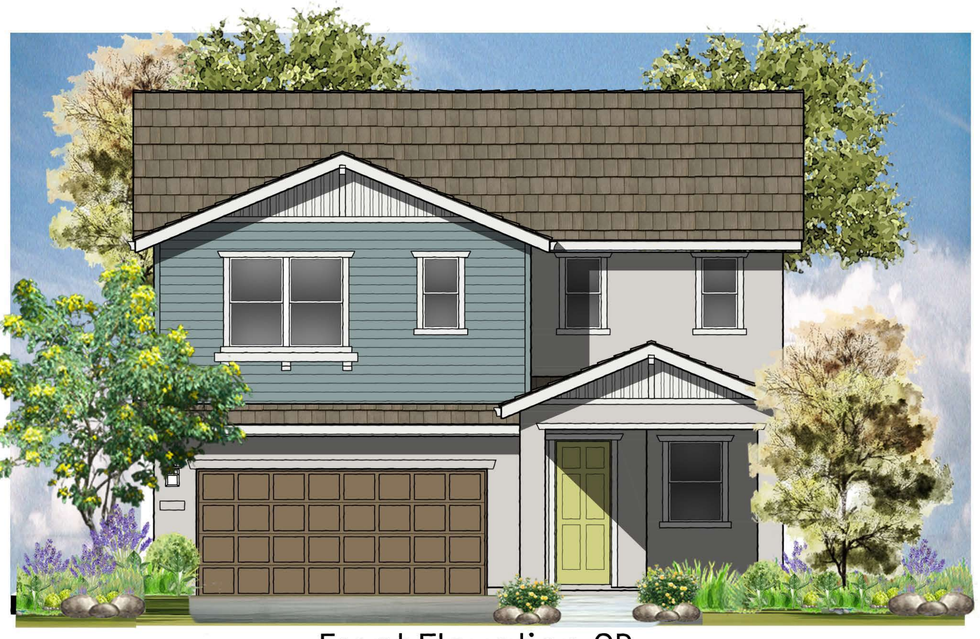


Rear Elevation at Enhanced Locations



Front Elevation 2A

Scheme 2



Front Elevation 2B

Scheme 5



Front Elevation 2C

Scheme 8

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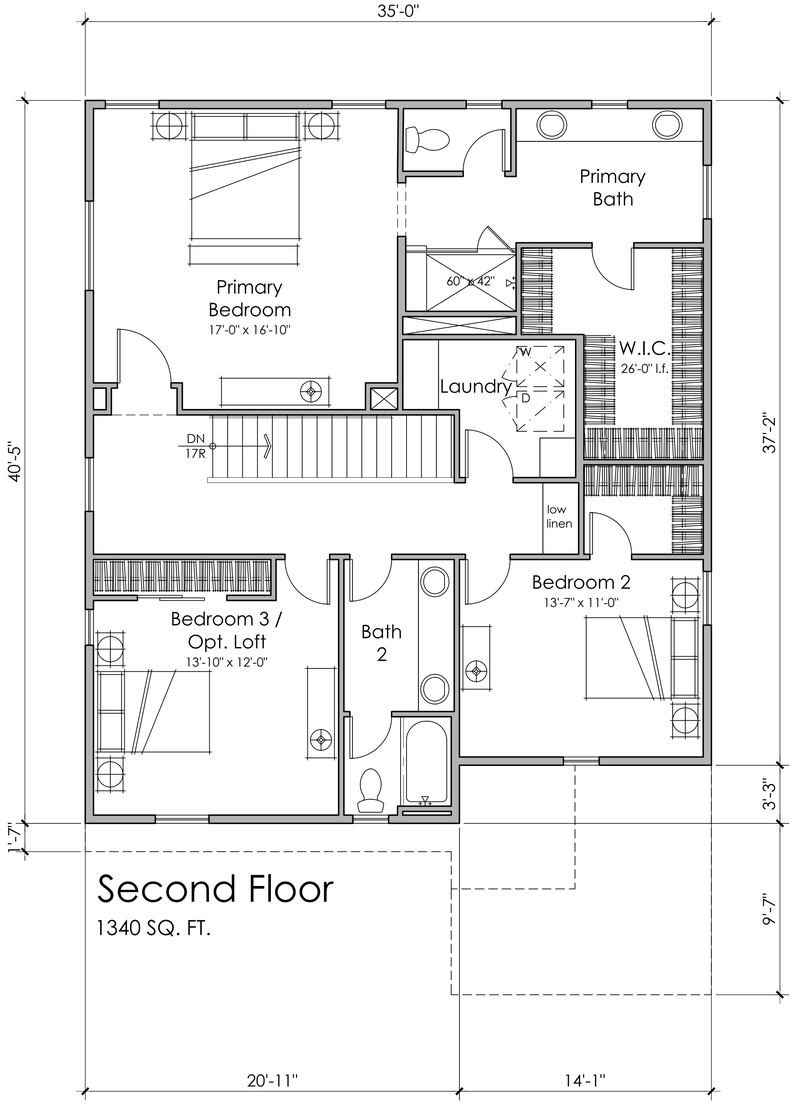
PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

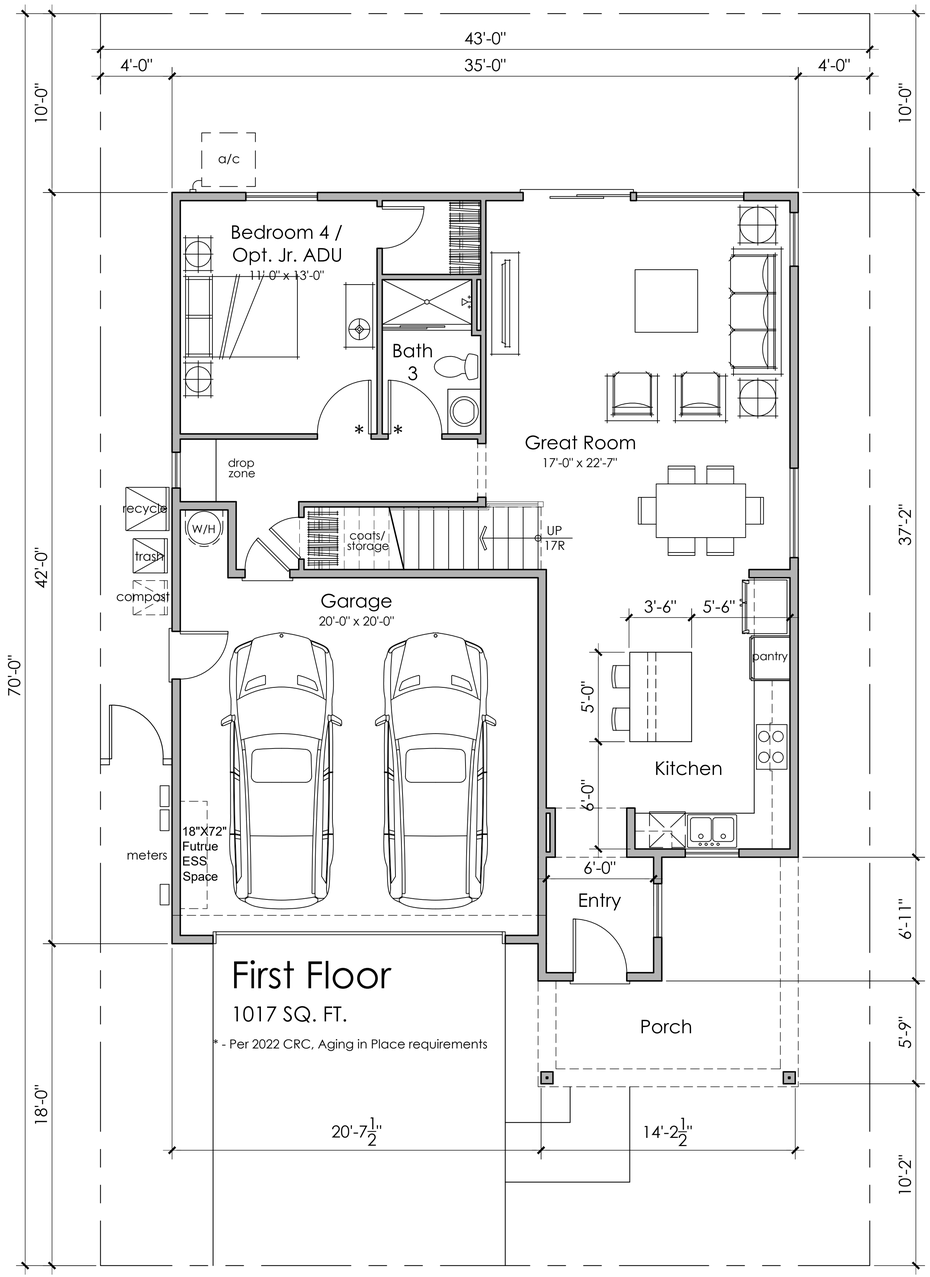
PLAN 2 FRONT ELEVATIONS

A2.0



Second Floor

1340 SQ. FT.



First Floor

1017 SQ. FT.

* - Per 2022 CRC, Aging in Place requirements

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PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

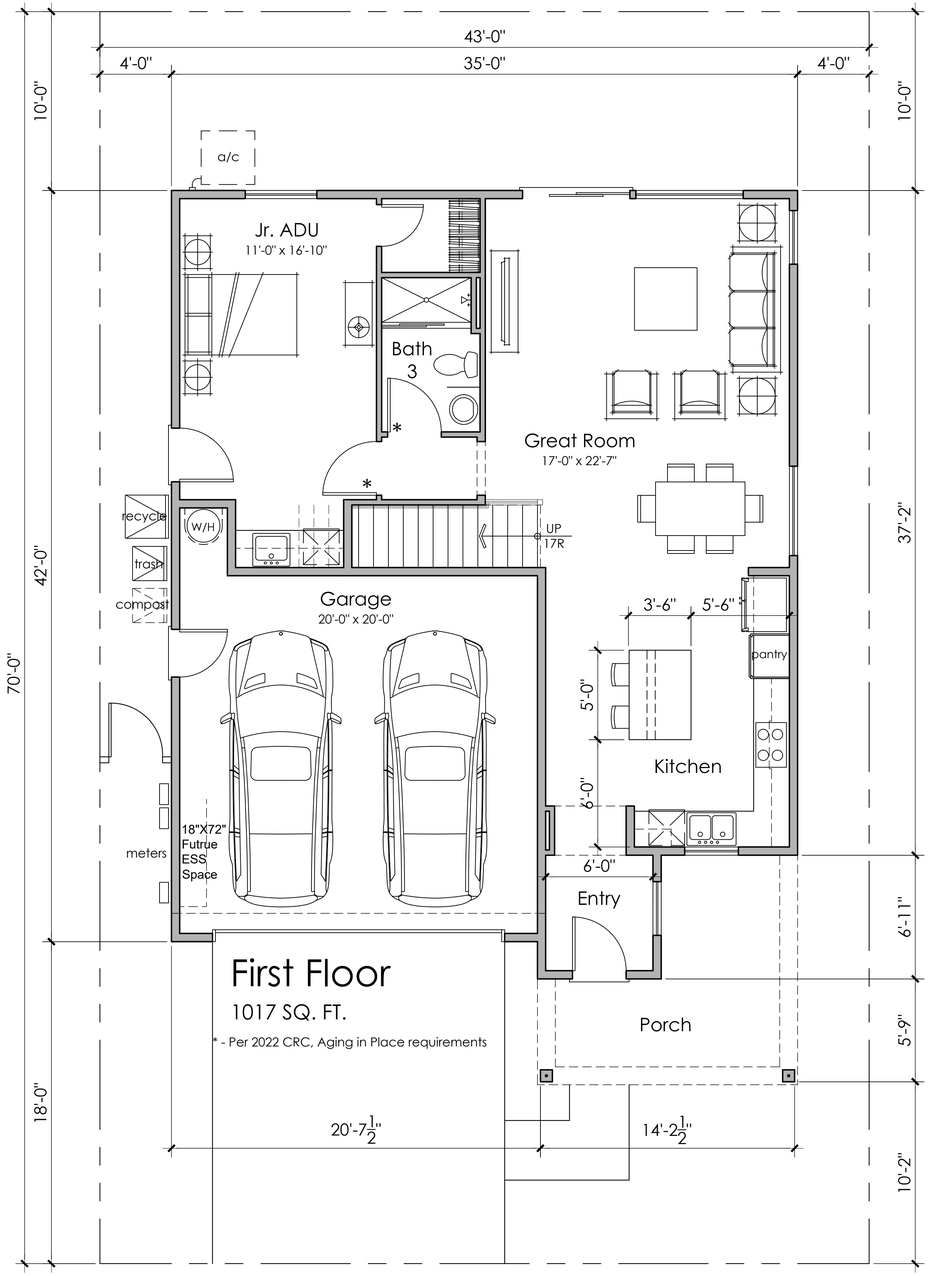
SCHEMATIC DESIGN
FEBRUARY 9, 2023

0 2 4 8

4 BEDROOMS
OPT. LOFT
3 BATHS
2,357 S.F.

FLOOR PLAN 2

A2.1



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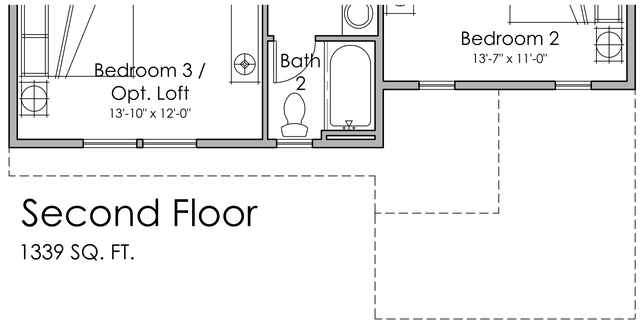
PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

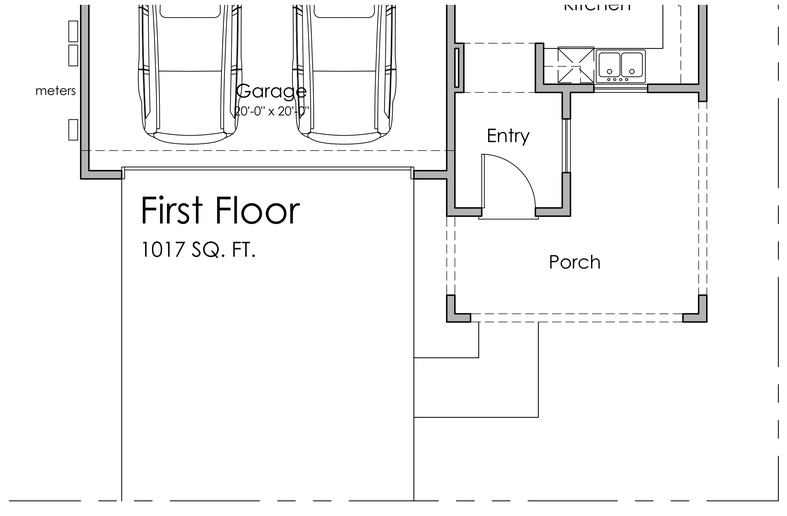
SCHEMATIC DESIGN
FEBRUARY 8, 2023

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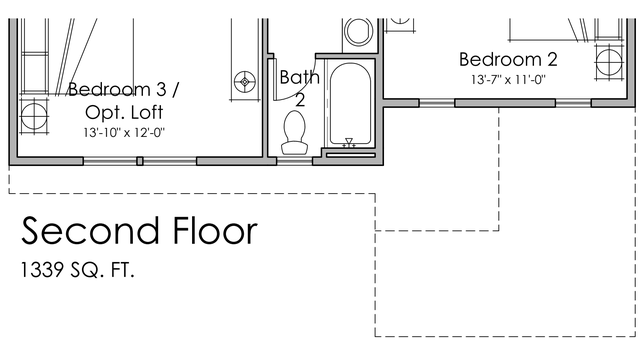
FLOOR PLAN 2
JR. ADU

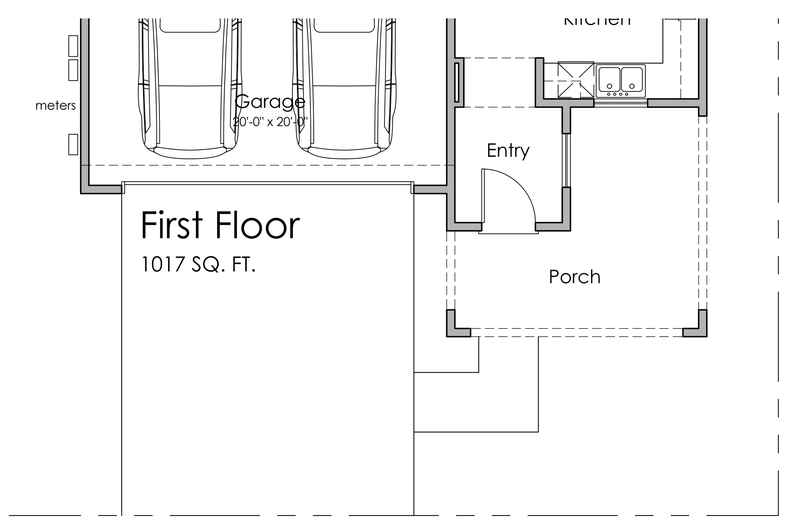
A2.1.0





PLAN 2C





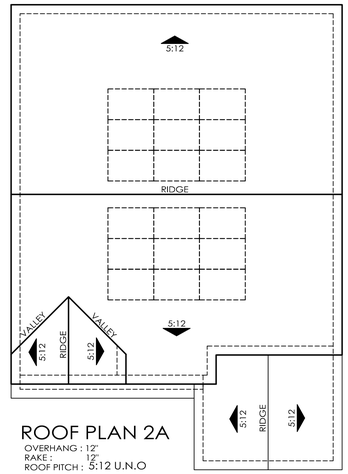
PLAN 2B

2A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



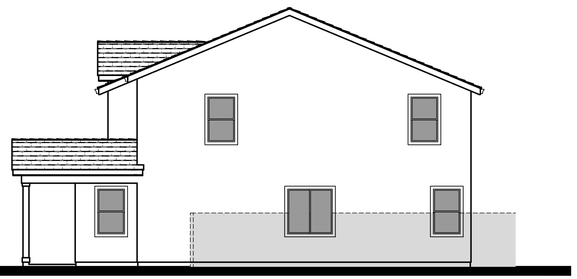
Front Elevation 2A

0 2 4 8

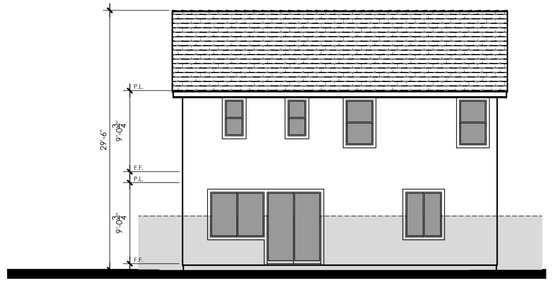


ROOF PLAN 2A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



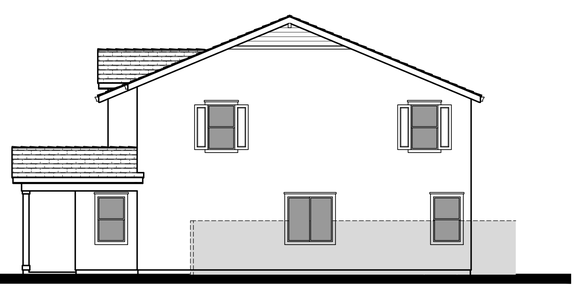
Right Elevation



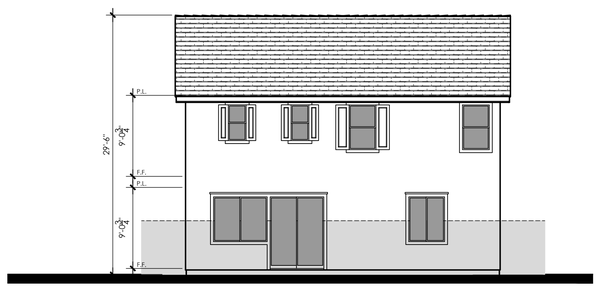
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



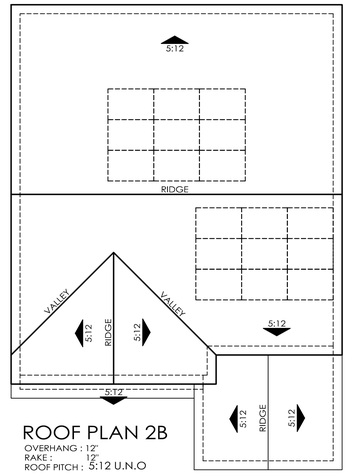
Rear Elevation at
Enhanced Locations

2B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



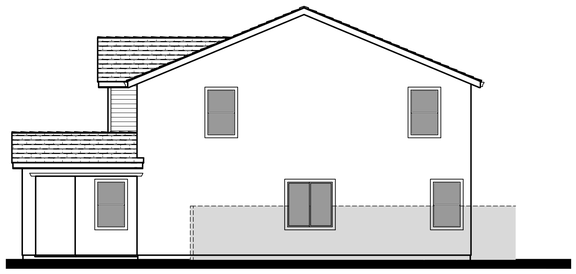
Front Elevation 2B

0 2 4 8

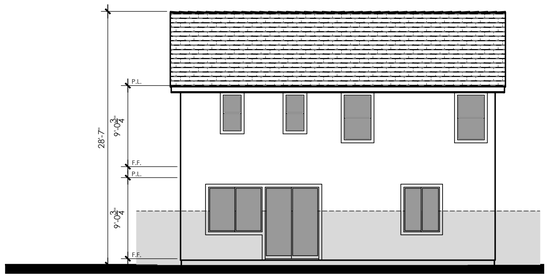


ROOF PLAN 2B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

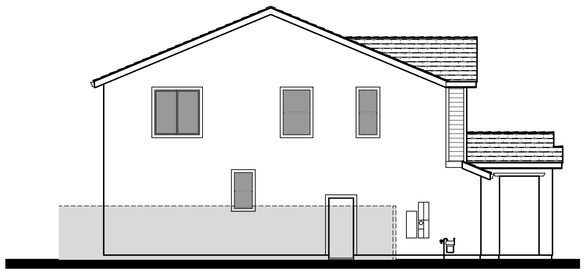
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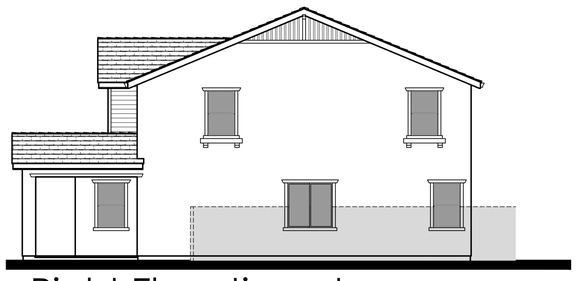
Right Elevation



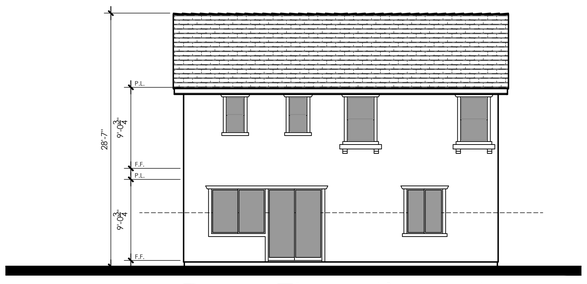
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



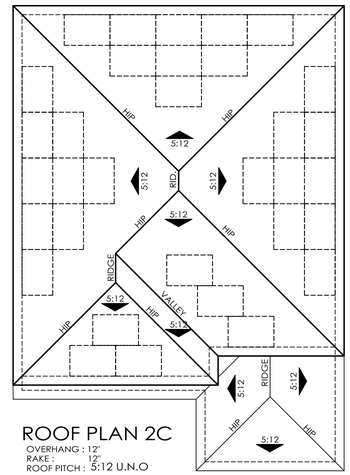
Rear Elevation at
Enhanced Locations

2C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim



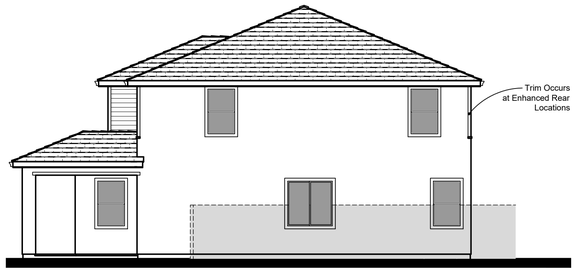
Front Elevation 2C

0 2 4 8

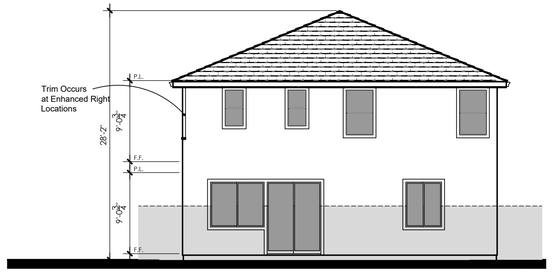


ROOF PLAN 2C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

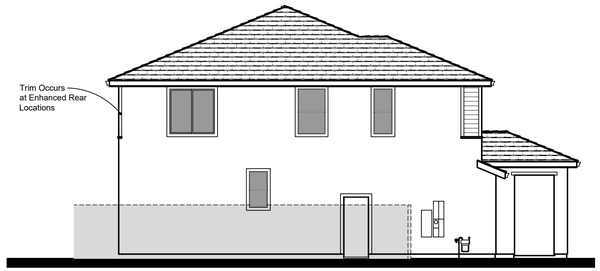
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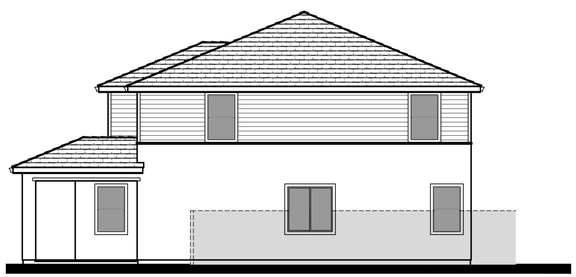
Right Elevation



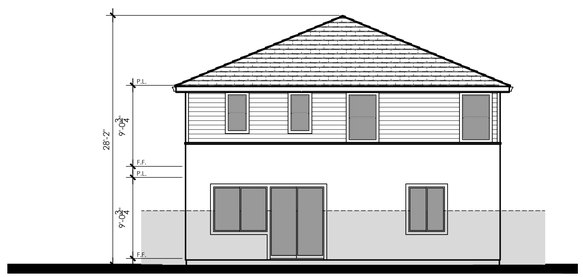
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



Rear Elevation at
Enhanced Locations



Front Elevation 3A

Scheme 3



Front Elevation 3B

Scheme 6



Front Elevation 3C

Scheme 9

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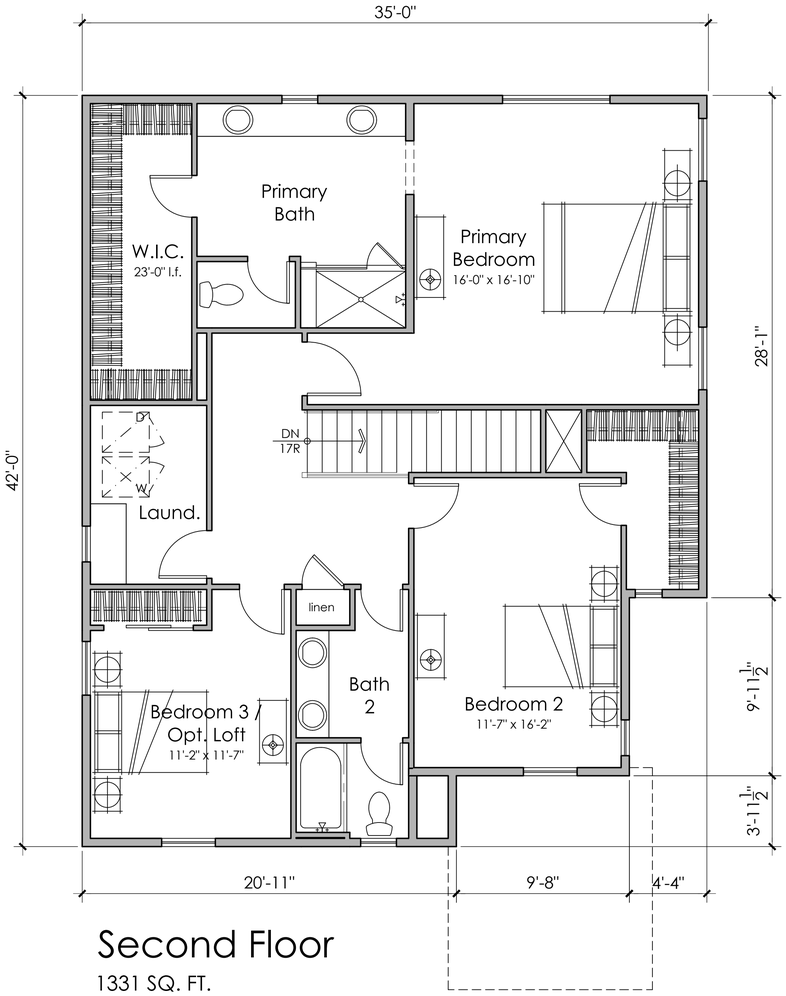
PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

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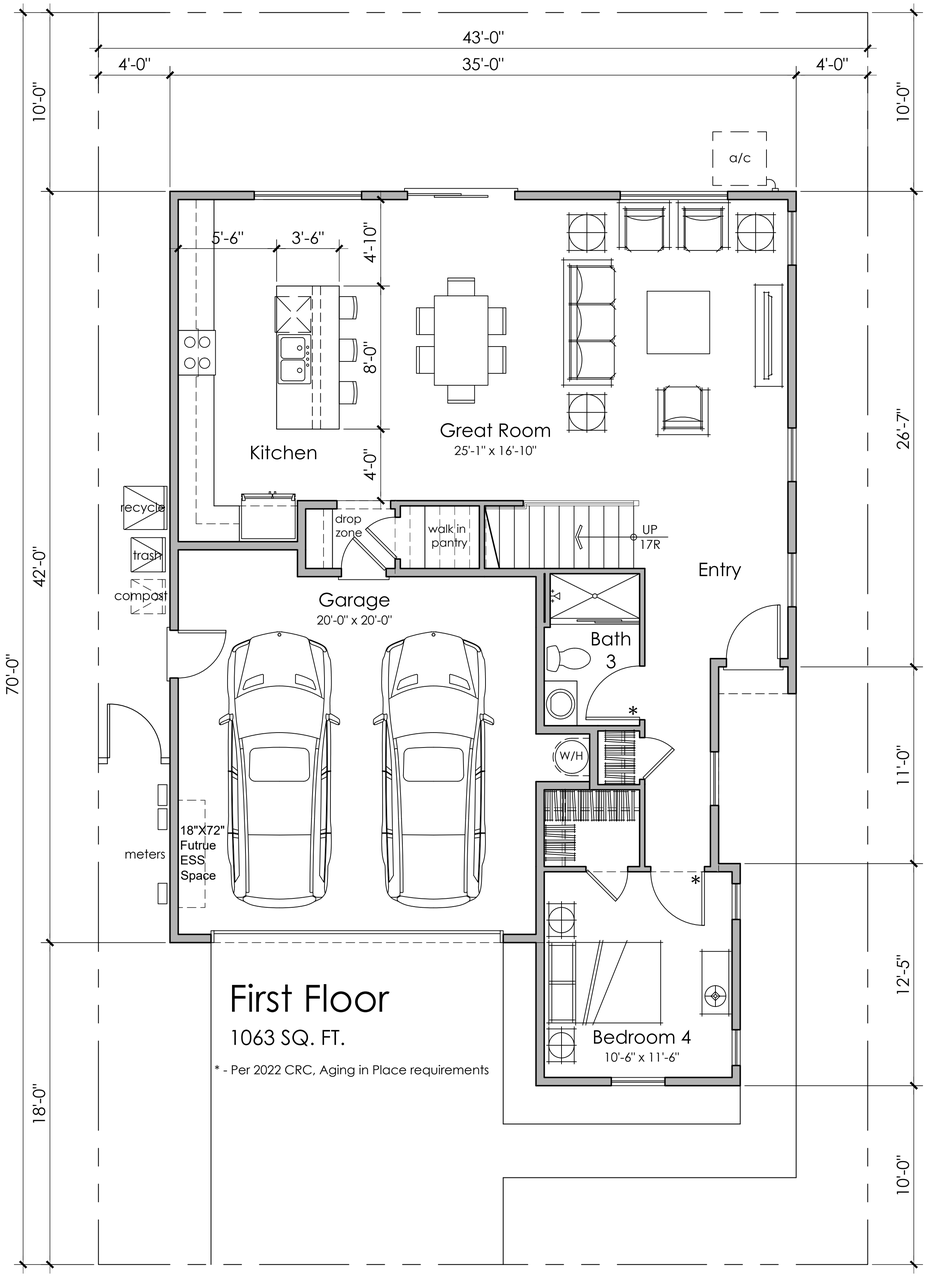
PLAN 3 FRONT ELEVATIONS

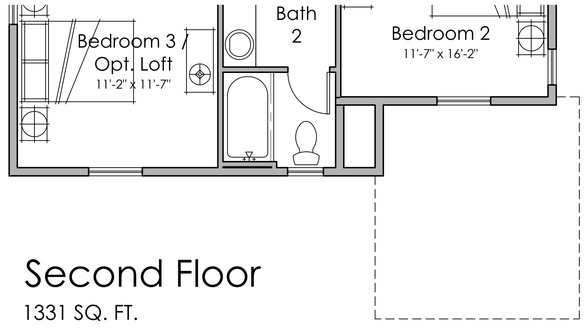
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Second Floor

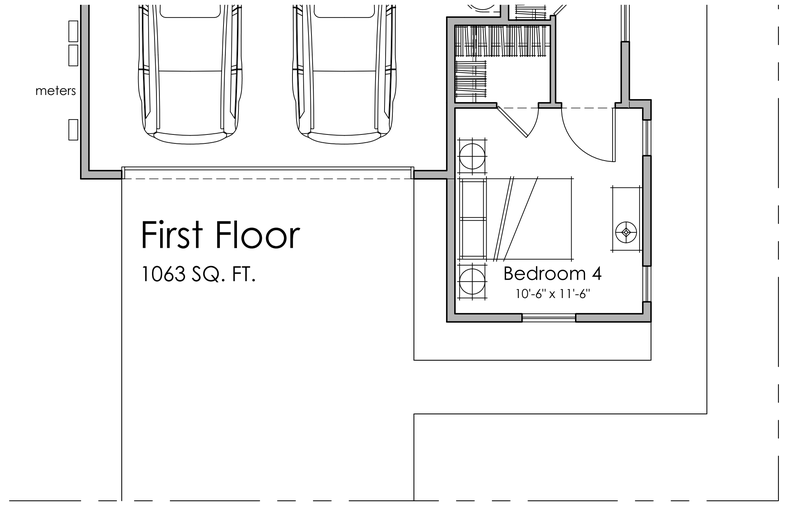
1331 SQ. FT.



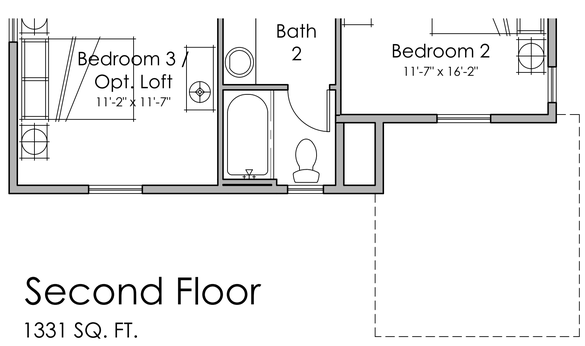


Second Floor

1331 SQ. FT.

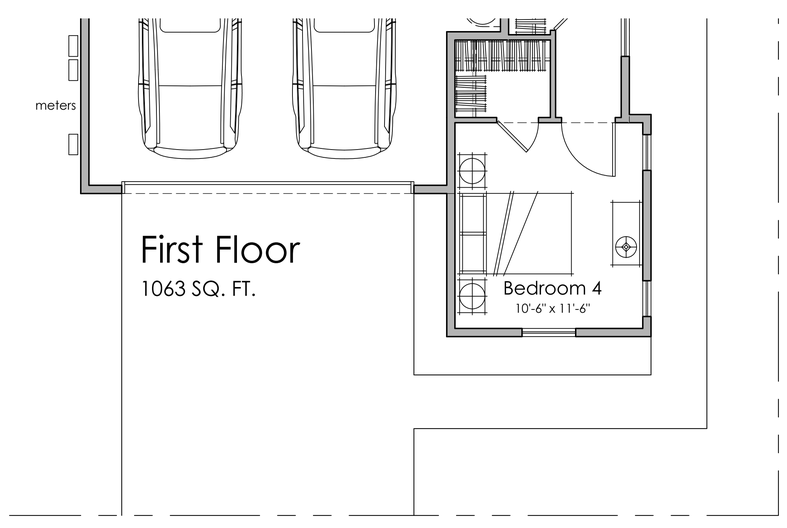


PLAN 3C



Second Floor

1331 SQ. FT.



PLAN 3B

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PROMONTORY N1_43X70
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

FLOOR PLAN 3 ADDENDA

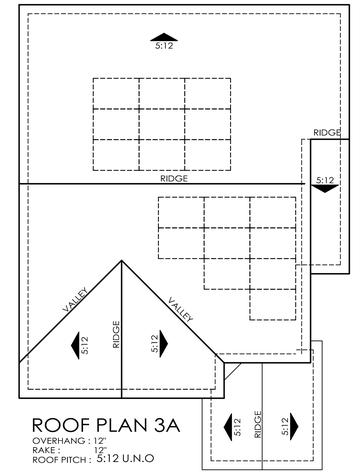
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3A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim



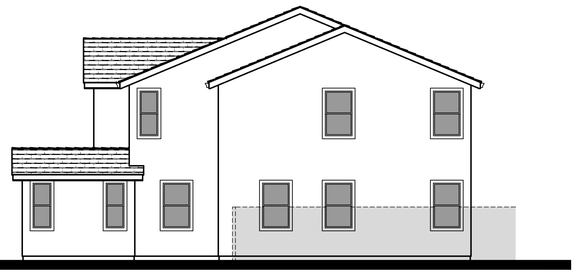
Front Elevation 3A

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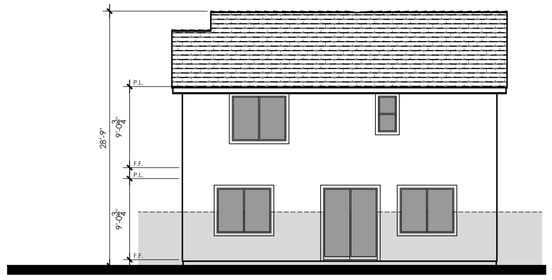


ROOF PLAN 3A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



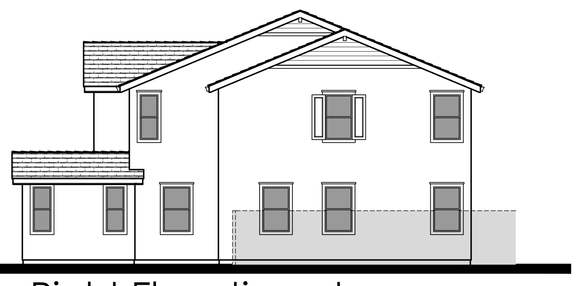
Right Elevation



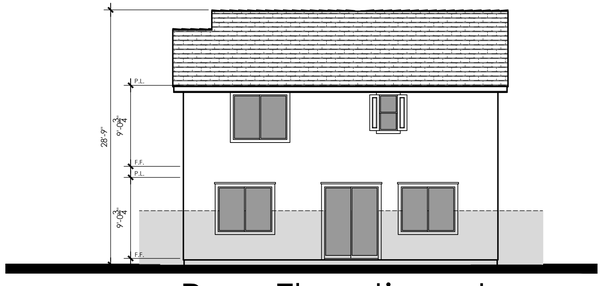
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



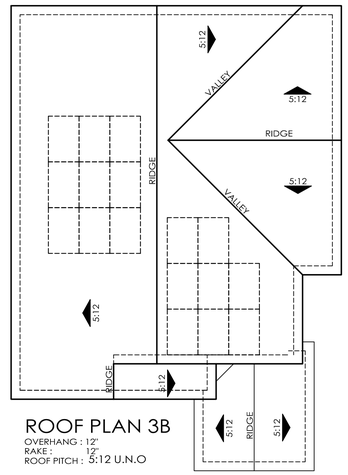
Rear Elevation at
Enhanced Locations

3B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



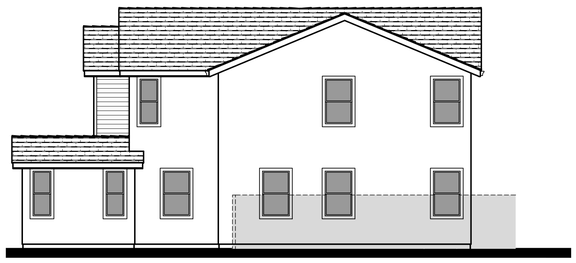
Front Elevation 3B

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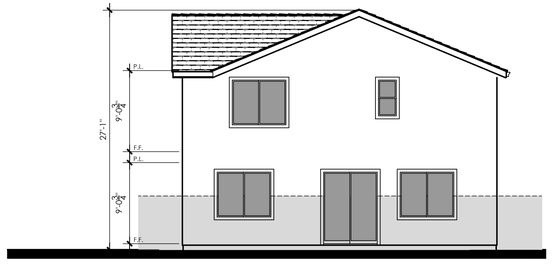


ROOF PLAN 3B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

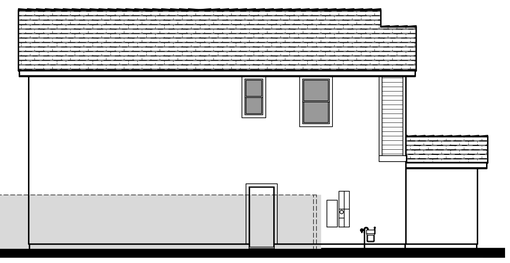
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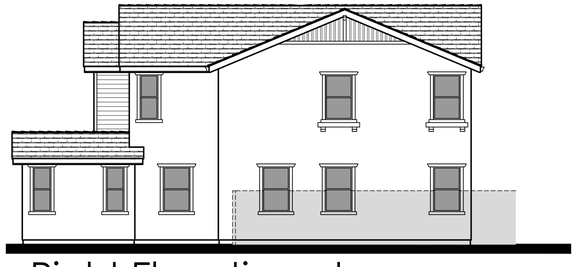
Right Elevation



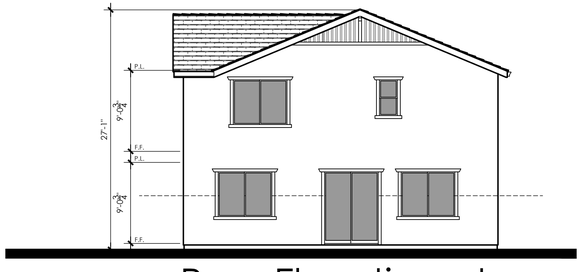
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



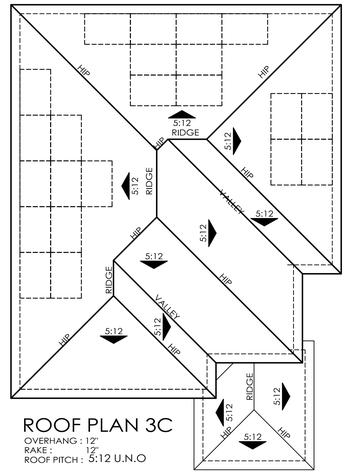
Rear Elevation at
Enhanced Locations

3C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim



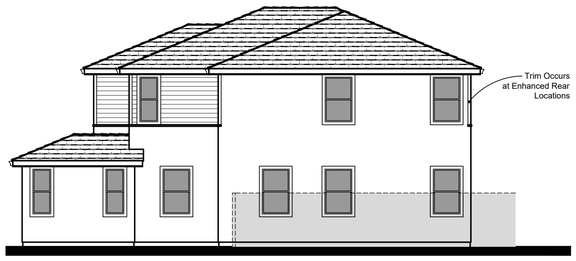
Front Elevation 3C

0 2 4 8

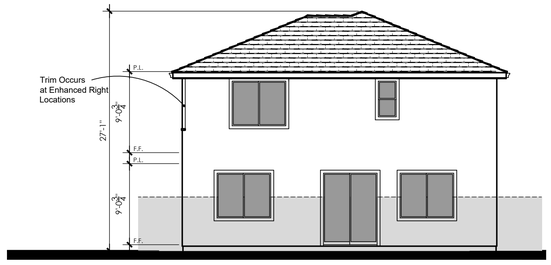


ROOF PLAN 3C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

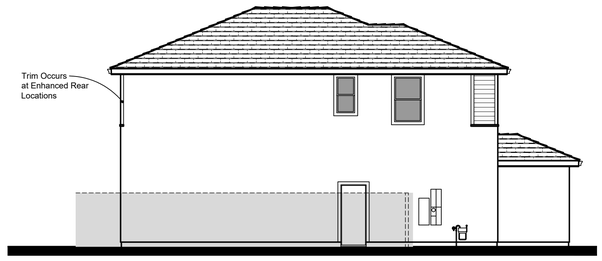
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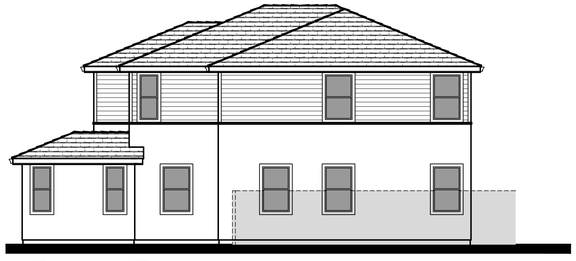
Right Elevation



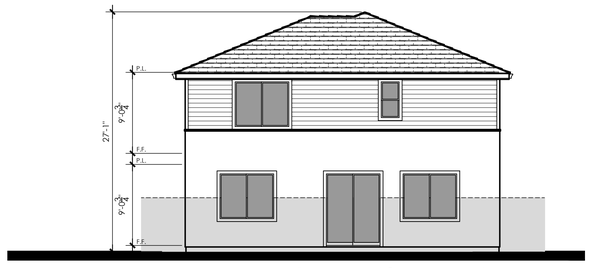
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



Rear Elevation at
Enhanced Locations

'A' - ELEVATIONS

	1	2	3
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE
STUCCO BODY / TRIM 1	SW 0053 PORCELAIN	SW 7045 INTELLECTUAL GRAY	SW 7544 FENLAND
FASCIA / EAVES/ TRIM 2/ POSTS / GABLE SIDING	SW 7019 GAUNTLET GRAY	SW 8917 SHELL WHITE	SW 7541 GRECIAN IVORY
GARAGE DOORS	SW 7643 PUSSYWILLOW	SW 8917 SHELL WHITE	SW 7048 URBANE BRONZE
ENTRY DOORS / SHUTTERS	SW 6459 JADITE	SW 6006 BLACK BEAN	SW 0032 NEEDLEPOINT NAVY

'B' - ELEVATIONS

	4	5	6
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL
SIDING BODY INCLUDING CORNER BOARDS TRIM	SW 6252 ICE CUBE	SW 9134 DELFT	SW 7592 CRABBY APPLE
STUCCO BODY	SW 6252 ICE CUBE	SW 7647 CRUSHED ICE	SW 7641 COLANNADE GRAY
FASCIA / EAVES/ TRIM / POSTS / GABLE SIDING	SW 7005 PURE WHITE	SW 7006 EXTRA WHITE	SW 7004 SNOWBOUND
GARAGE DOORS	SW 7067 CITYSCAPE	SW 9124 VERDE MARRON	SW 7069 IRON ORE
ENTRY DOORS	SW 7726 LEMON VERBENA	SW 9031 PRIMAVERA	SW 9135 WHIRLPOOL

'C' - ELEVATIONS

	7	8	9
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4595 DARK CHARCOAL	4588 GARNET BROWN RANGE	4602 CONCORD BLEND
SIDING BODY / WINDOW TRIM AT SIDING / INCLUDING CORNER BOARDS TRIM	SW 7018 DOVETAIL	SW 0008 CAJUN RED	SW 7069 IRON ORE
STUCCO BODY / STUCCO WINDOW & DOOR TRIM	SW 7029 AGREEABLE GRAY	SW 7025 BACKDROP	SW 7005 PURE WHITE
FASCIA / EAVES	SW 7006 EXTRA WHITE	SW 7020 BLACK FOX	SW 7006 EXTRA WHITE
GARAGE DOORS	SW 7643 PUSSYWILLOW	SW 6082 COBBLE BROWN	SW 7069 IRON ORE
ENTRY DOORS	SW 9182 ROJO MARRON	SW 6473 SURF GREEN	SW 7591 RED BARN



Front Elevation 2A
Scheme 2

Front Elevation 3B
Scheme 6

Front Elevation 1C
Scheme 7

NEWELL PROPETY N2 - 50 X 80

SHEET INDEX:

ARCHITECTURE:

A0.0 INDEX SHEET

PLAN 1
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A1.1.1 PLAN 1 ADDENDA
A1.2 PLAN 1A EXTERIOR ELEVATIONS
A1.3 PLAN 1B EXTERIOR ELEVATIONS
A1.4 PLAN 1C EXTERIOR ELEVATIONS
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PLAN 2
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A2.2 PLAN 2A EXTERIOR ELEVATIONS
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A3.4 PLAN 3C EXTERIOR ELEVATIONS
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COLOR MATERIAL BOARD
A4.0 COLOR MATERIAL BOARD

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330 LAND COMPANY LLC

PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

Scale: 1/4" = 1'-0"
0 2 4 8

INDEX SHEET

A0.0



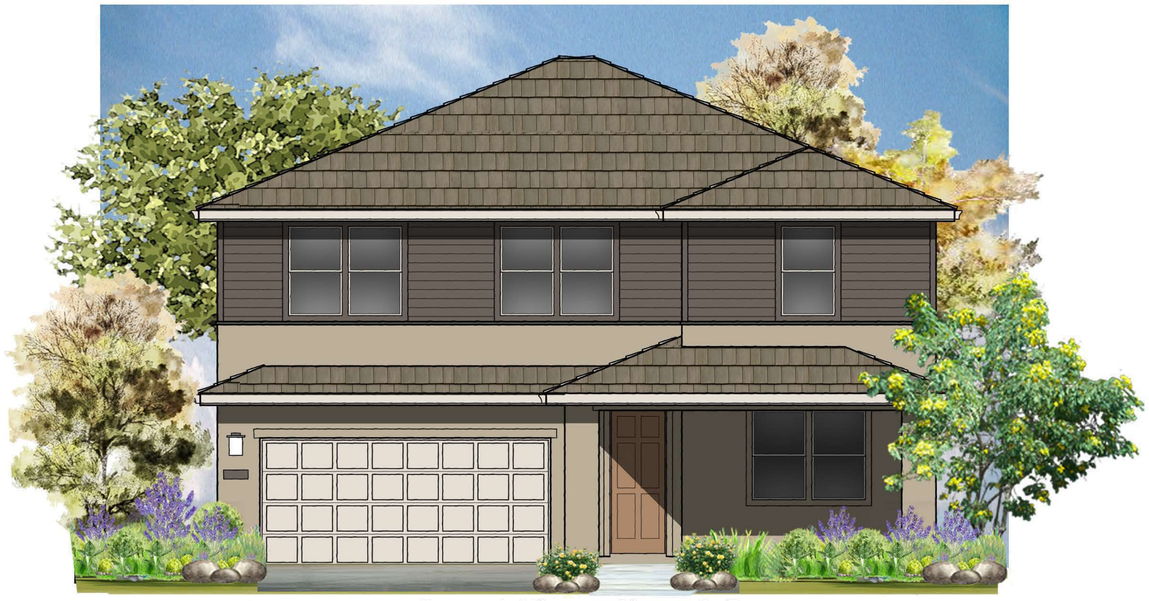
Front Elevation 1A

Scheme 1



Front Elevation 1B

Scheme 4



Front Elevation 1C

Scheme 7

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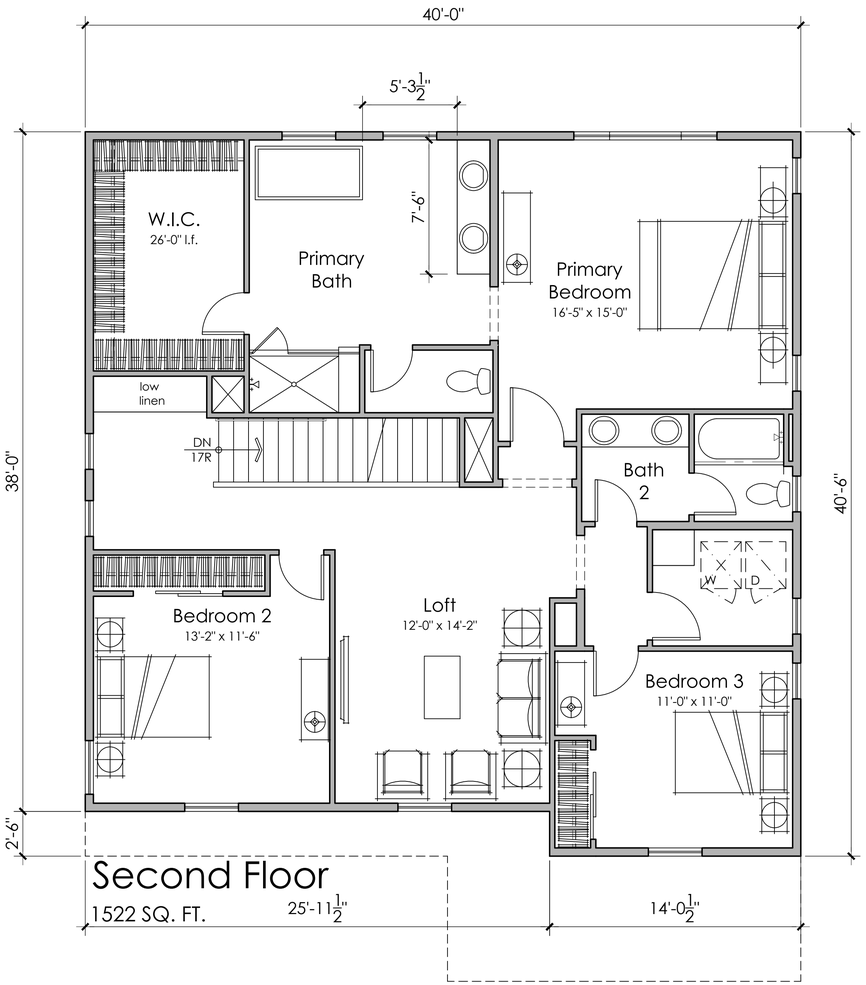
PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

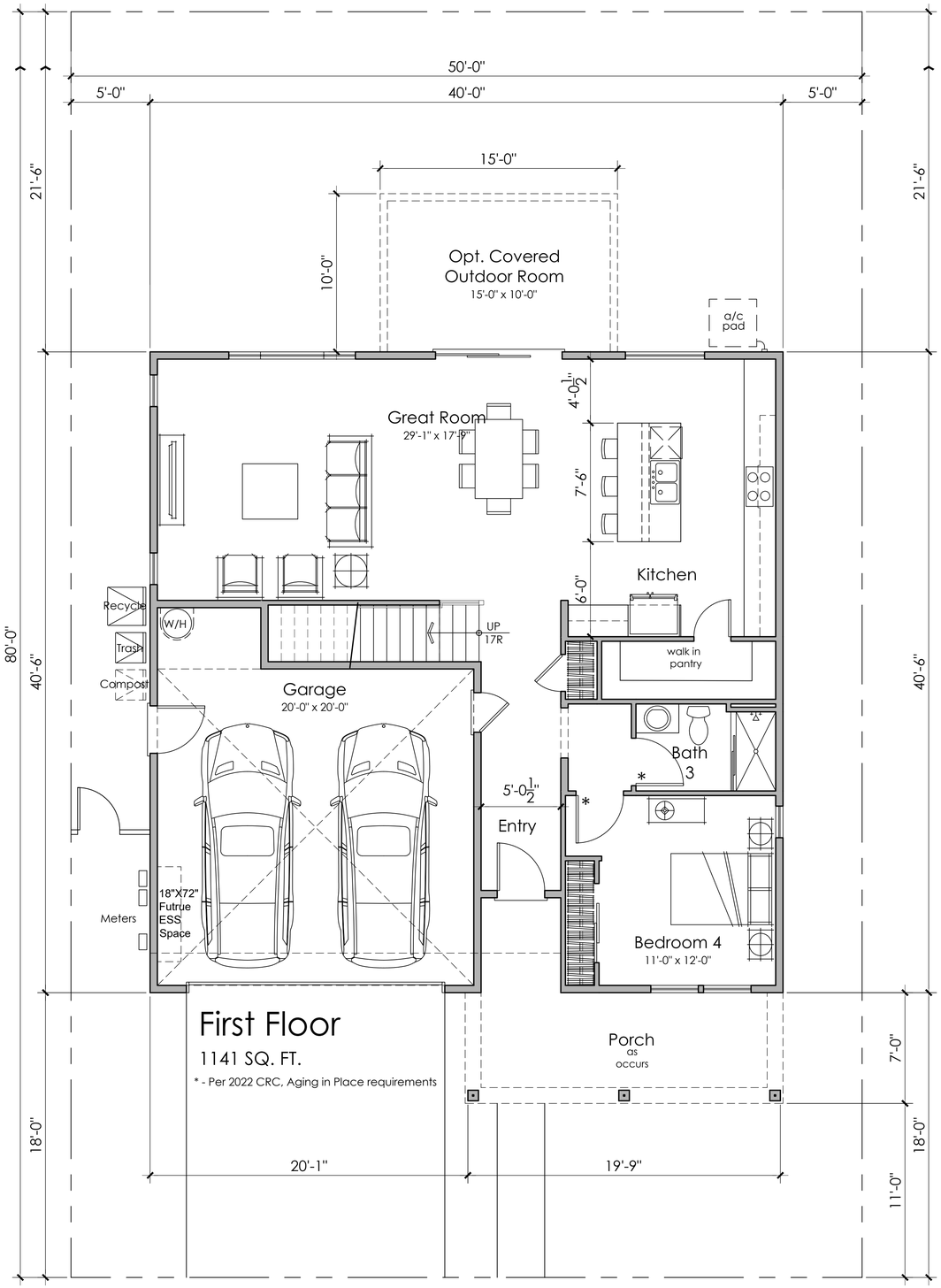
SCHEMATIC DESIGN
FEBRUARY 8, 2023

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PLAN 1 FRONT ELEVATIONS

A1.0





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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

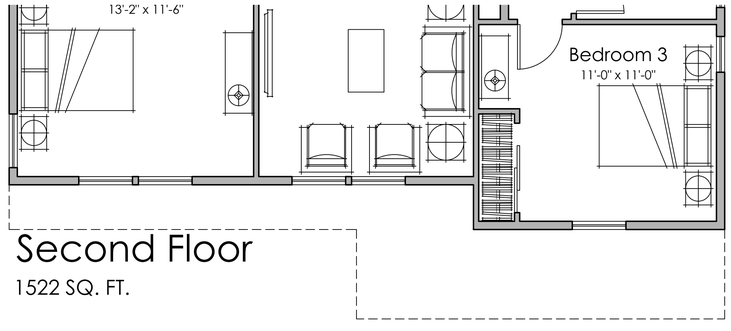
SCHEMATIC DESIGN
FEBRUARY 8, 2023

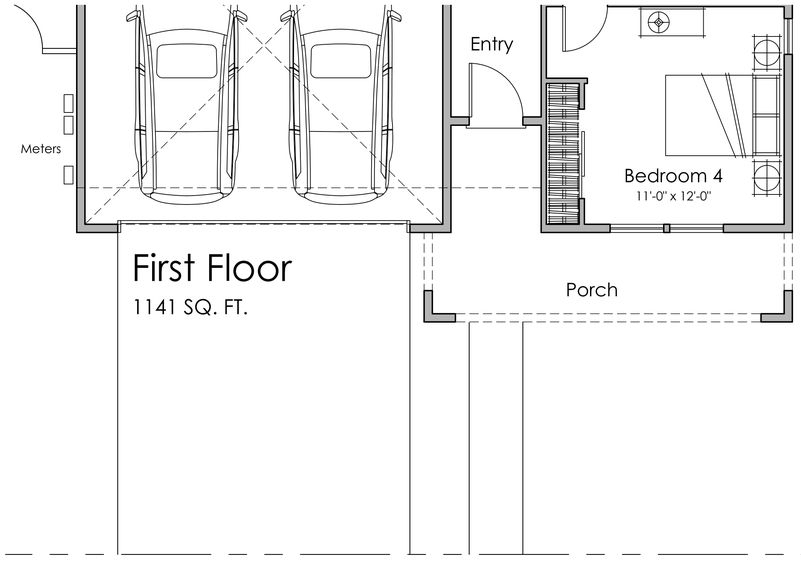
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4 BEDROOMS + LOFT
3 BATHS
2,663 S.F.

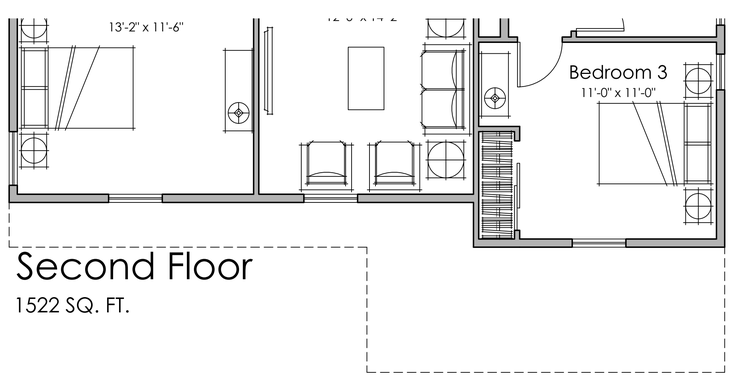
FLOOR PLAN 1

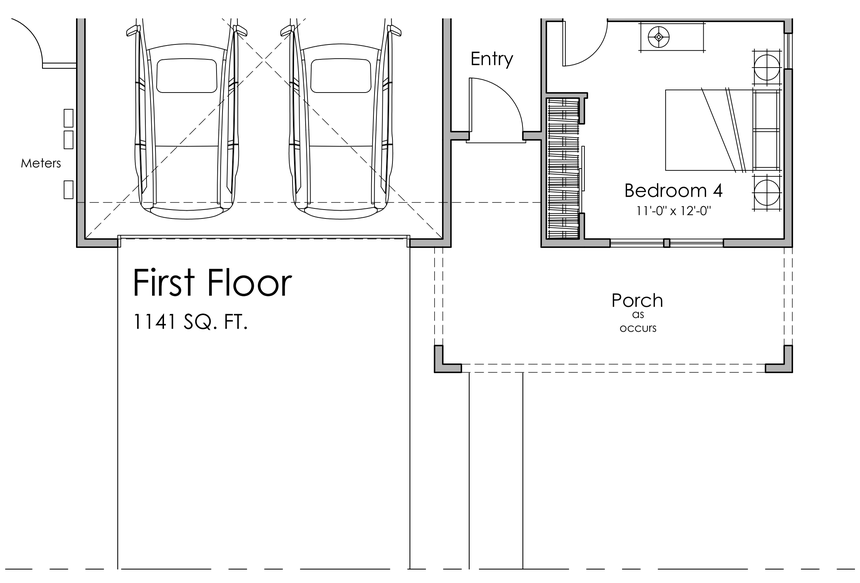
A1.1





PLAN 1C





PLAN 1B

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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

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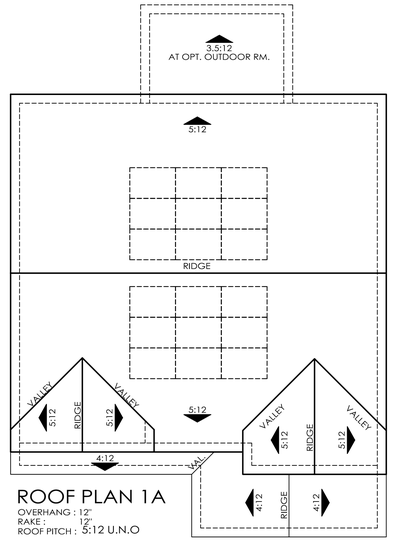
FLOOR PLAN 1 ADDENDA

A1.1.1

1A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim

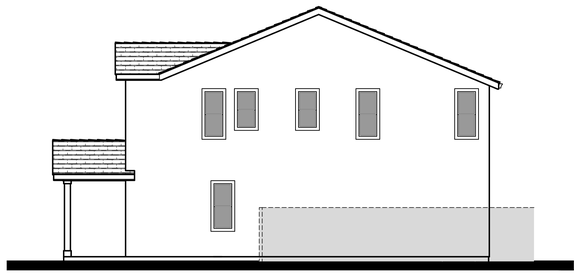


Front Elevation 1A

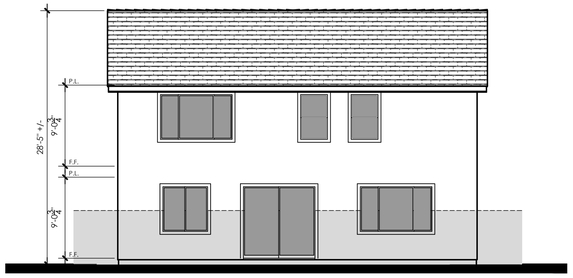


ROOF PLAN 1A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

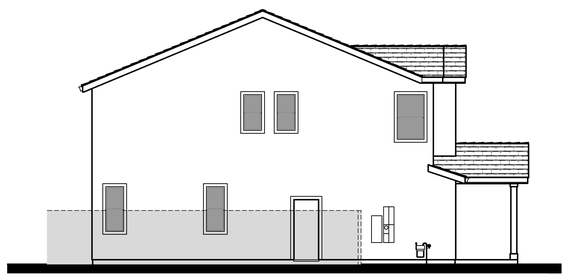
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Right Elevation



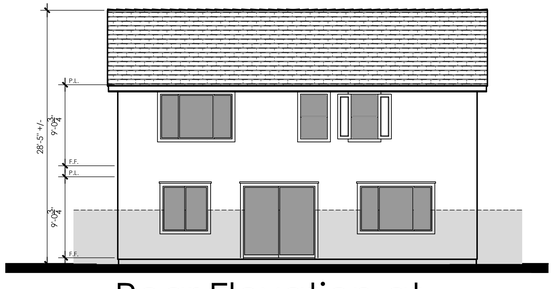
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations

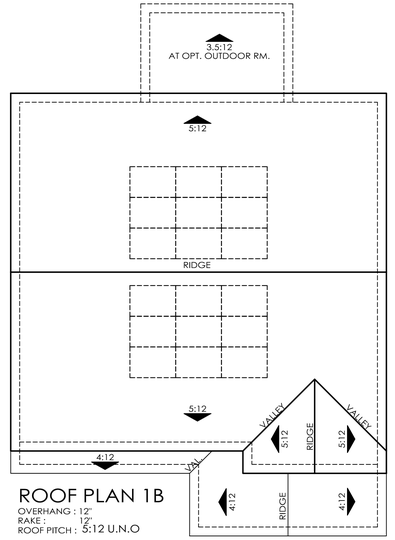


Rear Elevation at
Enhanced Locations

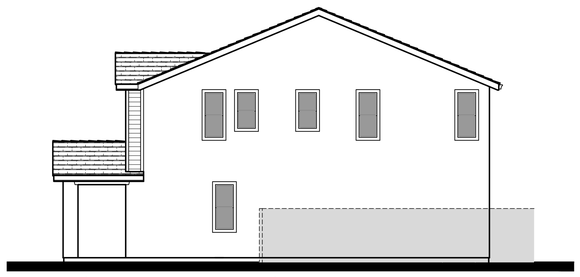
1B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



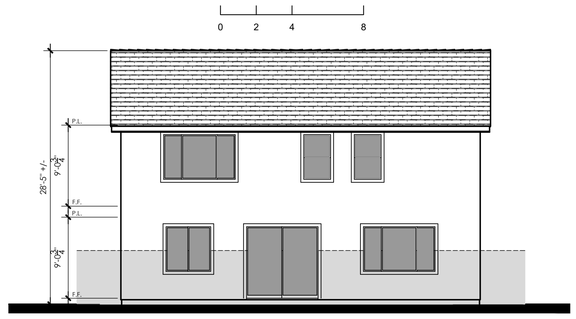
Front Elevation 1B



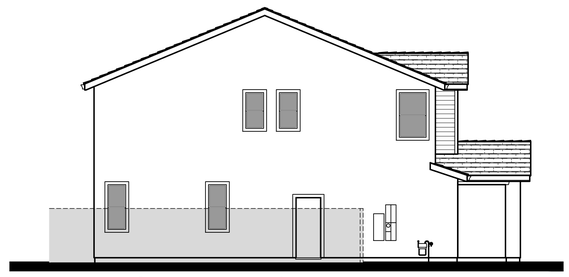
ROOF PLAN 1B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



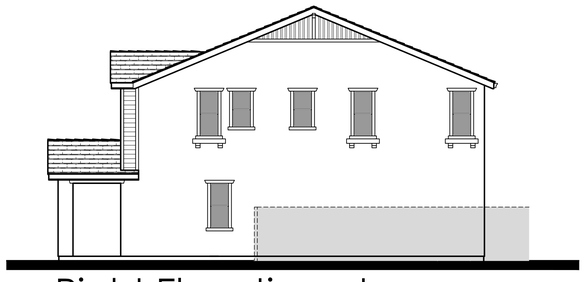
Right Elevation



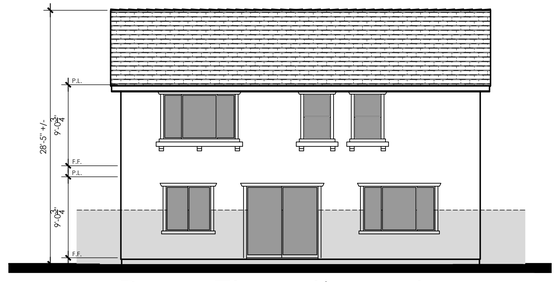
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



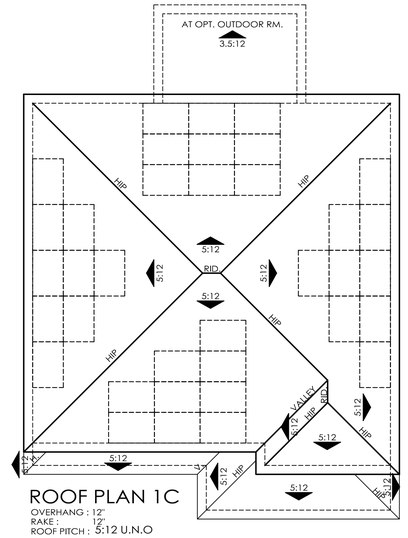
Rear Elevation at
Enhanced Locations

1C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim

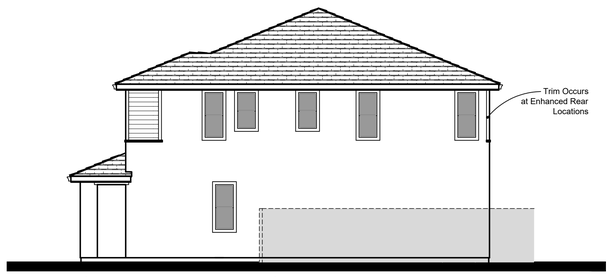


Front Elevation 1C

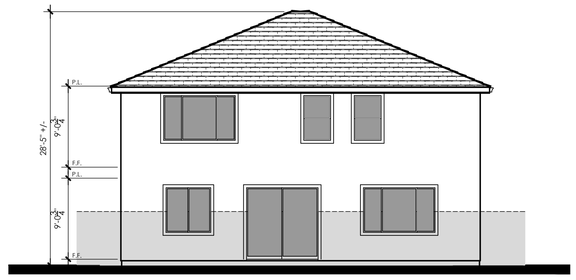
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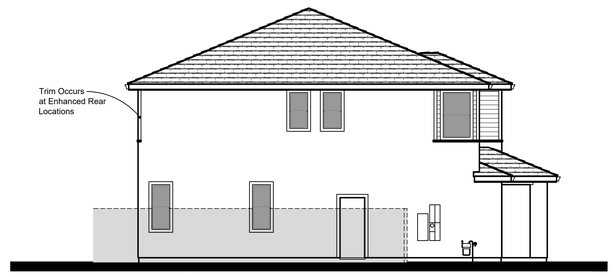
ROOF PLAN 1C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



Right Elevation

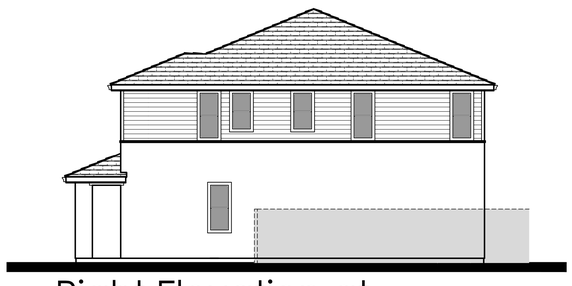


Rear Elevation

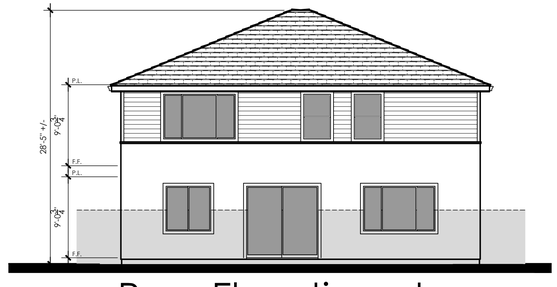


Left Elevation

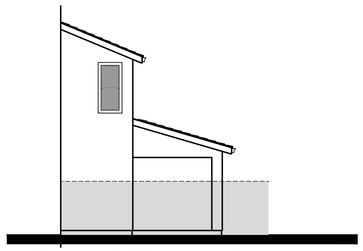
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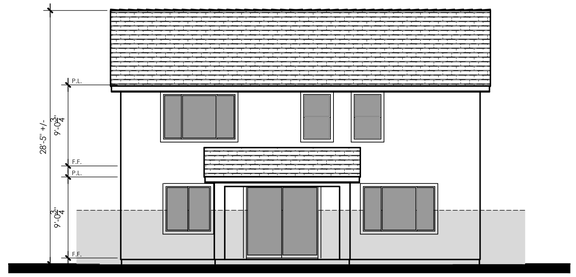
Right Elevation at
Enhanced Locations



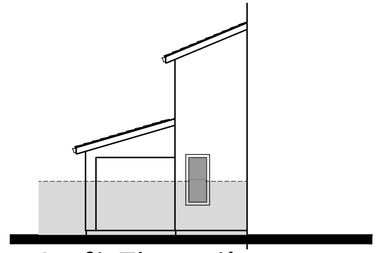
Rear Elevation at
Enhanced Locations



Right Elevation
Opt. Outdoor Rm.

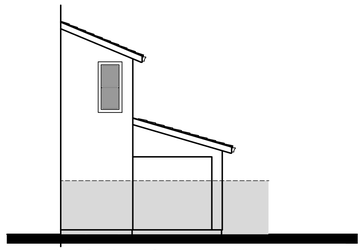


Rear Elevation
Opt. Outdoor Rm.

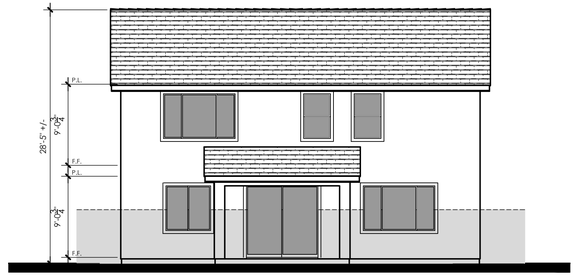


Left Elevation
Opt. Outdoor Rm.

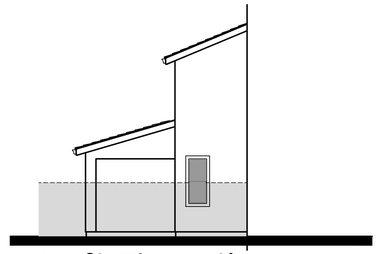
PLAN 1A



Right Elevation
Opt. Outdoor Rm.

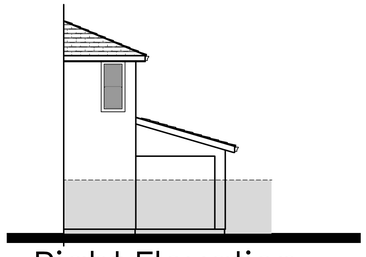


Rear Elevation
Opt. Outdoor Rm.

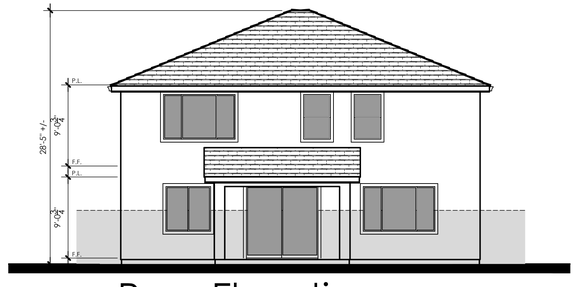


Left Elevation
Opt. Outdoor Rm.

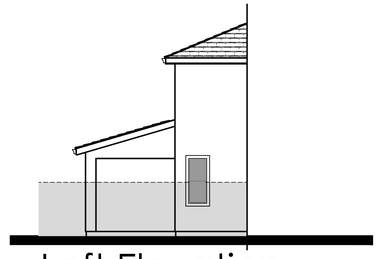
PLAN 1B



Right Elevation
Opt. Outdoor Rm.



Rear Elevation
Opt. Outdoor Rm.



Left Elevation
Opt. Outdoor Rm.

PLAN 1C



Front Elevation 2A
Scheme 2



Front Elevation 2B
Scheme 5



Front Elevation 2C
Scheme 8

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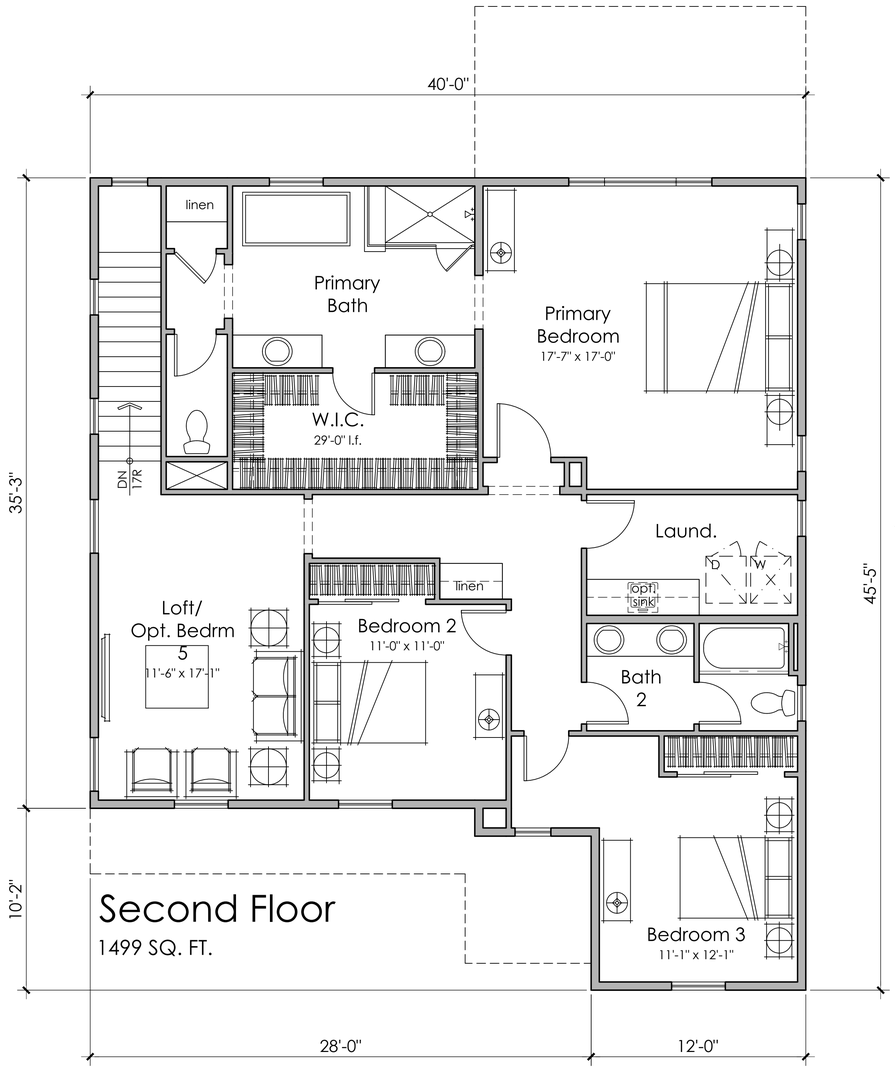
PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

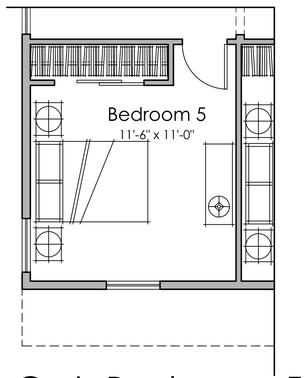
SCHEMATIC DESIGN
FEBRUARY 8, 2023

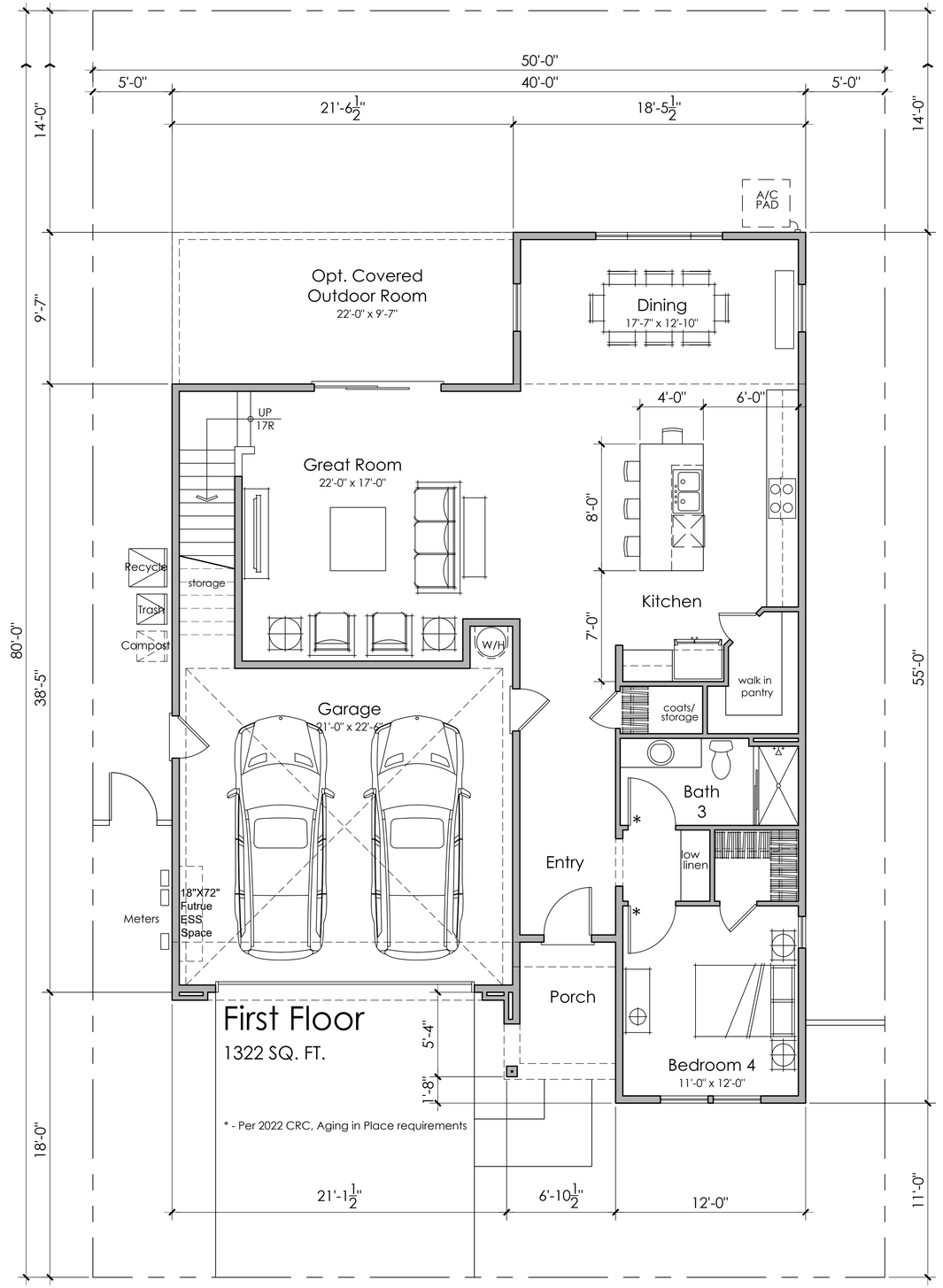
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PLAN 2 FRONT ELEVATIONS

A2.0







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PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

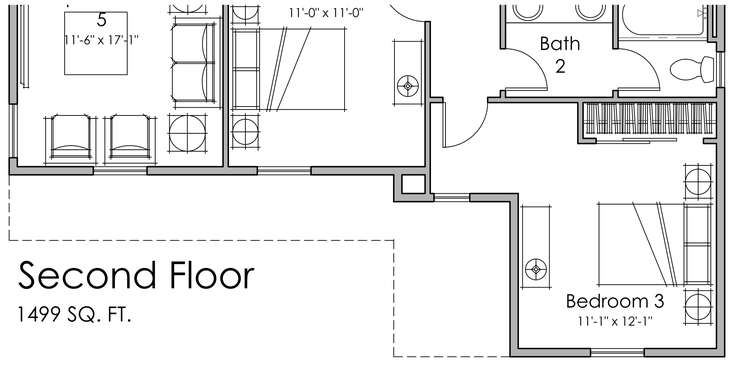
SCHEMATIC DESIGN
FEBRUARY 8, 2023

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4 BEDROOMS + LOFT
OPT. BEDRM 5
3 BATHS
2,821 S.F.

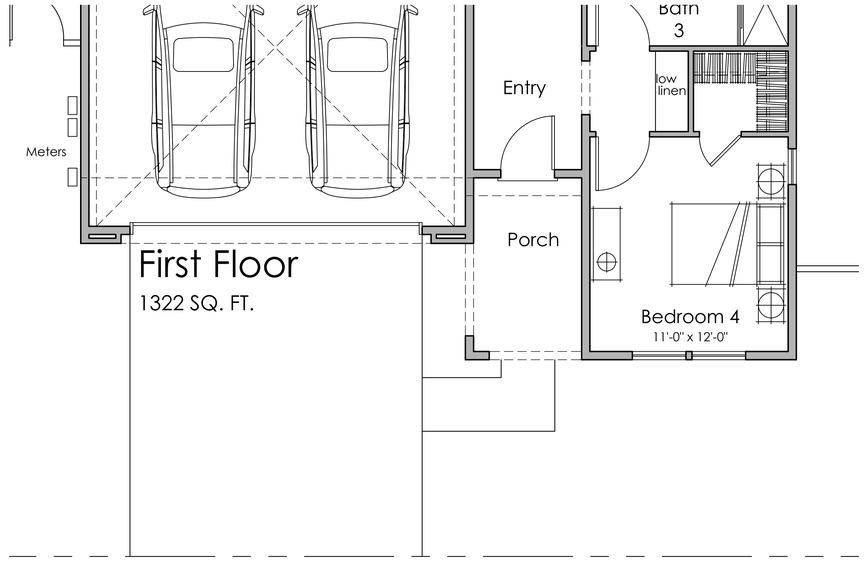
FLOOR PLAN 2

A2.1



Second Floor

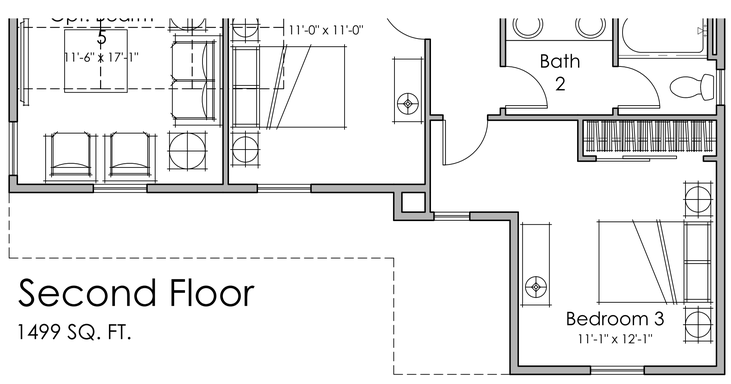
1499 SQ. FT.



First Floor

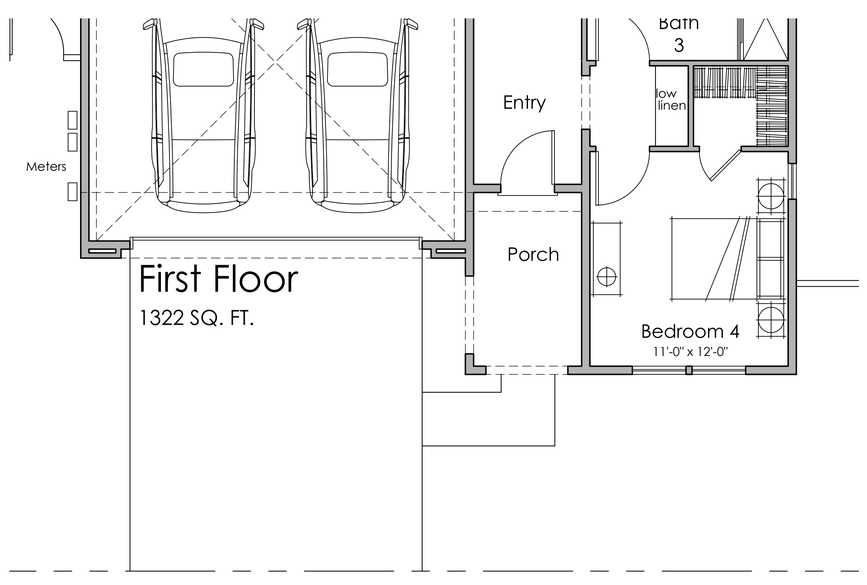
1322 SQ. FT.

PLAN 2C



Second Floor

1499 SQ. FT.



First Floor

1322 SQ. FT.

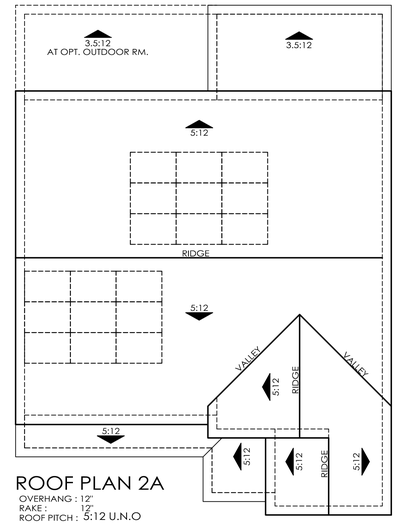
PLAN 2B

2A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim

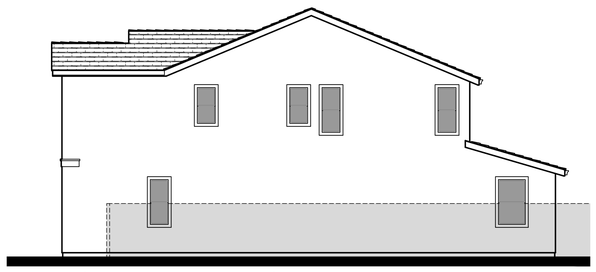


Front Elevation 2A

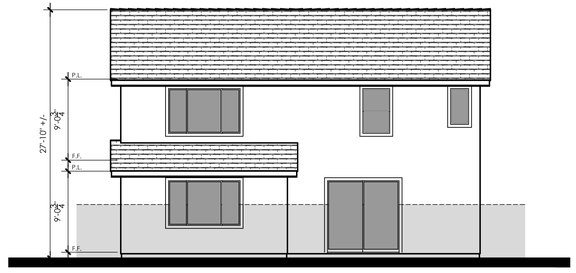
0 2 4 8



ROOF PLAN 2A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



Right Elevation



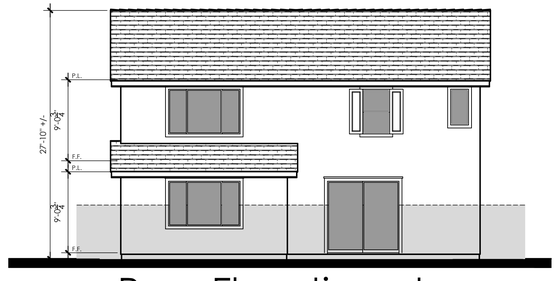
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations

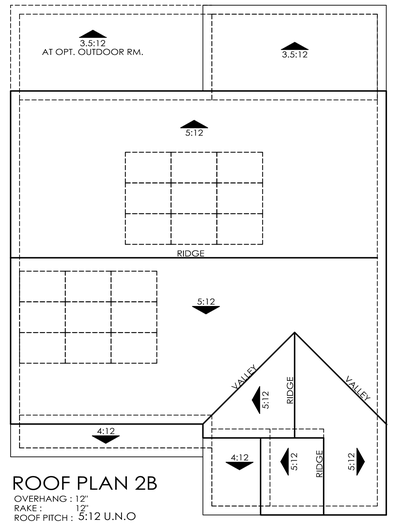


Rear Elevation at
Enhanced Locations

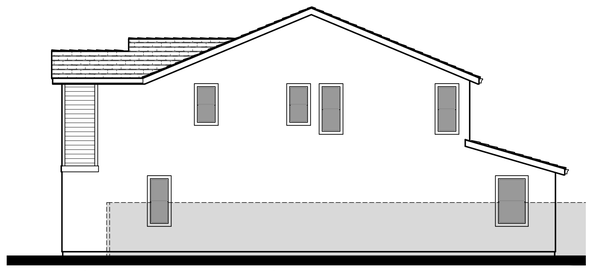
2B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim



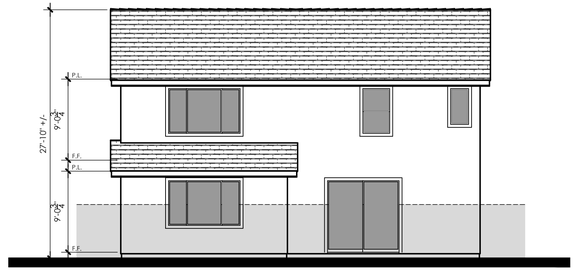
Front Elevation 2B



ROOF PLAN 2B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



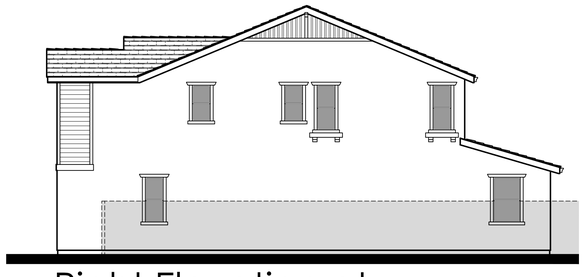
Right Elevation



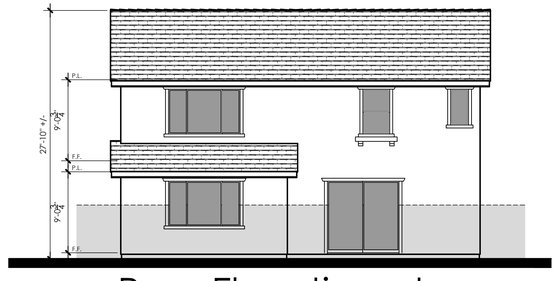
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



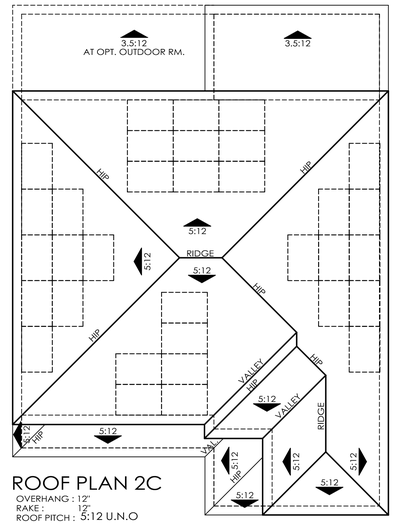
Rear Elevation at
Enhanced Locations

2C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim

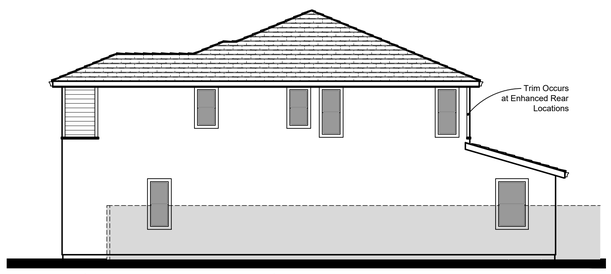


Front Elevation 2C

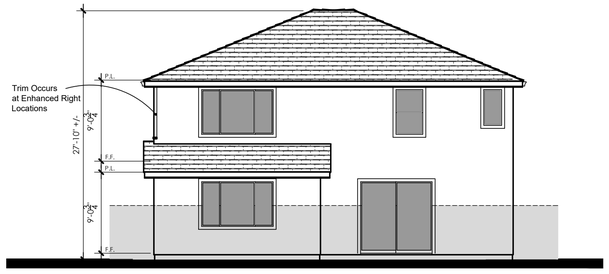
0 2 4 8



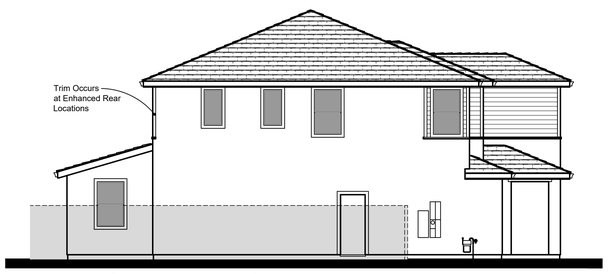
ROOF PLAN 2C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



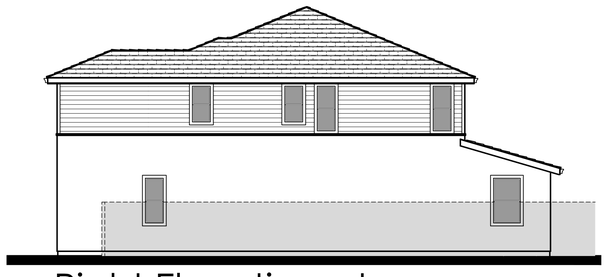
Right Elevation



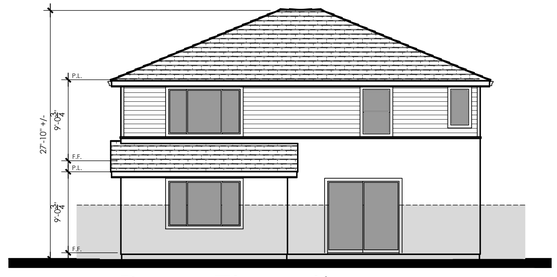
Rear Elevation



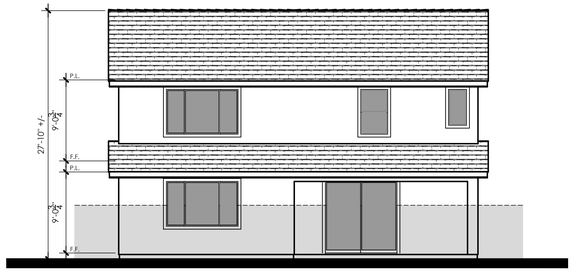
Left Elevation



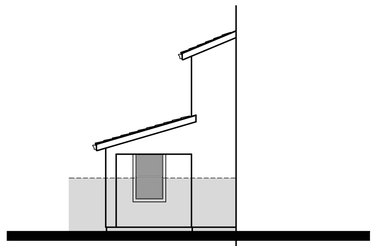
Right Elevation at
Enhanced Locations



Rear Elevation

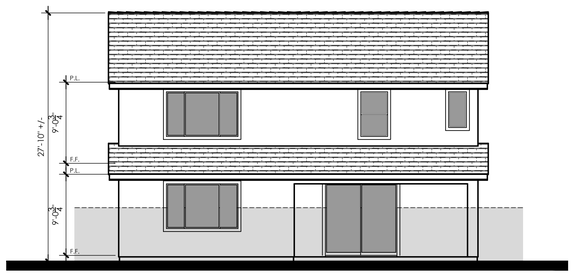


Rear Elevation
Opt. Outdoor Rm.

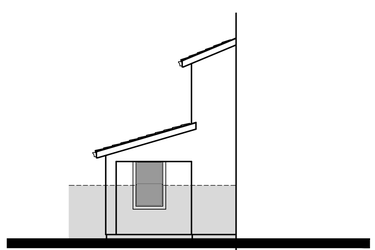


Left Elevation
Opt. Outdoor Rm.

PLAN 2A

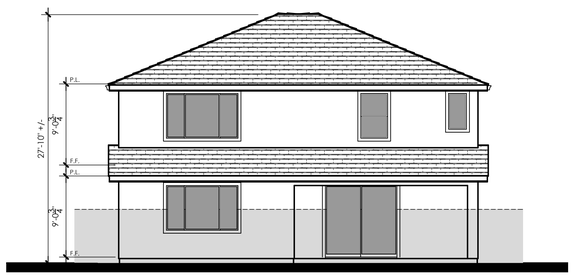


Rear Elevation
Opt. Outdoor Rm.

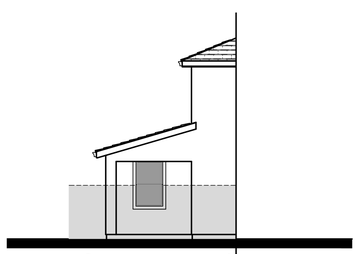


Left Elevation
Opt. Outdoor Rm.

PLAN 2B



Rear Elevation
Opt. Outdoor Rm.



Left Elevation
Opt. Outdoor Rm

PLAN 2C



Front Elevation 3A

Scheme 3



Front Elevation 3B

Scheme 6



Front Elevation 3C

Scheme 9

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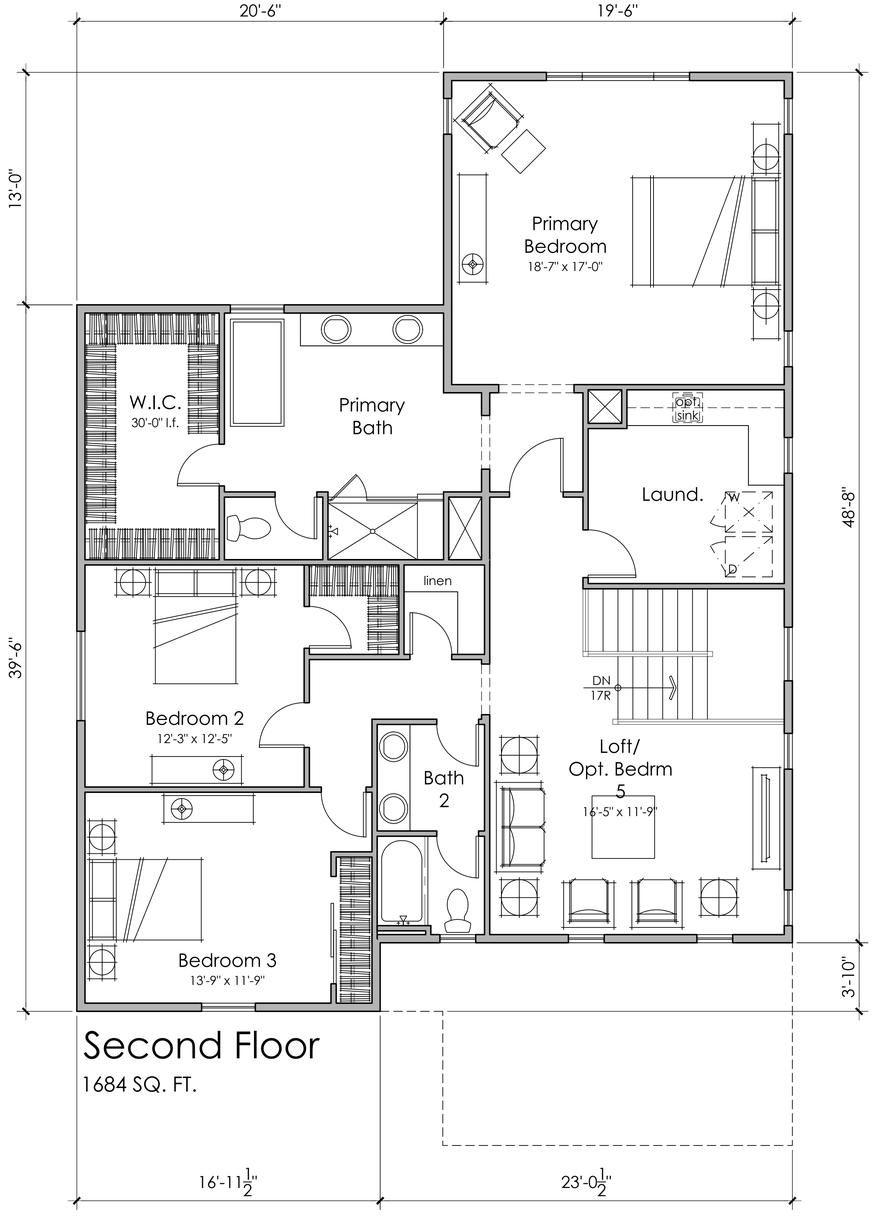
PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

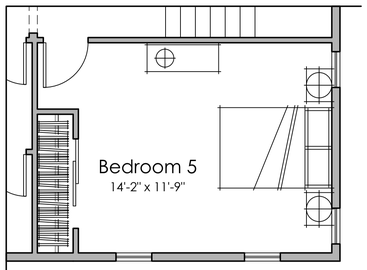
PLAN 3 FRONT ELEVATIONS

A3.0

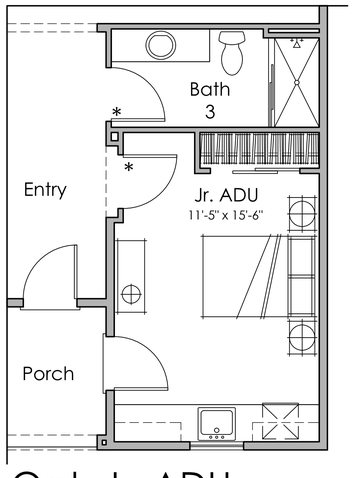


Second Floor

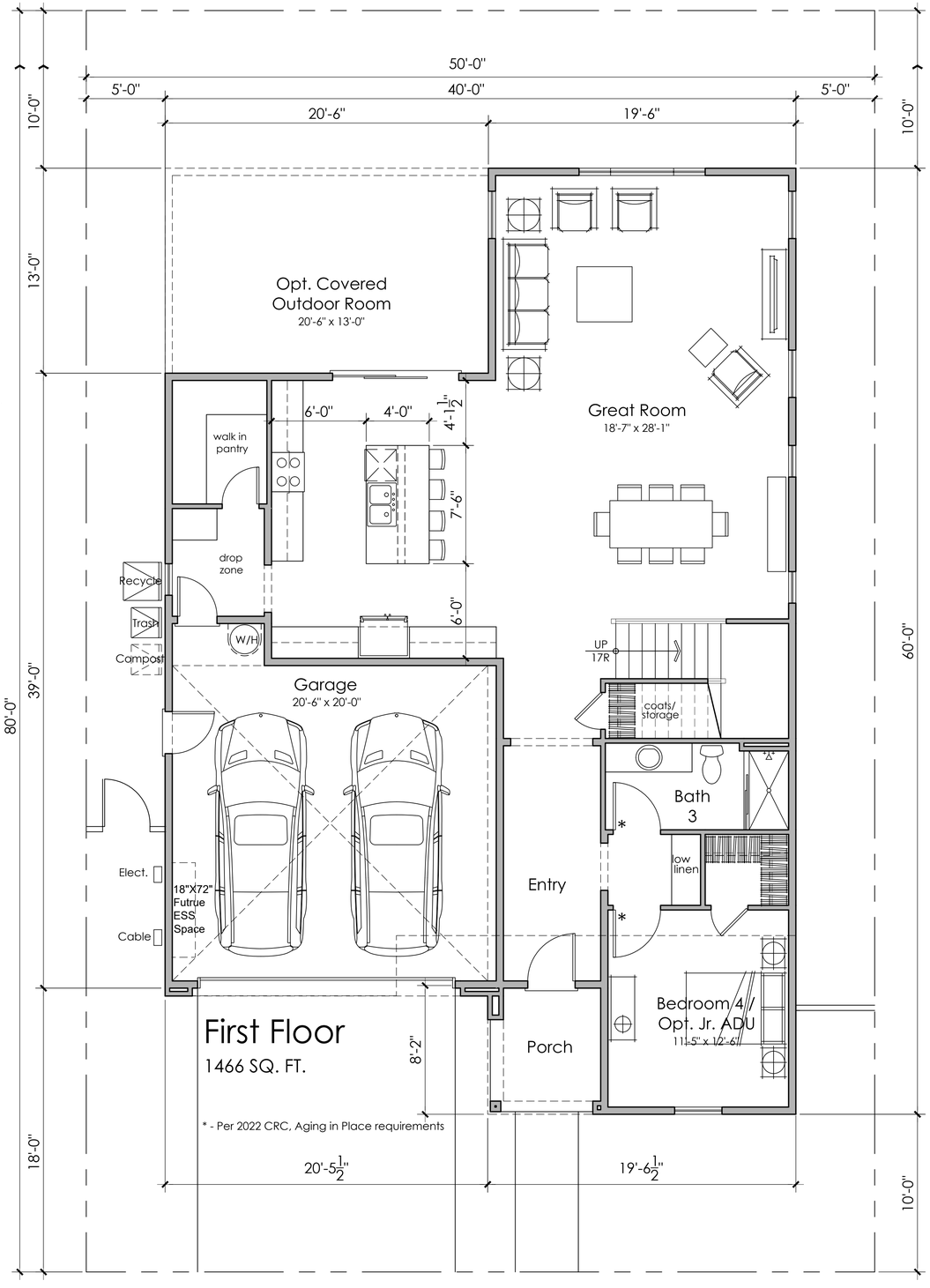
1684 SQ. FT.



Opt. Bedroom 5



Opt. Jr. ADU



First Floor

1466 SQ. FT.

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330 LAND COMPANY LLC

PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA #2022-0317

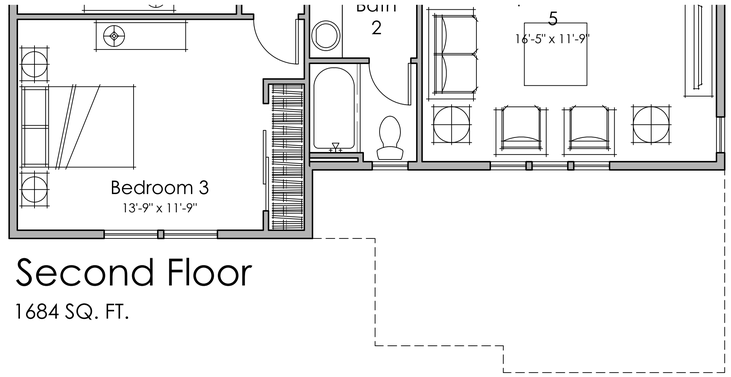
SCHEMATIC DESIGN
FEBRUARY 8, 2023

0 2 4 8

4 BEDROOMS + LOFT
OPT. BEDROOM 5
OPT. JR. ADU
3 BATHS
3,151 S.F.

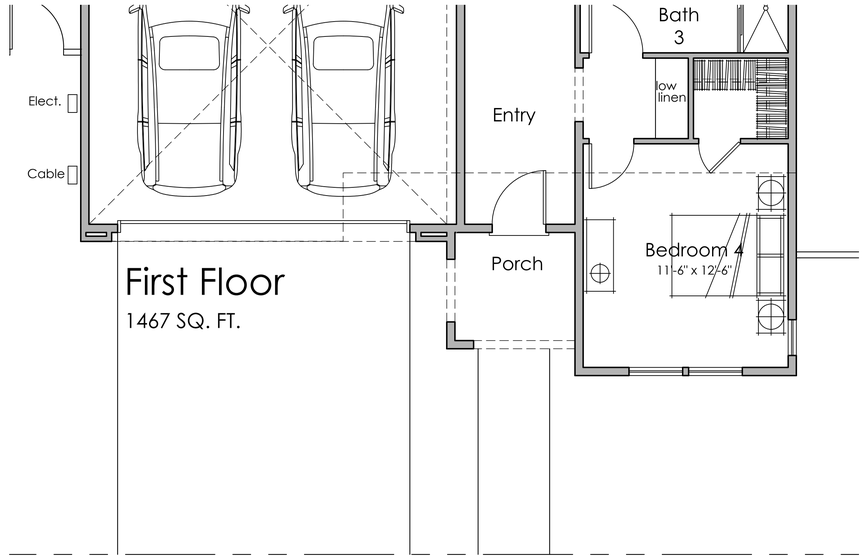
FLOOR PLAN 3

A3.1



Second Floor

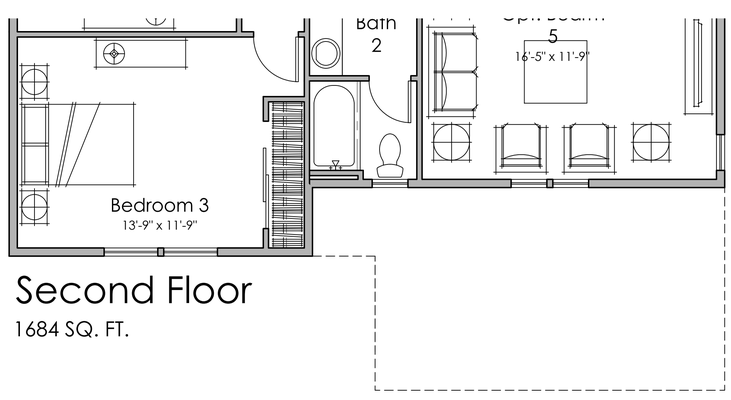
1684 SQ. FT.



First Floor

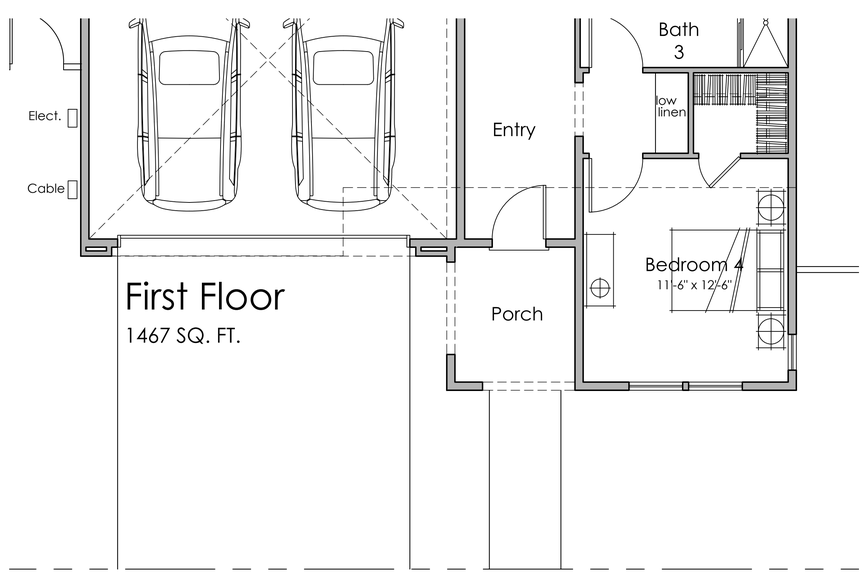
1467 SQ. FT.

PLAN 3C



Second Floor

1684 SQ. FT.



First Floor

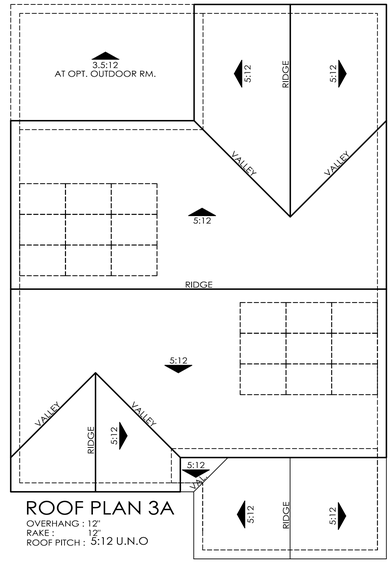
1467 SQ. FT.

PLAN 3B

3A - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Decorative Shutters
Deocrative Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim

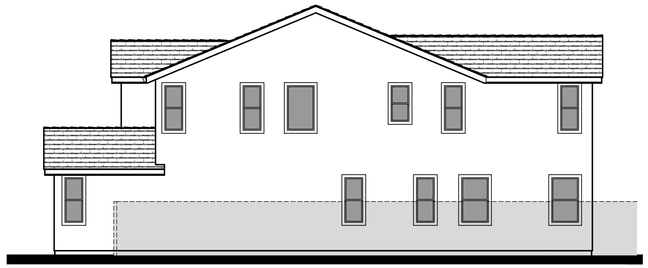


Front Elevation 3A

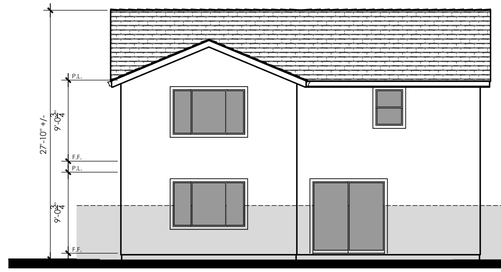


ROOF PLAN 3A
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

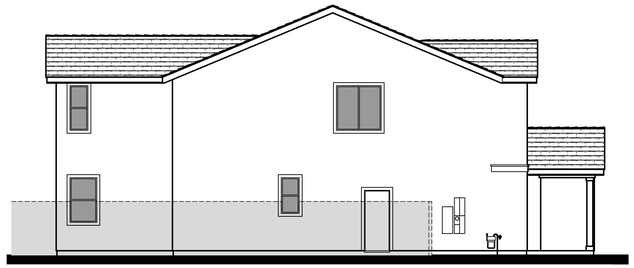
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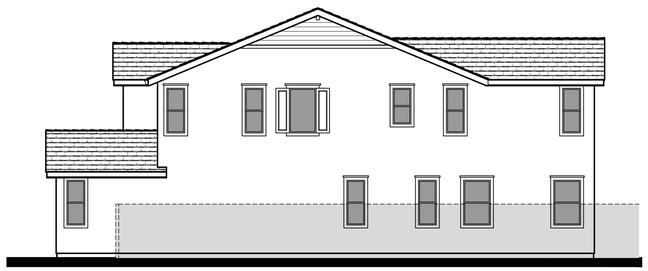
Right Elevation



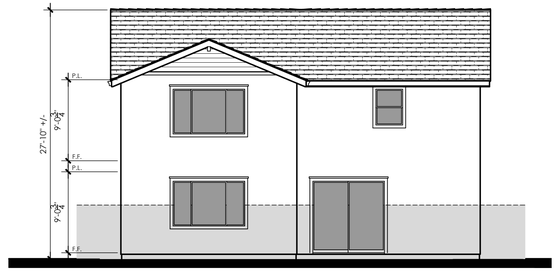
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations

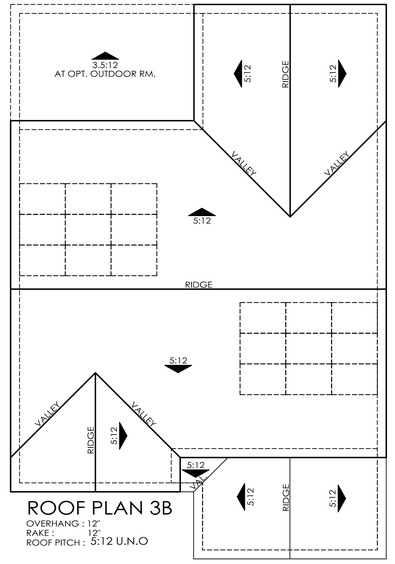


Rear Elevation at
Enhanced Locations

3B - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

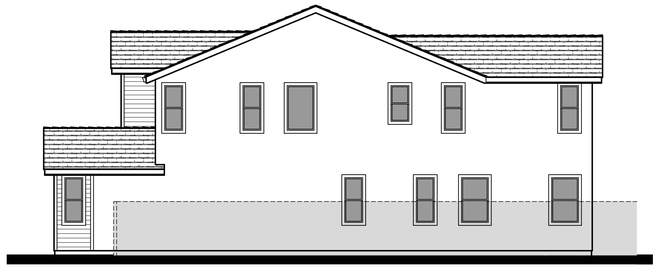


Front Elevation 3B

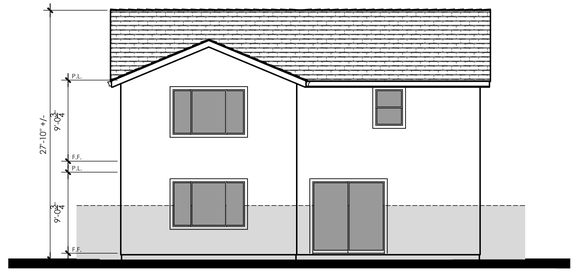


ROOF PLAN 3B
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

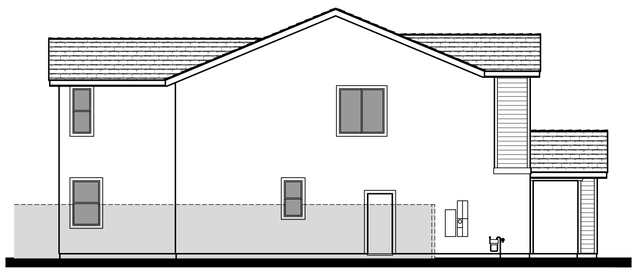
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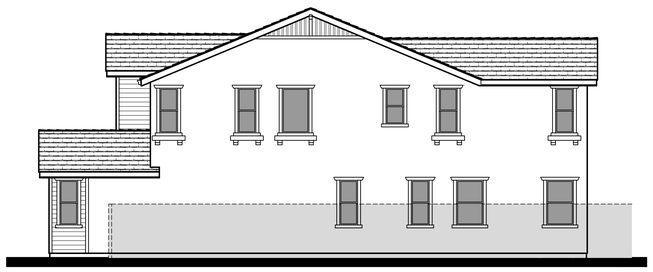
Right Elevation



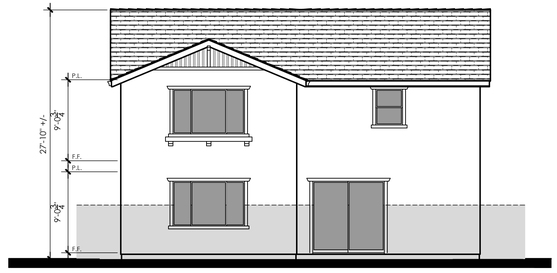
Rear Elevation



Left Elevation



Right Elevation at
Enhanced Locations



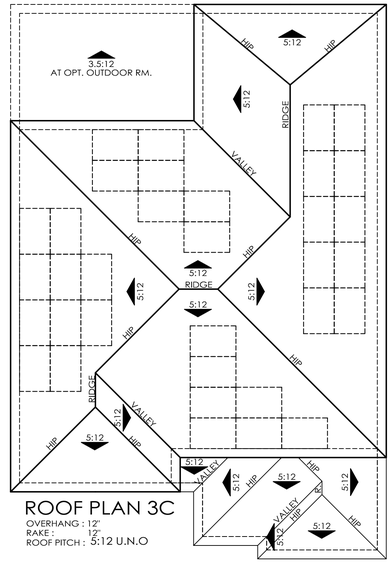
Rear Elevation at
Enhanced Locations

3C - Material Legend:
Architectural Grade Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Enhanced Head and Sill Trim

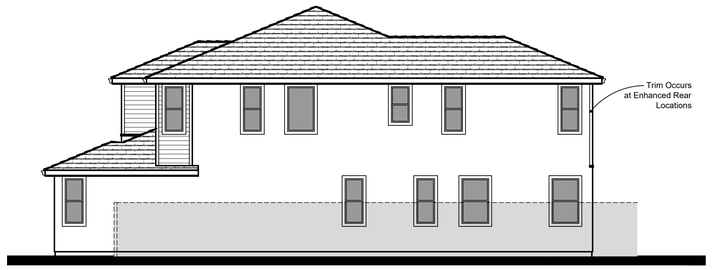


Front Elevation 3C

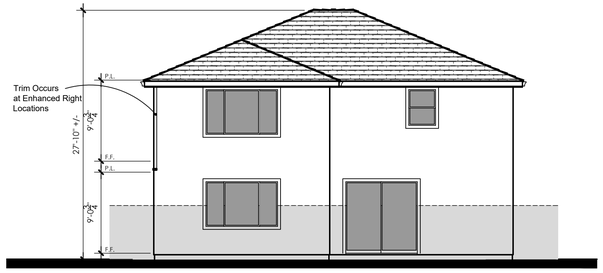
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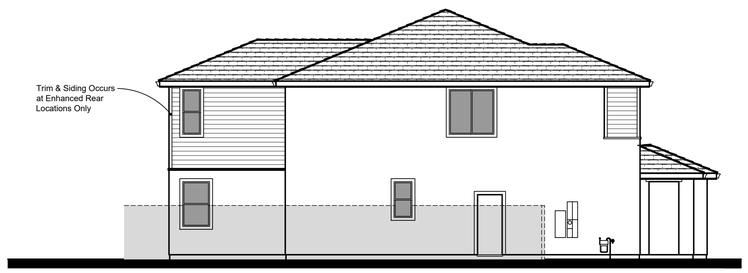
ROOF PLAN 3C
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O



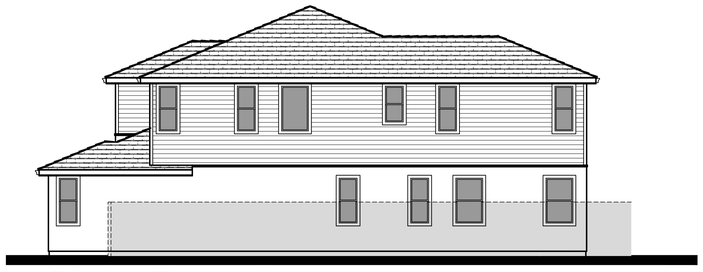
Right Elevation



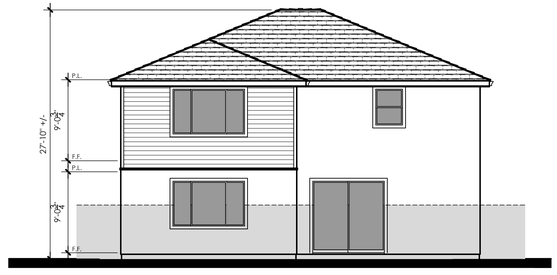
Rear Elevation



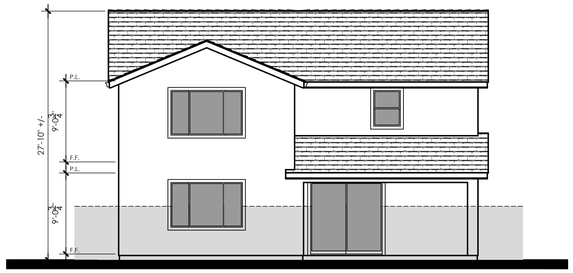
Left Elevation



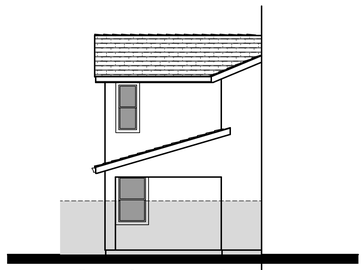
Right Elevation at
Enhanced Locations



Rear Elevation at
Enhanced Locations

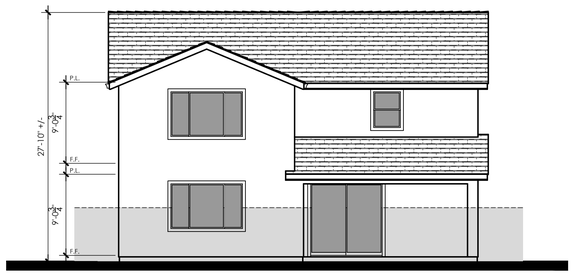


Rear Elevation
Opt. Outdoor Rm.

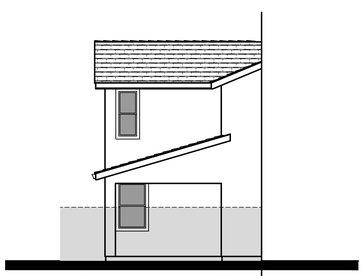


Left Elevation
Opt. Outdoor Rm.

PLAN 3A

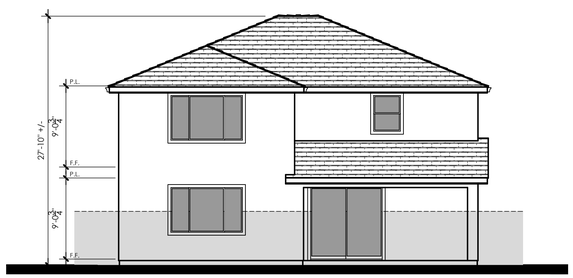


Rear Elevation
Opt. Outdoor Rm.

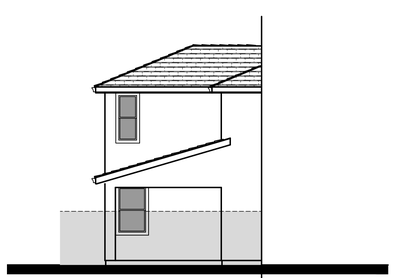


Left Elevation
Opt. Outdoor Rm.

PLAN 3B



Rear Elevation
Opt. Outdoor Rm.



Left Elevation
Opt. Outdoor Rm.

PLAN 3C

'A' - ELEVATIONS

	1	2	3
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4588 GARNET BROWN RANGE	4602 CONCORD BLEND	4595 DARK CHARCOAL
STUCCO BODY / TRIM 1	SW 7006 EXTRA WHITE	SW 7508 TAVERN TAUPE	SW 7018 DOVETAIL
FASCIA / EAVES/ TRIM 2/ POSTS / GABLE SIDING	SW 7069 IRON ORE	SW 7007 CEILING BRIGHT WHITE	SW 7029 AGREEABLE GRAY
GARAGE DOORS	SW 7048 URBANE BRONZE	SW 7069 IRON ORE	SW 7006 EXTRA WHITE
ENTRY DOORS / SHUTTERS	SW 9150 ENDLESS SEA	SW 6988 BOHEMIAN BLACK	SW 9182 ROJO MARRON

'B' - ELEVATIONS

	4	5	6
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL
SIDING BODY INCLUDING CORNER BOARDS TRIM	SW 6523 DENIM	SW 7012 CREAMY	SW 6000 SNOWFALL
STUCCO BODY	SW 7542 NATUREL	SW 7012 CREAMY	SW 7074 SOFTWARE
FASCIA / EAVES/ TRIM / POSTS / GABLE SIDING	SW 7004 SNOWBOUND	SW 7675 SEALSKIN	SW 7006 EXTRA WHITE
GARAGE DOORS	SW 7004 SNOWBOUND	SW 7675 SEALSKIN	SW 7006 EXTRA WHITE
ENTRY DOORS	SW 7076 CYBERSPACE	SW 6990 CAVIAR	SW 6041 OTTER

'C' - ELEVATIONS

	7	8	9
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4602 CONCORD BLEND
SIDING BODY / WINDOW TRIM AT SIDING / INCLUDING CORNER BOARDS TRIM	SW 7047 PORPOISE	SW 9164 ILLUSIVE GREEN	SW 6179 ARTICHOKE
STUCCO BODY / STUCCO WINDOW & DOOR TRIM	SW 7543 AVENUE TAN	SW 6385 DOVER WHITE	SW 7035 AESTHETIC WHITE
FASCIA / EAVES / GARAGE DOORS	SW 7042 SHOJI WHITE	SW 7004 SNOWBOUND	SW 7655 STAMPED CONCRETE
ENTRY DOORS	SW 7725 YEARLING	SW 7605 GALE FORCE	SW 7061 NIGHT OWL

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Architecture + Planning
888.456.5849
ktgy.com

330 LAND COMPANY LLC

PROMONTORY N2_ 50 X 80
NEWELL PROP.
AMERICAN CANYON, CA # 2022-0317

SCHEMATIC DESIGN
FEBRUARY 8, 2023

COLOR / MATERIAL BOARD

A4.0

NEWELL DRIVE

LAYOUT LEGEND

1. Accent Paving at Crossing
2. Trail connection
3. Storm Water Basins
4. Neighborhood Seating Area
5. Trees at Front Yard
6. Street Trees
7. Trails at Storm Water Basins
8. Sidewalk
9. EVA

Enhanced Aesthetic Wrapping

TREE LEGEND

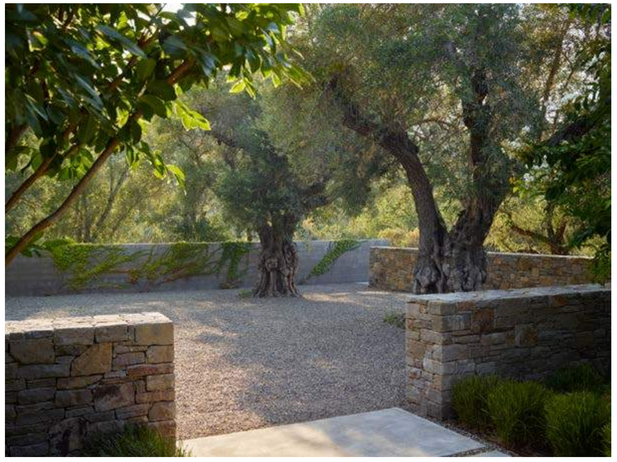
- *Lagerstroemia indica* — Crepe Myrtle
- *Pistachia chinensis* — Chinese Pistache
- *Laurus nobilis* — Bay Laurel
- *Ulmnus parvifolia* — Chinese Elm
- *Pinus eldarica* — Japanese Black Pine
- *Melaleuca sp.* — Paperbark Tree
- *Platanus acerfolica* — London Plane Tree
- *Quercus virginiana* — Southern Live Oak
- *Tilia cordata* — Little Leaf Linden

0 40' 80' 160'







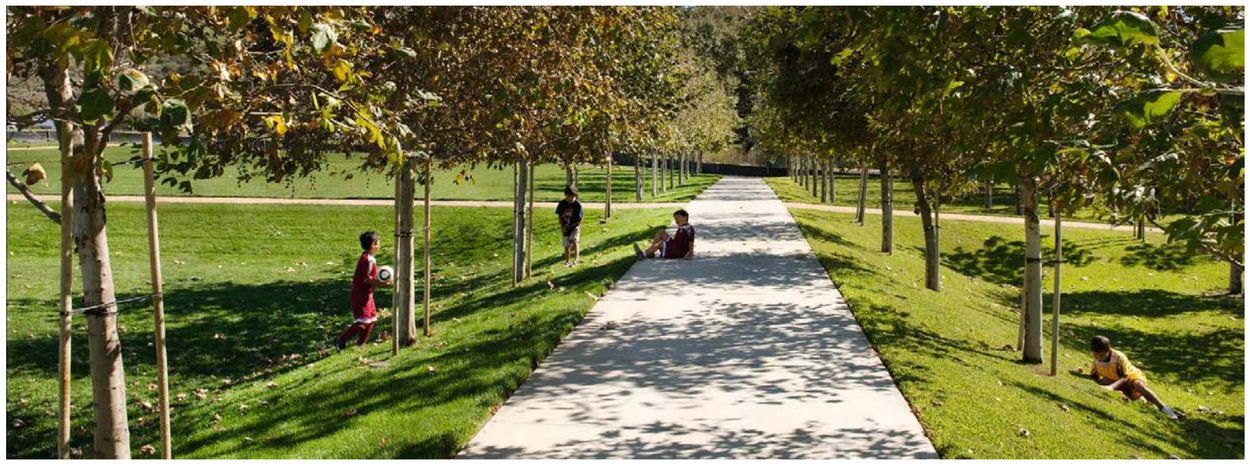







Lawn Loop





TREES



Laurus nobilis
Bay Laurel



Melaleuca sp.
Paperbark Tree



Pinus eldarica
Japanese Black Pine



Pistachia chinensis
Chinese Pistache



Platanus acerfolica
London Plane Tree



Lagerstroemia indica
Crepe Myrtle



Quercus virginiana
Southern Live Oak



Tilia cordata
Little Leaf Linden



Ulmnus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS



Abelia x grandiflora
Dwarf Abelia



Arctostaphylos spp.
Manzanita



Aremisia 'Powis Castle'
NCN



Carex spp.
Sedge



Ceanothus spp.
Wild Lilac



Chondropetalum tectorum
Cape Rush



Coprosma k. 'Variegata'
Variegated Mirror Plant



Cotoneaster
Cotoneaster



Dietes g. 'Variegata'
Variegated Fortnight Lily



Juncus spp.
Rush



Juniperus spp.
Juniper



Lantana camara
Lantana



Lavandula augustifolia
Lavender



Leymus condensatus
Californica Wild Rye



Muhlenbergia spp.
Muhlenbergia



Myrtus communis
Myrtle



Nandina d. 'Compacta
Dwarf Heavenly Bamboo



Pervoskia atriplicifolia
Jerusalem Sage



Phormium spp.
New Zealand Flax



Rhaphiolepis i. 'Ballerina'
Indian Hawthorn



Rhamnus spp.
Coffee Bush



Rosa spp.
Rose



Rosmainus spp.
Rosemary



Salvia leucantha
Mexican Bush Sage



Westringia fruticosa
Coast Rosemary

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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 respectively 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

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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

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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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YOCHA DEHE
CULTURAL RESOURCES

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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YOCHA DEHE
CULTURAL RESOURCES

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 D
Applicant Confirmation of Conditions of Approval
Promontory Subdivision Design Permit
(FILE NO. PL22-0035)

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 July 27, 2023.

_____ _____
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

PC RESOLUTION NO. 2023-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 PROMONTORY SUBDIVISION TO SUBDIVIDE THE 56.94-ACRE SITE INTO 216 SINGLE-FAMILY LOTS, 54 JUNIOR ACCESSORY DWELLING UNITS (JADUS), AND 8 PARCELS WITH 8 NEW STREETS IN THE WATSON RANCH SPECIFIC PLAN MDR-12 , MDR-16, AND PARK ZONING DISTRICTS, ASSESSOR'S PARCEL NUMBER 059-030-007 (FILE NO. PL22-0034)

WHEREAS, on November 6, 2018, the City Council of the City of American Canyon adopted an Ordinance approving the Watson Ranch Specific Plan which provides for the development of the approximately 309-acre Watson Ranch Specific Plan site with a mixed use community including a mixed use town center (NVRG), 1,253 residential units, approximately 23 acres of improved parks, an additional 30 acres of parks, a boutique hotel, 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 (WRSP) Development Agreement (Ordinance 2019-06, Agreement 2019-A107); and

WHEREAS, on December 20, 2022, the applicant submitted a Vesting Tentative Subdivision Map (VTM) application to divide the project site into 216 lots and 8 parcels (File No. PL22-0034); and

WHEREAS, on December 20, 2022, the applicant submitted a Design Permit application for development of 216 single-family lots with 54 junior accessory dwelling units (JADUs), which includes dedicating 3.77 acres of parkland, open space, 8 new streets, and approximately half a mile of designated walking trails as part of the Napa Valley Vine Trail (File No. PL22-0035); and

WHEREAS, AC1-LLC submitted a specific plan amendment for Watson Ranch Specific Plan which will facilitate proposed land uses within the Promontory project area (File No. PL22-0023); and

WHEREAS, the Promontory Subdivision is located within the proposed Watson Ranch Specific Plan Medium Density Residential 12 (MDR-12), Medium Density Residential 16 (MDR-16), and Park Zoning Districts and single-family homes are a permitted use in the MDR-12 and MDR-16 zoning districts; and

WHEREAS, the Promontory Subdivision will provide irrevocable offers of dedication for the extension of Newell Drive and Rio Del Mar East adjacent to the project site; 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 56.94 acres of the Promontory Subdivision within the WRSP MDR-12, MDR-16, and Park zoning districts, 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 July 27, 2023 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 recommends the City Council of the City of American Canyon approve the Promontory Subdivision VTM (File No. PL22-0034).

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 Promontory Subdivision VTM is a contemplated "Project Approvals" 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 Promontory Subdivision VTM, or whether the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Promontory Subdivision 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 Promontory Subdivision 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*

Promontory Subdivision 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 Promontory Subdivision VTM is an 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 Promontory Subdivision VTM will have one or more significant effects not discussed in the Project EIR: Instead, the Promontory Subdivision 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 Promontory Subdivision 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 Promontory Subdivision VTM is 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 Promontory Subdivision 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 Promontory Subdivision 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 Promontory Subdivision VTM 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 Promontory Subdivision VTM.

SECTION 2. SUBDIVISION MAP FINDINGS

According to the American Canyon Municipal Code Section 18.22.055, 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 subdivision map does not change the size of the project site and is consistent with the General Plan and Watson Ranch Specific Plan.

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 subdivision map is an implementation of the approved Promontory Subdivision Design Permit, which has designs and improvements that comply with the General Plan and the Watson Ranch Specific Plan.

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

Findings for the physical suitability for the NVRG Hotel and Condominiums were reviewed and approved in the Promontory Subdivision Design Permit. The subdivision map does not change the scope of work for the project.

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

The Promontory Subdivision site consists of a single 56.94-acre parcel in Watson Ranch. The subdivision would result in 216 single-family lots, 8 new streets, and the future extension of Newell Drive. The site is relatively flat and physically suitable with some grading. The lots range from 3010 SF to 9056 SF, with many of the lots in the 3 to 4,000 SF range. The density would be 7.9 dwellings per acre, which is permissible in the TC1: MDR-12 and MDR-16 zoning districts.

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 Promontory Subdivision will not cause substantial environmental damage. The development of single-family lots were contemplated in the Watson Ranch EIR, and applicable mitigation measures are attached as conditions of approval.

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

There is no evidence that the Promontory Subdivision site would 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.

There are no easement conflicts proposed with this subdivision.

H. That the discharge of wastewater, 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.

There is no evidence that the subdivision of the site would cause conflicts with wastewater discharge or stormwater runoff that would result in a violation with the regional water quality control board.

SECTION 3. CONDITIONS OF APPROVAL. The Promontory Subdivision VTM conditions of approval are included as Exhibit A 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 27th day of July, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Crystal Mallare, Chair

ATTEST:

_____
Nicolle Hall, Administrative Technician

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

EXHIBITS:
A. Promontory VTM specific conditions of approval
B. Promontory VTM Plans
C. Yocha Dehe Cultural Protocols
D. Applicant confirmation of Conditions of Approval

Promontory Subdivision Specific Conditions – VTM Approval

General Conditions

Approval, Exhibits, and Expiration

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
1.	The Vesting Tentative Subdivision Map for the Promontory Subdivision (PL22-0034; APN 059-030-007) (sometimes referred to herein as "Promontory VTM" and sometimes referred to herein as the "Project") to subdivide the 56.94-acre parcel into 216 single-family residential lots with 54 junior accessory dwelling units (JADUs) and 8 parcels, is approved as shown on the Promontory Vesting Tentative Map prepared by Carlson, Barbee & Gibson, revised through July, 2023, consisting of multiple sheets, marked "Exhibit B" to the Resolution approving the Promontory VTM, and on file in the Community Development Department. The final map for Promontory VTM is referred to herein as the "Final Map."	Promontory VTM	Final Map Recordation	Applicable
2.	Development of the subdivision and the individual lots comprising Promontory VTM shall be subject to the Promontory Subdivision Design Permit Design Guidelines, on file in the Community Development Department.	Design Guidelines	Building Permit	Applicable
3.	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.	Design Guidelines	As Needed	Applicable

	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.			
4.	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.	City Code	Prior to Building Permit Issuance	Applicable
5.	The date upon which the approval is final shall be considered the day of the imposition of the fees,	City Code	Prior to Building Permit Issuance	Applicable

	dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.			
6.	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. According to ACMC Section 18.24.050, an extension of time may be granted by the City Council through a public hearing upon the written request by a responsible party before the expiration of the two-year period, provided that the Community Development 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.	City Code	Prior to Improvement Plans or Building Permit Issuance	Applicable
7.	This VTM approval shall take effect no sooner than the effective date of the Watson Ranch Specific Plan Amendment (PL22-0023)	City Code	Effective Date of Approval	Applicable

Planning Conditions

Specific Condition	***Developer Obligations***	***Mechanism***	***Implementation***	***Status***
8.	All plans submitted for review and approval by City and all development within the Project shall be in substantial conformance with the approved Design Guidelines. City's Community Development Director or designee may approve minor changes 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 if applicable), 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.	Design Guidelines	Permits for Development within the area comprising Promontory Subdivision	Applicable
9.	These Specific Conditions for the Design Guidelines shall be attached to plan sets submitted for the building permit master plans, under the title "Design Guidelines Conditions." The conditions shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Design Permit, under the title 'Design 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.	Design Guidelines	Prior to Building Permit Issuance	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
10.	The project consists of 54 deed-restricted Junior Accessory Dwelling Units (JADUs), where 26 JADUs will be very-low-income and 26 units will be low-income units. Prior to the issuance of building permits, the applicant shall complete a "Declaration of Restrictive Covenant for ADUs" compliant with the American Canyon Municipal Code (ACMC) and to the satisfactory of the Community Development Director and City Attorney.	Design Guidelines	Prior to Building Permit Issuance	Applicable
11.	The Master Building Permit Plans for the single-family homes shall show enhanced aesthetic wrapping for all corner lots and lots adjacent to open spaces in compliance with the Watson Ranch Specific Plan. Prior to building permit issuance, the applicant shall provide a map and list of all applicable lots.	Design Guidelines	Prior to Building Permit Issuance	Applicable
12.	Consistent with General Plan Policy H-8.12, the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented 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. A copy of the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" is included in this Resolution as Exhibit C.	General Plan	Prior to Grading Activities or ground disturbance	Applicable
13.	Prior to issuance of a building permit, the applicant shall submit a street name and address plan through an Address Assignment Request application for approval by the Community Development Director and American Canyon Fire Protection District.	Specific Condition	Prior to Building Permit Issuance	Applicable
14.	Final landscape plans that comply with the State of California Water Efficient Landscape regulations are set forth in the Design Guidelines and shall be followed, and all plant materials shall be installed in accordance with the approved Design Guidelines. All tree stakes and ties shall be removed as set forth in the Design Guidelines. All landscape plantings and required irrigation systems shall be maintained as set forth in the Design Guidelines.	Design Guidelines	Prior to Certificate of Occupancy	Applicable

Building and Safety

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
15.	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.	Design Guidelines	During Construction	Applicable
16.	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.	State Code	Prior to Building Permit Issuance	Applicable
17.	NVUSD Fees: Prior to the issuance of each building permit, the applicant shall provide a receipt or proof of exemption for Napa Valley Unified School District (NVUSD) facility fees.	Specific Condition	Prior to Building Permit Issuance	Applicable
18.	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.	Design Guidelines	Prior to Building Permit Issuance	Applicable

Fire Protection District Conditions

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
19.	The project will require a secondary ingress / egress to Newell Drive (or another acceptable alternative), north of Street A.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
20.	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 Impact Fees (see current Standard Fees and Charges adopted by resolution) as set forth in the Development Agreement, prior to the issuance of any building permits.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
21.	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 of American Canyon standards and Nationally Recognized Standards.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
22.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
23.	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.	Fire District	Prior to Improvement Plans Issuance	Applicable; not completed
24.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
25.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
26.	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	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. **See sample below regarding fire flow and hydrant detail information needed**. **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			
27.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
28.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
29.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
30.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
31.	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	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	the most remote portions of all building from an approved exterior route. If this cannot be achieved fire apparatus turn arounds will be needed.			
32.	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed pumps, 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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
33.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
34.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
35.	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.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed
36.	Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.	Fire District	Prior to Fire Permit or Building Permit issuance	Applicable; not completed

Public Works

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
37.	The Applicant shall be responsible for all City plan check, map 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.	Specific Conditions	Improvement Plans	Applicable
38.	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.	City Standards	Building Permits, Certificates of Occupancy	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
39.	All existing overhead utilities, both on-site and along project frontages, and all 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.	Specific Conditions	Improvement Plans Submittal	Applicable
40.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
41.	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
42.	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 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
43.	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.	Specific Conditions	Improvement Plans Submittal	Applicable
44.	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	Specific Conditions	Improvement Plans Submittal	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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.			
45.	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 Tentative Map and all applicable conditions of approval. Final Maps are not valid until they have been approved by the City and recorded. Closure calculations shall be provided at the time of each initial Final Map submittal. All calculated points within the 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 (within past 30 days) shall be submitted at the time of each initial Final Map submittal.	Specific Conditions	Improvement Plans Submittal	Applicable
46.	Subject to the terms of Condition 47, 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.	Specific Conditions	Improvement Plans Submittal	Applicable
47.	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	Specific Conditions	Improvement Plans Submittal	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	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. A good faith offer includes identification of property rights needed (permanent and temporary), appraisal of the value of the highest and best use of the property, and a bonafide offer to pay this amount at the close of escrow.			
48.	The Applicant shall submit all 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.	Specific Conditions	Improvement Plans Submittal	Applicable
49.	All public water service laterals or services (domestic, recycled and fire water) shall include approved backflow prevention devices.	City Standards	During Construction	Applicable
50.	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. Cathodic Protection Details shall be included in the Improvement Plans.	City Standards	During Construction	Applicable
51.	All sanitary sewer manholes shall be epoxy coated on the inside or installed with an exterior seal to limit infiltration.	City Standards	During Construction	Applicable
52.	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.	City Standards	During Construction	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
53.	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.	City Standards	During Construction	Applicable
54.	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.	Specific Conditions	During Construction	Applicable
55.	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.	Specific Conditions	During Construction	Applicable
56.	All new fire hydrants shall be covered with burlap sacks until the hydrants have been tested and found to be in conformance with City flow requirements. No storage of combustible materials or construction of building shall be permitted until all hydrants meet City flow requirements.	Specific Conditions	Pre- and during Construction	Applicable
57.	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.	Specific Conditions	Prior to placing the final lift of asphalt	Applicable
58.	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.	Specific Conditions	During and post Construction	Applicable
59.	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.	Specific Conditions	Improvement Plans	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
60.	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 Activitie*s (Order 2009-0009-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.	Specific Conditions	Pre-Construction	Applicable
61.	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
62.	The development shall comply with the City's Zero Water Footprint policy.	Specific Conditions	During and post Construction	Applicable
63.	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.	Specific Conditions	Improvement Plans Submittal	Applicable

Public Works Special Conditions of Approval

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
64.	The Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the preliminary civil plans titled "Vesting Tentative Map, Watson Ranch – Newell Property" prepared by CBG Engineers, dated March 9, 2023, except as modified by these conditions. This shall be a single set of improvement plans for all of the improvements in all phases.	Specific Conditions	Improvement Plans Submittal	Applicable
65.	Improvement Plans shall be tied to the State of California coordinate system.	Specific Conditions	Improvement Plans Submittal	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
66.	The Applicant shall design and construct all **the Public Improvements** as shown on the Vesting Tentative Map, Watson Ranch – Newell Property and more specifically described below; although, construction may be phased to correspond with the boundaries of each final map. a. Newell Drive Extension: Extend Newell Drive from its existing northern terminus at the intersection with Mallen Way to the north end of the subdivision's frontage. Roadway cross-sections shall be consistent with those in the adopted Watson Ranch Specific Plan. b. Rio Del Mar Extension: Extend Rio Del Mar from its existing northern terminus to its intersection with Newell Drive. The roadway cross-section shall be consistent with that in the adopted Watson Ranch Specific Plan. c. Roundabouts: Design and construct roundabouts at the intersection of Newell Drive with Mallen Way and the intersection of Newell Drive with Rio Del Mar. d. Second Vehicular Access to Newell Drive: As shown on the Vesting Tentative Map, in addition to Street A, the Applicant shall provide a secondary temporary vehicular access way into the project site by executing one of two project shall provide one of the two options: 1) subject to the granting of temporary access rights from the owner of the adjacent property to the north, construct vehicle access on said property, or 2) construct temporary for temporary vehicular access within the subdivision bisecting future lots that connect Street B to Newell Drive. The temporary secondary vehicular access road shall be in place until Lot 5 begins development, and a permanent secondary vehicular access way is provided. The temporary access road shall be fully paved with an appropriate structural section for the anticipated traffic loads. Project civil engineer shall design the temporary access road and shall be shown in the Improvement Plans.	Specific Conditions	Improvement Plans Submittal	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	e. <u>Newell Drive/ Street A Intersection:</u> Applicant shall conduct a traffic safety analysis of the intersection of Newell Drive with Street A regarding refuge and safety of all users entering and exiting the Promontory development to determine whether acceleration/deceleration lanes, a roundabout or other measures are warranted. The traffic safety analysis shall be subject to the review and approval of the City Engineer and additional safety measure shall be constructed as directed. f. <u>EVA on Parcel C:</u> The emergency vehicle access over Parcel C shall be paved with asphalt cement with a structural section design to the satisfaction of City Engineer and Fire District. g. <u>Public Water Pump Station:</u> The City's existing water distribution system does not have adequate pressure to serve the Promontory development. The project shall design and install a public water pump station located at City owned parcel (APN 059-454-005) within the Canyon Estates Subdivision. The water pump station shall be designed and sized to serve all of the areas referred to as Zone 5 in the City's 2016 Water Master Plan and all of the areas referred to as Zone 3 in the Watson Ranch Specific Plan. The water pump station improvements shall be consistent with the preliminary design prepared by GHD (DOCUMENT REFERENCE AT A LATER TIME) and shall include a hydro-pneumatic tank, auxiliary power supply and City SCADA controls. Applicant shall be responsible for its fair share of the cost of designing and constructing the water pump station as determined by the Promontory Subdivision's calculated Average Daily Demand (ADD) as a percentage of the pump station's design total ADD capacity. Costs in excess of this amount shall be eligible for water capacity fee credits. Costs in excess of the Applicant's combined fair shall plus eligible water capacity fee credits, if any, shall be eligible for a reimbursement agreement to be paid by City over a ten year timeframe (after			

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	final Notice of Completion of the public improvements) via Water Capacity Fees paid citywide by others. Prior to the issuance of the site improvement plans, the applicant shall execute reimbursement agreement with the City. The water pump station shall be completed, operational and accepted by the City prior to issuance of any certificate of occupancy for any building within the Promontory development. h. <u>Zone 5 Water Main Extension in Newell Drive:</u> Extend the existing 12" Zone 5 water main in Newell Drive from its existing northern terminus approximately 500-feet south of Donaldson Way (south of the bridge) to the north end of Newell Drive Extension at the north end of the subdivision's frontage. The cost of this improvement will qualify for a credit against the project's Water Capacity Fee and included in the reimbursement agreement. i. <u>Water Main Extension In Rio Del Mar:</u> Extend the 8" domestic water line in Rio Del Mar east from its existing eastern terminus to Newell Drive connecting to the new Zone 5 water main described above. j. <u>Recycled Water Main Extension:</u> Extend the 12" recycled water line in Rio Del Mar east from its existing eastern terminus to Newell Drive and north in Newell Drive to the north end of Newell Drive Extension at the north end of the subdivision's frontage. k. <u>Storm Drain Pipe Barriers:</u> The open end of all storm drainage pipes shall be designed and equipped with a barrier that will prevent a person, pets or wild animals from entering the storm drainage system. l. <u>Safety Barrier:</u> The Newell Drive extension fronting the Promontory Project is at a higher elevation with drop ranging from 23' to 10'. The applicant shall provide roadside barrier for safety of all road users.			

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	The barrier shall be shown in the site improvement plans. Extent and type of roadside barrier shall be subject to the review and approval of the City Engineer and additional safety measures shall be constructed as directed.			
67.	Prior to the SUBMITTAL OF THE IMPROVEMENT PLANS, Applicant shall: a. Submit the City's "Improvement Plan Checklist" to City. b. Be responsible for Improvement Plan check services, as set forth in the Development Agreement. c. Provide the following: (1) Public Street Repair Plan (2) Utility Plan and Joint Trench Plan (3) Construction Storm Water Pollution Prevention Plan (SWPPP) (4) Drainage Report (5) Post-Construction Stormwater Control Plan (SWCP) (6) Geotechnical Report (7) Construction Traffic Control Plan. d. Submit a water and sewer Will Serve application	Specific Conditions	Improvement Plans Submittal	Applicable
68.	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. Provide documentation demonstrating that the existing PG&E pole line easements (212 OR 423 and 40 OR 242) has been quitclaimed or otherwise vacated. c. Provide documentation demonstrating that the existing 25’ roadway easement in favor of Ted D. Brown has been quitclaimed or otherwise vacated. d. Subject to the terms of Condition 47, furnish proof of the acquisition of all rights of entry and/or temporary and permanent easements necessary to construct the project and the location of all such rights on the Plans.	Specific Conditions	Prior to Improvement Plans Approval	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	e. Furnish proof that all permits that may be required by the California Department of Fish & Game, State and Regional Water Quality Control Board, US Army Corps of Engineers and any other regulatory agencies with jurisdiction over the proposed construction have been obtained. f. 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. g. 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 2009-0009-DWQ).			
69.	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	Specific Conditions	Prior to Commencement of Construction	Applicable
70.	The Watson Ranch – Newell Property Vesting Tentative Map states that multiple final maps may be filed and shows preliminary phasing between Phase 1 and Phase 2 final maps. PRIOR TO RECORDATION OF EACH FINAL MAP, the applicant shall:	Specific Conditions	Prior to Recordation of Each Final Map	Applicable

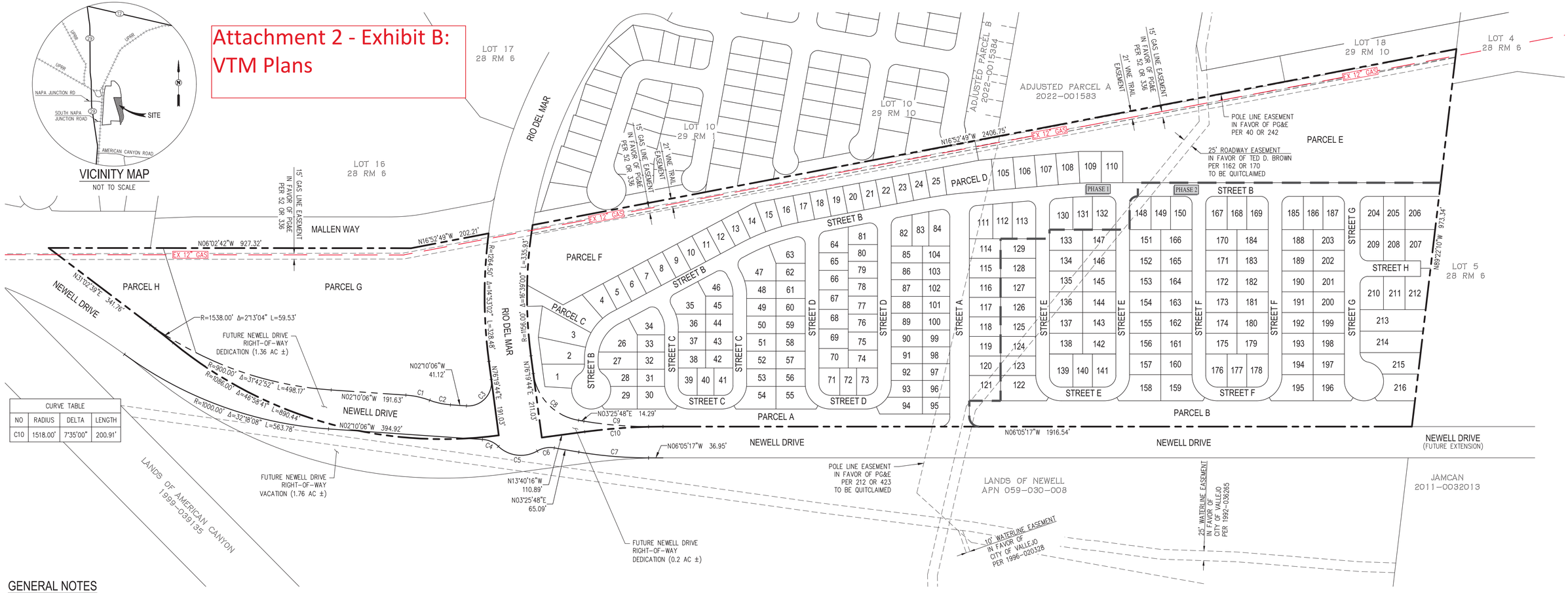
Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	a. Construct all of the Public and Private Improvements within that final map phase to the satisfaction of the City. Alternatively, the Applicant may enter into a Subdivision Improvement Agreement with the City agreeing to complete all of the Public and Private improvements within that final map phase prior to Occupancy of the first unit on that final map. Such an Agreements will require the Applicant to provide bonds, proof oof workers compensation insurance, and general liability insurance in the forms and amounts as deemed satisfactory to the City. b. Establish a Homeowner's Association (HOA) in accordance with State law with recorded Codes, Covenants, & Restrictions (CC&Rs) that are satisfactory to the City Engineer and City Attorney to provide long-term and ongoing maintenance of all of the Private Improvements identified above. Specifically, the HOA will be responsible for the long-term and ongoing maintenance of the stormwater quality facilities within the limits of the subdivision and the pavement of the emergency vehicle access on Parcel C. The City will have enforcement authority over the HOA's maintenance obligations and the obligation to review and approved proposed changes amendments to the CC&R's. The CC&R's shall require the HOA to create and maintain a separate maintenance reserve fund in the amount of a percentage of the cost of constructing the HOA maintained improvements listed above. Said percentage will be determined by the City prior to recordation of the CC&Rs. c. Generally, in substantial conformity with that which is shown on the Watson Ranch – Newell Property Vesting Tentative Map, convey all easements and dedications, public and private, for the construction, use and/or maintenance of roads or other access, drainage facilities, parks, utilities, and post-construction storm water management facilities in within each Final Map on said Final Map or by separate instruments. All dedications to			

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	the City shall be irrevocable offers of dedication. Specific public offers of dedication include: i. Streets A through G and Courts G and H in fee for public road and utility purposes. ii. Slope easements for public roadway purposes over portions of Parcels A and B as determined necessary by the City Engineer. iii. An easement over Parcel C for emergency vehicle access, public access and utility purposes. iv. Parcel D in fee for public utility purposes. v. Parcel G, approximately 6.44 +/- acres, in fee for public park purposes. vi. Parcel H in fee for stormwater and park purposes. vii. Approximately 1.56 +/- acres of Newell Drive in fee for right-of-way and utility purposes. viii. The existing portions of the Newell Drive and Rio Del Mar rights-of-way to remain that were dedicated as right of way easements and public utility easements on the Parcel Map Newell Property (28 PM 5-8) shall be rededicated in fee either on a final map or by separate instrument. ix. Furnish proof of payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.			
71.	Parcels A, B, C, E and F shall be reserved by the owner and granted in fee to the Homeowners Association as common areas.	Specific Conditions	Prior to Improvement Plan issuance	Applicable
72.	Note 30 on the Sheet TM-1.1 of the Vesting Tentative Map notwithstanding, a separate overlapping parcel map is not approved with the approval of the Vesting Tentative Map.	Specific Conditions	Prior to Final Map	Applicable
73.	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: Traffic Mitigation, General Plan Update, Civic Facilities, Fire District, Water Capacity, Zero Water Footprint Mitigation and Wastewater Capacity.	Specific Conditions	Prior to Building Permit issuance	Applicable
74.	Prior to acceptance of any public improvements of release of Project Bonds, the Applicant shall:	Specific Conditions	Prior to Release of Project Bonds	Applicable

Specific Condition	*Developer Obligations*	*Mechanism*	*Implementation*	*Status*
	a. Submit an inspector's punch list indicating that all of the public improvements are constructed in substantial conformance with the approved improvement plans and 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. Provide digital copy of the Improvement Plans that include all as-built or field changes, in digital (.pdf) and AutoCAD Civil 3D (.dwg) format (void of any AutoCAD block formats preventing full editing capabilities of the drawings), compatible with the City's current AutoCAD Civil 3D version, and tied to the NAD83 (California Zone 2, feet) coordinate system. e. Provide proof that all relevant Conditions of Approval have been satisfied. f. Provide a letter stating that all of the Developer's Conditions of Approval have been met. g. Provide a letter from the Civil Engineer of Record and Landscape Architect of Record certifying that all the site improvements were constructed and inspected 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 approved plans. i. Execute a post-construction Stormwater Operations and Maintenance Agreement with the City.			

Attachment 2 - Exhibit B: VTM Plans

VICINITY MAP
NOT TO SCALE



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	1518.00'	7°35'00"	200.91'

GENERAL NOTES

1. DEVELOPER: 330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: STEVE REILLY
PHONE: (925) 368-3128

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: JASON NERI, PE 59136
PHONE: (925) 866-0322

3. ARCHITECT: KTGY ARCHITECTURE & PLANNING
1818 FRANKLIN ST, SUITE 400
OAKLAND, CA 94612
CONTACT: JILL D. WILLIAMS, AIA
PHONE: (510) 272-2910

4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES
165 N MAIN ST, SUITE 365
WALNUT CREEK, CA, 94596
CONTACT:ERIK GELLERMAN
PHONE: (925) 736-8176

5. TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.

6. 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' NGVD 29
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')

7. A.P.N.'S: 059-030-007

8. EXISTING LAND USE: VACANT/AGRICULTURE

9. PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE/PARK

10. SITE AREA:

47.89±	ACRES (GROSS)
20.63±	ACRES (LOTS 1-216)
11.48±	ACRES (PARCELS A-F)
7.40±	ACRES (PARCEL G-H)
6.79±	ACRES (STREET DEDICATIONS)
1.56±	ACRES (NEWELL DRIVE DEDICATION)
27.42±	ACRES (SITE AREA: LOTS 1-216 & STREET DEDICATIONS)

11. LOTS: 216 LOTS AND 8 PARCELS

12. RESIDENTIAL UNITS: 216 (LOTS 1-216)

13. GENERAL PLAN: TOWN CENTER (TC)

14. ZONING: MEDIUM DENSITY RESIDENTIAL - 16 (TC-1 MDR-16)
MEDIUM DENSITY RESIDENTIAL - 12 (TC-1 MDR-12)
HIGH DENSITY RESIDENTIAL (TC-1 HDR)
PARKS (TC-1 R-1 PARK)
OPEN SPACE (TC-1 OS)

15. DENSITY: 7.90± DU/ACRE

16. WATER: CITY OF AMERICAN CANYON

17. SANITARY SEWER: CITY OF AMERICAN CANYON

18. STORM DRAIN: CITY OF AMERICAN CANYON

19. GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)

20. TELEPHONE: AT&T

21. CABLE TV: COMCAST

22. FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
(MAP NUMBER: 06055C0650E)

23. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

24. 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 BY SEPARATE INSTRUMENT AS NECESSARY.

25. STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED & MAINTAINED BY THE CITY OF AMERICAN CANYON.

26. DETENTION/STORMWATER: DETENTION/STORMWATER QUALITY BASINS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

27. PUBLIC ROADS AND PATHWAYS: SOME PUBLIC ROADS AND MONOLITHIC SIDEWALKS WITHIN THE DEVELOPMENT MAY HAVE A LONGITUDINAL SLOPE OF GREATER THAN 5.0%.

28. DOMESTIC WATER: FINAL DOMESTIC WATER SYSTEM CONFIGURATION TO BE DETERMINED BY THE CITY OF AMERICAN CANYON.

29. PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASING SHOWN ON THE VESTING TENTATIVE MAP IS PRELIMINARY AND SUBJECT TO THE FINAL MAP(S).

30. PARCEL MAP: A LARGE LOT PARCEL MAP, FOR FINANCE AND CONVEYANCE PURPOSES, MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB & SIDEWALK
		TOP/TOE OF SLOPE
		RETAINING WALL
		PRELIMINARY PHASE LINE

ABBREVIATIONS

AC	ACRES/ASPHALT CONCRETE
AB	AGGREGATE BASE
BD	BOUNDARY
BGL	BOTTOM OF GRAVEL LAYER
CB	CATCH BASIN
CL	CENTERLINE
CY	CUBIC YARD
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT
L/S	LANDSCAPE
MH	MANHOLE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RET	RETURN/RETAINING
RM	RECORDED MAP
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
SD	STORM DRAIN
SLS	SEWER LIFT STATION
SS	SANITARY SEWER
S/W	SIDEWALK
TGL	TOP OF GRAVEL LAYER
TSL	TOP OF SOIL LAYER
TYP	TYPICAL
W	WATER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1.1	VESTING TENTATIVE MAP
TM-1.1.A	SPECIFIC PLAN LAND USE AND ZONING
TM-1.2	VESTING TENTATIVE MAP
TM-1.3	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITIONS
TM-3.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-3.2	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY GRADING CROSS SECTIONS
TM-5.1	PRELIMINARY UTILITY PLAN
TM-5.2	PRELIMINARY UTILITY PLAN
TM-6.1	PRELIMINARY STORMWATER CONTROL PLAN
TM-6.2	PRELIMINARY STORMWATER CONTROL PLAN
TM-7	PRELIMINARY FIRE ACCESS PLAN
TM-8	PRELIMINARY SECONDARY SITE ACCESS PLAN

VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

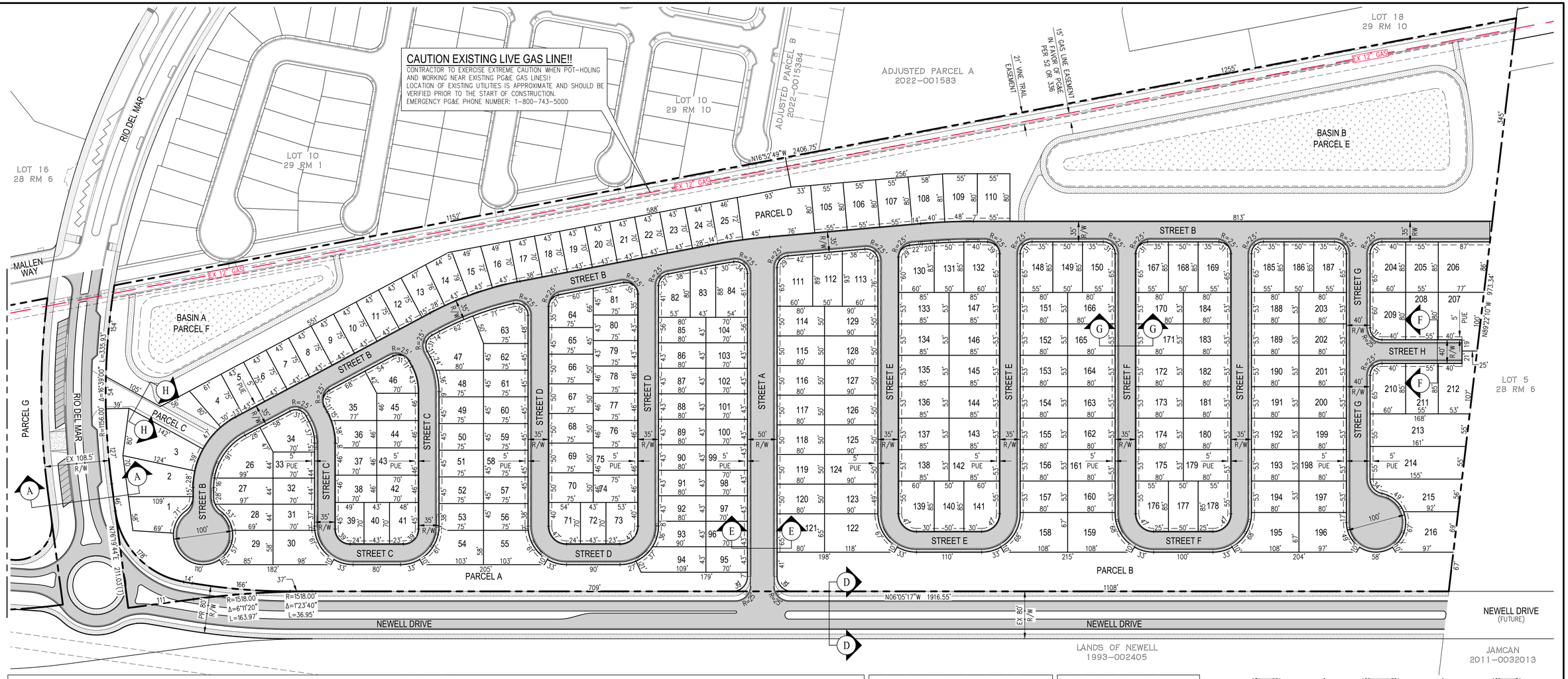
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

0 120 240 360

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

SHEET NO.
TM-1.1
OF 14 SHEETS

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LOT AREAS

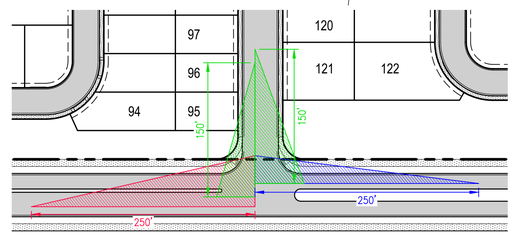
LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)
1	5,236	26	5,887	51	3,375	76	3,450	101	3,010	126	4,500	151	4,240	176	4,482	201	4,240
2	6,404	27	4,383	52	3,375	77	3,450	102	3,010	127	4,500	152	4,240	177	4,250	202	4,240
3	7,699	28	3,538	53	3,376	78	3,450	103	3,010	128	4,500	153	4,240	178	4,482	203	4,240
4	3,942	29	4,385	54	5,143	79	3,235	104	3,010	129	4,500	154	4,240	179	4,240	204	5,014
5	3,225	30	4,853	55	5,143	80	3,225	105	4,400	130	4,764	155	4,240	180	4,240	205	4,675
6	3,225	31	3,080	56	3,376	81	3,790	106	4,400	131	4,213	156	4,240	181	4,240	206	6,975
7	3,225	32	3,080	57	3,375	82	3,958	107	4,400	132	5,026	157	4,240	182	4,240	207	6,291
8	3,225	33	3,080	58	3,375	83	3,620	108	4,541	133	4,505	158	6,154	183	4,240	208	4,400
9	3,225	34	4,859	59	3,375	84	4,842	109	4,572	134	4,505	159	6,154	184	4,240	209	4,714
10	3,225	35	5,608	60	3,375	85	3,440	110	4,400	135	4,505	160	4,240	185	4,601	210	5,014
11	3,225	36	3,303	61	3,375	86	3,440	111	5,087	136	4,505	161	4,240	186	4,261	211	4,675
12	3,225	37	3,220	62	3,375	87	3,440	112	4,538	137	4,505	162	4,240	187	4,601	212	5,429
13	3,383	38	3,220	63	5,090	88	3,440	113	5,629	138	4,505	163	4,240	188	4,240	213	9,056
14	3,586	39	3,261	64	4,370	89	3,440	114	4,000	139	4,907	164	4,240	189	4,240	214	8,700
15	3,465	40	3,010	65	3,375	90	3,440	115	4,000	140	4,250	165	4,240	190	4,240	215	6,846
16	3,273	41	3,261	66	3,750	91	3,440	116	4,000	141	4,907	166	4,240	191	4,240	216	6,221
17	3,010	42	3,220	67	3,750	92	3,440	117	4,000	142	4,505	167	4,601	192	4,240	TOTAL AREA (LOT 1-216)	898,643
18	3,010	43	3,220	68	3,750	93	3,553	118	4,000	143	4,505	168	4,261	193	4,240		
19	3,010	44	3,220	69	3,750	94	4,587	119	4,000	144	4,505	169	4,601	194	4,240		
20	3,010	45	3,220	70	3,750	95	3,010	120	4,000	145	4,505	170	4,240	195	6,154		
21	3,010	46	4,266	71	3,552	96	3,010	121	5,177	146	4,505	171	4,240	196	5,799		
22	3,010	47	6,688	72	3,010	97	3,010	122	6,618	147	4,505	172	4,240	197	4,240		
23	3,010	48	3,440	73	3,552	98	3,010	123	4,500	148	4,601	173	4,240	198	4,240		
24	3,046	49	3,375	74	3,450	99	3,010	124	4,500	149	4,261	174	4,240	199	4,240		
25	3,148	50	3,375	75	3,450	100	3,010	125	4,500	150	4,601	175	4,240	200	4,240		

PUBLIC STREET AREAS

STREET	AREA (SF±)
A	28,491
B	89,509
C	26,692
D	36,820
E	41,187
F	41,141
G	25,597
H	6,371
NEWELL DRIVE	67,953
TOTAL AREA (STREET A-H, RIO DEL MAR, NEWELL DRIVE)	363,761

PARCEL AREAS

PARCEL	AREA (SF±)
A	51,162
B	75,629
C	9,028
D	9,479
E	242,470
F	111,837
G	280,434
H	41,759
TOTAL AREA (PARCEL A-F)	821,798



NEWELL DRIVE-STREET A STOPPING SIGHT DISTANCE TRIANGLE
SCALE: 1" = 80'

VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

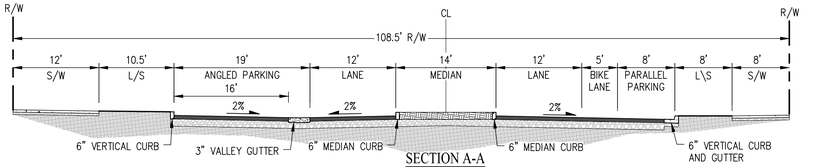
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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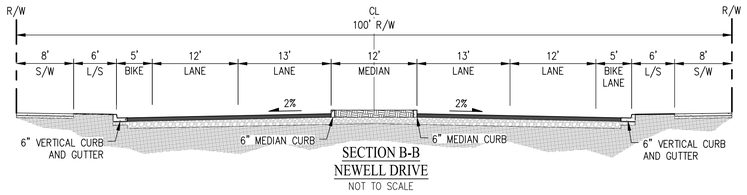
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SHEET NO. TM-1.2 OF 14 SHEETS

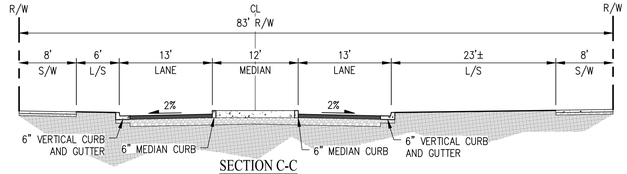
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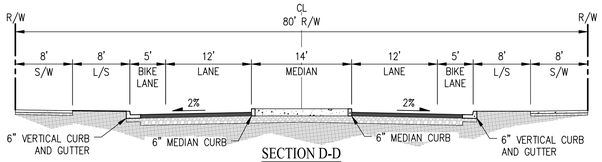
SECTION A-A
RIO DEL MAR
NOT TO SCALE



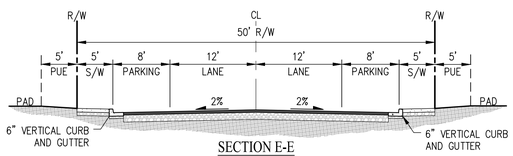
SECTION B-B
NEWELL DRIVE
NOT TO SCALE



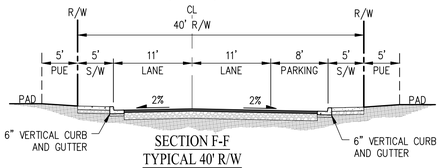
SECTION C-C
NEWELL DRIVE
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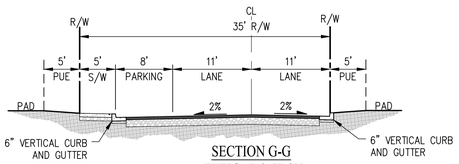
SECTION D-D
NEWELL DRIVE
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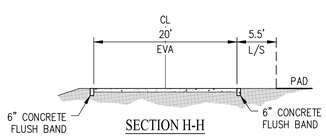
SECTION E-E
TYPICAL 50' R/W
NOT TO SCALE
(STREET A)



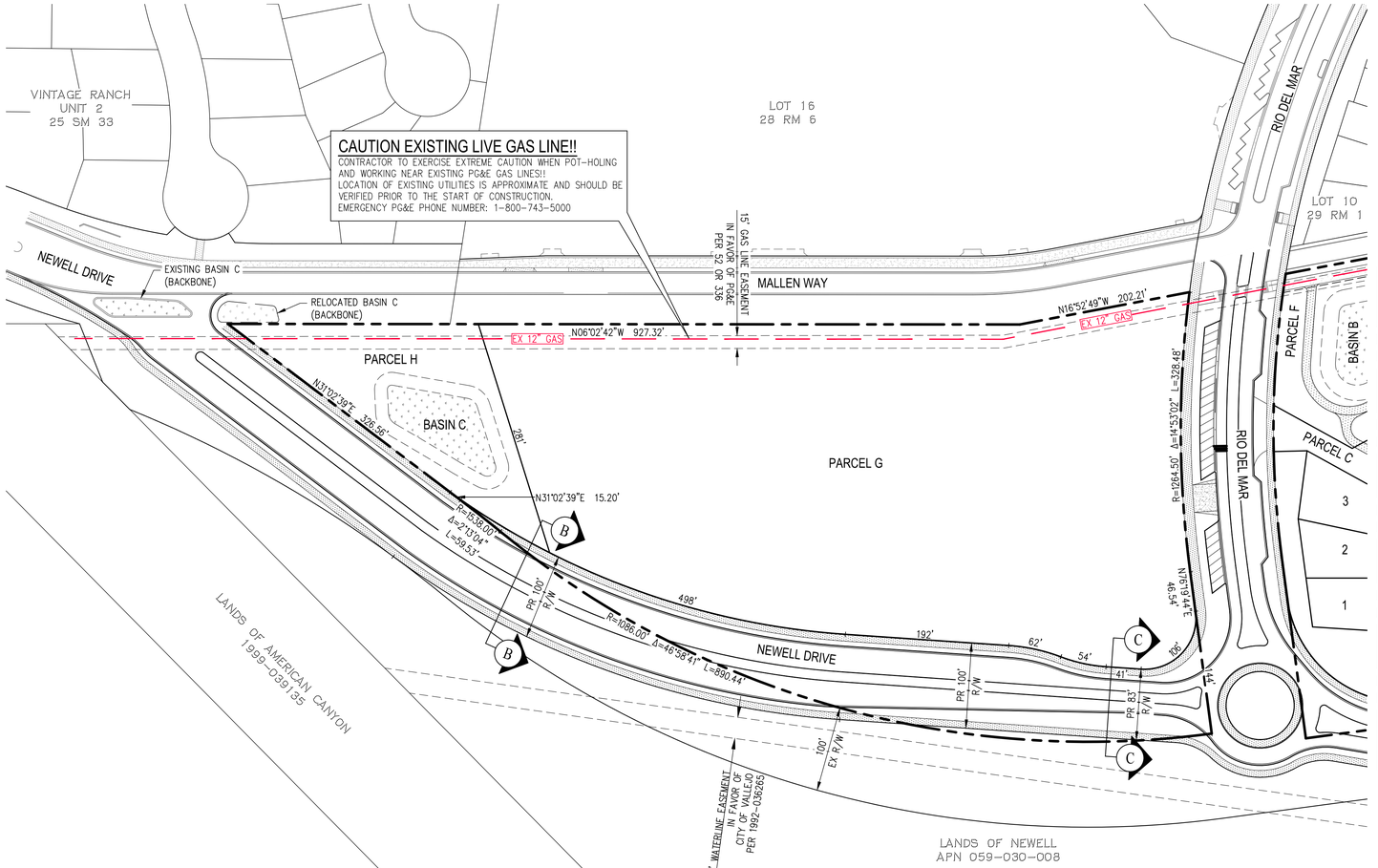
SECTION F-F
TYPICAL 40' R/W
NOT TO SCALE
(STREET G, H)



SECTION G-G
TYPICAL 35' R/W
NOT TO SCALE
(STREET B, C, D, E, F)



SECTION H-H
EVA ACCESS ROAD
NOT TO SCALE
(PARCEL C)



VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

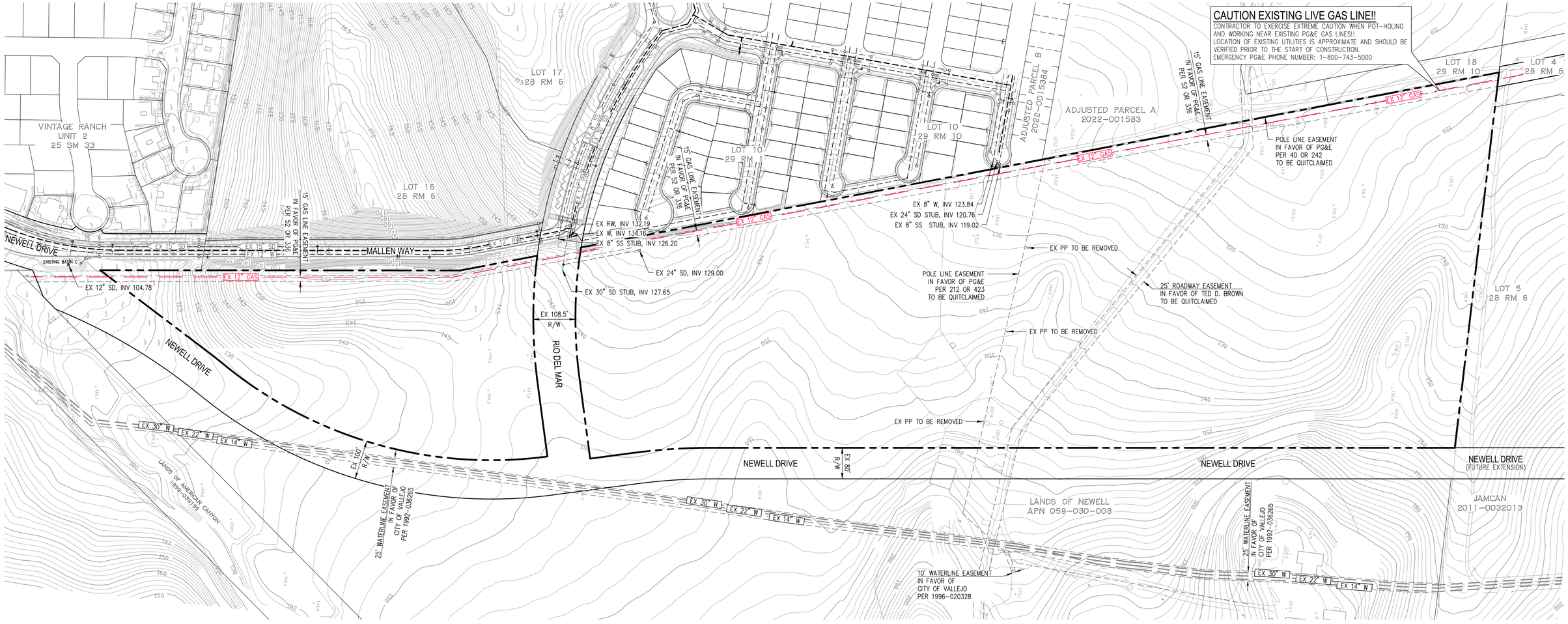
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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TM-1.3
OF 14 SHEETS

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NOTES:

1. EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
2. ALL EXISTING VEGETATION TO BE REMOVED.
3. ALL EXISTING FENCING TO BE REMOVED.

EXISTING CONDITIONS
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=120' DATE: MARCH 9, 2023

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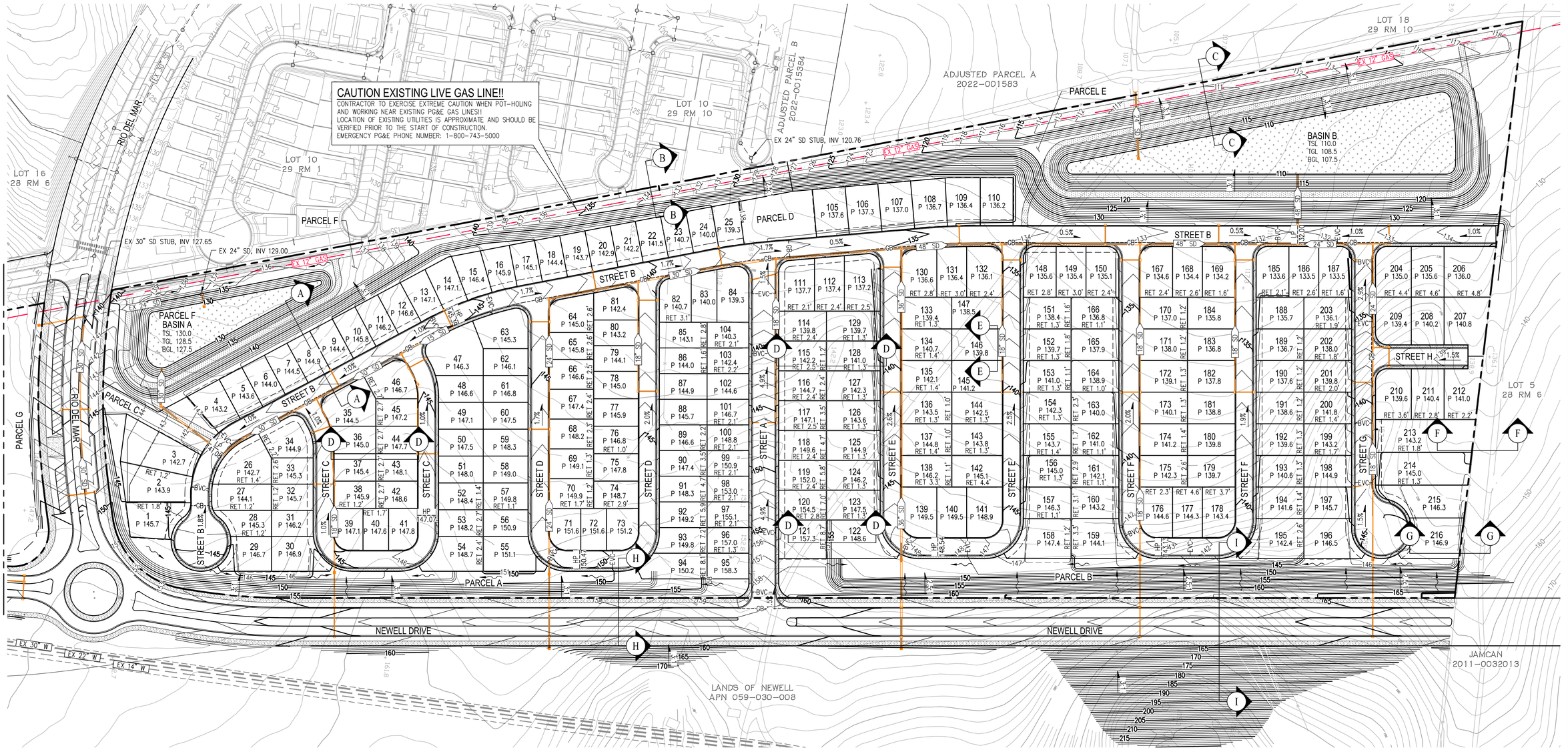
SHEET NO. TM-2 OF 14 SHEETS

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SEE SHEET TM 3.2

CAUTION EXISTING LIVE GAS LINE!!

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



PRELIMINARY PAVEMENT DESIGN CHART

	TI	PCC	AC	AB
STREETS A-H	6	–	0.35' (4")	1.10' (13")
RIO DEL MAR	9	–	045' (5.5")	1.70' (20")
NEWELL DRIVE	9	–	045' (5.5")	1.70' (20")
SIDEWALK	–	0.35' (4")	–	0.35" (4")
VINE TRAIL	–	0.35' (4")	–	0.35" (4")

NOTES:

1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
4. SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
5. RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
6. TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

PRELIMINARY EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
IN-TRACT ROUGH GRADING	96,000	285,000
BACKBONE ROUGH GRADING	69,000	27,000
SUBTOTAL	165,000	312,000
NET (IMPORT)		147,000

EARTHWORK NOTES:

1. ASSUMES A STREET SECTION OF 3.5" AC/ 13" AB (WITH T.I. OF 6.0). FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
2. SPOILS QUANTITIES ARE NOT INCLUDED; TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS.
3. EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
4. EARTHWORK QUANTITIES DO NOT INCLUDE ANY GEOTECHNICAL REMEDIATION. IF GEOTECHNICAL REMEDIATION IS REQUIRED, FINAL DESIGN LEVEL EARTHWORK QUANTITIES SHALL BE UPDATED ACCORDINGLY WITH THE GEOTECHNICAL RECOMMENDATIONS.

PRELIMINARY GRADING & DRAINAGE PLAN

WATSON RANCH - NEWELL PROPERTY

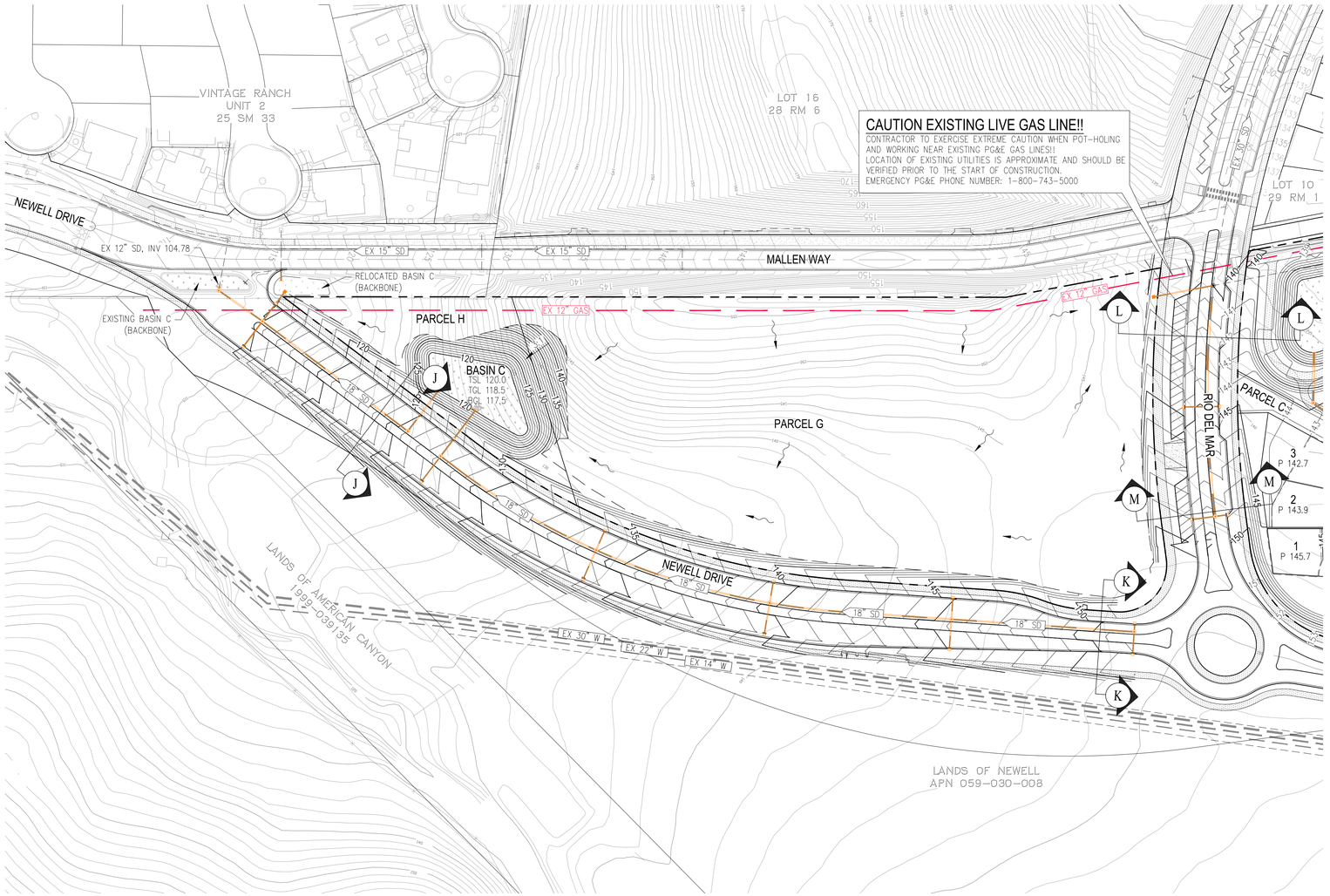
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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SEE SHEET TM 3.1

NOTES:

1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
4. SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
5. RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
6. TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

PRELIMINARY GRADING & DRAINAGE PLAN
WATSON RANCH - NEWELL PROPERTY

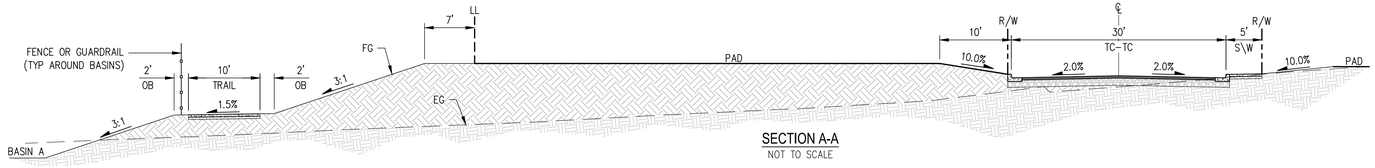
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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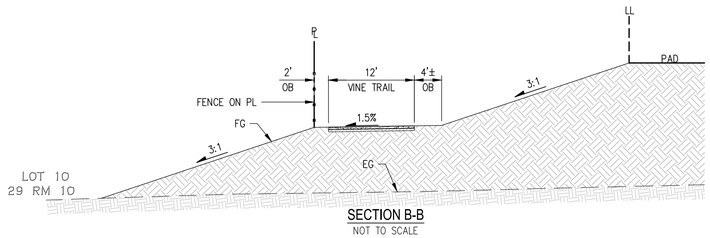
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SHEET NO.
TM-3.2
OF 14 SHEETS

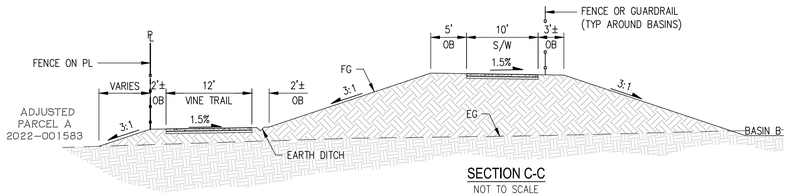
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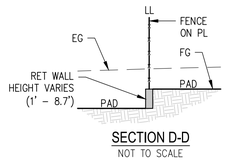
SECTION A-A
NOT TO SCALE



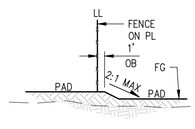
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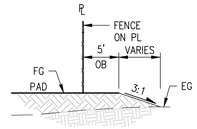
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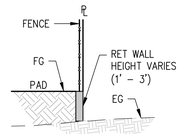
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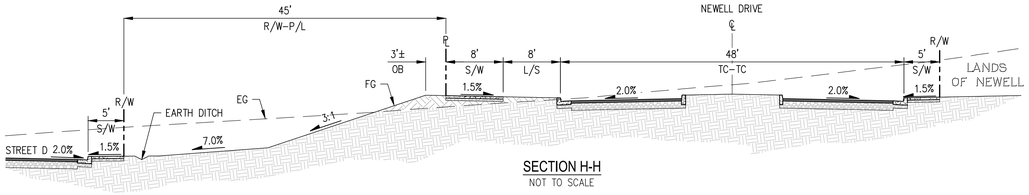
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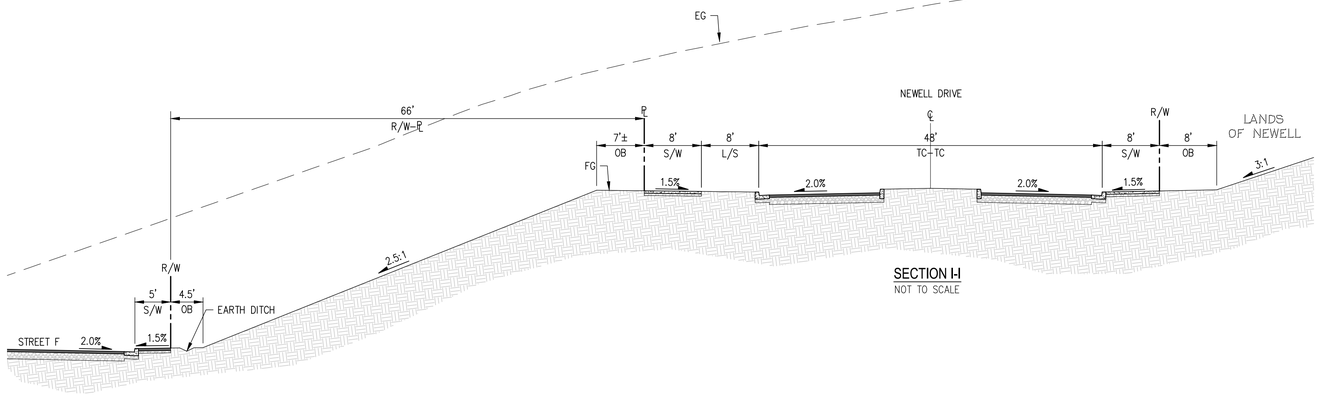
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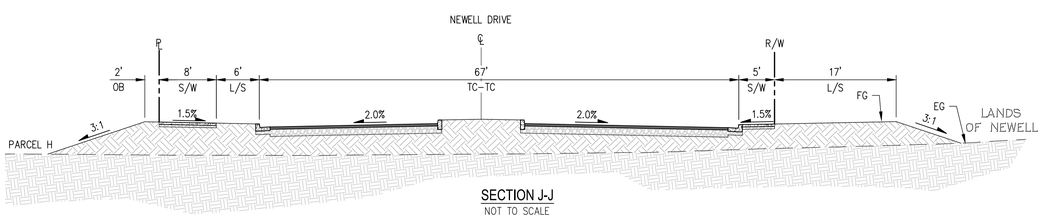
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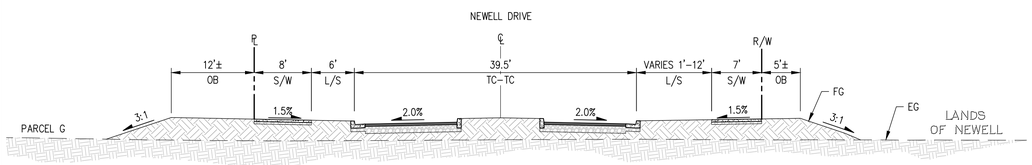
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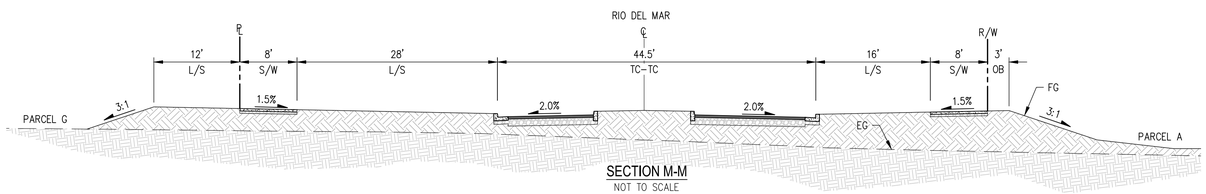
SECTION I-I
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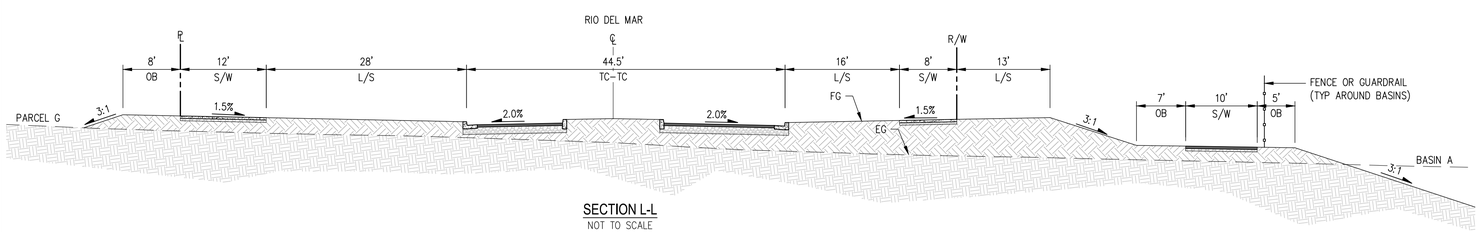
SECTION J-J
NOT TO SCALE



SECTION K-K
NOT TO SCALE



SECTION M-M
NOT TO SCALE



SECTION L-L
NOT TO SCALE

PRELIMINARY GRADING CROSS SECTIONS
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: NO SCALE DATE: MARCH 9, 2023

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SHEET NO.
TM-4
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC WATER PIPE
EX 8" RW	8" RW	RECYCLED WATER PIPE
		MANHOLE
		DRAINAGE INLET
		CATCH BASIN
		FIRE HYDRANT
		ELECTROLIER (EL)/STREET LIGHT
		BIORETENTION/DETENTION AREA
		SEWER LIFT STATION (SLS)

NOTES:

1. ALL UTILITIES ARE PRELIMINARY & SUBJECT TO FINAL REVISION.
2. SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS & LOT 10 IMPROVEMENT PLANS FOR ALL EXISTING STORM DRAIN, SANITARY SEWER, WATER, AND RECYCLED WATER IMPROVEMENTS.
3. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN AND SANITARY SEWER PIPE INFORMATION.
4. FINAL DOMESTIC WATER SYSTEM CONFIGURATION & SERVICE REQUIREMENTS TO BE DETERMINED BY CITY OF AMERICAN CANYON.

PRELIMINARY UTILITY PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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SHEET NO.
TM-5.1
OF 14 SHEETS

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PRELIMINARY STORM DRAIN TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SDMH 1	142.71	130.65	30	1.00%	64.59
CB 2	141.30	132.15	30	1.00%	100.30
CB 3	141.14	132.46	30	1.00%	30.93
CB 4	141.56	132.69	30	0.50%	45.44
SDMH 5	142.51	133.37	30	0.50%	136.25
CB 6	143.13	134.88	18	1.00%	51.37
CB 7	142.97	135.19	15	1.00%	30.91
CB 8	144.07	135.85	18	1.00%	97.38
CB 9	143.91	136.16	15	1.00%	30.91
DI 10	145.77	137.33	18	1.00%	148.00
CB 11	155.25	140.72	18	5.00%	59.00
CB 12	155.25	150.25	18	1.00%	48.45
CB 13	143.36	133.58	30	0.50%	43.49
CB 14	143.52	138.72	15	8.00%	30.91
SDMH 15	144.13	134.17	30	0.50%	117.41
CB 16	145.43	134.65	15	0.50%	95.98
CB 17	145.59	135.96	15	1.00%	30.91
CB 18	144.75	135.44	18	1.00%	26.81
CB 19	144.59	135.75	15	1.00%	30.91
SDMH 20	144.69	135.76	18	1.00%	31.63
CB 21	146.27	136.92	18	1.00%	116.28
CB 22	146.11	137.23	15	1.00%	30.96
CB 23	132.22	118.29	48	9.69%	85.63
CB 24	132.06	121.29	48	9.69%	30.91
SDMH 25	132.59	121.92	24	0.50%	125.92
CB 26	133.26	122.19	18	1.00%	27.21
CB 27	133.42	123.70	15	1.00%	30.91
CB 28	133.12	123.39	24	1.00%	27.21
CB 29	132.96	123.70	15	1.00%	30.91
SDMH 30	136.80	129.71	24	4.30%	146.88
CB 31	137.94	129.98	15	1.00%	27.21
CB 32	138.10	130.29	15	1.00%	30.91
CB 33	139.20	130.87	18	2.00%	58.12
CB 34	139.04	131.18	15	1.00%	30.91
CB 35	144.08	136.80	18	3.50%	169.40
CB 36	144.02	137.11	15	0.98%	31.51
DI 37	145.84	138.72	18	1.50%	128.15
CB 38	165.00	159.52	18	25.96%	80.13
CB 39	165.00	160.00	18	1.00%	48.42
SDMH 40	132.12	123.62	48	0.60%	104.99
CB 41	132.80	124.89	18	1.00%	27.21
CB 42	132.64	127.58	15	8.00%	30.91
CB 43	136.91	132.20	18	1.85%	221.55
CB 44	136.75	131.56	15	8.00%	30.45
CB 45	132.64	123.78	48	0.60%	27.21
CB 46	132.80	125.09	15	1.00%	30.91
SDMH 47	132.92	124.57	48	0.60%	131.88
CB 48	133.75	125.84	18	1.00%	27.21
CB 49	133.59	128.53	15	8.00%	30.91
CB 50	138.18	120.38	18	1.00%	221.55
CB 51	138.02	132.96	15	8.00%	30.91
DI 52	143.52	138.82	18	6.53%	281.00
CB 53	162.98	157.51	18	23.34%	80.09
CB 54	162.99	157.99	18	1.00%	48.45
CB 55	133.59	124.92	48	0.60%	58.12
CB 56	133.75	126.23	15	1.00%	30.91
SDMH 57	134.09	125.96	48	0.60%	173.24
CB 58	134.94	127.23	18	1.00%	26.94
CB 59	134.78	129.72	15	8.00%	30.91
CB 60	140.48	132.94	18	1.22%	221.55
CB 61	140.32	135.11	15	6.80%	30.45
CB 62	134.82	126.39	48	0.60%	71.03
CB 63	134.98	127.70	15	1.00%	30.91
SDMH 64	134.96	126.97	48	0.60%	97.89
CB 65	136.03	128.29	36	1.00%	31.50
CB 66	135.87	130.81	15	8.00%	30.91
CB 67	141.42	124.23	36	1.00%	209.41
CB 68	141.26	136.20	15	8.00%	30.91
DI 69	148.53	143.70	36	6.89%	281.00
DI 70	160.69	153.44	36	12.16%	80.09
CB 71	160.69	154.41	36	2.00%	48.45
CB 72	135.61	127.34	30	0.60%	60.42
SDMH 73	136.25	128.24	30	0.60%	150.32
CB 74	137.00	129.62	18	1.50%	25.16
CB 75	137.15	130.04	15	1.00%	42.09
CB 76	146.38	137.09	18	3.00%	249.08
CB 77	146.38	137.50	15	1.00%	40.91
CB 78	138.23	129.79	30	1.70%	91.27
CB 79	138.39	133.33	15	8.00%	30.91
SDMH 80	140.26	132.22	30	1.70%	142.89
CB 81	140.81	133.68	18	1.50%	30.76
CB 82	140.64	133.99	15	1.00%	30.91

PRELIMINARY STORM DRAIN TABLE

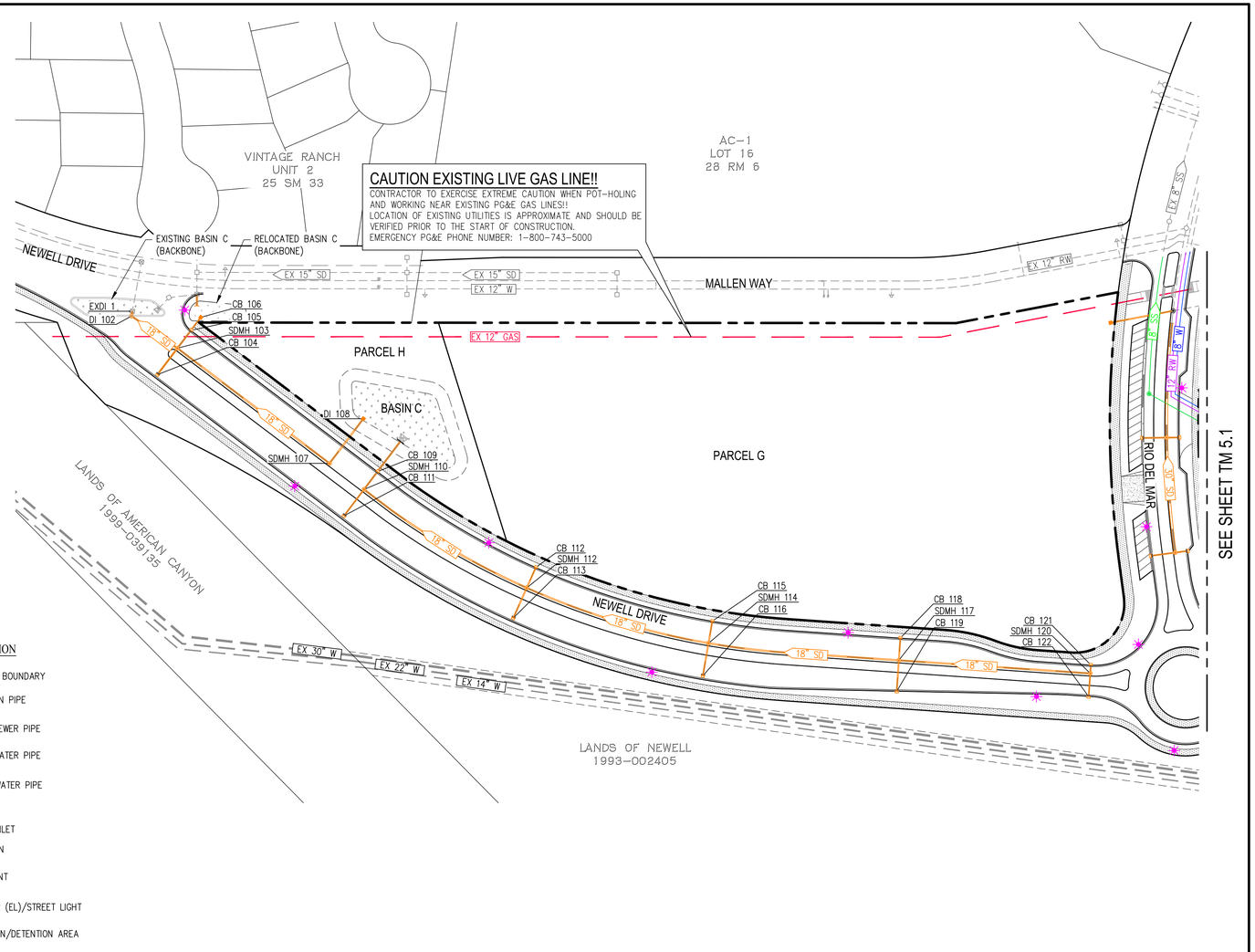
STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
CB 83	143.86	135.97	18	1.50%	152.53
CB 84	143.70	136.28	15	1.00%	30.91
CB 85	141.88	133.44	30	1.70%	71.65
CB 86	142.04	136.98	15	8.00%	30.91
SDMH 87	142.85	134.80	30	1.70%	80.12
CB 88	143.85	136.19	24	1.00%	38.53
CB 89	143.69	138.63	15	8.00%	30.91
CB 90	146.81	139.07	24	1.60%	180.03
CB 91	146.65	141.59	15	8.07%	30.91
DI 92	150.47	142.95	24	1.60%	242.78
CB 93	157.31	150.21	24	12.91%	56.22
CB 94	157.31	151.18	24	2.00%	48.45
CB 95	141.55	136.55	15	8.41%	77.86
SDMH 96	144.44	136.18	30	3.97%	155.67
CB 97	144.57	139.89	15	8.00%	15.45
CB 98	144.66	139.85	15	8.00%	29.95
SDMH 99	148.76	141.78	30	3.97%	141.30
CB 100	148.89	144.21	15	8.00%	15.45
CB 101	148.98	144.18	15	8.00%	29.95
DI 102	111.36	104.87	18	1.49%	6.00
SDMH 103	115.10	105.55	18	1.00%	68.68
CB 104	114.98	108.96	18	1.00%	40.45
CB 105	112.02	108.83	18	1.00%	27.50
CB 106	115.14	109.28	15	1.00%	19.95
SDMH 107	125.49	119.31	18	4.50%	233.66
DI 108	124.28	120.00	18	1.00%	68.58
CB 109	127.44	120.46	18	1.00%	45.95
SDMH 110	127.54	120.73	18	1.00%	27.50
CB 111	127.54	121.39	15	1.00%	40.45
SDMH 112	133.94	126.46	18	2.45%	233.55
CB 112	133.85	126.98	15	1.00%	27.45
CB 113	133.95	127.11	15	1.00%	40.45
SDMH 114	139.71	132.17	18	2.45%	233.37
CB 115	139.62	132.70	15	1.00%	27.45
CB 116	139.72	132.83	15	1.00%	40.45
SDMH 117	145.47	137.91	18	2.45%	234.19
CB 118	145.37	138.44	15	1.00%	27.45
CB 119	145.52	138.54	15	1.00%	38.14
SDMH 120	151.71	143.67	18	2.45%	235.00
CB 121	151.40	144.02	15	1.00%	10.45
CB 122	151.40	144.20	15	1.00%	28.45
DI 123	157.29	151.58	24	2.00%	20.00
DI 124	159.64	154.81	36	2.00%	20.00

PRELIMINARY SANITARY SEWER TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 1	130.02	128.73	8	1.50%	168.60
SSMH 2	140.67	129.20	8	0.50%	74.74
SSMH 3	141.98	132.15	8	0.50%	159.49
SSMH 4	140.94	130.45	8	0.50%	49.05
SSMH 5	141.28	17.65	8	1.50%	17.65
SSMH 6	145.31	134.49	8	1.50%	144.28
SSMH 7	141.02	130.78	8	0.50%	46.64
SSMH 8	142.40	131.58	8	0.50%	139.78
SSMH 9	142.82	132.30	8	0.50%	62.54
SSMH 10	143.50	133.04	8	1.00%	63.91
SSMH 11	144.64	134.36	8	1.00%	121.39
SSMH 12	144.96	134.85	8	1.00%	39.76
SSMH 13	146.10	136.15	8	1.00%	119.76
SSMH 14	144.44	132.70	8	0.50%	203.72
SSMH 15	144.55	133.44	8	1.00%	64.15
SSMH 16	146.02	134.94	8	1.00%	139.91
SSMH 17	146.43	136.44	8	1.00%	139.91
SSMH 18	145.17	133.23	8	0.50%	86.85
SSMH 19	144.67	133.63	8	0.50%	60.31
SSMH 20	136.95	120.30	8	2.00%	60.00
SSMH 21	137.50	125.40	8	1.00%	22.08
SSMH 22	136.84	126.25	8	1.00%	75.00
SSMH 23	144.87	134.00	8	3.00%	255.02
SSMH 24	157.03	141.75	8	3.00%	255.02
SSMH 25	140.01	129.56	8	1.70%	189.35
SSMH 26	144.11	134.73	8	2.00%	225.48
SSMH 27	148.47	225.48	8	2.00%	225.48
SSMH 28	149.11	142.14	8	2.00%	39.76
SSMH 29	149.99	143.54	8	1.00%	129.76
SSMH 30	143.23	132.88	8	1.70%	189.35
SSMH 31	144.11	133.84	8	1.70%	50.33
SSMH 32	146.20	136.31	8	1.60%	207.76
SSMH 33	149.47	139.63	8	1.60%	207.76
SSMH 34	136.91	120.80	8	1.00%	39.76
SSMH 35	136.49	120.26	8	0.50%	50.33

PRELIMINARY SANITARY SEWER TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 36	135.11	121.35	8	0.50%	197.74
SSMH 37	140.75	132.46	8	2.53%	238.48
SSMH 38	146.75	138.09	8	2.32%	238.48
SSMH 39	147.77	138.32	8	0.25%	51.08
SSMH 40	146.99	138.80	8	0.30%	125.88
SSMH 41	134.61	121.97	8	0.50%	104.79
SSMH 42	134.04	122.62	8	0.50%	109.61
SSMH 43	139.70	131.41	8	2.45%	243.05
SSMH 44	145.63	137.44	8	2.44%	243.05
SSMH 45	133.09	123.67	8	0.50%	190.00
SSMH 46	137.65	129.36	8	1.95%	247.88
SSMH 47	142.37	134.18	8	1.90%	247.88
SSMH 48	132.11	124.75	8	0.50%	196.00
SSMH 49	136.39	128.10	8	1.81%	247.88
SSMH 50	140.75	132.46	8	1.72%	247.88
SSMH 51	141.20	132.91	8	1.11%	31.76
SSMH 52	142.98	134.79	8	1.42%	125.54
SSMH 53	132.50	125.82	8	0.50%	194.00
SSMH 54	134.21	127.63	8	1.00%	171.00
SSMH 55	137.07	127.81	8	1.00%	152.53
SSMH 56	139.53	129.63	8	1.00%	172.00
SSMH 57	145.00	136.84	8	2.80%	318.72



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC WATER PIPE
EX 8" RW	8" RW	RECYCLED WATER PIPE
		MANHOLE
		DRAINAGE INLET
		CATCH BASIN
		FIRE HYDRANT
		ELECTROLIER (EL)/STREET LIGHT
		BIORETENTION/DETENTION AREA

PRELIMINARY UTILITY PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

0 80 160 240

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SHEET NO.
TM-5.2
OF 14 SHEETS

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LEGEND

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 18" SD — STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- PERVIOUS AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- DMA # — DMA ID

LOT 10 STORMWATER TREATMENT SUMMARY

DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	BASIN AREA PROVIDED (SF±)
1	196,982	HARDSCAPE	1.0	0.04	7,879	8,565	16,385
	171,484	SOFTSCAPE	0.1	0.04	686		
2	826,116	HARDSCAPE	1.0	0.04	33,045	35,499	51,827
	613,597	SOFTSCAPE	0.1	0.04	2,454		
3	49,072	HARDSCAPE	1.0	0.04	1,963	2,317	N/A
	88,500	SOFTSCAPE	0.1	0.04	354		
TOTAL	1,808,179					46,381	68,212

NOTES:

1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. DMA 3 DRAINS TO THE QUARRY LAKE. QUARRY LAKE TREATMENT AREA TO BE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION.

PRELIMINARY STORMWATER CONTROL PLAN
WATSON RANCH - NEWELL PROPERTY

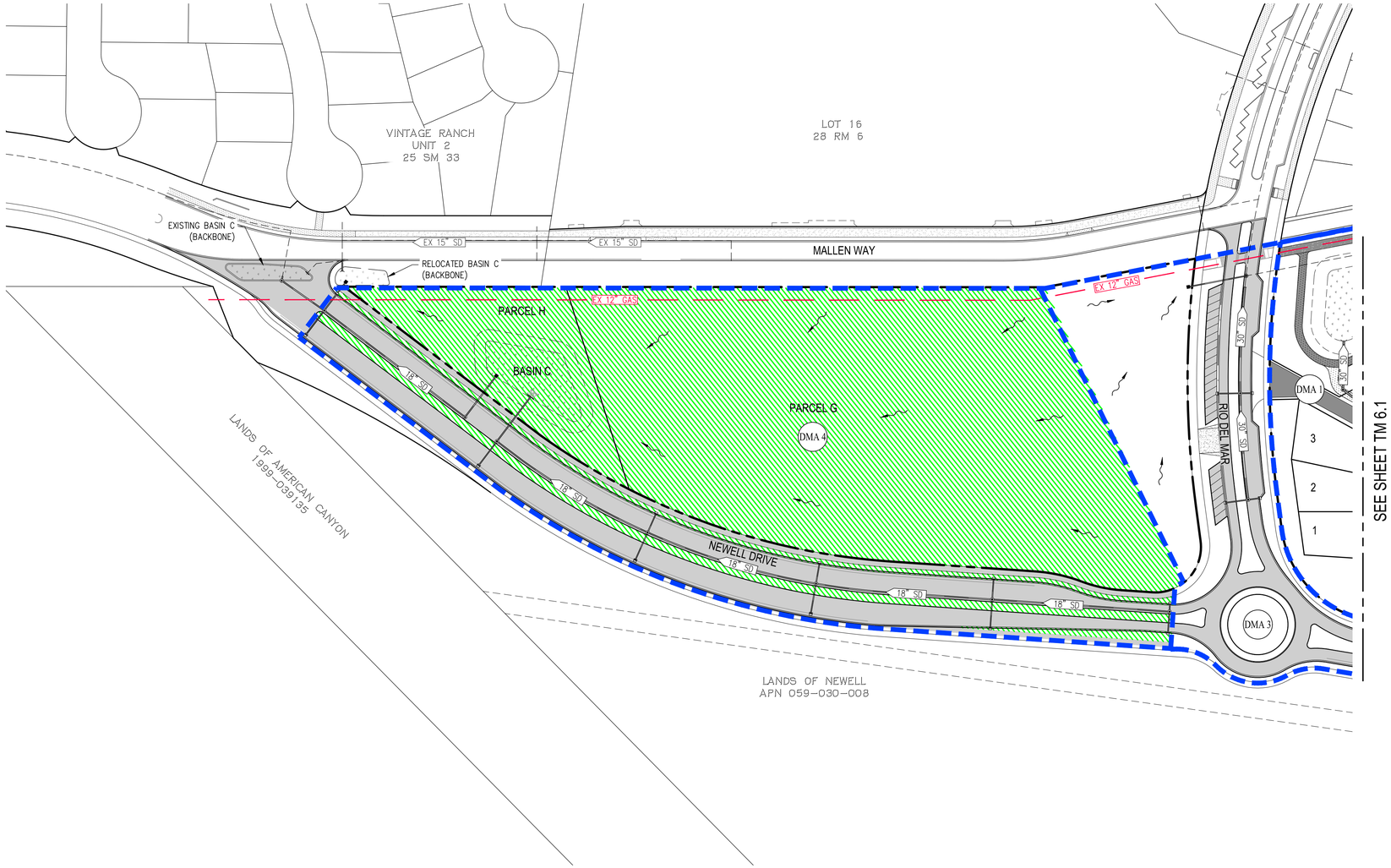
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LEGEND

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 18" SD — STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- OPEN SPACE/PARK AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- (DMA #) — DMA ID

STORMWATER TREATMENT SUMMARY

DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	BASIN AREA PROVIDED (SF±)
4	163,238	HARDSCAPE	1.0	0.04	6,530	7,411	7,500
	220,344	SOFTSCAPE	0.1	0.04	881		
TOTAL	383,582					7,411	7,500

NOTES:

1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

PRELIMINARY STORMWATER CONTROL PLAN

WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

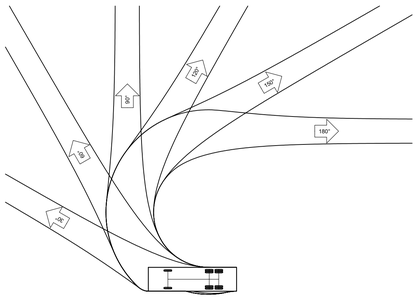
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AMERICAN CANYON FIRE AERIAL APPARATUS
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED PAVEMENT AREA (FIRE ACCESSIBLE ROADWAY)
- EMERGENCY VEHICLE ACCESS ROAD AREA (EVA)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- RED CURB (NO PARKING)
- S — STOP SIGN (PRELIMINARY LOCATION)

PRELIMINARY FIRE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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NOTES:

1. PROJECT OWNER TO EXECUTE ONE OF TWO OPTIONS FOR A TEMPORARY VEHICULAR ACCESS TO PROVIDE A SECOND VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. STREET B WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
2. OPTION 1 – OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
3. OPTION 2 – OWNER TO CONSTRUCT TEMPORARY ACCESS BISECTING FUTURE LOTS THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION. TEMPORARY VEHICULAR ACCESS ROAD TO BE IN PLACE UNTIL NEIGHBORING PROPERTY (LOT 5 OF 28RM6) BEGINS DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
4. TEMPORARY ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

LEGEND

- OPTION 1 – SEE NOTE 2 AND 4
- OPTION 2 – SEE NOTE 3 AND 4

PRELIMINARY SECONDARY SITE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: NO SCALE DATE: MARCH 9, 2023

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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 respectively 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

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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

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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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YOCHA DEHE
CULTURAL RESOURCES

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.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

(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.

DocuSign Envelope ID: 0D69CDD2-A513-4BF7-A2E6-01DD9D465223

YOCHA DEHE
CULTURAL RESOURCES

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 D
Applicant Confirmation of Conditions of Approval
Promontory Vesting Tentative Subdivision Map
(FILE NO. PL23-0034)

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 July 27, 2023.

_____ _____
Applicant's signature Date

_____
Applicant's name

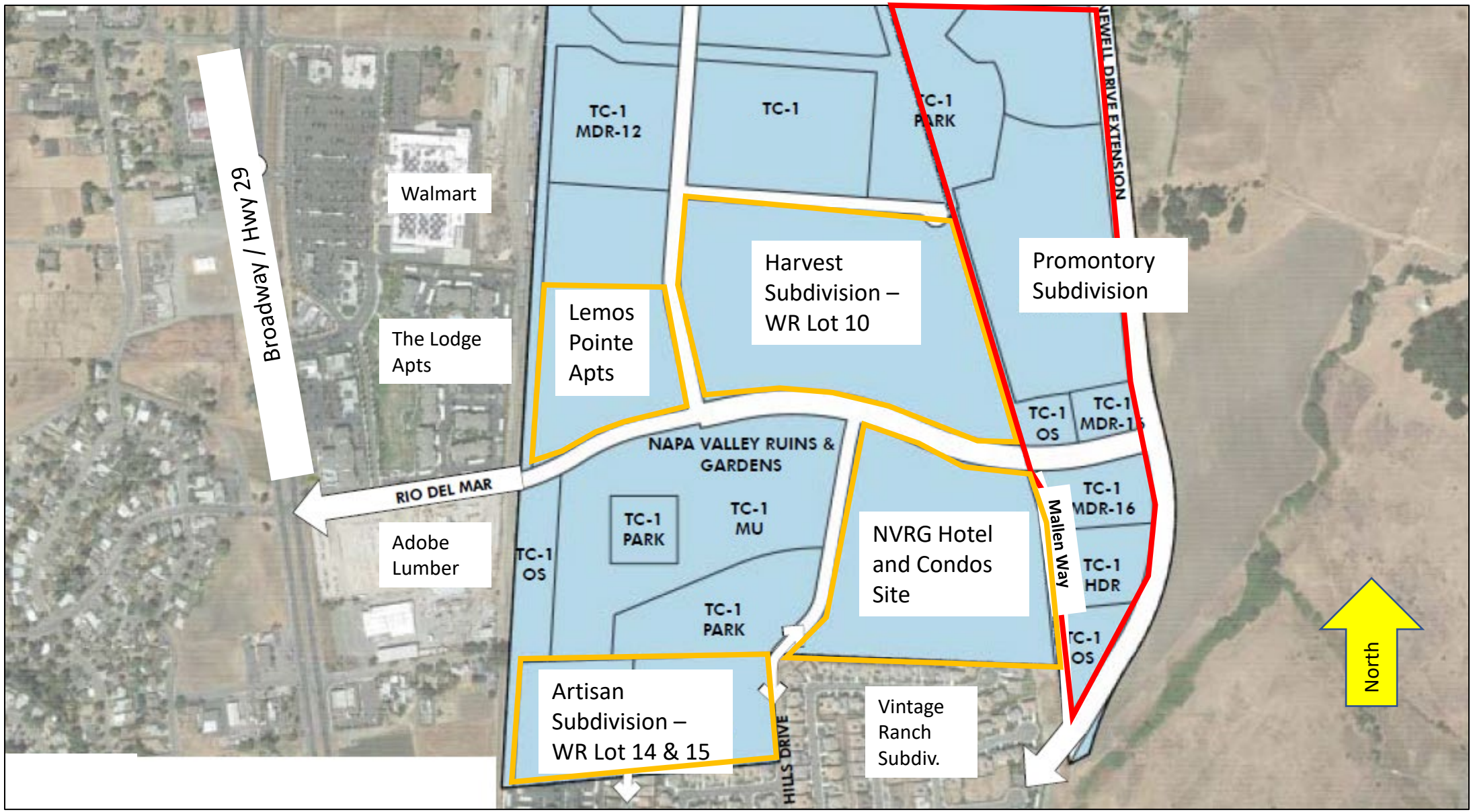
_____ _____
Property Owner's signature Date

_____
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

Promontory VTM

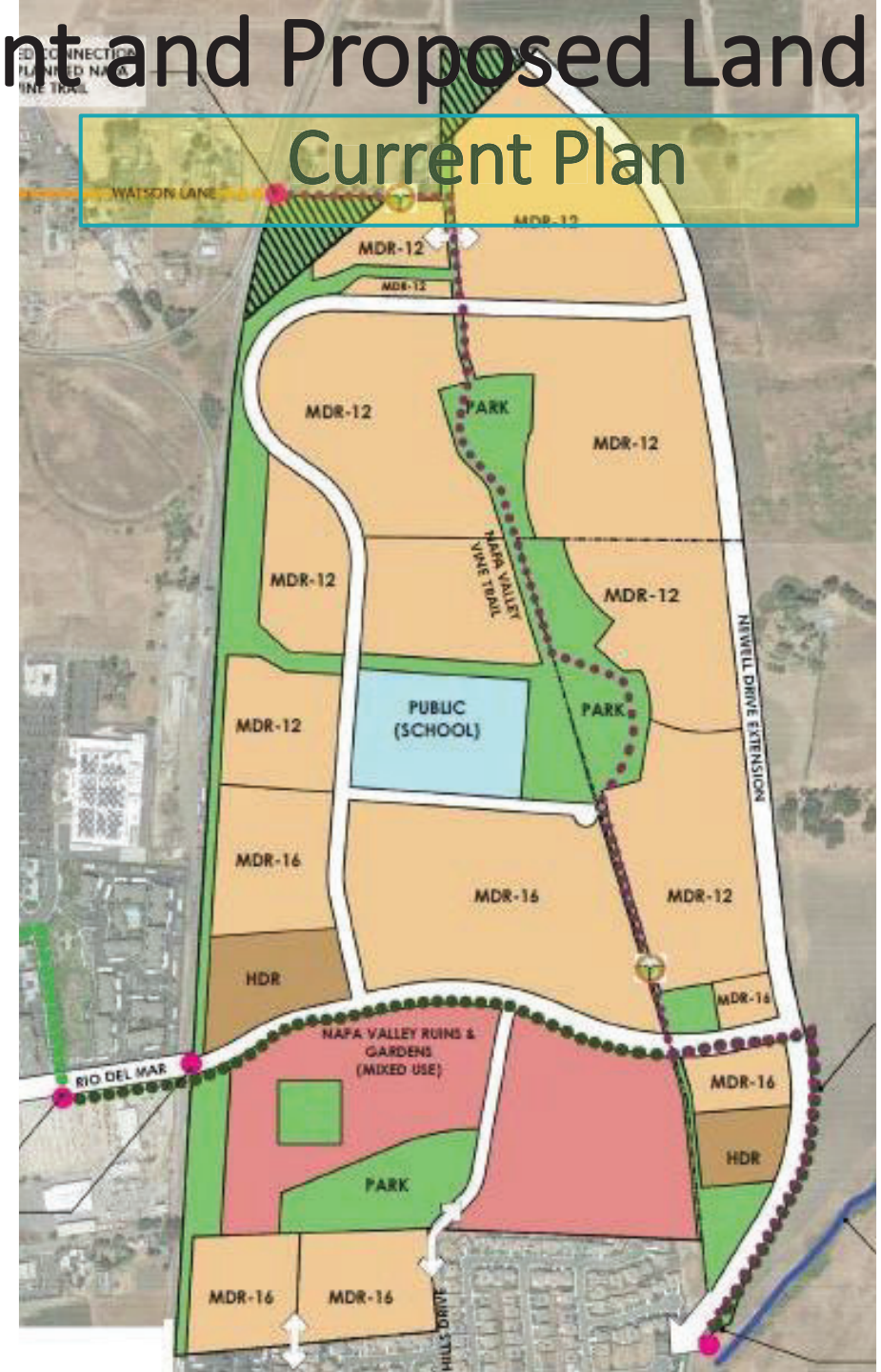
Attachment 3



Attachment 4

Current and Proposed Land Use Plan

- No change to Market Rate units or commercial square footage





Attachment 5

330 LAND COMPANY

330 Land Company LLC
16381 Scientific Way
Irvine, California 92618

March 15, 2023

Mr. Brent Cooper
Community Development Director
City of American Canyon
4381 Broadway Avenue, Suite 201
American Canyon, CA 94503

Re: **Inclusionary Housing Proposal**

Dear Mr. Cooper:

We are writing to provide a preliminary proposal intended to meet the City of American Canyon's Inclusionary Housing ("IH") requirements as detailed in Chapter 19.28 of the Municipal Code. Chapter 19.28.050 provides for Inclusionary Alternatives, which we are proposing with the project.

The Development Application includes 216 single family detached market rate lots, which under the IH's requirement for 10% lower-income units will require 22 units of affordable housing. To meet those requirements, we are proposing an alternative consisting of 54 Deed Restricted Accessory Dwelling Units ("ADUs") interspersed throughout the market rate development at the following affordable levels:

Income Level	Proposed
Very low	26 units (50%)
Low	26 units (50%)

The ADU units will each include deed restrictions limiting prospective tenant's income based on this distribution, ensuring additional new housing stock that is available in the marketplace for low- and very low-income residents based on the area median income.

The applicant has identified a number of benefits of providing the affordable housing to American Canyon in this manner, as follows:

1. **Increased Supply**: This ADU program increases American Canyon's housing supply with 54 new additional residential units. The ADU units will help reduce demand on other housing opportunities, including other affordable programs and apartment communities.

330 Land Company LLC
16381 Scientific Way
Irvine, California 92618

2. **Flexibility** The ADU product offers flexibility to residents that typical inclusionary units lack. Residents may utilize the ADU unit for additional income, while concurrently providing new housing stock to those in need of affordable housing. In addition, the flexibility with this plan allows for multi-generational living opportunities. We view this flexibility as a benefit that helps add supply to the housing market while providing optionality to residents.

3. **Down payment**: The ADU program is particularly useful to first time homebuyers. Buyers often use rental income from an ADU to help qualify for their mortgages. This rental income may help reduce the downpayment required as well as the total monthly housing cost.

Lastly, it is important to note that pursuant to Government Code sections 65852.2 subdivision (m) and section 65583.1, ADU's may be utilized towards meeting the Regional Housing Need Allocation (RHNA) and Annual Progress Report pursuant to Government Code section 65400. The definition of ADU's includes both attached and detached product. In this case, the proposal conforms to the definition of an attached ADU under Government Code section 65852.22.

Following approval of the development, the applicant will work with staff to develop a "Declaration of Restrictive Covenant for Accessory Dwelling Units," which would be recorded on title against each unit that includes an ADU unit (please see enclosed sample).

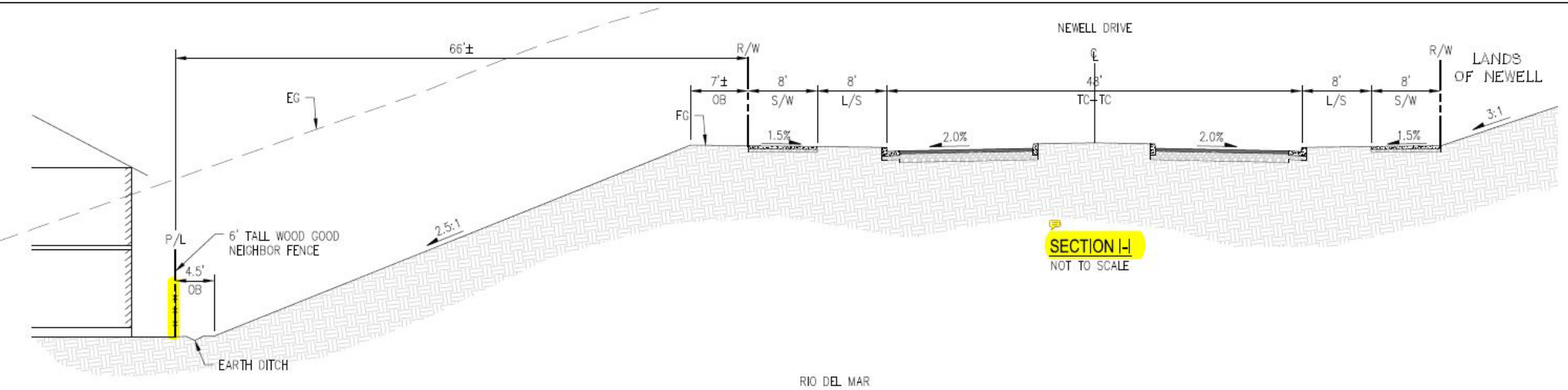
We look forward to working with staff to create exciting new housing opportunities at a wide range of income levels. Please do not hesitate to contact us should you have any questions.

Sincerely,

Steve Reilly
330 Land Company, LLC

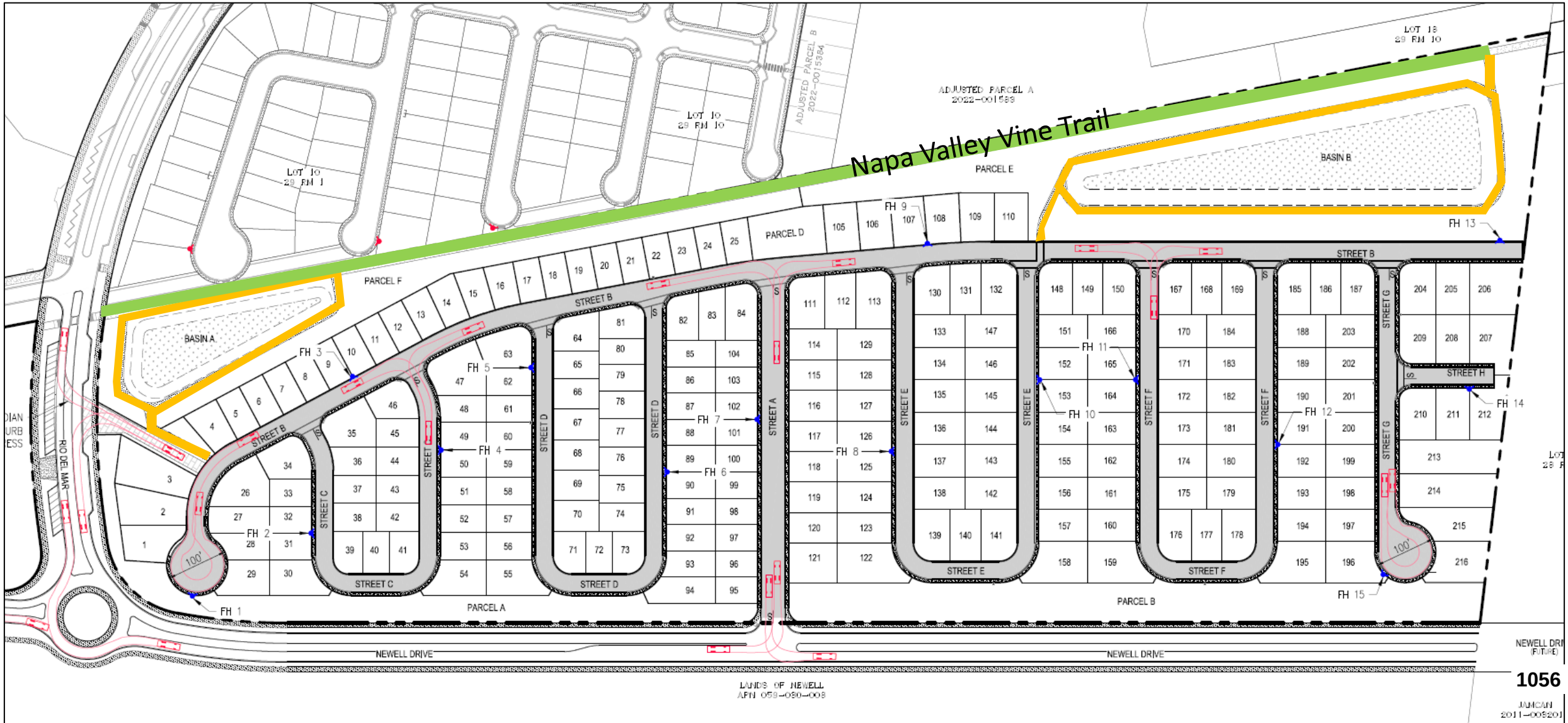
Attachment 6

Promontory Subdivision
Newell Drive Cross Section



Promontory Subdivision
Napa Valley Vine Trail extension

Attachment 7



Attachment 8



NOTES:

1. PROJECT OWNER TO EXECUTE ONE OF TWO OPTIONS FOR A TEMPORARY VEHICULAR ACCESS TO PROVIDE A SECOND VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. STREET B WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
2. OPTION 1 – OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
3. OPTION 2 – OWNER TO CONSTRUCT TEMPORARY ACCESS BISECTING FUTURE LOTS THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION. TEMPORARY VEHICULAR ACCESS ROAD TO BE IN PLACE UNTIL NEIGHBORING PROPERTY (LOT 5 OF 28RM6) BEGINS DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
4. TEMPORARY ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

LEGEND

OPTION 1 – SEE NOTE 2 AND 4

OPTION 2 – SEE NOTE 3 AND 4

PRELIMINARY SECONDARY SITE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: NO SCALE DATE: MARCH 9, 2023

0 80 160 240

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

SHEET NO.
TM-8
OF 14 SHEETS

G:\1217-042\ACAD\TM\TM-8.DWG

1057

Promotory Subdivision Project Comments

Date * 05/05/2023

Name * Debra Bibby

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [x] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

[redacted]

City: American Canyon

State / Province / Region: CA

Postal / Zip Code: 94503

Country: United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

I am interested in low-income housing for myself. I work in property management, and what is available to be able to help.

File Upload

From:	William He
To:	[redacted]
Cc:	Steve Reilly; bernice@barrelcreek.com; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject:	Promontory Subdivision
Date:	Thursday, July 20, 2023 1:52:00 PM

Hi Debra,

Thank you for your interest in the Promontory Subdivision. The Promontory project consists of 216 new single-family homes, of which 54 will include a junior accessory dwelling unit (JADU). Each JADU will be limited to lower income residents.

Other homes restricted to lower income residents at this time are limited to rental options in American Canyon and elsewhere in Napa County. A list of current income-restricted rental properties is available on the City of Napa Housing Authority website at this address: https://rb.gy/x4qer.

Also, a new affordable apartment project, Lemos Pointe Apartments, is under construction close to the NVRG site. The apartment includes a picnic area, playground, and a half basketball court. To be placed on the interest list, please call (707)927-0809 or visit their website at https://www.lemospointeapts.com/.

I have copied the developer's project manager on this email, who may share additional information on this matter.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

Promotory Subdivision Project Comments

Date * 05/05/2023

Name * Al Donaldson

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City: American Canyon

State / Province / Region: California

Postal / Zip Code: 94503

Country: United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

How high on the hill are these new homes? Will they be visible from Hwy-29/Broadway? We are losing our view of the hills! Supposedly, as I recall it, we had a restriction to 2-stories for buildings in American Canyon. Somehow, we are constructing a 4-story hotel presently which blocks our view of the hills!!!

File Upload

From: William He
To: [redacted]
Cc: Steve Reilly; bernice@barrelcreek.com; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject: Promontory Subdivision
Date: Thursday, July 20, 2023 1:54:00 PM

Hi Al,

Thank you for your comments regarding the Promontory Subdivision in Watson Ranch.

You mentioned that you are concerned with losing views of hills in American Canyon. You will be pleased to know the Promontory homes are limited to two-stories. The Promontory neighborhood is located in the eastern side of Watson Ranch. So, these homes should not be visible from Highway 29/Broadway.

With regard to building heights, in 2006 the City Council approved a Community Commercial zoning code amendment that allows residential or mixed-use buildings to be 3-stories west of Broadway and 4-stories east of Broadway (Ordinance 2006-07). According to the applicant, the hotel requires 4 stories to be financially feasible. In response to the Home2Suites applicant's building height request, the City Council added hotels (i.e.: lodging) to the list of uses that may be 4 stories east of Broadway in 2018.

Since 2018, the Home2 Suites hotel site now has a Local Serving Mixed Use (LSMU) zoning district, but the 4-story height limit remains. The Home2 Suites hotel project is not part of the Promontory Subdivision.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

Promotory Subdivision Project Comments

Date * 05/05/2023

Name * Cindy Ledeter

Company Retired Educator

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [x] I own a business in American Canyon
- [ ] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City: American Canyon

State / Province / Region: CA

Postal / Zip Code: 94503

Country: Napa

Comments *

If comments are being provided through the upload of a document, please indicate so.

I'm am totally against this building of this new development of housing.

File Upload

From: William He
To: [redacted]
Cc: Steve Reilly; bernice@barrelcreek.com; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject: Promontory Subdivision
Date: Thursday, July 20, 2023 1:56:00 PM

Hi Cindy,

Thank you for your comment on the Promontory Subdivision.

You mentioned that you were opposed to this new housing development. The Promontory project includes 216 new single-family homes, of which 54 will include a junior accessory dwelling unit (JADU). Each JADU will be limited to lower income residents.

As discussed in a previous e-mail, the Watson Ranch Specific Plan (WRSP) was approved in 2018. The Promontory Subdivision is a privately-financed development on private land. Because this project has zoning to allow single family homes, and was contemplated in the WRSP, extraordinary conditions would need to exist to prevent the property owner(s) from exercising their property rights to develop the project.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

Promotory Subdivision Project Comments

Date * 05/05/2023

Name * Maria Magsaysay

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [x] None of the above

Address *

Street Address

[redacted]

Address Line 2

[redacted]

City	State / Province / Region
San Bruno	CA
Postal / Zip Code	**Country**
94066	USA

Comments *

If comments are being provided through the upload of a document, please indicate so.

Hello,
I am interested in applying for a low income housing unit on this upcoming project.
What is the process to apply? Thank you!

File Upload

From: William He
To: [redacted]
Cc: Steve Reilly; bernice@barrelcreek.com; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject: Promontory Subdivision
Date: Thursday, July 20, 2023 1:58:00 PM

Hi Maria,

Thank you for your interest in the new Promontory Subdivision homes.

The Promontory project includes 216 new single-family homes, of which 54 of them will include a junior accessory dwelling unit (JADU). The JADUs will be limited to lower income residents. At this time, construction is one year or longer from now.

Elsewhere in American Canyon and in Napa County Homes, there are rental homes restricted to lower income residents. A list of current income-restricted rental properties is available on the City of Napa Housing Authority website at this address: https://rb.gy/x4qer

Also, a new affordable apartment project, Lemos Pointe Apartments, is under construction close to the NVRG site. The apartment includes a picnic area, playground, and a half basketball court. To be placed on the interest list, please call (707) 927-0809 or visit their website at https://www.lemospointeapts.com/.

I have copied the developer's project manager on this email, who may share additional information on this matter.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

Promotory Subdivision Project Comments

Date * 05/06/2023

Name * Margaret Gutierres

Company

Email * [redacted]

Phone Number * 8052334058

Please check all that apply *

- [x] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [ ] None of the above

Address *

Street Address

[redacted]

Address Line 2

City: American Canyon

State / Province / Region: CA

Postal / Zip Code: 94503

Country: United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

Why are there no single story homes being built anywhere in Watson Ranch for older people that do not want to climb stairs? We have a family member interested in moving here in a new home. She would not qualify for affordable housing.

File Upload

From: William He
To: [redacted]
Cc: Steve Reilly; bernice@barrelcreek.com; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject: Promontory Subdivision
Date: Thursday, July 20, 2023 1:59:00 PM

Hi Margaret,

Thank you for expressing a concern that there are no single level homes in Watson Ranch. Whether homes have one, two, or three stories is a private business decision by the applicant and property owner. We have copied the Promontory applicant to provide them with an opportunity to explain the reason all homes in the Promontory project have two stories.

If you're interested in a new single-story custom home, the Canyon Estates subdivision contains 35 lots with amazing views. You can find out more about Canyon Estates at this link. You can also contact the project manager, Dick Loewke, at this phone number 925-679-4850.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

Promotory Subdivision Project Comments

Date * 05/08/2023

Name * Gladys Lopez

Company

Email * [redacted]

Phone Number * [redacted]

Please check all that apply *

- [ ] I own a home in American Canyon
- [ ] I rent a home in American Canyon
- [ ] I own a business in American Canyon
- [ ] I work in American Canyon
- [x] None of the above

Address *

Street Address

[redacted]

Address Line 2

[redacted]

City: Vallejo

State / Province / Region: CA

Postal / Zip Code: 94590

Country: United States

Comments *

If comments are being provided through the upload of a document, please indicate so.

Hello, my father in law is a homeowner in American Canyon and forwarded me this email regarding the new future housing development. I would like to get additional information if it is available regarding purchasing a home in this upcoming development. I am aware it might be too soon to inquire but wanted to get a head start. Can someone point me in the right direction on who to contact regarding my inquiry. Thank you so much for your time.

File Upload

From: William He
To: [redacted]
Cc: Steve Reilly; bernice@barrelcreek.com; Brent Cooper; Jason Holley; Bill Ross - External; Nicolle Hall
Subject: Promontory Subdivision
Date: Thursday, July 20, 2023 2:02:00 PM

Hi Gladys,

Thank you for your interest in the Promontory Subdivision.

The Promontory Subdivision is proposed by 330 Land Company. I have copied their project manager, Steve Reilly, to this e-mail. You can also contact him by phone at 925-368-3128.

To keep up with City projects, please sign up for our City updates, link here.

Kind regards,

William He, AICP
Senior Planner, Community Development Department
City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
707 647 4337 | whe@cityofamericancanyon.org
www.cityofamericancanyon.org

City of American Canyon
Active Community Development Projects
July 2023

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
1.	SDG 220 Preapplication (PL23-0013)	SDG Commerce 220, LLC	Prepare a traffic study memorandum of assumptions for a 220,000 square foot wine warehouse.	1055 Commerce Court 10.17 acres	5/22/23 Application submitted 6/9/23 Comments to applicant	William He
1.	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	William He
2.	PG&E Regional Center Monopole (PL23-0011)	Pacific Gas and Electric	Design Permit for a 60-foot tall monopole.	500 Boone	4/12/23 Application submitted 4/21/23 Comments to applicant 7/12/23 Application resubmitted	William He
3.	Lemos Pointe Apartments Emergency Generator (PL23-0010)	Pacific West Communities, Inc.	Minor Modification for a 200 KW emergency generator.	Northwest corner Rio Del Mar/Loop Road 6.77 acres	4/7/23 Application submitted 4/25/23 Comments to applicant 5/1/23 Revised application submitted 6/2/23 Comments to applicant	William He
4.	NVR&G Tentative Subdivision Map (PL23-0007)	McGrath Properties American Canyon	Tentative subdivision map to subdivide the proposed hotel and 30 condominiums.	Southeast corner Rolling Hills/Rio Del Mar East 18 acres	3/23/23 Application submitted 4/18/23 Comments to applicant 5/10/23 Application resubmitted 7/27/23 PC Hearing scheduled 8/15/23 CC Hearing scheduled	William He
5.	5555 Broadway Design Permit (PL23-0006)	Intersection	Exterior tenant and site monument sign.	5555 Broadway 7.04 acres	3/8/23 Application submitted 4/6/23 Comments to applicant 6/26/23 Application resubmitted	William He

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
6.	5555 Broadway Sign Program (PL23-0005)	Intersection	Cosmetic improvements and outdoor storage uses at the rear of the property.	5555 Broadway 7.04 acres	3/8/23 Application submitted 4/6/23 Comments to applicant	William He
7.	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	William He
8.	Napa Junction Solar Farm and RV Parking (PL23-0002)	RH Hess Development	A Design Permit for a minor utility solar farm with RV parking.	5381 Broadway 2.4 acres	1/20/23 Application submitted 7/27/23 PC Hearing scheduled	William He
9.	Paintball Jungle Preapplication (PL22-0036)	Paintball Jungle	Pre-staff review in advance of submitting a Conditional Use Permit for the Paintball Jungle.	2 Eucalyptus Drive 14 acres	12/28/22 Application submitted 2/15/23 Staff Site Visit 3/2/23 Comments to applicant	William He
10.	Promontory at Watson Ranch Subdivision, Design Permit, and Specific Plan Amendment (PL22-0033-PL22-0035)	330 Land Company LLC	Entitlements for construction of 216 single family homes, 54 deed-restricted accessory dwelling units, and a 6-acre park.	Northwest corner Newell Drive/Rio Del Mar East 27 acres residential 6 acres park	12/16/22 Application submitted 7/27/23 PC Hearing scheduled 8/15/23 CC Hearing scheduled	William He
11.	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	William He
12.	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	William He

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
13.	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	William He
14.	Watson Ranch Specific Plan Amendment (PL22-0023)	American Canyon I, LLC	Refinement to the Watson Ranch Specific Plan	North of Vintage Ranch 309 acres	8/26/22 Application submitted 11/16/22 Comments to applicant 12/2/22 Applicant response 12/6/22 Comments to applicant 4/17/23 Application resubmitted 5/25/23 PC Review Completed 6/7/23 OSATS Review 8/10/23 PCS Review scheduled 8/15/23 CC Review scheduled	Brent Cooper
15.	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
16.	PG&E Regional Center Traffic Impact Fee Revision (PL22-0025)	Corporate Real Estate Strategy & Services	A proposed reduction in traffic impact fees based on a change to the project operations.	500 Boone Drive 24.51 acres	7/15/22 Application submitted 9/15/22 Comments to applicant 10/18/22 Application resubmittal 2/6/23 Comments to applicant	William He
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	William He

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
18.	Element 7 Cannabis Business Permit (PL19-0008)	Element 7	Construct a 7,000 square foot building for Cannabis manufacturing, distribution, and non-storefront retail (Delivery) business.	1300 Green Island Road	4/10/19 Application submitted 9/29/20 Application on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper
19.	Reesan Live, Inc. Cannabis Business Permit (PL19-0024)	Reesan Live, Inc.	Construct an 82,328 sqft 2-story warehouse for cannabis cultivation, manufacturing, distribution and nonstorefront retail delivery.	834 Green Island Road	8/16/19 Application submitted. 4/1/20 Project on Hold 9/20/21 Applicant confirmed Hold status	Brent Cooper

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
1. 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	Edison Bisnar
2. 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	Joshua Anderson
3. Oat Hill Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted	Joshua Anderson
4. Oat Hill Residential Building Plan Check (BP22-0736)	Plan check for the 18-Unit Apartment Building	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted	Joshua Anderson
5. Oat Hill Residential Improvement Plan (DV22-0005)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	N/A	12/8/22 Application submitted 1/5/23 Comments to applicant	Edison Bisnar
6. 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
7. 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
8. 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
9. 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

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
10. Watson Ranch Lot 10 Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10	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
11. Watson Ranch Lot 10 Model Home Building Permits (BP21-0522, 0523)	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
12. 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
13. 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
14. 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 finaled	Joshua Anderson

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
15. 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
16. 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 3rd 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 are 95% complete	Edison Bisnar
17. 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
18. 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

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
19. 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 4/5/22 Council approved fee reimbursement request 8/10/22 2nd Change Plan Approved	Edison Bisnar
20. 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
21. 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 for the winter	Edison Bisnar

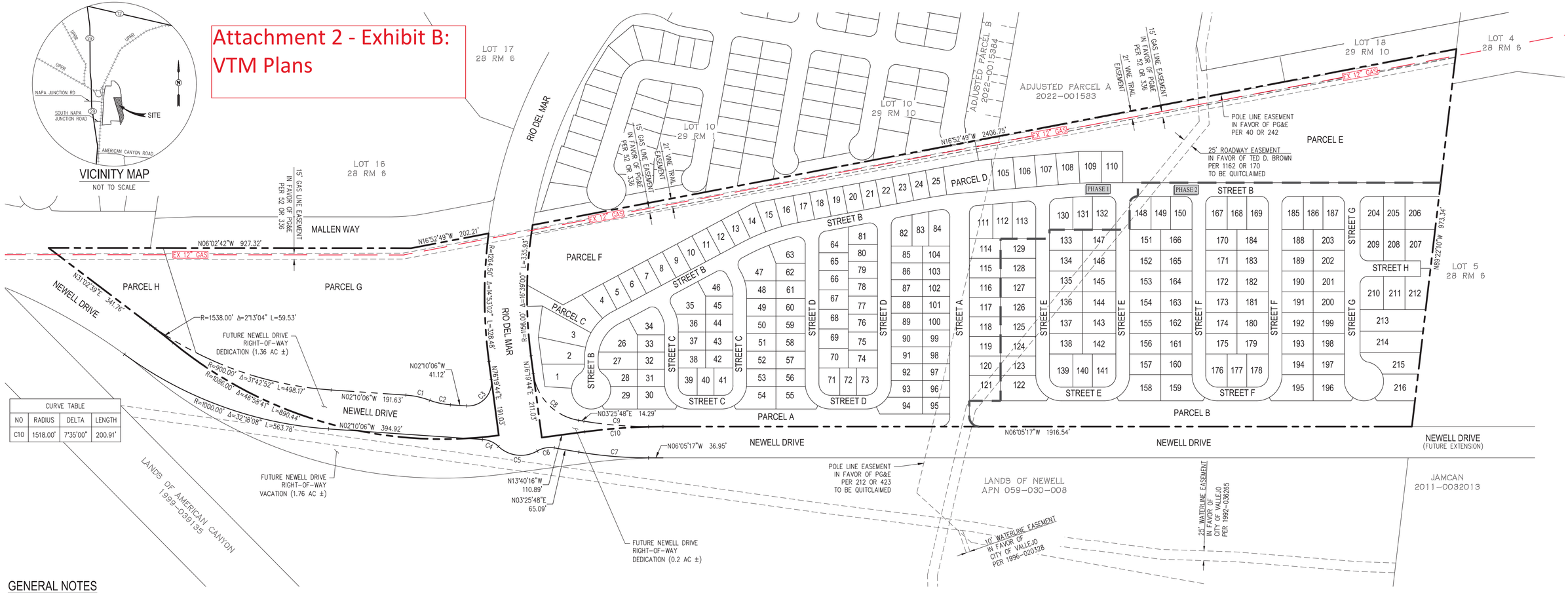
Major City-Initiated Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff**
1. Public Hearing and Property Sign Notification Ordinance	Require on-site project notification signage when discretionary application is submitted and expand public hearing notification.	Citywide	N/A	6/1/23 Drafting Ordinance and Implementation resolution	Brent Cooper
2. 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.	Brent Cooper
3. 6th Cycle Housing Element Update	Consistent with State Law, update the City's Housing Policies for an 8-year period 2023 - 2031	Citywide	N/A	9/1/20 Reviewing administrative draft documents 10/18/22 Joint CC/PC workshop 1/26/23 PC Workshop 1/31/23 PC/CC Approved 2/10/23 HCD Review letter received 5/1/23 Housing Element resubmitted to HCD 6/30/23 Housing Element Certified	Brent Cooper
4. Emergency Shelter and Accessory Dwelling Unit ADU Ordinance	Amend Municipal Code Chapter 19.38 "Emergency Shelters"; and Chapter 19.39 "Accessory Dwelling Units" consistent with current State Law	Citywide	N/A	3/23/23 PC Approved 4/4/23 CC Approved 1st Reading 4/18/23 CC Approved 2nd Reading 5/17/23 Ordinance Effective	Brent Cooper

Major City-Initiated Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff**
5. Smoke-Free Multi-unit Housing Ordinance	Amending Municipal Code Chapter 9.04 "Neighborhood Preservation" to prohibit smoking in any dwelling and common area of a multi-unit residence in the City of American Canyon	Citywide	N/A	12/7/21 CC Presentation by Napa Youth Council 11/15/23 City Manager update 5/2/23 CC Approved 1st Reading 5/16/23 CC Approved 2nd Reading 6/15/23 Ordinance effective	Brent Cooper
6. 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 8/24/23 Tentative PC Hearing	City Manager

Major Regional Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
1. Napa Valley Transportation Authority 2045 Countywide Transportation Plan	Update the 2015 NVTA Countywide Plan with new mobility priorities for the next 25 years.	Napa County	N/A	8/19 Project Kick-off 9/19 – 01/20 Public Input 01/21 Drafting the Plan	Alberto Esqueda (NVTA)
2. Regional Working Group on Climate Change	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	Most recent meeting: 6/30/23	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. 1/12/23 NVTA conducting environmental review over the next 1-2 years	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	Brent Cooper

Attachment 2 - Exhibit B: VTM Plans

VICINITY MAP
NOT TO SCALE



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	1518.00'	7°35'00"	200.91'

GENERAL NOTES

1. DEVELOPER: 330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
CONTACT: STEVE REILLY
PHONE: (925) 368-3128

2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: JASON NERI, PE 59136
PHONE: (925) 866-0322

3. ARCHITECT: KTGY ARCHITECTURE & PLANNING
1818 FRANKLIN ST, SUITE 400
OAKLAND, CA 94612
CONTACT: JILL D. WILLIAMS, AIA
PHONE: (510) 272-2910

4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES
165 N MAIN ST, SUITE 365
WALNUT CREEK, CA, 94596
CONTACT:ERIK GELLERMAN
PHONE: (925) 736-8176

5. TOPOGRAPHIC SOURCE: EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.

6. 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' NGVD 29
(TO CONVERT TO NAVD88 = NGVD29 + 2.44')

7. A.P.N.'S: 059-030-007

8. EXISTING LAND USE: VACANT/AGRICULTURE

9. PROPOSED LAND USE: RESIDENTIAL & OPEN SPACE/PARK

10. SITE AREA:

47.89±	ACRES (GROSS)
20.63±	ACRES (LOTS 1-216)
11.48±	ACRES (PARCELS A-F)
7.40±	ACRES (PARCEL G-H)
6.79±	ACRES (STREET DEDICATIONS)
1.56±	ACRES (NEWELL DRIVE DEDICATION)
27.42±	ACRES (SITE AREA: LOTS 1-216 & STREET DEDICATIONS)

11. LOTS: 216 LOTS AND 8 PARCELS

12. RESIDENTIAL UNITS: 216 (LOTS 1-216)

13. GENERAL PLAN: TOWN CENTER (TC)

14. ZONING: MEDIUM DENSITY RESIDENTIAL - 16 (TC-1 MDR-16)
MEDIUM DENSITY RESIDENTIAL - 12 (TC-1 MDR-12)
HIGH DENSITY RESIDENTIAL (TC-1 HDR)
PARKS (TC-1 R-1 PARK)
OPEN SPACE (TC-1 OS)

15. DENSITY: 7.90± DU/ACRE

16. WATER: CITY OF AMERICAN CANYON

17. SANITARY SEWER: CITY OF AMERICAN CANYON

18. STORM DRAIN: CITY OF AMERICAN CANYON

19. GAS & ELECTRIC: PACIFIC GAS AND ELECTRIC (PG&E)

20. TELEPHONE: AT&T

21. CABLE TV: COMCAST

22. FLOOD ZONE: FEMA FLOOD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
(MAP NUMBER: 06055C0650E)

23. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.

24. 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 BY SEPARATE INSTRUMENT AS NECESSARY.

25. STREETS: ALL STREETS TO BE PUBLIC STREETS, OWNED & MAINTAINED BY THE CITY OF AMERICAN CANYON.

26. DETENTION/STORMWATER: DETENTION/STORMWATER QUALITY BASINS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

27. PUBLIC ROADS AND PATHWAYS: SOME PUBLIC ROADS AND MONOLITHIC SIDEWALKS WITHIN THE DEVELOPMENT MAY HAVE A LONGITUDINAL SLOPE OF GREATER THAN 5.0%.

28. DOMESTIC WATER: FINAL DOMESTIC WATER SYSTEM CONFIGURATION TO BE DETERMINED BY THE CITY OF AMERICAN CANYON.

29. PHASING: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASING SHOWN ON THE VESTING TENTATIVE MAP IS PRELIMINARY AND SUBJECT TO THE FINAL MAP(S).

30. PARCEL MAP: A LARGE LOT PARCEL MAP, FOR FINANCE AND CONVEYANCE PURPOSES, MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB & SIDEWALK
		TOP/TOE OF SLOPE
		RETAINING WALL
		PRELIMINARY PHASE LINE

ABBREVIATIONS

AC	ACRES/ASPHALT CONCRETE
AB	AGGREGATE BASE
BD	BOUNDARY
BGL	BOTTOM OF GRAVEL LAYER
CB	CATCH BASIN
CL	CENTERLINE
CY	CUBIC YARD
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
INV	INVERT
L/S	LANDSCAPE
MH	MANHOLE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RET	RETURN/RETAINING
RM	RECORDED MAP
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
SD	STORM DRAIN
SLS	SEWER LIFT STATION
SS	SANITARY SEWER
S/W	SIDEWALK
TGL	TOP OF GRAVEL LAYER
TSL	TOP OF SOIL LAYER
TYP	TYPICAL
W	WATER

SHEET INDEX

SHEET NUMBER	SHEET TITLE
TM-1.1	VESTING TENTATIVE MAP
TM-1.1.A	SPECIFIC PLAN LAND USE AND ZONING
TM-1.2	VESTING TENTATIVE MAP
TM-1.3	VESTING TENTATIVE MAP
TM-2	EXISTING CONDITIONS
TM-3.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-3.2	PRELIMINARY GRADING & DRAINAGE PLAN
TM-4	PRELIMINARY GRADING CROSS SECTIONS
TM-5.1	PRELIMINARY UTILITY PLAN
TM-5.2	PRELIMINARY UTILITY PLAN
TM-6.1	PRELIMINARY STORMWATER CONTROL PLAN
TM-6.2	PRELIMINARY STORMWATER CONTROL PLAN
TM-7	PRELIMINARY FIRE ACCESS PLAN
TM-8	PRELIMINARY SECONDARY SITE ACCESS PLAN

VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

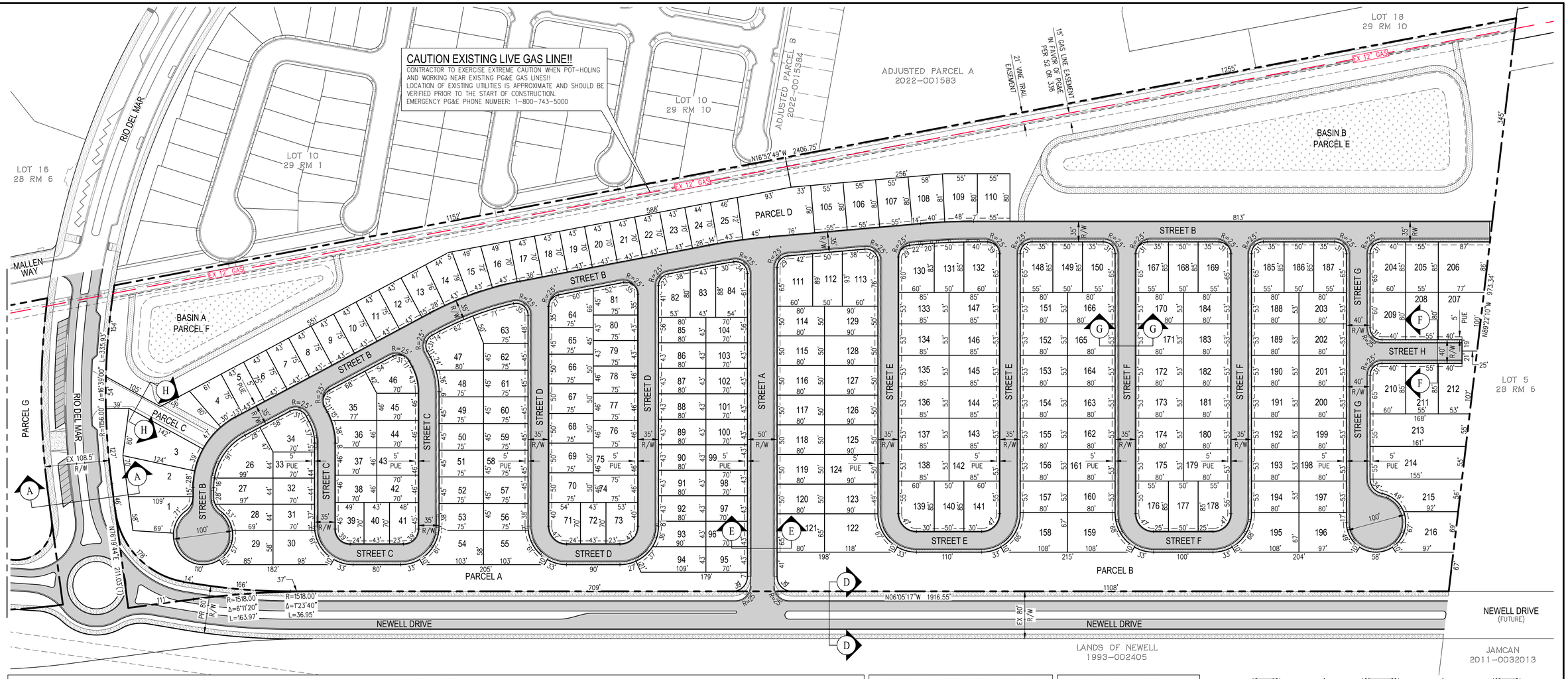
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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

SHEET NO.
TM-1.1
OF 14 SHEETS

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LOT AREAS

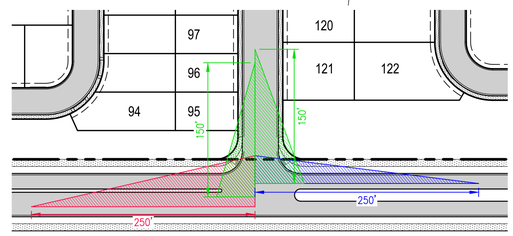
LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)	LOT	AREA (SF±)
1	5,236	26	5,887	51	3,375	76	3,450	101	3,010	126	4,500	151	4,240	176	4,482	201	4,240
2	6,404	27	4,383	52	3,375	77	3,450	102	3,010	127	4,500	152	4,240	177	4,250	202	4,240
3	7,699	28	3,538	53	3,376	78	3,450	103	3,010	128	4,500	153	4,240	178	4,482	203	4,240
4	3,942	29	4,385	54	5,143	79	3,235	104	3,010	129	4,500	154	4,240	179	4,240	204	5,014
5	3,225	30	4,853	55	5,143	80	3,225	105	4,400	130	4,764	155	4,240	180	4,240	205	4,675
6	3,225	31	3,080	56	3,376	81	3,790	106	4,400	131	4,213	156	4,240	181	4,240	206	6,975
7	3,225	32	3,080	57	3,375	82	3,958	107	4,400	132	5,026	157	4,240	182	4,240	207	6,291
8	3,225	33	3,080	58	3,375	83	3,620	108	4,541	133	4,505	158	6,154	183	4,240	208	4,400
9	3,225	34	4,859	59	3,375	84	4,842	109	4,572	134	4,505	159	6,154	184	4,240	209	4,714
10	3,225	35	5,608	60	3,375	85	3,440	110	4,400	135	4,505	160	4,240	185	4,601	210	5,014
11	3,225	36	3,303	61	3,375	86	3,440	111	5,087	136	4,505	161	4,240	186	4,261	211	4,675
12	3,225	37	3,220	62	3,375	87	3,440	112	4,538	137	4,505	162	4,240	187	4,601	212	5,429
13	3,383	38	3,220	63	5,090	88	3,440	113	5,629	138	4,505	163	4,240	188	4,240	213	9,056
14	3,586	39	3,261	64	4,370	89	3,440	114	4,000	139	4,907	164	4,240	189	4,240	214	8,700
15	3,465	40	3,010	65	3,375	90	3,440	115	4,000	140	4,250	165	4,240	190	4,240	215	6,846
16	3,273	41	3,261	66	3,750	91	3,440	116	4,000	141	4,907	166	4,240	191	4,240	216	6,221
17	3,010	42	3,220	67	3,750	92	3,440	117	4,000	142	4,505	167	4,601	192	4,240	TOTAL AREA (LOT 1-216)	898,643
18	3,010	43	3,220	68	3,750	93	3,553	118	4,000	143	4,505	168	4,261	193	4,240		
19	3,010	44	3,220	69	3,750	94	4,587	119	4,000	144	4,505	169	4,601	194	4,240		
20	3,010	45	3,220	70	3,750	95	3,010	120	4,000	145	4,505	170	4,240	195	6,154		
21	3,010	46	4,266	71	3,552	96	3,010	121	5,177	146	4,505	171	4,240	196	5,799		
22	3,010	47	6,688	72	3,010	97	3,010	122	6,618	147	4,505	172	4,240	197	4,240		
23	3,010	48	3,440	73	3,552	98	3,010	123	4,500	148	4,601	173	4,240	198	4,240		
24	3,046	49	3,375	74	3,450	99	3,010	124	4,500	149	4,261	174	4,240	199	4,240		
25	3,148	50	3,375	75	3,450	100	3,010	125	4,500	150	4,601	175	4,240	200	4,240		

PUBLIC STREET AREAS

STREET	AREA (SF±)
A	28,491
B	89,509
C	26,692
D	36,820
E	41,187
F	41,141
G	25,597
H	6,371
NEWELL DRIVE	67,953
TOTAL AREA (STREET A-H, RIO DEL MAR, NEWELL DRIVE)	363,761

PARCEL AREAS

PARCEL	AREA (SF±)
A	51,162
B	75,629
C	9,028
D	9,479
E	242,470
F	111,837
G	280,434
H	41,759
TOTAL AREA (PARCEL A-F)	821,798



NEWELL DRIVE-STREET A STOPPING SIGHT DISTANCE TRIANGLE
SCALE: 1" = 80'

VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

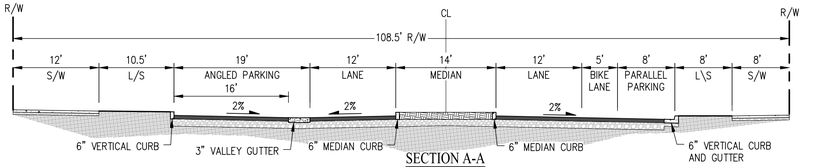
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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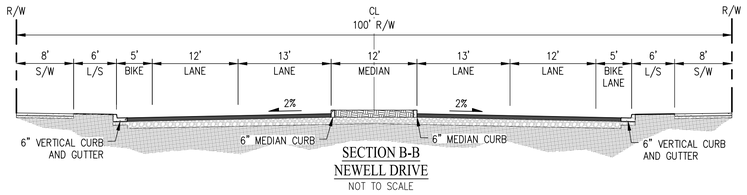
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SHEET NO. TM-1.2 OF 14 SHEETS

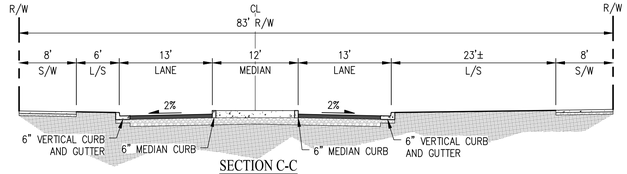
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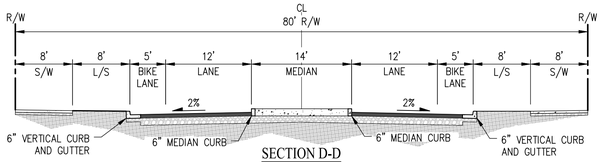
SECTION A-A
RIO DEL MAR
NOT TO SCALE



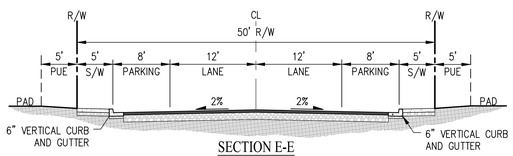
SECTION B-B
NEWELL DRIVE
NOT TO SCALE



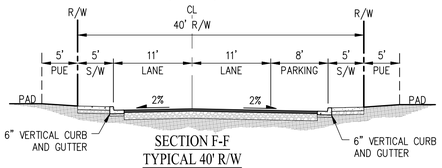
SECTION C-C
NEWELL DRIVE
NOT TO SCALE



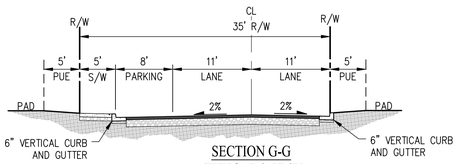
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NEWELL DRIVE
NOT TO SCALE



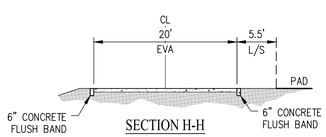
SECTION E-E
TYPICAL 50' R/W
NOT TO SCALE
(STREET A)



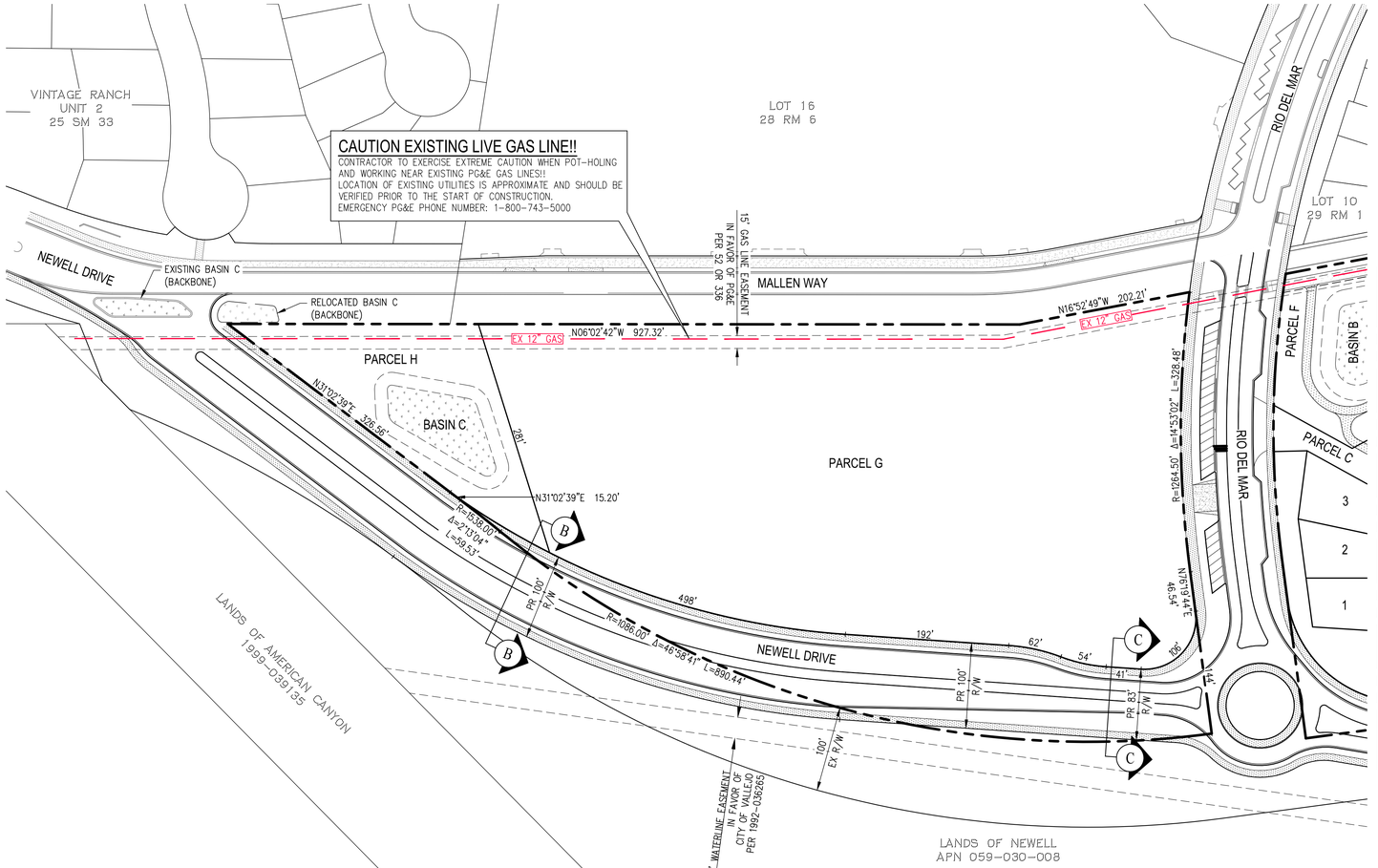
SECTION F-F
TYPICAL 40' R/W
NOT TO SCALE
(STREET G, H)



SECTION G-G
TYPICAL 35' R/W
NOT TO SCALE
(STREET B, C, D, E, F)



SECTION H-H
EVA ACCESS ROAD
NOT TO SCALE
(PARCEL C)



VESTING TENTATIVE MAP
WATSON RANCH - NEWELL PROPERTY

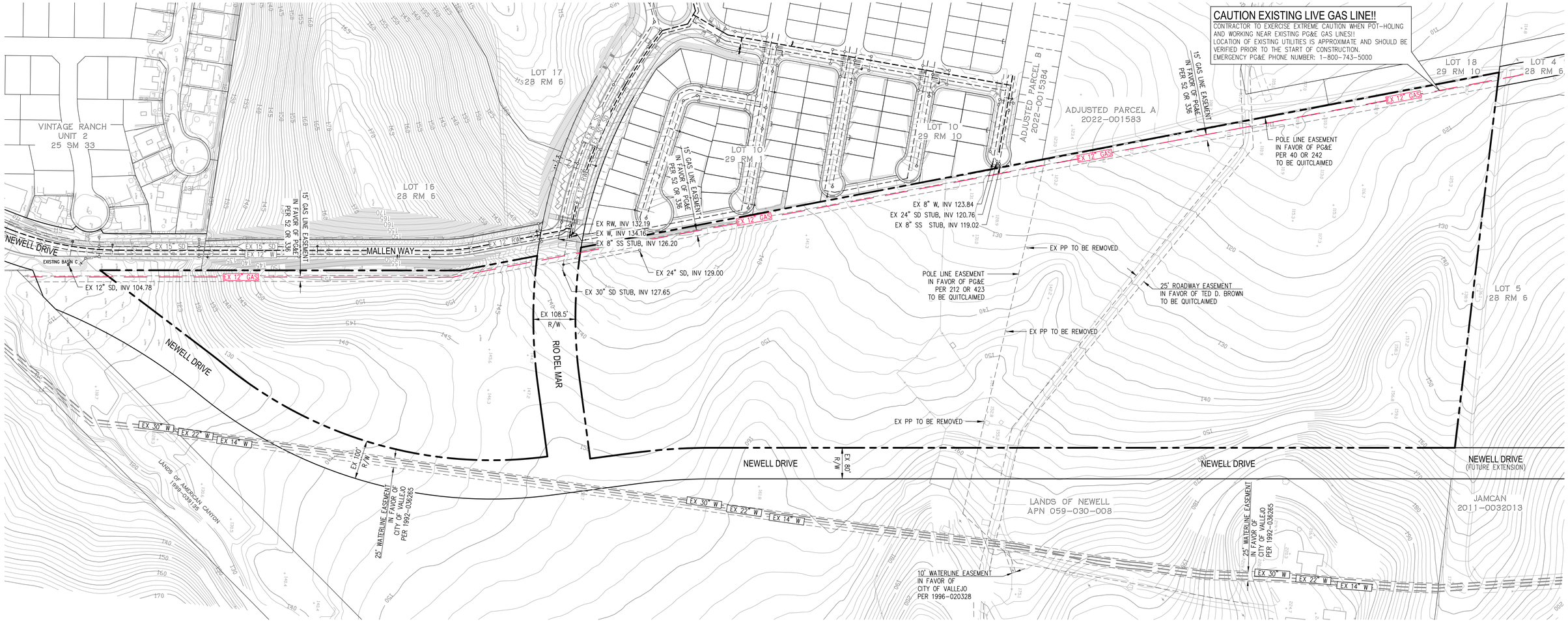
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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TM-1.3
OF 14 SHEETS

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NOTES:

1. EXISTING TOPOGRAPHY PREPARED BY AEROMETRIC SURVEYS, DATED OCTOBER 20, 2005.
2. ALL EXISTING VEGETATION TO BE REMOVED.
3. ALL EXISTING FENCING TO BE REMOVED.

EXISTING CONDITIONS
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1"=120' DATE: MARCH 9, 2023

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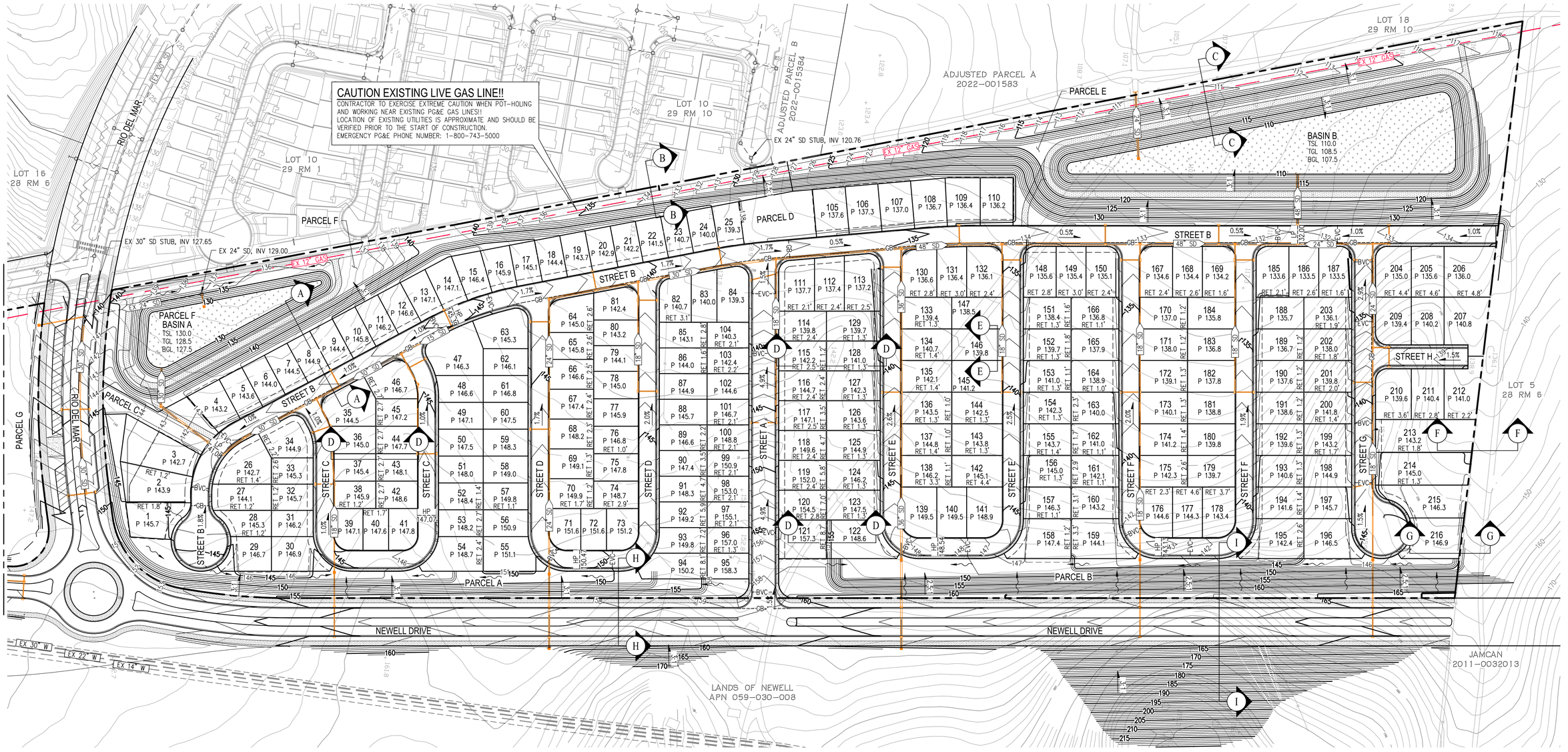
SHEET NO. TM-2 OF 14 SHEETS

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SEE SHEET TM 3.2

CAUTION EXISTING LIVE GAS LINE!!

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



PRELIMINARY PAVEMENT DESIGN CHART

	TI	PCC	AC	AB
STREETS A-H	6	–	0.35' (4")	1.10' (13")
RIO DEL MAR	9	–	045' (5.5")	1.70' (20")
NEWELL DRIVE	9	–	045' (5.5")	1.70' (20")
SIDEWALK	–	0.35' (4")	–	0.35" (4")
VINE TRAIL	–	0.35' (4")	–	0.35" (4")

NOTES:

1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
4. SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
5. RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
6. TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

PRELIMINARY EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
IN-TRACT ROUGH GRADING	96,000	285,000
BACKBONE ROUGH GRADING	69,000	27,000
SUBTOTAL	165,000	312,000
NET (IMPORT)		147,000

EARTHWORK NOTES:

1. ASSUMES A STREET SECTION OF 3.5" AC/ 13" AB (WITH T.I. OF 6.0). FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
2. SPOILS QUANTITIES ARE NOT INCLUDED; TO BE INCLUDED WITH FINAL CONSTRUCTION DOCUMENTS.
3. EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
4. EARTHWORK QUANTITIES DO NOT INCLUDE ANY GEOTECHNICAL REMEDIATION. IF GEOTECHNICAL REMEDIATION IS REQUIRED, FINAL DESIGN LEVEL EARTHWORK QUANTITIES SHALL BE UPDATED ACCORDINGLY WITH THE GEOTECHNICAL RECOMMENDATIONS.

PRELIMINARY GRADING & DRAINAGE PLAN

WATSON RANCH - NEWELL PROPERTY

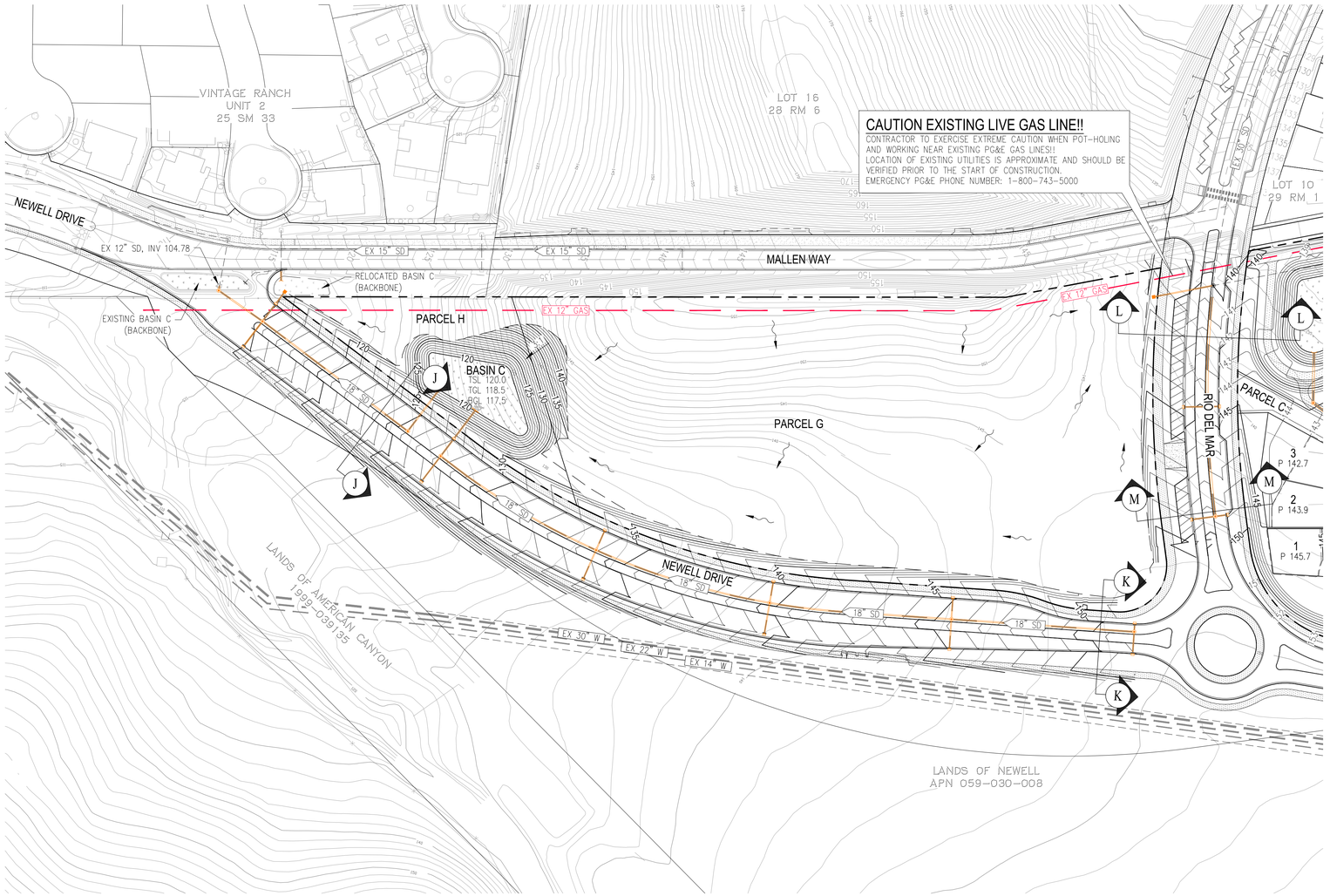
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SCALE: 1" = 80' DATE: MARCH 9, 2023

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SHEET NO. TM-3.1 OF 14 SHEETS

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SEE SHEET TM 3.1

NOTES:

1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD29 DATUM.
4. SEE SHEET TM-4 FOR PRELIMINARY GRADING CROSS SECTIONS.
5. RETAINING WALLS ARE NOT PROPOSED FOR PAD SPLITS OF 1.0' OR LESS.
6. TREATED DRAINAGE TO DISCHARGE TO THE EXISTING STORM DRAIN SYSTEM IN RIO DEL MAR & TO THE EXISTING UNDEVELOPED AC-1 PROPERTY TO THE WEST.
7. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN TABLE.

PRELIMINARY GRADING & DRAINAGE PLAN
WATSON RANCH - NEWELL PROPERTY

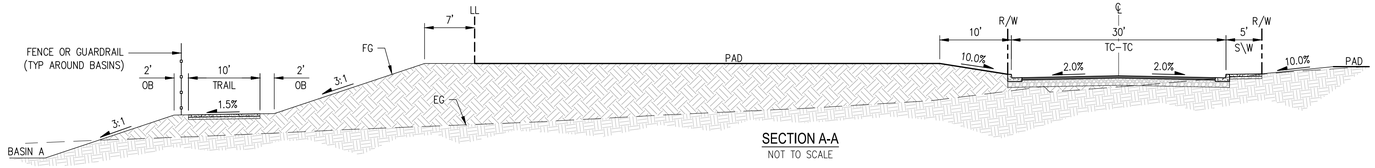
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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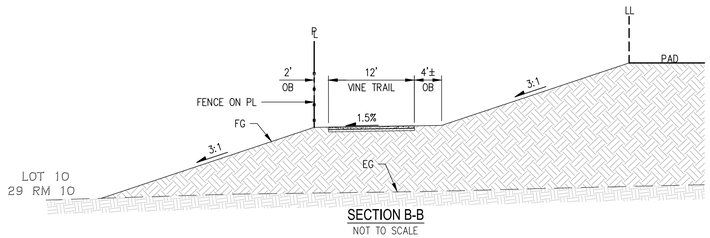
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SHEET NO.
TM-3.2
OF 14 SHEETS

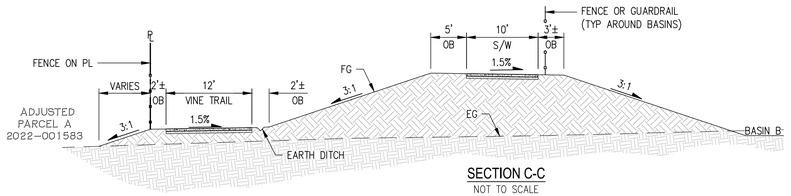
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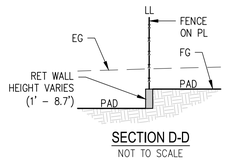
SECTION A-A
NOT TO SCALE



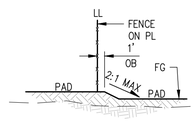
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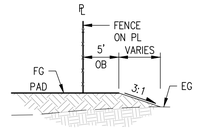
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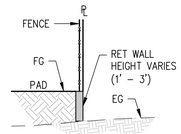
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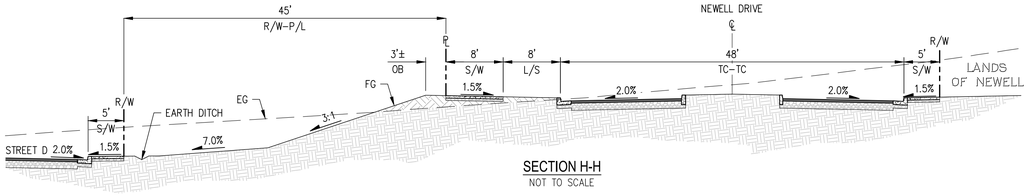
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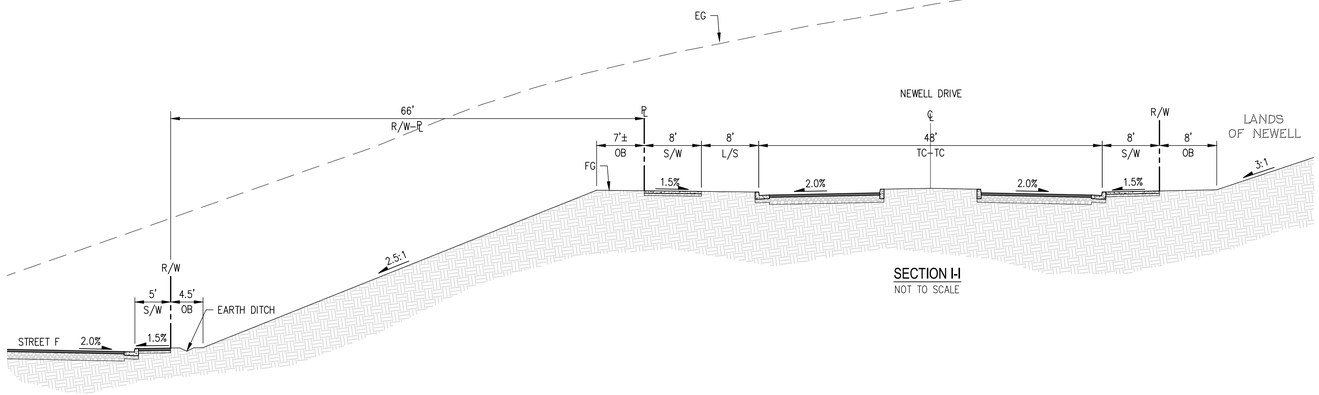
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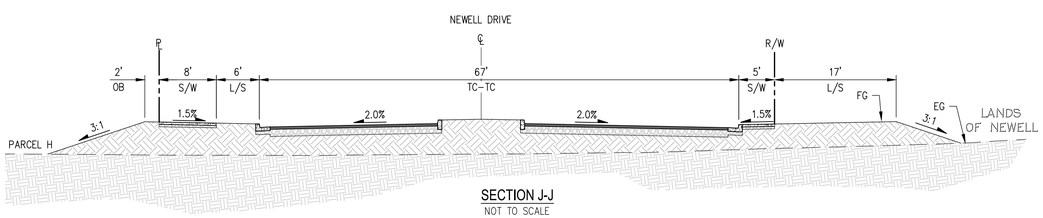
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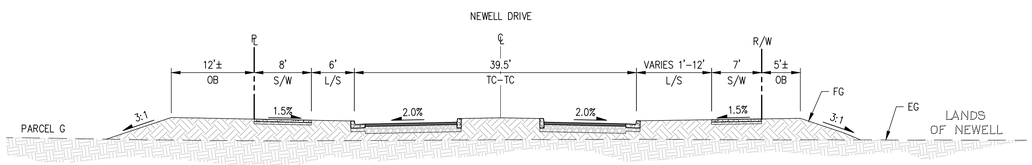
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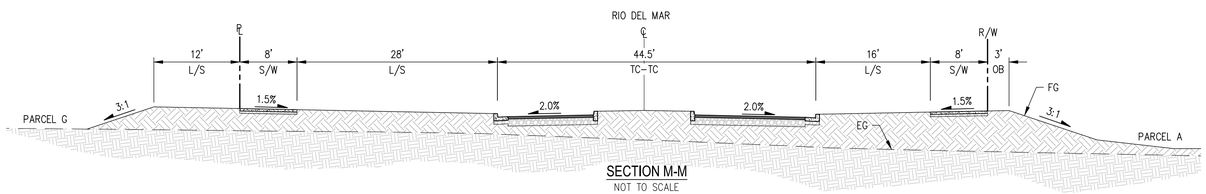
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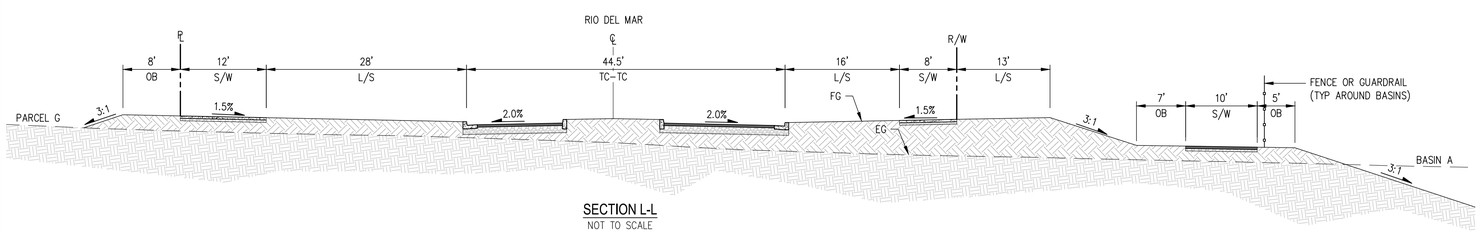
SECTION J-J
NOT TO SCALE



SECTION K-K
NOT TO SCALE



SECTION M-M
NOT TO SCALE



SECTION L-L
NOT TO SCALE

PRELIMINARY GRADING CROSS SECTIONS
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: NO SCALE DATE: MARCH 9, 2023

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SHEET NO.
TM-4
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC WATER PIPE
EX 8" RW	8" RW	RECYCLED WATER PIPE
		MANHOLE
		DRAINAGE INLET
		CATCH BASIN
		FIRE HYDRANT
		ELECTROLIER (EL)/STREET LIGHT
		BIORETENTION/DETENTION AREA
		SEWER LIFT STATION (SLS)

NOTES:

1. ALL UTILITIES ARE PRELIMINARY & SUBJECT TO FINAL REVISION.
2. SEE WATSON RANCH PHASE 1 BACKBONE IMPROVEMENT PLANS & LOT 10 IMPROVEMENT PLANS FOR ALL EXISTING STORM DRAIN, SANITARY SEWER, WATER, AND RECYCLED WATER IMPROVEMENTS.
3. SEE SHEET TM-5.2 FOR PRELIMINARY STORM DRAIN AND SANITARY SEWER PIPE INFORMATION.
4. FINAL DOMESTIC WATER SYSTEM CONFIGURATION & SERVICE REQUIREMENTS TO BE DETERMINED BY CITY OF AMERICAN CANYON.

PRELIMINARY UTILITY PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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SHEET NO.
TM-5.1
OF 14 SHEETS

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PRELIMINARY STORM DRAIN TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SDMH 1	142.71	130.65	30	1.00%	64.59
CB 2	141.30	132.15	30	1.00%	100.30
CB 3	141.14	132.46	30	1.00%	30.93
CB 4	141.56	132.69	30	0.50%	45.44
SDMH 5	142.51	133.37	30	0.50%	136.25
CB 6	143.13	134.88	18	1.00%	51.37
CB 7	142.97	135.19	15	1.00%	30.91
CB 8	144.07	135.85	18	1.00%	97.38
CB 9	143.91	136.16	15	1.00%	30.91
DI 10	145.77	137.33	18	1.00%	148.00
CB 11	155.25	140.72	18	5.00%	59.00
CB 12	155.25	150.25	18	1.00%	48.45
CB 13	143.36	133.58	30	0.50%	43.49
CB 14	143.52	138.72	15	8.00%	30.91
SDMH 15	144.13	134.17	30	0.50%	117.41
CB 16	145.43	134.65	15	0.50%	95.98
CB 17	145.59	135.96	15	1.00%	30.91
CB 18	144.75	135.44	18	1.00%	26.81
CB 19	144.59	135.75	15	1.00%	30.91
SDMH 20	144.69	135.76	18	1.00%	31.63
CB 21	146.27	136.92	18	1.00%	116.28
CB 22	146.11	137.23	15	1.00%	30.96
CB 23	132.22	118.29	48	9.69%	85.63
CB 24	132.06	121.29	48	9.69%	30.91
SDMH 25	132.59	121.92	24	0.50%	125.92
CB 26	133.26	122.19	18	1.00%	27.21
CB 27	133.42	123.70	15	1.00%	30.91
CB 28	133.12	123.39	24	1.00%	27.21
CB 29	132.96	123.70	15	1.00%	30.91
SDMH 30	136.80	129.71	24	4.30%	146.88
CB 31	137.94	129.98	15	1.00%	27.21
CB 32	138.10	130.29	15	1.00%	30.91
CB 33	139.20	130.87	18	2.00%	58.12
CB 34	139.04	131.18	15	1.00%	30.91
CB 35	144.08	136.80	18	3.50%	169.40
CB 36	144.02	137.11	15	0.98%	31.51
DI 37	145.84	138.72	18	1.50%	128.15
CB 38	165.00	159.52	18	25.96%	80.13
CB 39	165.00	160.00	18	1.00%	48.42
SDMH 40	132.12	123.62	48	0.60%	104.99
CB 41	132.80	124.89	18	1.00%	27.21
CB 42	132.64	127.58	15	8.00%	30.91
CB 43	136.91	132.20	18	1.85%	221.55
CB 44	136.75	131.56	15	8.00%	30.45
CB 45	132.64	123.78	48	0.60%	27.21
CB 46	132.80	125.09	15	1.00%	30.91
SDMH 47	132.92	124.57	48	0.60%	131.88
CB 48	133.75	125.84	18	1.00%	27.21
CB 49	133.59	128.53	15	8.00%	30.91
CB 50	138.18	120.38	18	1.00%	221.55
CB 51	138.02	132.96	15	8.00%	30.91
DI 52	143.52	138.82	18	6.53%	281.00
CB 53	162.98	157.51	18	23.34%	80.09
CB 54	162.99	157.99	18	1.00%	48.45
CB 55	133.59	124.92	48	0.60%	58.12
CB 56	133.75	126.23	15	1.00%	30.91
SDMH 57	134.09	125.96	48	0.60%	173.24
CB 58	134.94	127.23	18	1.00%	26.94
CB 59	134.78	129.72	15	8.00%	30.91
CB 60	140.48	132.94	18	1.22%	221.55
CB 61	140.32	135.11	15	6.80%	30.45
CB 62	134.82	126.39	48	0.60%	71.03
CB 63	134.98	127.70	15	1.00%	30.91
SDMH 64	134.96	126.97	48	0.60%	97.89
CB 65	136.03	128.29	36	1.00%	31.50
CB 66	135.87	130.81	15	8.00%	30.91
CB 67	141.42	124.23	36	1.00%	209.41
CB 68	141.26	136.20	15	8.00%	30.91
DI 69	148.53	143.70	36	6.89%	281.00
DI 70	160.69	153.44	36	12.16%	80.09
CB 71	160.69	154.41	36	2.00%	48.45
CB 72	135.61	127.34	30	0.60%	60.42
SDMH 73	136.25	128.24	30	0.60%	150.32
CB 74	137.00	129.62	18	1.50%	25.16
CB 75	137.15	130.04	15	1.00%	42.09
CB 76	146.38	137.09	18	3.00%	249.08
CB 77	146.38	137.50	15	1.00%	40.91
CB 78	138.23	129.79	30	1.70%	91.27
CB 79	138.39	133.33	15	8.00%	30.91
SDMH 80	140.26	132.22	30	1.70%	142.89
CB 81	140.81	133.68	18	1.50%	30.76
CB 82	140.64	133.99	15	1.00%	30.91

PRELIMINARY STORM DRAIN TABLE

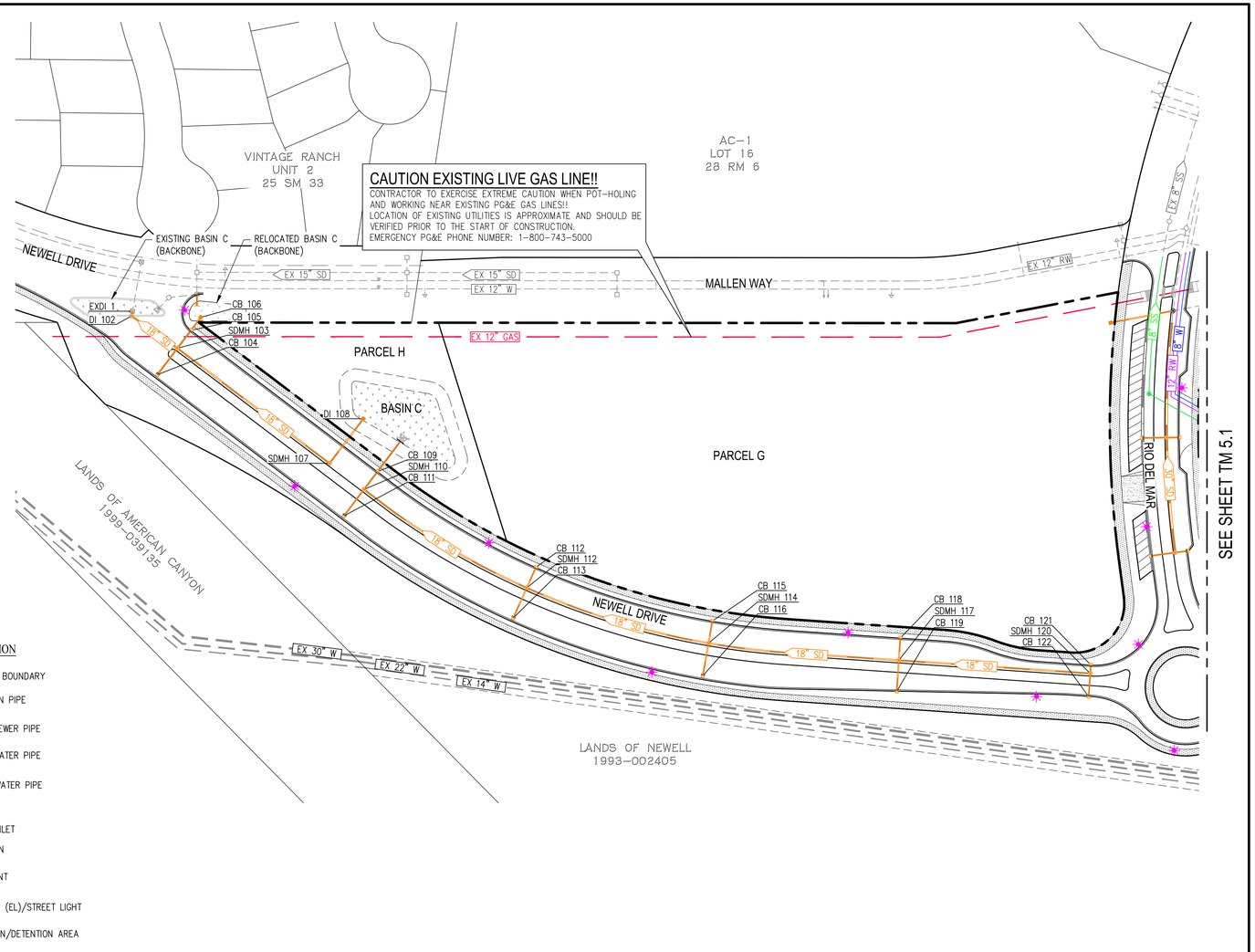
STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
CB 83	143.86	135.97	18	1.50%	152.53
CB 84	143.70	136.28	15	1.00%	30.91
CB 85	141.88	133.44	30	1.70%	71.65
CB 86	142.04	136.98	15	8.00%	30.91
SDMH 87	142.85	134.80	30	1.70%	80.12
CB 88	143.85	136.19	24	1.00%	38.53
CB 89	143.69	138.63	15	8.00%	30.91
CB 90	146.81	139.07	24	1.60%	180.03
CB 91	146.65	141.59	15	8.07%	30.91
DI 92	150.47	142.95	24	1.60%	242.78
CB 93	157.31	150.21	24	12.91%	56.22
CB 94	157.31	151.18	24	2.00%	48.45
CB 95	141.55	136.55	15	8.41%	77.86
SDMH 96	144.44	136.18	30	3.97%	155.67
CB 97	144.57	139.89	15	8.00%	15.45
CB 98	144.66	139.85	15	8.00%	29.95
SDMH 99	148.76	141.78	30	3.97%	141.30
CB 100	148.89	144.21	15	8.00%	15.45
CB 101	148.98	144.18	15	8.00%	29.95
DI 102	111.36	104.87	18	1.49%	6.00
SDMH 103	115.10	105.55	18	1.00%	68.68
CB 104	114.98	108.96	18	1.00%	40.45
CB 105	112.02	108.83	18	1.00%	27.50
CB 106	115.14	109.28	15	1.00%	19.95
SDMH 107	125.49	119.31	18	4.50%	233.66
DI 108	124.28	120.00	18	1.00%	68.58
CB 109	127.44	120.46	18	1.00%	45.95
SDMH 110	127.54	120.73	18	1.00%	27.50
CB 111	127.54	121.39	15	1.00%	40.45
SDMH 112	133.94	126.46	18	2.45%	233.55
CB 112	133.85	126.98	15	1.00%	27.45
CB 113	133.95	127.11	15	1.00%	40.45
SDMH 114	139.71	132.17	18	2.45%	233.37
CB 115	139.62	132.70	15	1.00%	27.45
CB 116	139.72	132.83	15	1.00%	40.45
SDMH 117	145.47	137.91	18	2.45%	234.19
CB 118	145.37	138.44	15	1.00%	27.45
CB 119	145.52	138.54	15	1.00%	38.14
SDMH 120	151.71	143.67	18	2.45%	235.00
CB 121	151.40	144.02	15	1.00%	10.45
CB 122	151.40	144.20	15	1.00%	28.45
DI 123	157.29	151.58	24	2.00%	20.00
DI 124	159.64	154.81	36	2.00%	20.00

PRELIMINARY SANITARY SEWER TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 1	130.02	128.73	8	1.50%	168.60
SSMH 2	140.67	129.20	8	0.50%	74.74
SSMH 3	141.98	132.15	8	0.50%	159.49
SSMH 4	140.94	130.45	8	0.50%	49.05
SSMH 5	141.28	17.65	8	1.50%	17.65
SSMH 6	145.31	134.49	8	1.50%	144.28
SSMH 7	141.02	130.78	8	0.50%	46.64
SSMH 8	142.40	131.58	8	0.50%	139.78
SSMH 9	142.82	132.30	8	0.50%	62.54
SSMH 10	143.50	133.04	8	1.00%	63.91
SSMH 11	144.64	134.36	8	1.00%	121.39
SSMH 12	144.96	134.85	8	1.00%	39.76
SSMH 13	146.10	136.15	8	1.00%	119.76
SSMH 14	144.44	132.70	8	0.50%	203.72
SSMH 15	144.55	133.44	8	1.00%	64.15
SSMH 16	146.02	134.94	8	1.00%	139.91
SSMH 17	146.43	136.44	8	1.00%	139.91
SSMH 18	145.17	133.23	8	0.50%	86.85
SSMH 19	144.67	133.63	8	0.50%	60.31
SSMH 20	136.95	120.30	8	2.00%	60.00
SSMH 21	137.50	125.40	8	1.00%	22.08
SSMH 22	136.84	126.25	8	1.00%	75.00
SSMH 23	144.87	134.00	8	3.00%	255.02
SSMH 24	157.03	141.75	8	3.00%	255.02
SSMH 25	140.01	129.56	8	1.70%	189.35
SSMH 26	144.11	134.73	8	2.00%	225.48
SSMH 27	148.47	225.48	8	2.00%	225.48
SSMH 28	149.11	142.14	8	2.00%	39.76
SSMH 29	149.99	143.54	8	1.00%	129.76
SSMH 30	143.23	132.88	8	1.70%	189.35
SSMH 31	144.11	133.84	8	1.70%	50.33
SSMH 32	146.20	136.31	8	1.60%	207.76
SSMH 33	149.47	139.63	8	1.60%	207.76
SSMH 34	136.91	120.80	8	1.00%	39.76
SSMH 35	136.49	120.26	8	0.50%	50.33

PRELIMINARY SANITARY SEWER TABLE

STRUCTURE	RIM ELEV	INV	PIPE SIZE (IN)	SLOPE (%)	LENGTH (LF)
SSMH 36	135.11	121.35	8	0.50%	197.74
SSMH 37	140.75	132.46	8	2.53%	238.48
SSMH 38	146.75	138.09	8	2.32%	238.48
SSMH 39	147.77	138.32	8	0.25%	51.08
SSMH 40	146.99	138.80	8	0.30%	125.88
SSMH 41	134.61	121.97	8	0.50%	104.79
SSMH 42	134.04	122.62	8	0.50%	109.61
SSMH 43	139.70	131.41	8	2.45%	243.05
SSMH 44	145.63	137.44	8	2.44%	243.05
SSMH 45	133.09	123.67	8	0.50%	190.00
SSMH 46	137.65	129.36	8	1.95%	247.88
SSMH 47	142.37	134.18	8	1.90%	247.88
SSMH 48	132.11	124.75	8	0.50%	196.00
SSMH 49	136.39	128.10	8	1.81%	247.88
SSMH 50	140.75	132.46	8	1.72%	247.88
SSMH 51	141.20	132.91	8	1.11%	31.76
SSMH 52	142.98	134.79	8	1.42%	125.54
SSMH 53	132.50	125.82	8	0.50%	194.00
SSMH 54	134.21	127.63	8	1.00%	171.00
SSMH 55	137.07	127.81	8	1.00%	152.53
SSMH 56	139.53	129.63	8	1.00%	172.00
SSMH 57	145.00	136.84	8	2.80%	318.72



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
EX 15" SD	18" SD	STORM DRAIN PIPE
EX 8" SS	6" SS	SANITARY SEWER PIPE
EX 8" W	8" W	DOMESTIC WATER PIPE
EX 8" RW	8" RW	RECYCLED WATER PIPE
		MANHOLE
		DRAINAGE INLET
		CATCH BASIN
		FIRE HYDRANT
		ELECTROLIER (EL)/STREET LIGHT
		BIORETENTION/DETENTION AREA

PRELIMINARY UTILITY PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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LEGEND

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 18" SD — STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- PERVIOUS AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- DMA # — DMA ID

LOT 10 STORMWATER TREATMENT SUMMARY

DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	BASIN AREA PROVIDED (SF±)
1	196,982	HARDSCAPE	1.0	0.04	7,879	8,565	16,385
	171,484	SOFTSCAPE	0.1	0.04	686		
2	826,116	HARDSCAPE	1.0	0.04	33,045	35,499	51,827
	613,597	SOFTSCAPE	0.1	0.04	2,454		
3	49,072	HARDSCAPE	1.0	0.04	1,963	2,317	N/A
	88,500	SOFTSCAPE	0.1	0.04	354		
TOTAL	1,808,179					46,381	68,212

NOTES:

1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. DMA 3 DRAINS TO THE QUARRY LAKE. QUARRY LAKE TREATMENT AREA TO BE DESIGNED BY OTHERS UNDER A SEPARATE APPLICATION.

PRELIMINARY STORMWATER CONTROL PLAN
WATSON RANCH - NEWELL PROPERTY

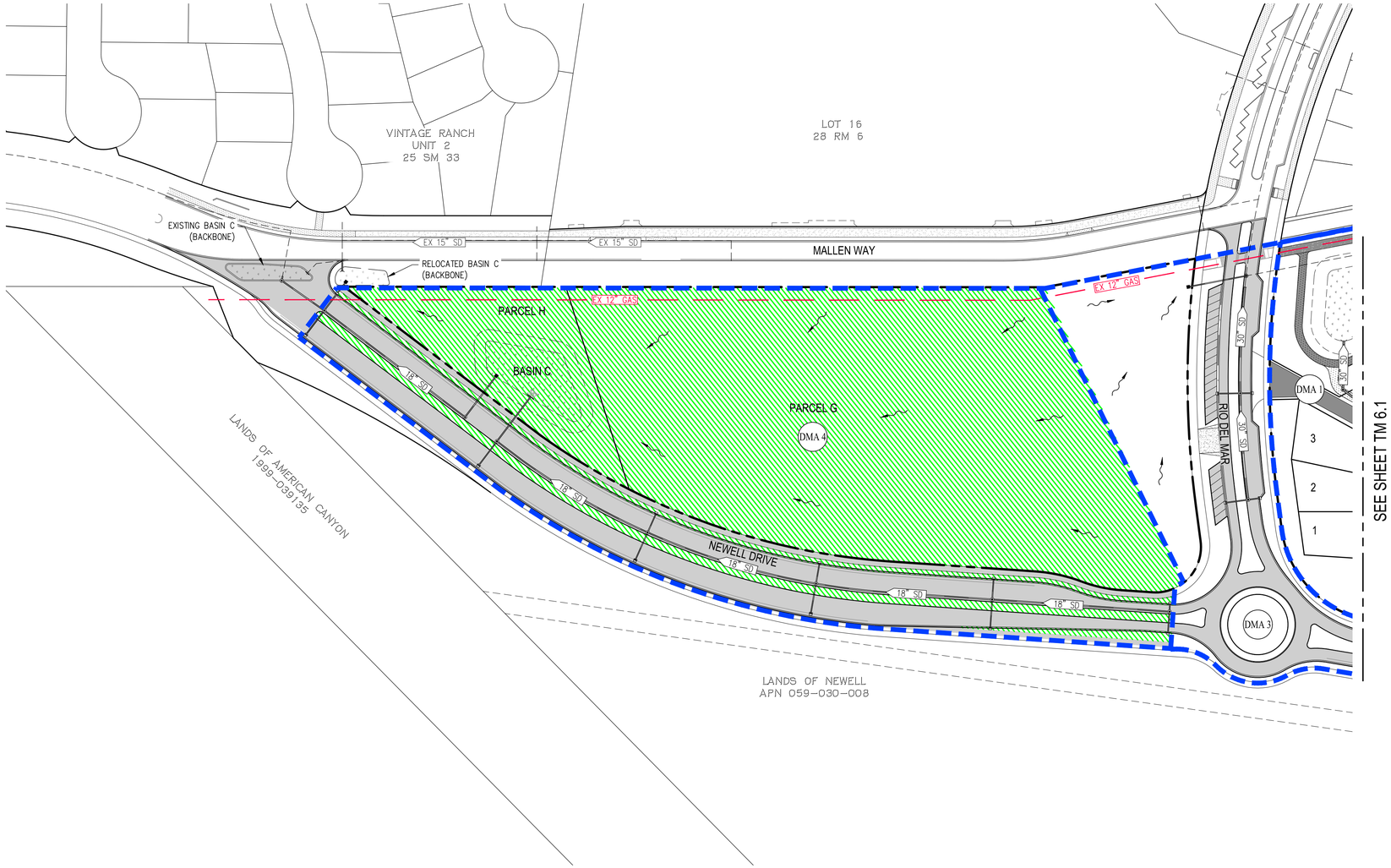
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LEGEND

- SUBDIVISION BOUNDARY
- DMA (DRAINAGE MANAGEMENT AREA)
- FLOW DIRECTION
- EARTH SWALE
- 18" SD — STORM DRAIN PIPE
- MANHOLE
- DRAINAGE INLET
- CATCH BASIN
- DEVELOPED LOT AREA
- OPEN SPACE/PARK AREA
- IMPERVIOUS ASPHALT/CONCRETE AREA
- BIORETENTION AREA
- (DMA #) — DMA ID

STORMWATER TREATMENT SUMMARY

DMA ID	DRAINAGE AREA (SF±)	SURFACE TYPE	RUNOFF FACTOR	SIZING FACTOR	TREATMENT AREA REQUIRED (SF±)	TOTAL TREATMENT AREA REQUIRED (SF±)	BASIN AREA PROVIDED (SF±)
4	163,238	HARDSCAPE	1.0	0.04	6,530	7,411	7,500
	220,344	SOFTSCAPE	0.1	0.04	881		
TOTAL	383,582					7,411	7,500

NOTES:

1. STORM DRAIN AND BIORETENTION SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

PRELIMINARY STORMWATER CONTROL PLAN

WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

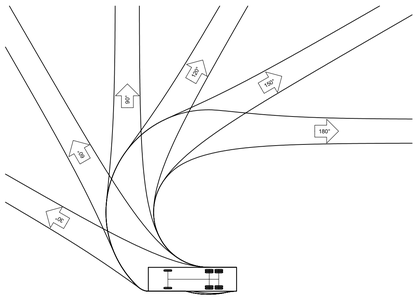
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AMERICAN CANYON FIRE AERIAL APPARATUS
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED PAVEMENT AREA (FIRE ACCESSIBLE ROADWAY)
- EMERGENCY VEHICLE ACCESS ROAD AREA (EVA)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- RED CURB (NO PARKING)
- S — STOP SIGN (PRELIMINARY LOCATION)

PRELIMINARY FIRE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: MARCH 9, 2023

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NOTES:

1. PROJECT OWNER TO EXECUTE ONE OF TWO OPTIONS FOR A TEMPORARY VEHICULAR ACCESS TO PROVIDE A SECOND VEHICULAR ACCESS WAY INTO THE PROJECT SITE. A PERMANENT SECONDARY VEHICULAR ACCESS WAY WILL BE PROVIDED WHEN THE NEIGHBORING PROPERTY TO THE NORTH DEVELOPS. STREET B WILL CONNECT TO THE FUTURE LOT 5 (28RM6) SUBDIVISION.
2. OPTION 1 – OWNER TO EXECUTE TEMPORARY ACCESS RIGHTS THROUGH NEIGHBORING PROPERTY TO THE NORTH THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION.
3. OPTION 2 – OWNER TO CONSTRUCT TEMPORARY ACCESS BISECTING FUTURE LOTS THAT CONNECT STREET B WITH THE NEWELL DRIVE EXTENSION. TEMPORARY VEHICULAR ACCESS ROAD TO BE IN PLACE UNTIL NEIGHBORING PROPERTY (LOT 5 OF 28RM6) BEGINS DEVELOPMENT AND A PERMANENT SECONDARY ACCESS VEHICULAR ACCESS WAY IS PROVIDED.
4. TEMPORARY ACCESS ROADS TO BE FULLY PAVED WITH APPROPRIATE STREET SECTION FOR THE ANTICIPATED TRAFFIC LOADS. DESIGN OF TEMPORARY ACCESS ROADS TO BE DETERMINED AND SHOWN AS PART OF THE CONSTRUCTION DRAWINGS FOR THE PROJECT.

LEGEND

- OPTION 1 – SEE NOTE 2 AND 4
- OPTION 2 – SEE NOTE 3 AND 4

PRELIMINARY SECONDARY SITE ACCESS PLAN
WATSON RANCH - NEWELL PROPERTY

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
SCALE: NO SCALE DATE: MARCH 9, 2023

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