



**SPECIAL JOINT CITY COUNCIL/AMERICAN CANYON
FIRE PROTECTION DISTRICT BOARD MEETING
AGENDA**

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon

August 24, 2021

6:30 PM



Mayor/Chair: Leon Garcia
Vice Mayor/Vice Chair: Mark Joseph
Councilmembers/Board Members: Mariam Aboudamous, David Oro, Pierre Washington

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the American Canyon Fire Protection Board of Directors, District Board and other public meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus. This meeting will be broadcast live to residents on Napa Valley TV at <http://www.cityofamericancanyon.org> and on YouTube at <https://www.youtube.com/user/CityofAmericanCanyon>.

You may submit public comments for any Agenda Item, Non-Agenda Item or make general public comments by one of the following methods:

Verbal via Zoom: To give your public comment directly to the legislative body during the meeting, connect via Zoom and follow the instructions or by calling 669-900-6833. Please mute all audio devices and do not use the speakerphone to prevent echoing.

Zoom Meeting Link: [Click Here](#)

Meeting ID: 850 3871 4007 **Passcode:** 418284

Via email: As part of our Virtual City Hall, we have established a central link for the Public Comments of all meetings. Please use the following link to submit your comment so it can be routed to the appropriate governing body and properly recorded into the meeting record. [Submit your public comment here](#). EMAILS WILL NOT BE READ ALOUD. Emails received will be posted online after the meeting. All comments become part of the permanent record.

The above-identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20 and N-33-20. For more information, please call the Fire Executive Assistant at (707) 551-0653 or email mbanuelos@amcanfire.com.

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

AMERICANS WITH DISABILITIES ACT: The Board of Directors will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to Martha Banuelos at 911 Donaldson Way E., American Canyon, CA 94503 or by email to mbanuelos@amcanfire.com. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

5:30 P.M. CLOSED SESSION

PUBLIC ADDRESS – CLOSED SESSION ITEMS

AMERICAN CANYON FIRE PROTECTION DISTRICT CLOSED SESSION

- 1 Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 5495
- 2 Real Property Negotiations - Pursuant to Government Code Section 54956.8
Negotiator: Fire Chief
Property Location: APN 029-020-004 - 659 Napa Junction Road, American Canyon, CA
- 3 American Canyon Fire Protection District Labor Negotiations
Pursuant to Government Code Section 54957.6

CITY OF AMERICAN CANYON CLOSED SESSION

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

CITY CLERKS ANNOUNCEMENT PURSUANT TO GOVT CODE 54952.3

When the City Council sits jointly, or serially as more than one board it is required that the amount of compensation received for each board be disclosed at the meeting. Tonight, the City Council is sitting jointly as the City Council and the American Canyon Fire Protection District Board. Also, if there is a matter of consideration dealing with water outside the City limits but within the Water District Service Area, the Council will function as the former American Canyon County Water District. For sitting as the Council, a stipend of \$315 monthly is received; for the Fire District Board and as the Water Board, \$206.50 per meeting.

PROCLAMATIONS AND PRESENTATIONS

- 4 **Badge Pinning Ceremony for Fire Captain Max Etchieson.**

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

*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

The Mayor/Council may change the order of the Agenda or request discussion of a Consent Item. A member of the Public may request discussion of a Consent Item by completing a Speaker's Card and presenting it to the Clerk of the meeting prior to Public Comment.

MATTERS RELATING TO THE AMERICAN CANYON FIRE PROTECTION DISTRICT BOARD

CONSENT CALENDAR - ACFPD

- 5 **Adopt Resolution 2021-16 Authorizing Staff to File an Application with the California Department of Emergency Services (Cal OES) for Federal Financial Assistance Related to the Coronavirus (COVID-19) Response.**
Recommendation: Adopt Resolution 2021-16 Authorizing Staff to File an Application with the California Department of Emergency Services (Cal OES) for Federal Financial Assistance Related to the Coronavirus (COVID-19) Response.
- 6 **Adopt a Resolution fixing the Employer's contribution under Public Employees' Medical and Hospital Care Act (PEMHCA) for FY 2021-2022.**
Recommendation: Adopt a Resolution fixing the Employer's contribution under Public Employees' Medical and Hospital Care Act (PEMHCA) for FY 2021-2022.

PUBLIC HEARINGS - ACFPD

None

BUSINESS – ACFPD

- 7 **Memorandum of Agreement between the American Canyon Fire Protection District and American Canyon Firefighters IAFF Local 1186.**
Recommendation: Adopt Resolution 2021-18 approving changes to wages and benefits and authorizing the Fire Chief to execute a successor Memorandum of Agreement between the American Canyon Fire Protection District and American Canyon Firefighters IAFF Local 1186

MATTERS RELATING TO THE AMERICAN CANYON CITY COUNCIL

CONSENT CALENDAR

8 SDG Commerce 330 Distribution Center Project

Recommendation: Adopt a [Resolution](#) taking the following actions in conjunction with the SDG Commerce 330 Distribution Center Project to September 7, 2021:

1. Approving the Parcel Map to subdivide the SDG Commerce 330, LLC property to create four parcels (Parcel Number 058-030-065); and
2. Accepting the public improvements associated with the SDG Commerce 330 Distribution Center Project.

PUBLIC HEARINGS

None

BUSINESS

None

MANAGEMENT AND STAFF ORAL REPORTS

CHAIR BOARD COMMENTS, COMMITTEE REPORTS, AND FUTURE AGENDA ITEMS

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

ADJOURNMENT

CERTIFICATION

I, Michael P. Cahill, Fire Chief/District Clerk, do hereby declare that the foregoing Agenda of the Joint City Council/American Canyon Fire Protection District Board was posted in compliance with the Brown Act prior to the meeting date.

Michael P. Cahill, Fire Chief/District Clerk

Certificate of Appointment and Oath of Office

STATE OF CALIFORNIA)
County of Napa)
City of American Canyon)

I, Michael P. Cahill, District Clerk of the American Canyon Fire Protection District, in the County of Napa, State of California, hereby certify that at a Board of Directors meeting for the American Canyon Fire Protection District, held at 4381 Broadway, American Canyon, in the Council Chambers, City Hall in said County, on the 24th day of August, 2021, Max Etchieson was officially appointed as Fire Captain with the American Canyon Fire Protection District.

*IN WITNESS WHEREOF, I hereunto affix
my hand and official Seal this 24th day
of August, 2021*

By _____
*Michael P. Cahill, District Clerk,
American Canyon Fire Protection District*

STATE OF CALIFORNIA)
County of Napa)
City of American Canyon)

I, Max Etchieson, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

Max Etchieson, Fire Captain

Subscribed and sworn to before me, this 24th day of August, 2021

William D. Ross, District Counsel



SPECIAL JOINT CITY COUNCIL/FIRE PROTECTION
DISTRICT BOARD AGENDA
AUGUST 24, 2021

STAFF REPORT
CONSENT
ITEM NUMBER: 5

TITLE

Adopt [Resolution 2021-16](#) Authorizing Staff to File an Application with the California Department of Emergency Services (Cal OES) for Federal Financial Assistance Related to the Coronavirus (COVID-19) Response.

RECOMMENDATION

Adopt Resolution 2021-16 Authorizing Staff to File an Application with the California Department of Emergency Services (Cal OES) for Federal Financial Assistance Related to the Coronavirus (COVID-19) Response.

CONTACT

Michael P. Cahill, Fire Chief

BACKGROUND & ANALYSIS

On March 4, 2020, the State of California Declared a State of Emergency to Help the State Prepare for a Broader Spread of COVID-19. On March 22, 2020, California secured a presidential Major Disaster Declaration, which makes federal funding available to the state of emergency protective measures.

The District's response to the COVID-19 event has incurred certain costs associated with the purchase for protective supplies and materials, and re-opening of a fire station. These costs may be reimbursable by the Federal Emergency Management Association (FEMA). In order to facilitate payment processing should FEMA approve and obligate the District's project, the Recovery Financial Processing Unit (FPU) requests that the District complete and submit a Resolution designating Authorized Agents. The attached resolution designates the Fire Chief, Assistant Fire Chief, and Fire Executive Assistant as the authorized staff.

The preliminary estimate of the cost of re-opening a fire station is \$70,981 and costs of Health and Safety items is \$8,873, which includes safety and cleaning supplies. In order to be eligible for receiving potential reimbursement, the Board of Directors must authorize designated District staff to submit applications by resolution, as required by Cal OES.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community."

FISCAL IMPACT

If the District is awarded any potential reimbursement from Cal OES, the revenue will potentially offset the expenses for Health and Safety items and possible re-opening of the fire station.

ENVIRONMENTAL REVIEW

ATTACHMENTS:

[Resolution 2021-16 CalOES 130](#)

Resolution 2021-16

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

BE IT RESOLVED BY THE _____ OF THE _____
(Governing Body) (Name of Applicant)

THAT _____, OR
(Title of Authorized Agent)

_____, OR
(Title of Authorized Agent)

(Title of Authorized Agent)

is hereby authorized to execute for and on behalf of the _____, a public entity
(Name of Applicant)

established under the laws of the State of California, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining certain federal financial assistance under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act.

THAT the _____, a public entity established under the laws of the State of California,
(Name of Applicant)

hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

Please check the appropriate box below:

This is a universal resolution and is effective for all open and future disasters up to three (3) years following the date of approval below.

This is a disaster specific resolution and is effective for only disaster number(s) _____

Passed and approved this 24th day of August, 2021

(Name and Title of Governing Body Representative)

CERTIFICATION

I, _____, duly appointed and _____ of
(Name) (Title)

_____, do hereby certify that the above is a true and correct copy of a
(Name of Applicant)

Resolution passed and approved by the _____ of the _____
(Governing Body) (Name of Applicant)

on the _____ day of _____, 2021 .

(Signature)

(Title)



TITLE

Adopt a [Resolution](#) fixing the Employer's contribution under Public Employees' Medical and Hospital Care Act (PEMHCA) for FY 2021-2022.

RECOMMENDATION

Adopt a Resolution fixing the Employer's contribution under Public Employees' Medical and Hospital Care Act (PEMHCA) for FY 2021-2022.

CONTACT

Michael P. Cahill, Fire Chief

BACKGROUND & ANALYSIS

The District provides employee health benefits pursuant to the PEMHCA program, which is administered by CalPERS. Public agencies contract with CalPERS by filing a resolution with the Board electing to be subject to PEMHCA. This action signifies the contracting agency's agreement to comply with the terms, conditions, and definitions of PEMHCA, including:

- Coverage of annuitants (retirees);
- An equal contribution for active employees and annuitants;
- An administrative fee of up to 2 percent of total premium; and
- Collection of the employees' share of health plan premiums.

Since a key PEMHCA provision is the equal contribution for annuitants and active employees, the employer is required to annually establish the exact dollar amount of the health care benefit approved by the Board via a resolution using the format designated by CalPERS.

The current labor agreement ("Safety Medical Group") provides that the District's monthly contribution towards the premium cost of health insurance shall be calculated at 95% of the CalPERS 2022 Health Premium – Region 1 Rate for Kaiser at each benefit level (Family, Two Party, Single), or reflect an increase of 10% over the January 2021 District contributions, whichever is less; but in no event is the premium increase cost share to exceed 10% of the 2021 contribution. The new Kaiser Bay Area premiums effective January 1, 2022, represent a 5.34% increase over 2021 premiums; therefore, the employer contribution effective January 1, 2022, is calculated at 95% of premium amount Kaiser Bay Area Region in Attachment 2.

The District's monthly contribution toward the premium cost of health insurance for the "Miscellaneous Medical Group" shall be calculated at 90% of the CalPERS 2022 Health Premiums for Kaiser Permanente Region 1 (Family, Two Party, Single). The employer contribution rate for the "Miscellaneous Medical Group" for 2022 is calculated at 90% of the premium amount Kaiser Bay Area Region 1 in Attachment 2.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community."

FISCAL IMPACT

The District's contribution toward the premium cost of health insurance is within the amount budgeted for Fiscal Year 2021-2022. There is no additional fiscal impact.

ENVIRONMENTAL REVIEW

ATTACHMENTS:

1. [Resolution 2021-17 American Canyon Fire Protection District](#)
2. [Attachment 2_2022 Health Care Rates](#)

**RESOLUTION NO. 2021-17
FIXING THE EMPLOYER CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES’ MEDICAL AND HOSPITAL CARE ACT
AT AN EQUAL AMOUNT FOR EMPLOYEES AND ANNUITANTS**

WHEREAS, (1) American Canyon Fire Protection District is a contracting agency under Government Code Section 22920 and subject to the Public Employees’ Medical and Hospital Care Act (the “Act”); and

WHEREAS, (2) Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and

WHEREAS, (3) Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; now, therefore be it

RESOLVED, (a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of:

Medical Group	Monthly Employer Health Contribution		
	Self	Self+1	Self+ Family
001 Safety	\$814.21	\$1628.41	\$2116.94
002 Miscellaneous	\$771.35	\$1542.71	\$2005.52

plus administrative fees and Contingency Reserve Fund assessments; and be it further

RESOLVED, (b) American Canyon Fire Protection District has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further

RESOLVED, (c) That the participation of the employees and annuitants of American Canyon Fire Protection District shall be subject to determination of its status as an “agency or instrumentality of the state or political subdivision of a State” that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that American Canyon Fire Protection District would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further

RESOLVED, (d) That the executive body appoint and direct, and it does hereby appoint and

direct, District Clerk to file with the Board a verified copy of this resolution, and to perform on behalf of American Canyon Fire Protection District all functions required of it under the Act; and be it further

RESOLVED, (e) That coverage under the Act be effective on January 1, 2022.

Adopted at a Regular meeting of the American Canyon Fire Protection Board of Directors at American Canyon, this 24th day of August, 2021.

Signed: _____
Leon Garcia, Chairman of the Board

Attest: _____
Michael P. Cahill, District Chief/District Clerk

Attachment 2

2022 Health Care Rates

Medical Group	Monthly Employer Health Contribution		
	Self	Self+1	Self+ Family
001 Safety	\$ 814.21	\$ 1628.41	\$ 2116.94
002 Miscellaneous	771.35	\$ 1542.71	\$2005.52



TITLE

Memorandum of Agreement between the American Canyon Fire Protection District and American Canyon Firefighters IAFF Local 1186.

RECOMMENDATION

Adopt [Resolution 2021-18](#) approving changes to wages and benefits and authorizing the Fire Chief to execute a successor Memorandum of Agreement between the American Canyon Fire Protection District and American Canyon Firefighters IAFF Local 1186

CONTACT

Michael P. Cahill, Fire Chief

BACKGROUND & ANALYSIS

For the past few months, the American Canyon Fire Protection District (“District”) and American Canyon Firefighters IAFF Local 1186 (“Local 1186”) representatives have been collaboratively involved in negotiating a successor to the Labor Agreement that expired on June 30, 2021. The collaborative effort with mutual agreement provided for a tentative agreement one month ahead of the expiration of the current Memorandum of Agreement. The American Canyon Fire Protection District Board of Directors (“Board”) previously discussed and tentatively approved changes to the Labor Agreement between the District and Local 1186, which represents the American Canyon Firefighters. The District has been advised by the Local 1186’s union representatives that the union membership has voted unanimously to endorse the approved changes.

In addition to wages and benefits changes, language for the following items was updated:

- Article 8. Staffing
- Article 9. Paramedic Program
- Article 15. Overtime
- Article 17. Health and Welfare
- Article 18. Educational Incentive Program

Article 8 – Staffing

Minimum daily staffing has been changed from 4 personnel to 6. This change allows the Fire District the ability to staff two 3-person Engine Companies. The MOU language approved by both the Local

and Fire Administration calls out for staffing of 2 Fire Captains (or acting Fire Captains) and 4 Firefighters to be on-duty on a daily basis.

Article 9- Paramedic Program

The authorized number of paramedics committed to the District ALS Program has been increased from 6 to 9. This has been done to accommodate the change in the daily staffing from 4 personnel to 6 and the maintenance of two ALS Engine companies.

Article 15 – Overtime

MOU Overtime language has been updated to address current and past practices relative to administration of the Overtime program.

Article 17 - Health and Welfare

Employee Health Benefits language has been updated to comply with current levels of coverage and limitations. No new additional benefits or coverages have been added beyond the current 2021 levels noted in the previous adopted MOU.

Article 18- Educational Incentive Program

A new section (f) has been added to define an annual fiscal year limit of \$500 for each Local 1186 represented employee that can be used towards tuition, books and materials associated with approved training coursework. This new language was requested by the Fire Chief to assist Fire Administration in budget preparation and re-imbursement equity during the fiscal year.

The Memorandum of Agreement (MOA) between the District and Local 1186 will be revised with the changes approved by the adoption of Resolution 2021-18.

The term of the agreement is July 1, 2021 through June 30, 2024.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

FISCAL IMPACT

The Fiscal impact are as follows:

Wages

Cost of Living Increase (COLA):

- 3% COLA increase effective 7/01/2021
- 3% COLA increase effective 7/01/2022
- 3% COLA increase effective 7/01/2023

ENVIRONMENTAL REVIEW

ATTACHMENTS:

[Resolution 20121-18 District_L1186 MOA](#)

[Exhibit A. Am_Cyn_IAFF_L1186_MOA_2021-2024](#)

RESOLUTION 2021-18

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE AMERICAN CANYON FIRE PROTECTION DISTRICT A SUBSIDIARY SPECIAL DISTRICT OF THE CITY OF AMERICAN CANYON, APPROVING CHANGES TO WAGES AND BENEFITS AND AUTHORIZING THE FIRE CHIEF TO EXECUTE A SUCCESSOR MEMORANDUM OF AGREEMENT BETWEEN THE AMERICAN CANYON FIRE PROTECTION DISTRICT AND INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, LOCAL 1186

WHEREAS; the American Canyon Fire Protection District (“District”) and the International Association of Firefighters, Local 1186 (“Local 1186”) have engaged in good faith labor negotiations; and

WHEREAS; the Memorandum of Agreement dated July 1, 2018, expires on June 30, 2021; and

WHEREAS, a Tentative Agreement of a successor Memorandum of Agreement was reached between the District and the International Association of Firefighters, Local 1186 which contains the following changes to wages and benefits;

ARTICLE 23 Wages

Cost of Living Increase (COLA):

- 3% COLA increase effective 7/01/2021
- 3% COLA increase effective 7/01/2022
- 3% COLA increase effective 7/01/2023

In addition to wages and benefits changes, language for the following items was updated:

- Article 8. Staffing
- Article 9. Paramedic Program
- Article 15. Overtime
- Article 17. Health and Welfare
- Article 18. Educational Incentive Program

Article 8 – Staffing

Minimum daily staffing has been changed from 4 personnel to 6. This change allows the Fire District the ability to staff two 3-person Engine Companies. The MOU language approved by both the Local and Fire Administration calls out for staffing of 2 Fire Captains (or acting Fire Captains) and 4 Firefighters to be on-duty on a daily basis.

Article 9- Paramedic Program

The authorized number of paramedics committed to the District ALS Program has been increased from 6 to 9. This has been done to accommodate the change in the daily staffing from 4 personnel to 6 and the maintenance of two ALS Engine companies.

Article 15 – Overtime

MOU Overtime language has been updated to address current and past practices relative to administration of the Overtime program.

Article 17 - Health and Welfare

Employee Health Benefits language has been updated to comply with current levels of coverage and limitations. No new additional benefits or coverages have been added beyond the current 2021 levels noted in the previous adopted MOU.

Article 18- Educational Incentive Program

A new section (f) has been added to define an annual fiscal year limit of \$500 for each Local 1186 represented employee that can be used towards tuition, books and materials associated with approved training coursework. This new language was requested by the Fire Chief to assist Fire Administration in budget preparation and re-imbursement equity during the fiscal year.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the American Canyon Fire Protection District authorizes the Fire Chief to adopt the modifications to the Agreement between the American Canyon Fire Protection District and the International Association of Firefighters, Local 1186, with the date of the Agreement being from July 1, 2021 through June 30, 2024, and a true and correct copy of the Tentative Agreement is hereto attached as Exhibit A.

PASSED, APPROVED AND ADOPTED at a Special Joint City Council/Fire Protection District Board Meeting on the 24th day of August, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia
Chairman, Board of Directors

ATTEST:

APPROVED AS TO FORM:

Michael P. Cahill
District Chief/District Clerk

William D. Ross
District Counsel
American Canyon Fire Protection
District

**American Canyon Fire
Protection District**

And

**International Association of Fire
Fighters, AFL-CIO, Fire Fighters
Local 1186**

MEMORANDUM OF AGREEMENT



July 1, 2021 through June 30, 2024

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AGREEMENT BETWEEN THE AMERICAN CANYON FIRE PROTECTION DISTRICT AND INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, LOCAL 1186

THIS AGREEMENT is between the AMERICAN CANYON FIRE PROTECTION DISTRICT (hereinafter referred to as "District") and FIRE FIGHTERS LOCAL 1186, INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO (hereinafter referred to as "Union") and is made pursuant to the provisions of California Government Code Sections 3500 through 3511 in effect as of the date of this Agreement.

ARTICLE 1. RECOGNITION

The District recognizes the Union as the sole and exclusive representative of all employees employed by the District with the exception of the Fire Chief, Assistant Fire Chief, the Administrative Assistant, and the Department Secretary.

Agency shop, collection of fees, dues and assessments. The District and the Union agree that all employees within the recognized unit shall either join the Union or pay the Union a service fee in amount which shall not exceed the standard initiation fee, monthly dues, and general assessment of the Union for the period of this Agreement. The District will comply with this Article to the extent permitted by law.

ARTICLE 2. HIRING OF EMPLOYEES

The District will maintain current eligibility lists for the classification of Firefighter and Fire Captain throughout the term of this Agreement. Eligibility lists for Firefighter shall expire after two (2) years, however, they may be extended by one (1) year, at the discretion of the Fire Chief. Eligibility lists for Fire Captain shall normally expire after one (1) year, however, they may be extended by one year by mutual agreement of the parties.

Whenever a newly created, vacant or promotional position in the District that is higher than firefighter is to be filled, District employees with the necessary training and qualifications shall first be given the opportunity to fill the position. The specifications for advancement shall be as required by the Board of Directors. This subparagraph shall not apply to the position of Fire Chief or Assistant Fire Chief, except those employees of the District shall not be excluded from consideration in the selection of Fire Chief or Assistant Fire Chief.

New applicants must meet American Canyon Fire Protection District Job Description 200.05 dated June 2009 hereby incorporated by reference and included as Appendix A.

ARTICLE 3. PROBATION

All new employees shall serve a probationary period of eighteen months and shall have no seniority rights during this period but shall be subject to all other provisions of this Agreement (with the exception of Article 18; potential permanent employees shall complete the 18-month probation and become permanent status in order to be eligible for education

incentives). The first twelve months of a new Firefighter's employment will focus on basic firefighter skills and the remaining six months will focus on engineer skills. Each employee who has worked eighteen months and a minimum of 150 24-hour shifts shall become permanent and the probationary period shall be considered part of his/her seniority time. A new employee on a probationary status has no right to proceed to grievance in the event of their discharge. The District will not extend any new employee probationary period.

All employees promoted to a higher classification shall serve a probationary period of one year in the higher classification. During the probationary period, an employee may be rejected at any time. An employee rejected during the probationary period from a position to which they have been promoted shall be reinstated to the position from which they were promoted unless charges are filed and they are dismissed in accordance with the District's rules and regulations. If the District has not rejected the promotional candidate at the end of one-year probationary period and the probationer has worked at least 100 24-hour shifts, the position will become permanent. The District will not extend any promotional probationary period.

ARTICLE 4. DISCRIMINATION

The District will not interfere with the right of its employees to become members of the union. Neither the District nor any of its agents will exercise discrimination, interference, restraint or coercion against any member of the Union because of Union membership. Nor shall the District discriminate against any Union member for lawful Union activity. Neither the Union nor the District employees shall discriminate against another employee not affiliated with the Union.

There shall be no discrimination on the part of either the Union or the District because of race, color, national origin, sexual preference, age, sex, political or religious belief of any employee.

Neither the Union nor any of its local members employed by the District, nor any of its agents will exercise discrimination, interference, restraint or coercion against any member of the Board of Directors of the District for lawful Board activity.

ARTICLE 5. SENIORITY

Seniority shall be followed as to layoffs and recall in order that the least senior employee will be the first employee so laid off and the most senior employee laid off shall be the first employee recalled to work.

Seniority shall be followed in the selection of vacations.

In the event the District determines to reduce the number of District personnel, the authorized representative of the District shall negotiate with the authorized representative of the Union as to the impacts of any layoffs to the extent required by law. The District shall notify the employee or employees in writing at least 30 days in advance of such

reduction in force, stating the reasons for the layoff and whether it is temporary or permanent. Any dispute arising under the provisions of this Article shall be subject to the grievance procedure of this agreement.

ARTICLE 6. HOURS WORKED

(a) Employees who, by nature of their work, are required to work twenty-four (24) hour shifts, shall be required to work a schedule of not more than fifty-six (56) hours average work week. This schedule shall consist of forty-eight hours on and ninety-six hours off.

(b) Employees shall be in attendance at their scheduled work in accordance with the provisions contained in this Agreement regarding hours of work, holidays, and leaves and according to the rules and regulations established by the District.

(c) Pursuant to Section 7(k) of the Fair Labor Standards Act, the District agrees to compensate all employees for hours worked above fifty-three hours per week at the normal overtime rate of pay (time and one-half) regardless of whether employees are on any type of paid leave.

(d) The work shift described in Article 6(a) will be amended whenever a shift falls on December 24 and 25. When a shift is scheduled for those two days, the shift schedule will be modified to December 23 and 25 for the shift scheduled to work December 24 and 25, and will be modified to December 22 and 24 for the shift scheduled to work December 22 and 23.

(e) Employees who attend work related classes, that require attendance Monday through Friday may have their work schedule temporarily changed to a forty-hour week. When such occurs, the employee's forty-hour work week will commence at 0800 on Sunday and continue through the seven days of the week until 0800 the following Sunday. During this period of time, the employee will not be required to work his/her shift and will attend classes Monday through Friday from 8:00am to 5:00pm.

ARTICLE 7. WORK SCHEDULE

The District shall maintain a work schedule specifying the days off of each employee, and the Fire Chief shall keep such schedule up to date. When it is necessary to reassign staff (floater positions) a minimum of five working days will be given to the individual in writing of his/her new shift assignment.

ARTICLE 8. STAFFING

(a) The District shall employ six Captains in a mix of permanent and probationary statuses.

(b) Minimum daily staffing will be six (6) unit employees per shift including two (2) Captains or Acting Captains and four (4) Firefighters. The Fire Captain on duty shall determine staffing on first responder units subject to written District direction and/or direction of the Fire Chief or Assistant Fire Chief.

(c) Staffing of apparatus shall consist of one (1) Captain or one (1) Acting Captain, one (1) qualified driver operator and one (1) licensed paramedic.

1.) Multiple qualifications may be accounted for by a single unit employee, but the minimum number of unit employees staffing apparatus shall be three (3).

(d) When the District has two (2) units staffed, as set forth above, additional apparatus may be staffed with alternate patterns.

(e) The staffing of additional units shall be at the discretion of the on-duty Captain(s) or at the direction of a Chief Officer.

(f) Firefighters will be allowed to "bid" for shift assignments on the basis of seniority. All requests must be submitted to the Fire Chief by July 1st of each year, the assignment being from January 1st of the following year to December 31st of the following year.

(e) During any time at which the Fire Chief deems a shift assignment detrimental to the betterment of the department, he or she may change an assignment to benefit the department. Rotation of personnel will be done in a manner not to create overtime. Changing of personnel after rotation has occurred will not be subject to the grievance procedure.

ARTICLE 9 PARAMEDIC PROGRAM

The District will maintain a Paramedic Program, provided:

- 1) A minimum of nine (9) Licensed & Accredited Paramedics on staff commit to the program;
- 2) A cost recovery program is in place to provide program funding.

Employees who are in the Firefighter or Captain classification may be considered for participation in the Districts First Responder Paramedic Program (Paramedic Program).

The number of employees eligible for the Paramedic Program shall be at the sole discretion of the District. Each shift will be assigned no less than two (2) licensed and accredited participating Paramedic Program qualified members.

The District shall pay the cost of required training, and certification to include ACLS, PALS and ITLS for employees participating in the Paramedic Program. Participants are

responsible for providing the District with all necessary documentation to verify licensing, accreditation and continuing education requirements are being met.

Failure to provide documentation of certification and accreditation from the Napa County EMS Agency prior to license expiration will result in an immediate suspension from paramedic duties and pay differential, until such time as documentation can be submitted to the District. Employees accepted into the program shall commit to maintaining their license and accreditation status to maintain a minimum number at nine (9). An employee may withdraw from the program on the basis of District seniority, provided there is a replacement Paramedic on staff. Requests to withdraw voluntarily shall be in the form of a written request to the Fire Chief, and shall be filed with the Fire Chief at least ninety (90) calendar days before the requested date of withdrawal from the Program. The ninety (90) calendar days requirement may be waived at the discretion of the Fire Chief. When adequate Licensed Paramedic staffing is available and a request has been received, all members of the program will be given notice that a request to withdraw has been received, in the event that there is a more senior Paramedic wishing to withdraw at that time.

Requests to withdraw from the program will be granted:

- 1) when there are adequate Paramedics on staff to maintain a minimum number of six (6) and,
- 2) when the person requesting to withdraw is the most senior member requesting to withdraw.

The District shall compensate an employee participating in the Paramedic Program and assigned as a Paramedic a Paramedic Program Incentive of ten percent (10%) calculated on the participating employee's base salary, not to exceed the percentage as applied to the top step of the Firefighter classification.

ARTICLE 10. GRIEVANCE PROCEDURES

10.1 Definitions

- "Grievance" shall mean any dispute which arises out of the application, interpretation, or enforcement of this Agreement or the District's Rules and Regulations, including the discharge of permanent employees including employees serving a probationary period following promotion.
- "Grievant" shall mean any employee covered by the Agreement or the Union.
- "Days" shall mean calendar days.

10.2 Time Limits

Any time limit specified herein may be waived or extended by written mutual agreement of the District and the Union.

10.3 Informal Discussion

Employees are encouraged to discuss the dispute with a shift supervisor or command officer in an effort to resolve the dispute prior to initiating a formal grievance. Failure to conduct such informal discussion shall not preclude an employee or the Union from initiating a formal grievance.

10.4 Step 1

A Grievant may initiate a grievance, with or without Union representation, within ten (10) days of the occurrence or the Grievant knowledge of the occurrence giving rise to the grievance by submitting a written description of the events giving rise to the grievance to the Fire Chief or designee with a copy to the Union representative. The written grievance shall specify the cause(s) of the grievance and the proposed remedies.

The Fire Chief or designee shall, within ten (10) days of submission, respond in writing to the grievance with a copy to the Union representative.

10.5 Step 2

If the matter is not resolved to the satisfaction of the Grievant, the Union may request, within the (10) days of receipt of the Step I response, that a grievance committee be formed to review the grievance by submitting a written request to the Board of Directors or their designee.

The grievance committee shall consist of two (2) members appointed by the District and two (2) members appointed by the Union. The grievance committee shall meet within ten (10) days of the referral of the grievance to the grievance committee and shall investigate the grievance, interview witnesses, including the Grievant and employer representative involved in the grievance, collect relevant written records, and carry out such other investigation as may be required by the specific grievance.

The grievance committee may, by majority vote, require additional meetings or other investigation, adopt findings, and/or issue a determination as to the outcome of the grievance, including specific remedies. A majority determination of the outcome of the grievance and remedies shall be binding upon the parties.

If a majority of the committee cannot agree on such determination and/or remedies, the committee shall, within five (5) days notify the parties of its inability to reach a majority decision.

10.6 Step 3

If the grievance has not been resolved by a majority decision of the grievance committee, the Union may, within twenty (20) days of the date of the notification of the grievance committee, demand that the matter be set for Arbitration. Such demand shall be in writing to the Board of Directors. If the parties are unable to agree upon an Arbitrator, a written request will be submitted by the parties to the State Conciliation and Mediation Service requesting a list of seven (7) Arbitrators with experience conducting public sector Arbitrations in northern California. "Upon receipt of the list, the parties shall alternately strike

names and the last name remaining shall be the Arbitrator to hear the grievance. Order of striking will be determined by a coin flip.

The decision of the Arbitrator shall be final and binding upon the parties. The Arbitrator shall not add to, subtract from, change or modify any provision of this Agreement.

The fees and expenses of the Arbitrator and Reporter shall be shared equally by the Union and the District. Expenses and/or fees, including fees paid to investigators, experts and/or consultants, if any, incurred by the parties to the grievance shall be borne by the parties by whom they were retained or selected.

ARTICLE 11. SAFETY GEAR AND EQUIPMENT

The District shall supply all safety gear and equipment as required by CAL-OSHA and recommended by NFPA fire equipment safety standards.

The District will supply ANSI approved station, turnout and wildland boots. The Project Manager for each subject will make recommendations to the District for the boot standard that meets the NFPA 1977 or current standard on protective clothing and equipment for structure or wildland fire fighting safety footwear.

The standard will establish a baseline price exposure for the District. The cost difference of any approved boot costing more than the established standard shall be paid for by the member.

Boots must be worn out prior to obtaining approval for replacement.

ARTICLE 12. SICK LEAVE/FAMILY SICK LEAVE

(a) Sick leave shall be defined as leave taken for any non-job-related illness or non-job injury that incapacitates any employee from performing his/her duties. Leave taken to care for a family member pursuant to Labor Code Section 233 ("Kin Care"), with such leave not to exceed an amount more than the minimum established by law. Personnel reporting for duty and later reporting off-duty due to illness or non-job-related injury are to be charged to sick leave to the nearest quarter hour.

(b) The accrual of sick leave credits shall be recorded by the District. Twenty-four (24) hour shift employees shall accrue sick leave at the rate of seven/twelfths (7/12) of one twenty-four (24) hour shift per month up to a maximum of one hundred sixty-eight (168) hours in any one (1) calendar year. Eight-hour shift employees shall accrue sick leave at the rate of eight (8) hours per month up to a maximum of ninety-six (96) hours in any calendar year.

(c) Sick leave with pay shall be totally cumulative.

(d) All District personnel who work on a twenty-four (24) hour shift basis shall have sick leave deducted by hours. For absences from a scheduled on-duty twenty-four (24) hour shift, twenty-four (24) hours sick leave shall be deducted for each twenty-four (24) hour shift missed. When such employees take sick leave for less than a twenty-four (24) hour shift, sick leave shall be charged to the quarter hour. An employee who works on an eight (8) hour shift shall have eight hours sick leave deducted for each eight (8) hour shift missed. When such employees take sick leave for less than an eight (8) hour shift, sick leave shall be charged to the nearest quarter hour.

(e) In the event of a longer term non-work related illness or injury, and if all accrued sick leave is exhausted, accrued personal leave may be used as defined in Article 14.c to extend the period of sick leave up to the maximum leave credited for the particular employee, with such extended sick leave pay being deducted from the employee's personal leave bank.

(f) Sick leave will not be approved where the illness or injury is directly traceable to employment other than employment by the District where the employee is receiving Worker's Compensation from the other employment.

(g) In order for an employee to qualify for sick leave payments, an employee must report his illness or injury to the District office not later than one (1) hour before their normal starting time of the first day of absence, unless circumstances surrounding the absence make such reporting impossible, in which event the reporting must be done as soon thereafter as possible. All sick leave absence in excess of two (2) consecutive shifts may require a doctor's certificate setting forth the nature of the illness or injury before payment for sick leave is made. All absence for which sick leave is required, regardless of lengths or duration of such absences, require the submission of a report of absence from duty upon return to work.

(h) An employee who is laid off and reappointed within twelve (12) months shall have restored the accrued sick leave existing at the time of their lay off. When an employee is transferred to another position, their sick leave shall continue to be available.

(i) Earned sick leave credits are not convertible to a cash bonus and are applicable only when the illness occurs on an employee's regularly scheduled workday.

(j) Any employee who shall have submitted his resignation or received a notice of intent to terminate may be required to furnish a doctor's certificate for each instance of sick leave usage.

ARTICLE 13. BEREAVEMENT LEAVE

Two (2) twenty-four (24) hours paid shifts bereavement leave may be taken for a death in the immediate family. Immediate family is defined as spouse, child, parent, grandparent, brother, sister, mother-in-law, father-in-law, foster children and "step-laws". Paid bereavement leave shall not be charged against any of the employees accrued time and cannot be carried from year to year.

ARTICLE 14. PERSONAL LEAVE

(a) All District employees who work on a twenty-four (24) hour shift basis (56- hour work week) shall accrue personal leave in lieu of vacation and holiday leave as follows:

1 to 3 years of service		10.1 hours/pay period		11 shifts per year
4 to 7 years of service		12.9 hours/pay period		14 shifts per year
8 to 11 years of service		13.85 hours/pay period		15 shifts per year
12 plus years of service		14.77 hours/pay period		16 shifts per year

An employee assigned to a forty (40) hour work week from a fifty-six (56) hour workweek shall accrue personal leave at the applicable rate for the employee's years of service divided by 1.4, and shall have all banked personal leave hours converted as well by dividing by 1.4.

If an employee is re-assigned to a fifty-six (56) hour work week from a forty (40) hour work week, all personal leave banked hours shall be multiplied by a factor of 1.4. Any member who is in an L.W.O.P. status or who has been suspended without pay shall not accrue personal leave or sick leave for the duration of the LWOP or suspension. If the assignment, LWOP or suspension covers a portion of a pay period, leave accruals shall be pro-rated for that period.

(b) Employees shall be permitted to use accrued personal leave for purposes of taking annual vacations with approval as stated in this Agreement. The Fire Chief shall post a vacation schedule through the month of November of each year so as to allow each employee to select a vacation period or periods for the next calendar year, and employees shall designate their choice of vacation period by November 30.

Vacations shall be selected on the basis of shift seniority. Once an employee has used seniority to schedule a vacation period, that employee shall not be permitted to use seniority to claim a subsequent vacation period over an employee who has not already scheduled a vacation period. If an employee fails to submit a vacation request during the November posting, the employee shall not subsequently be permitted to "bump" a less senior employee's scheduled vacation. Only one member per shift shall be allowed on vacation at any one time.

(c) Department members may use accrued personal leave for vacation purposes at other times of the year ("same day leave requests") with the approval of their supervisor, provided that the approval does not result in more than one person being on "vacation" per shift. Exceptions to the "one person on vacation" rule are when time off is needed for other than "vacation" that does not fall under normal "sick leave" circumstances. Examples of personal leave use for reasons other than for "vacation" include but are not limited to: strike team rest periods, extended illness with exhaustion of sick leave hours, emergencies other than illness that require time off to mitigate. All personal leave used for other than vacation shall be approved by the Fire Chief.

(d) Such approval may be given after the fact in the event the Fire Chief or designee is not available and/or there is an urgent need to use personal leave and advance approval is not practical.

(e) An employee may accumulate up to two times the employee's annual accrual of personal leave.

(f) Employees may sell personal leave back to the District to a maximum of two hundred sixty-four (264) hours per calendar year provided they have taken at least forty-eight (48) hours of personal leave during that calendar year. An employee who desires to sell back personal leave must notify the Fire Chief in writing by November 20th of the year during which the personal leave will be sold back. Sell back pay shall be totally cumulative.

(g) Any employee taking personal leave off who accepts a strike team assignment shall have the leave cancelled at that time without loss of leave credits.

(h) Each July 1st. each employee may donate eight (8) hours of personal leave to a Union Business Leave (UBL) bank. UBL will only be used for union business which has been approved by the department representative. The required donation may be waived on a year-to-year basis at the discretion of the department representative. While individuals are on UBL, they shall be compensated on an hour-for-hour basis and such time shall be deducted from the UBL bank. If the use of UBL creates overtime for coverage, the deduction from the UBL bank will be made at the time and one-half rate.

(i) Vacation requests will be acted upon promptly and once approved may be cancelled only in the event of an unforeseen operational need of an urgent nature.

(j) Normal shift trades may be permitted with the advanced approval of the company officer. Company Officer and probationary firefighter trades must be approved by a Chief Officer. All shift trades shall be in writing on a standard trade form. Shift trades are an agreement between the two parties, not between any party and the District. All trades are to result in no cost to the District. Trades may not be used to permanently alter the work schedule. Trades may not be "paid back" in any other form other than the intended "hours worked" agreement. Once approved the Fire Chief may cancel a trade only in the event of an unforeseen operational need of an urgent matter or if a cost to the District would result if the trade were executed.

ARTICLE 15. OVERTIME

(a) For employees working on a twenty-four (24) hour shift basis overtime is work performed in excess of their regularly scheduled shift cycle. An employee working in excess of their regularly scheduled shift cycle shall receive pay at one and one-half (1-1/2) times their regular base wage rate, except when an employee works overtime, out of their normal rank or classification in an acting capacity, they shall receive overtime pay of time and one-half which includes an additional 7.5% of the employee's base wage rate.

(b) The on-duty Captain shall oversee administration of the overtime list when overtime occurs on their shift. For the purposes of this agreement, overtime hours shall be considered a nonscheduled work assignment. Employees with the least amount of hours will have priority for eligible overtime assignments they qualify for. During periods of high fire danger or other actual or predicted emergency situations, employees may be contacted to determine availability to respond. A list generated in this manner shall not be used in place of the regular overtime call process as described above.

(c) Employees held over on shift shall be paid a minimum of one (1) hour and to the nearest 1/4 hour thereafter.

(d) Time spent by employees at training drills or emergency calls during scheduled days off shall be considered overtime: Overtime shall not be worked without the prior authorization of the Fire Chief or designee.

When an employee reports for a drill or emergency calls on a scheduled day off they shall be released and permitted to return home when the drill or emergency incident is deemed terminated by the on-duty Fire Captain.

(e) Employees called in on their days off for drills shall receive a minimum of one (1) hour overtime pay.

(f) For the purposes of this ARTICLE 15, "emergency" is defined as a condition, which requires immediate response to a given situation, which involves the protection of life and/or property.

(g) An employee shall not be allowed to work overtime position that they created due to vacation use unless the overtime list has been exhausted. Employees passed over for overtime while on vacation shall retain their place on the overtime list.

(h) Employees contacted and ordered in by the Fire Chief or his/her representative will be reimbursed from the time they receive the order to report to the station with a four-hour minimum. Overtime will not be reimbursed for the employee response time if the employee is not ordered in by the Fire Chief or designee or if the employee does not arrive within twenty minutes. In the event station coverage is still needed after two hours to meet ARTICLE 8 (a), coverage will be determined by the overtime list. All other personnel will be released at that time.

(i) District personnel not on duty but in station when a call is Dispatched by Napa 4, will not be eligible for overtime unless they are required to staff a department resource to respond to the emergency or are required to upstaff for District standby or coverage.

(j) Whenever an overtime position is created and cannot be filled by qualified personnel on scheduled duty, the position creating the overtime will be the position filled. The District shall maintain one overtime list. If the overtime is created anytime during a normal shift (0800 through 0800 hours) the position will be filled by any eligible individual but shall be compensated at the rate for the position creating the overtime.

ARTICLE 16. OUT OF CLASS POSITION

A Firefighter may serve as an Acting Captain if the employee has 1) a minimum of three years of service with the District and 2) has completed California State Fire training (CSFT) Fire Company Officer (or CSFT equivalent) Certificate prerequisites, educational requirements and Department provided task book. Compensation for Acting Captain shall be 7.5% of the employee's base wage rate.

Employees who are placed in an acting Captain's position on an incident separate from any on-duty Captain shall receive Out-Of-Class pay for any assignment longer than one hour.

Whenever a Captain is required to work as Acting Chief they shall receive \$50.00 per 12-hour segment stand-by pay on the days they are not regularly scheduled to work. They shall also receive overtime for calls responded to per this agreement. Acting Chief's records will be maintained in the same manner as the overtime records. Assignment shall be by position in card file, starting with first card. The Acting Chief assignment shall be for the total time of Chief's absence. After a Captain completes their Acting Chiefs tour, the date will be documented on their Acting Chiefs card and the card will be rotated to the rear of the Acting Chiefs file. If a Captain is on vacation during this assignment they may accept assignment as long as they cancel their vacation leave during the Chiefs absence. If a Captain does not wish to cancel their vacation and refused the Acting Chiefs position, their card shall not be rotated. Any other refusal to accept the Acting Chiefs position will result in rotation of that Captains card. Acting Chiefs coverage shall be a minimum of 12-hour segments. Acting Chief will only be appointed if the Chief is scheduled to be out of town for more than 120 hours (5 days). Whenever a long-term Acting Chief position is assigned, the Captain shall work eight (8) hours a day and receive first step Fire Chief's pay. While on this schedule they shall receive time and one-half for response to calls when off duty.

ARTICLE 17. HEALTH AND WELFARE

District monthly contributions towards the premium cost of health insurance for the employee, their spouse and minor children shall be:

Effective January 1, 2021 the District contribution towards the premium cost of health insurance shall be calculated at 95% of the CalPERS 2021 Health Premium – Regional rates for Kaiser at each benefit level (Family, Two-Party, Single), or reflect an increase of 10% over the January 2020 District contributions, whichever is less. In no event will the premium increase exceed 10% of the 2020 contribution.

Unit members who choose to waive health coverage will be entitled to a monthly cash payout of \$350 per month. Members who waive coverage are required to provide proof of alternative health plan coverage.

The District contracts with CalPERS to provide post-retirement health benefits through the CalPERS Vesting Program for Retiree Health Care (see Vesting Schedule, Appendix B). All District employees hired will be enrolled in the Vesting Program. District employees hired prior to the program implementation date will be offered the option annually to opt into the program as allowed per CalPERS regulations.

District will contract with Vision Service Plan for optical coverage and will pay the total cost of the premium for the length of the agreement.

District agrees to pay 100 percent of the premium per month for Delta Dental Insurance Plan for each employee and their spouse and minor children. Retirees shall be allowed to participate in the Dental, Vision and Life Policies available to active members, as allowed for by the provider. If retirees elect to participate, they will pay the full premium required by the provider, at no cost to the District.

The District shall pay the employees entire cost of coverage under the long-term disability insurance plan provided by the California Association of Professional Firefighters.

The District will provide, and pay, the entire cost of a \$50,000 life insurance "policy and \$50,000 additional accidental death and dismemberment insurance policy for all represented members.

Employee(s) who are injured or ill, where such injury or illness is non-work related shall be permitted to work light duty, when according to their doctor they are eligible for light duty. An employee assigned to light duty shall be temporarily converted to a forty (40) hour workweek. This temporary schedule shall be 8:00 am to 5:00 pm, Monday through Friday; however, the employee (s) shall continue to receive their "normal pay based upon a fifty-six (56) hour workweek." While on this temporary forty (40) hour schedule, the employee(s) shall not be eligible for holidays, if such occur, since they are receiving holiday pay and they would need to use leave balances, if required.

Light duty assignments for non-work-related injury shall be limited to six (6) months unless extended with the mutual consent of employee and the Fire Chief.

ARTICLE 18. EDUCATIONAL INCENTIVE PROGRAM

(a) Employees represented in this bargaining Unit are eligible to participate in this program. Employees must present a copy of their college degree and/or State Fire Marshal's certification in the appropriate field to be eligible for incentive pays. The District may confirm the accreditation of an educational institution to confirm its obligation to make education incentive payments under this Article. Incentive pays shall be processed according to District pay practices and shall begin the first full pay-period after the employee submits acceptable documentation.

(b) Employees are eligible to receive up to a total of ten percent (10%) in Education and Incentive Pay. An employee who, as of July 1, 2009, receives Education and Incentive

Pays in excess of 10% shall continue to receive the higher percentage of Incentive Pay, provided that he continues to meet the eligibility criteria for the incentives. Education and Incentive Pay shall be paid on the employee's base salary rate and shall only be paid if the employee obtains and maintains current and valid certification, as designated by the regulating agency or the District.

Education/Certification Percentage

Associate Degree from an accredited institution in Fire Science	1.5%
Bachelor of Science or Arts Degree from an accredited institution in Fire Science, Business Management or Public Administration ¹	3.0%
California State Fire Training (CSFT) Fire (Company) Officer (or CSFT equivalent) Certificate prerequisites, educational requirements and Department provided task book	1.5%
California State Fire Training (CSFT) Chief (Fire) Officer (or CSFT equivalent) Certificate, prerequisites, educational requirements and Department provided task book	1.5%
Hazard Materials Technician Certificate ²	2.5%
Hazard Materials Specialist ²	2.5%
Heavy Rescue Technician ³	2.5%
Heavy Rescue Specialist ³	2.5%

(c) All employees will be allowed to take voluntary fire science training courses on duty if no overtime is incurred by the District. Courses must also be approved by the District's Training Officer or Fire Chief.

¹ Employees with a Bachelor's Degree and an Associate's Degree shall be eligible for a maximum of 3.0%.

² There shall be a limit of three (3) persons on the HAZ Mat team. HAZ Mat Technician requires 5/40-hour classes, Modules A through E. HAZ Mat Specialist requires 7/40-hour classes, Modules A through G and Safety Officer.

³ There shall be unlimited participation on the Heavy Rescue Team. Heavy Rescue Technician requires Rescue Systems I, Confined Space Awareness, Trench Rescue, and River and Flood Water Rescue. Heavy Rescue Specialist requires Rescue Systems I and II, Confined Space Awareness and Rescue, Trench Rescue, Flood Water Rescue, and Swift Water Technician. Both require a minimum of 65% attendance to all scheduled drills in-District, an annual recertification of the task books and skills checkoff as part of the Napa Interagency Rescue Team. Certification reviews will be conducted annually, and employees failing to meet the established standards shall be ineligible for this certification incentive for the following calendar year.

(d) All employees may be allowed to take courses as outlined in (c) and incur overtime if approved by the Fire Chief.

(e) The District agrees to pay for tuition, books and materials for approved courses that are approved by the Training Officer. The employee taking courses agrees to remain with the District for a period of at least six (6) months after completion of the last course for which tuition costs are paid. If the employee leaves District employment at any time during the six (6) months following completion, he/she shall reimburse the District for costs (tuition, books and materials) for all courses taken in the past six (6) months.

(f) Each member is limited to five hundred dollars (\$500) per fiscal year to be used towards tuition, books and materials associated with approved training coursework. The Fire Chief can approve an exception to this financial limit if the District budget allows and the coursework specifically addresses a District need.

(g) A committee consisting of up to two (2) designated representatives from the District and up to two (2) designated representatives from the Association will meet periodically to determine training requirements in order to maintain active status on the Heavy Rescue Team.

ARTICLE 19. CLOTHING ALLOWANCE

The District will pay each member \$50.00 monthly for the purchase and maintenance of approved uniforms. Payment will be made twenty-four times per year. Rules and Regulations will provide for daily uniform inspections by Captain or Acting Captain.

The employer agrees to replace uniform items, which are damaged beyond repair, and the damage was incurred in the line of duty. This section shall not apply to uniform items, which wear out over a period of time.

ARTICLE 20. BILINGUAL PAY

The District will pay fifty dollars (\$50.00) per month to any employee who has demonstrated the ability to speak fluently in either Spanish or Tagalog. No more than fifty dollars (\$50.00) per month will be paid for either or both languages. District guidelines for determining bilingual proficiency will be the same as the City of American Canyon.

ARTICLE 21. RETIREMENT

Effective fiscal Year 2017/2018 employees in Safety Fire First Tier Plan (3%@50) shall contribute fifty percent (50%) of the Plan's Total Normal Cost Rate, not to exceed 15.00%.

Effective fiscal Year 2017/2018 employees in Safety Fire Second Tier Plan (3%@55) shall contribute fifty percent (50%) of the Plan's Total Normal Cost Rate, not to exceed 14.00%

Employees hired after January 1, 2013 who are "new" members of CalPERS under the definition of the Public Employees' Pension Reform Act of 2013 ("PEPRA") shall be subject to the requirements of the Act and shall contribute 50% of the normal cost, as determined by CalPERS.

Employees may exhaust accrued paid leaves prior to CalPERS disability retirement subject to approval of the Fire Chief.

ARTICLE 22. NO STRIKE/NO LOCKOUT

(a) There shall be no slow-down, work stoppage, strike, or lockout during the term of the AGREEMENT. Any employee violating the terms of this ARTICLE 22 shall be subject to disciplinary action up to and including termination.

ARTICLE 23. WAGES

(a) Annual cost of living (COLA) wage adjustment:

Effective July 1, 2021 base wage rates shall be increased by 3.0%.
Effective July 1, 2022 base wage rates shall be increased by 3.0%.
Effective July 1, 2023 base wage rates shall be increased by 3.0%.

(b) Members shall receive longevity pay in the following increments:

After completion of 5 years	\$50.00
After completion of 10 years	\$100.00
After completion of 15 years	\$150.00
After completion of 20 years	\$200.00
After completion of 25 years	\$250.00

Payment will be made bi-weekly, 26 times per year.

ARTICLE 24. SEPARABILITY CLAUSE

The provision of this AGREEMENT are deemed to be separable to the extent that if a court or administrative tribunal of competent jurisdiction adjudges any provisions of this AGREEMENT and its application between the District and the Union to be in conflict with any law, such decision shall not affect the validity of the remaining provision of the AGREEMENT, but such remaining provisions shall continue in full force and effect.

ARTICLE 25. TERM OF AGREEMENT

(a) This Agreement shall be effective July 1, 2021, and shall remain in full force and effect from year to year thereafter unless either party shall give written notice to the other of its desire to amend or terminate said AGREEMENT at least 60 days prior to June 30, 2024 or any subsequent such anniversary date. The parties may, by mutual consent, extend this AGREEMENT for a specific period.

(b) Upon the giving of notice provided above, the parties shall meet, negotiate and attempt to resolve differences concerning proposed amendments and changes submitted by either of them. Should the parties fail to agree on said requested amendments and changes, all such differences shall be determined in accordance with applicable law.

ARTICLE 26. RE-OPENER ECONOMIC CRISIS

(a) Should the District's apportionment of property taxes decrease more than 10% for the preceding year, both parties agree to re-open this Agreement to discuss cost saving proposals, which may affect articles contained within the labor agreement.

(b) Should the State of California reduce the amount of property tax revenue or transfer property tax revenue exceeding 10%, both parties ok to re-open this Agreement to discuss cost saving proposals, which may affect articles contained within the labor agreement.

(c) The parties agree that any re-opener, by virtue of this Article, does not obligate the parties to reach agreement but, only provides a forum for possible discussion and possible resolution.

[Signatures on next page]

For the District:

By _____
Mike Cahill, Fire Chief
American Canyon Fire Protection District

By _____
Gregory Ramirez,
IEDA

Dated: _____

FIREFIGHTERS LOCAL, 1186
IAFF, AFL-CIO

By _____
Local 1186, IAFF

By _____
Ken Martin

Dated: _____

APPENDIX A

SALARY SCHEDULE EFFECTIVE JULY 1, 2021

	STEP	HOURLY	BI-WEEKLY	MONTHLY	ANNUAL
FIREFIGHTER					
1-18 Months	1	\$27.07	\$3,031.29	\$6,567.80	\$78,813.65
FLSA Pay			\$81.20	\$175.92	\$2,111.08
19-30 Months	2	\$31.24	\$3,498.45	\$7,579.97	\$90,959.59
FLSA Pay			\$93.71	\$203.03	\$2,436.42
31-42 Months	3	\$34.45	\$3,857.89	\$8,358.77	\$100,305.22
FLSA Pay			\$103.34	\$223.90	\$2,686.75
43+ Months	4	\$35.52	\$3,978.57	\$8,620.24	\$103,442.92
FLSA Pay			\$106.57	\$230.90	\$2,770.79
CAPTAIN					
1-12 Months	1	\$39.07	\$4,375.65	\$9,480.58	\$113,766.97
FLSA Pay			\$117.20	\$253.94	\$3,047.33
13-24 Months	2	\$39.59	\$4,434.05	\$9,607.10	\$115,285.21
FLSA Pay			\$118.77	\$257.33	\$3,088.00
25-36 Months	3	\$41.57	\$4,655.94	\$10,087.88	\$121,054.53
FLSA Pay			\$124.71	\$270.21	\$3,242.53
37+ Months	4	\$43.64	\$4,888.22	\$10,591.15	\$127,093.76
FLSA Pay			\$130.93	\$283.69	\$3,404.30

Firefighter and Captain hourly rates are equal to the bi-weekly rate divided by 112 hours .

Firefighter and Captain annual rates are equal to the bi-weekly rate multiplied by 26.

Firefighter and Captain monthly rates are equal to annual rate divided by 12.

Firefighter and Captain bi-weekly FLSA Pay is equal to the hourly rate multiplied by 3.

SALARY SCHEDULE
EFFECTIVE JULY 1, 2022

	STEP	HOURLY	BI-WEEKLY	MONTHLY	ANNUAL
FIREFIGHTER					
1-18 Months	1	\$27.88	\$3,122.23	\$6,764.84	\$81,178.06
FLSA Pay			\$83.63	\$181.20	\$2,174.41
19-30 Months	2	\$32.17	\$3,603.40	\$7,807.36	\$93,688.38
FLSA Pay			\$96.52	\$209.13	\$2,509.51
31-42 Months	3	\$35.48	\$3,973.63	\$8,609.53	\$103,314.37
FLSA Pay			\$106.44	\$230.61	\$2,767.35
43+ Months	4	\$36.59	\$4,097.93	\$8,878.85	\$106,546.21
FLSA Pay			\$109.77	\$237.83	\$2,853.92
CAPTAIN					
1-12 Months	1	\$40.24	\$4,506.92	\$9,765.00	\$117,179.98
FLSA Pay			\$120.72	\$261.56	\$3,138.75
13-24 Months	2	\$40.78	\$4,567.07	\$9,895.31	\$118,743.77
FLSA Pay			\$122.33	\$265.05	\$3,180.64
25-36 Months	3	\$42.82	\$4,795.62	\$10,390.51	\$124,686.17
FLSA Pay			\$128.45	\$278.32	\$3,339.81
37+ Months	4	\$44.95	\$5,034.87	\$10,908.88	\$130,906.57
FLSA Pay			\$134.86	\$292.20	\$3,506.43

Firefighter and Captain hourly rates are equal to the bi-weekly rate divided by 112 hours .

Firefighter and Captain annual rates are equal to the bi-weekly rate multiplied by 26.

Firefighter and Captain monthly rates are equal to annual rate divided by 12.

Firefighter and Captain bi-weekly FLSA Pay is equal to the hourly rate multiplied by 3.

**SALARY SCHEDULE
EFFECTIVE JULY 1, 2023**

	STEP	HOURLY	BI-WEEKLY	MONTHLY	ANNUAL
FIREFIGHTER					
1-18 Months	1	\$28.71	\$3,215.90	\$6,967.78	\$83,613.40
FLSA Pay			\$86.14	\$186.64	\$2,239.64
19-30 Months	2	\$33.14	\$3,711.50	\$8,041.59	\$96,499.03
FLSA Pay			\$99.42	\$215.40	\$2,584.80
31-42 Months	3	\$36.54	\$4,092.84	\$8,867.82	\$106,413.80
FLSA Pay			\$109.63	\$237.53	\$2,850.37
43+ Months	4	\$37.69	\$4,220.87	\$9,145.22	\$109,742.59
FLSA Pay			\$113.06	\$244.96	\$2,939.53
CAPTAIN					
1-12 Months	1	\$41.45	\$4,642.13	\$10,057.95	\$120,695.38
FLSA Pay			\$124.34	\$269.41	\$3,232.91
13-24 Months	2	\$42.00	\$4,704.08	\$10,192.17	\$122,306.08
FLSA Pay			\$126.00	\$273.00	\$3,276.06
25-36 Months	3	\$44.10	\$4,939.49	\$10,702.23	\$128,426.75
FLSA Pay			\$132.31	\$286.67	\$3,440.00
37+ Months	4	\$46.30	\$5,185.91	\$11,236.15	\$134,833.77
FLSA Pay			\$138.91	\$300.97	\$3,611.62

Firefighter and Captain hourly rates are equal to the bi-weekly rate divided by 112 hours .

Firefighter and Captain annual rates are equal to the bi-weekly rate multiplied by 26.

Firefighter and Captain monthly rates are equal to annual rate divided by 12.

Firefighter and Captain bi-weekly FLSA Pay is equal to the hourly rate multiplied by 3.



TITLE

SDG Commerce 330 Distribution Center Project

RECOMMENDATION

Adopt a [Resolution](#) taking the following actions in conjunction with the SDG Commerce 330 Distribution Center Project to September 7, 2021:

1. Approving the Parcel Map to subdivide the SDG Commerce 330, LLC property to create four parcels (Parcel Number 058-030-065); and
2. Accepting the public improvements associated with the SDG Commerce 330 Distribution Center Project.

CONTACT

Erica Ahmann Smithies, Public Works Director
Bill Ross, City Attorney

BACKGROUND & ANALYSIS

On February 28, 2019, the Planning Commission (PC Resolution 2019-01) adopted; 1) the initial Study and Mitigated Negative Declaration for the SDG 330 Warehouse Project; 2) adopted the Mitigation and Monitoring Program for the Project; and 3) directed staff to file a Notice of Determination for the Project Consistent with the CEQA Guidelines.

On February 28, 2019, a Tentative Parcel map to subdivide the SDG Commerce 330, LLC property to create three parcels was approved by Planning Commission (PC Resolution 2019-02).

On February 28, 2019, a Mitigated Negative Declaration and Conditional Use Permit for a new 330,528 square foot wine warehouse on a 15.24-acre site with parking, truck and trailer loading spaces, drive aisles, landscaping, detention pond and bioswale, seasonal wetland and public improvements was approved by Planning Commission (PC Resolution 2019-03).

The Application has prepared the "Parcel Map of the SDG Commerce 330 Subdivision ([Exhibit A](#)) which was timely submitted to the City for final processing consistent with the requirements of Municipal Code Section 18.20.060.

The City Engineer has reviewed the Parcel Map and determined that it is in conformance with the Tentative parcel Map and the Subdivision Map Act. The Parcel Map includes the following offers of dedication to the City.

- Parcel A for public right of way and public utility purposes.
- 5 feet wide Public utility easement (PUE) for public utility purposes.

The public improvements associated with the SDG Commerce 330 Distribution Center Project have been completed. Therefore, it is appropriate to accept them into the City's system for operation and maintenance. These public improvements included Commerce Boulevard extension, storm drainage system, sanitary sewer forced main, street lights, landscaping and multi-use trail, or are the subject of an agreement with the City with proper security for performance which would satisfy City requirements ([Exhibit B](#)).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Public Safety: "Ensure American Canyon remains a safe community."

FISCAL IMPACT

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

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, an Initial Study was prepared for the Project and at a noticed public hearing held on January 24, 2019 and February 28, 2019, the Planning Commission found and determined that the Project would not have a significant effect on the environment and adopted the Initial Study and Mitigated Negative Declaration for the SDG Commerce 330 Distribution Center Project.

ATTACHMENTS:

[Resolution SDG Commerce 330 Subdivision Parcel Map and Acceptance](#)

[Exhibit_A_-_Parcel_Map](#)

[Exhibit_B_-_Commerce_Blvd_Extension_Improvement_Plans](#)

RESOLUTION NO. 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON TAKING THE FOLLOWING ACTIONS IN CONJUNCTION WITH THE SDG COMMERCE 330 DISTRIBUTION CENTER PROJECT: 1) APPROVING THE PARCEL MAP TO DIVIDE THE SDG COMMERCE 330, LLC PROPERTY TO CREATE FOUR PARCELS (ASSESSOR'S PARCEL NUMBER 058-030-065); AND 2) ACCEPTANCE OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE SDG 330 DISTRIBUTION CENTER PROJECT.

WHEREAS, on February 28, 2019, the Planning Commission (PC Resolution 2019-01) adopted; 1) the initial Study and Mitigated Negative Declaration for the SDG 330 Warehouse Project; 2) adopted the Mitigation and Monitoring Program for the Project; and 3) directed staff to file a Notice of Determination for the Project Consistent with the CEQA Guidelines; and

WHEREAS, on February 28, 2019, a Tentative Parcel Map to subdivide the SDG Commerce 330, LLC property to create three parcels was approved by Planning Commission (PC Resolution 2019-02); and

WHEREAS, On February 28, 2019, a Mitigated Negative Declaration and Conditional Use Permit for a new 330,528 square foot wine warehouse on a 15.24-acre site with parking, truck and trailer loading spaces, drive aisles, landscaping, detention pond and bioswale and seasonal wetland was approved by Planning Commission (PC Resolution 2019-03); and

WHEREAS, on February 19, 2021, the Parcel Map entitled "Parcel Map of the SDG Commerce 330 Subdivision" has been prepared and submitted in compliance with Municipal Code section 18.20.060 to the City of American Canyon for final approval (attached hereto as Exhibit A and incorporated herein); and

WHEREAS, the Parcel Map includes the offer of dedication for public right-of-way and public utility easements; and

WHEREAS, a duly noticed public hearing was held on January 24, 2019 and February 28, 2019, the Planning Commission found and determined that the project would not have a significant effect on the environment and adopted the Initial Study and Mitigated Negative Declaration for the SDG Commerce Distribution Center project; and

WHEREAS, the public improvements associated with the SDG Commerce 330 Distribution Center Project have been completed to the City's satisfaction. Therefore, it is appropriate to accept them into the City's system for operation and maintenance. These public improvements included Commerce Boulevard extension, sanitary sewer forced main, street lights, landscaping and multi-use trail (attached hereto as Exhibit B and incorporated herein).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby approves the Parcel Map of the SDG Commerce 330 Subdivision (Assessor's Parcel Numbers 058-030-065); and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby accepts the dedication of the public right-of-way and public utility easement offered hereon; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby accepts all of the public improvements constructed per the approved plans.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 24th day of August, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Leon Garcia, Mayor

ATTEST:

APPROVED AS TO FORM:

Taresa Geilfuss, City Clerk

William D. Ross, City Attorney

Attachments:

Exhibit A - Parcel Map of the SDG Commerce 330 Subdivision

Exhibit B - Commerce Boulevard Extension Improvement Plans

OWNER'S STATEMENT

WE THE UNDERSIGNED, SDG COMMERCE 330, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DO HEREBY STATE THAT WE ARE THE ONLY ENTITIES HAVING ANY RECORD TITLE INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON ENTITLED "PARCEL MAP OF THE SDG COMMERCE 330 SUBDIVISION" CONSISTING OF 2 SHEETS, INCLUDING THIS ONE, AND THAT WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED AS AN EASEMENT TO THE CITY OF AMERICAN CANYON FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES:

THAT CERTAIN PARCEL OF LAND DESIGNATED AS "PARCEL A".

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED AS AN EASEMENT TO THE CITY OF AMERICAN CANYON FOR PUBLIC UTILITY PURPOSES:

THAT CERTAIN PARCEL OF LAND DESIGNATED AS "5' P.U.E."

IN WITNESS THEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

14 DAY OF January, 2021

SDG COMMERCE 330, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PETER T. STRAVINSKI & ASSOCIATES, INC. A CALIFORNIA CORPORATION, ITS MANAGER

BY: [Signature]
PETER T. STRAVINSKI, PRESIDENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Madera

ON January 14, 2021, BEFORE ME, Diana Gutierrez

A NOTARY PUBLIC, PERSONALLY APPEARED Peter T. Stravinski, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

PRINTED NAME: Diana Gutierrez

PRINCIPAL COUNTY OF BUSINESS: Madera

COMMISSION NUMBER: 2300773

MY COMMISSION EXPIRES: Aug. 13 2023



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SDG COMMERCE 330, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN SEPTEMBER 2020. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET AT SUCH POSITIONS WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP, THAT SAID MONUMENT WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Christopher M. Tibbitts 1-13-21
CHRISTOPHER M. TIBBITTS DATE
LS 8585



TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY OF NAPA, UNDER DEED OF TRUST, AS RECORDED JUNE 21, 2019, AS SERIES NUMBER 2019-0011742 OF OFFICIAL RECORDS OF NAPA COUNTY, AGAINST THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

SIGNATURE: [Signature] DATE: 2/10/2021

PRINTED NAME: MARK HOLDERBEIN

TITLE: Chief Operating Officer

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF NAPA

ON 02/10/2021, BEFORE ME, Ana S. Miranda

A NOTARY PUBLIC, PERSONALLY APPEARED Mark Holderbein, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

PRINTED NAME: Ana S. Miranda

PRINCIPAL COUNTY OF BUSINESS: Napa

COMMISSION NUMBER: 2252393

MY COMMISSION EXPIRES: 08/03/2022

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "PARCEL MAP OF THE SDG COMMERCE 330 SUBDIVISION" AND THAT SAID SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL OF THE PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP HAVE BEEN COMPLIED WITH.

JASON HOLLY R.C.E. 66176 DATE
CITY ENGINEER,
CITY OF AMERICAN CANYON

I HEREBY STATE THAT THE MAP OF THIS SUBDIVISION WAS EXAMINED BY ME OR UNDER MY DIRECTION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

[Signature] 2/19/2021
RICHARD A. MOSHIER, R.C.E. 30696 DATE

SIGNATURE OMISSION STATEMENT

THE SIGNATURE OF NAPA COUNTY, OWNER OF AVIGATION AND HAZARD EASEMENT, AS DISCLOSED BY DEED RECORDED JULY 25, 2019 AS SERIES NUMBER 2019-0014346 OF OFFICIAL RECORDS, OF NAPA COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (A) (3) (A) (1) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID A SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, THIS MAP ENTITLED "FINAL MAP OF THE SDG COMMERCE 330 SUBDIVISION" WAS FILED WITH THE CITY COUNCIL FOR APPROVAL AS REQUIRED BY LAW; THAT BY RESOLUTION DULY ADOPTED AT THE REGULAR MEETING HELD ON THE _____ DAY OF _____, 2020 SAID COUNCIL APPROVED SAID MAP; ACCEPTED THE FOLLOWING ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THAT CERTAIN PARCEL OF LAND DESIGNATED ON SAID MAP AS "PARCEL A" FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY PURPOSES, AND THAT CERTAIN PARCEL OF LAND DESIGNATED ON SAID MAP AS "5' P.U.E." FOR PUBLIC UTILITY PURPOSES; AND APPROVED THE VACATION OF THE EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES 2003-0042342 NAPA COUNTY RECORDS.

CHERRI WALTON, INTERIM CITY CLERK, DATE
CITY OF AMERICAN CANYON, STATE OF CALIFORNIA

COUNTY TAX COLLECTOR AND REDEMPTION OFFICER CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES (EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE) AGAINST ANY PART OF THE LAND INCLUDED IN THE WITHIN SUBDIVISION, THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE COUNTY TAX COLLECTOR AND REDEMPTION OFFICER TO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOW A LIEN AGAINST THE PROPERTY IN THE WITHIN SUBDIVISION, WHICH ARE NOT PAYABLE

ROBERT G. MINAHEN DATE DEPUTY DATE
COUNTY TAX COLLECTOR AND TREASURER
COUNTY OF NAPA, STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED AT THE REQUEST OF THE CITY OF AMERICAN CANYON, AT _____ MINUTES PAST _____ O'CLOCK AM/PM ON THE _____ DAY OF _____, 2021, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, IN BOOK _____ OF MAPS AT PAGES _____

RECORDER'S SERIAL NO. _____

FEE PAID _____

JOHN TUTEUR
COUNTY RECORDER IN AND
FOR THE COUNTY OF NAPA,
STATE OF CALIFORNIA

BY: DEPUTY RECORDER

PARCEL MAP OF THE SDG COMMERCE 330 SUBDIVISION

BEING THE LANDS OF SDG COMMERCE 330, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 2019-0011741, NCR

4 PARCELS
TOTAL 35.85 ACRES
APN: 058-030-065



RSA* | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

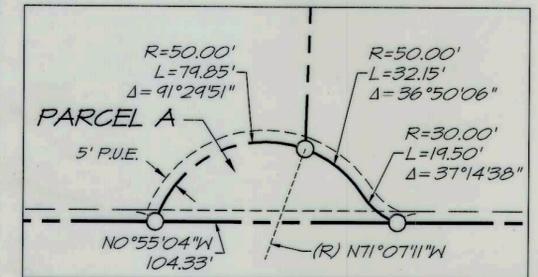
#5043.1 JAN, 2021 PAGE 1 OF 2

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS

BETWEEN THE FOUND MONUMENTS ON THE SOUTH LINE OF THIS SURVEY, THE BEARING AS SHOWN ON R-1 SHOWN AS NORTH 89° 14' 00" WEST ROTATED TO CAL ZONE II STATE PLANE COORDINATES, TAKEN AS NORTH 89° 06' 01" WEST.

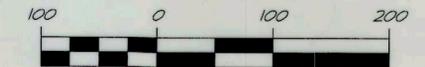


DETAIL A

1"=50'



GRAPHIC SCALE



(IN FEET)
1 inch = 100 FT

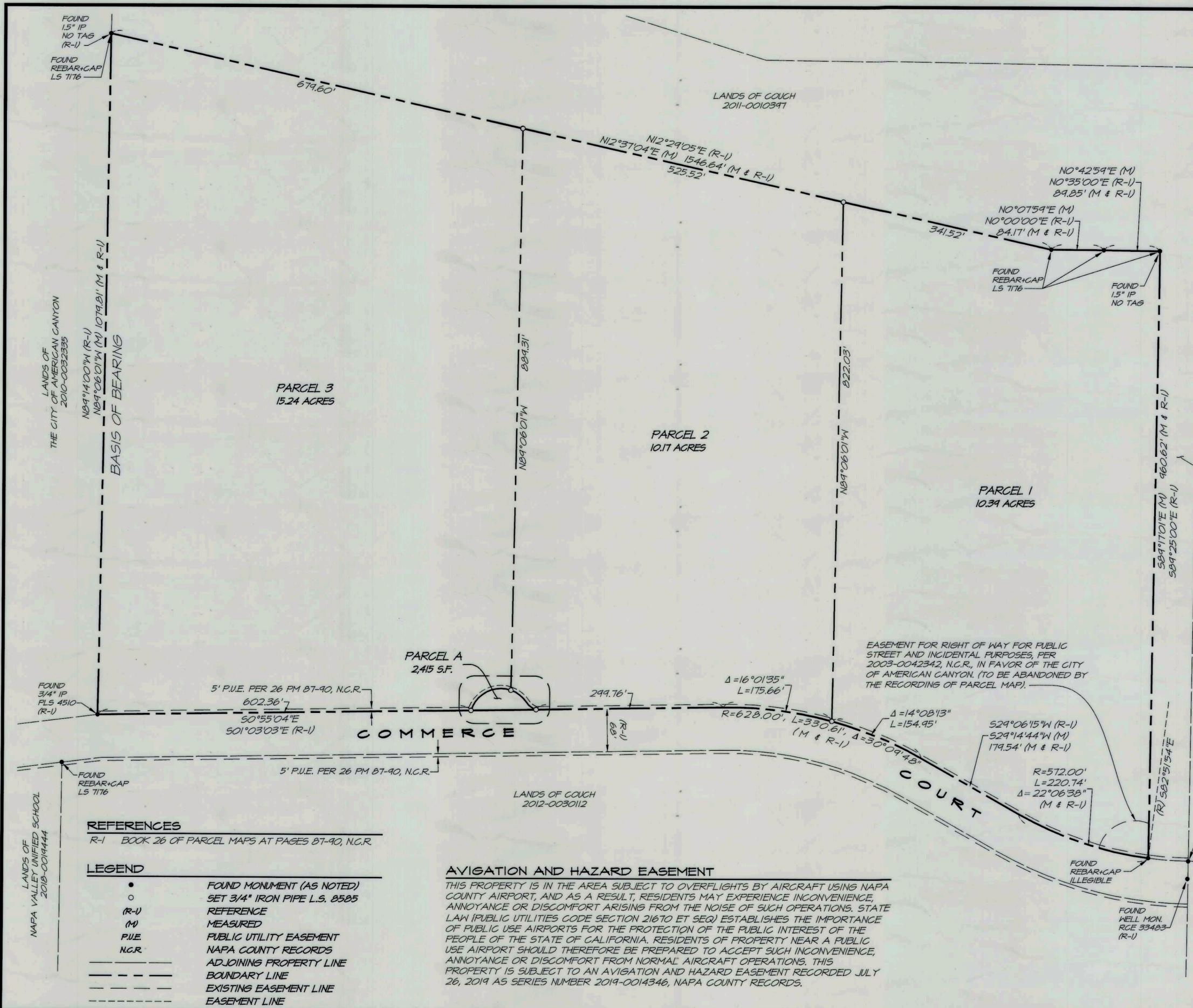
PARCEL MAP
OF THE
SDG COMMERCE 330
SUBDIVISION

BEING THE LANDS OF
SDG COMMERCE 330, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
2019-0011741, NGR

4 PARCELS
TOTAL 35.85 ACRES
APN: 058-030-065

RSA+ 1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE|707|252.3301
+ www.RSAcivil.com +

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REFERENCES

R-1 BOOK 26 OF PARCEL MAPS AT PAGES 87-90, N.C.R.

LEGEND

•	FOUND MONUMENT (AS NOTED)
○	SET 3/4" IRON PIPE L.S. 8585
(R-1)	REFERENCE
(M)	MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT
N.C.R.	NAPA COUNTY RECORDS
---	ADJOINING PROPERTY LINE
---	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	EASEMENT LINE

AVIGATION AND HAZARD EASEMENT

THIS PROPERTY IS IN THE AREA SUBJECT TO OVERFLIGHTS BY AIRCRAFT USING NAPA COUNTY AIRPORT, AND AS A RESULT, RESIDENTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE OR DISCOMFORT ARISING FROM THE NOISE OF SUCH OPERATIONS. STATE LAW (PUBLIC UTILITIES CODE SECTION 21670 ET SEQ) ESTABLISHES THE IMPORTANCE OF PUBLIC USE AIRPORTS FOR THE PROTECTION OF THE PUBLIC INTEREST OF THE PEOPLE OF THE STATE OF CALIFORNIA. RESIDENTS OF PROPERTY NEAR A PUBLIC USE AIRPORT SHOULD THEREFORE BE PREPARED TO ACCEPT SUCH INCONVENIENCE, ANNOYANCE OR DISCOMFORT FROM NORMAL AIRCRAFT OPERATIONS. THIS PROPERTY IS SUBJECT TO AN AVIGATION AND HAZARD EASEMENT RECORDED JULY 26, 2019 AS SERIES NUMBER 2019-0014346, NAPA COUNTY RECORDS.

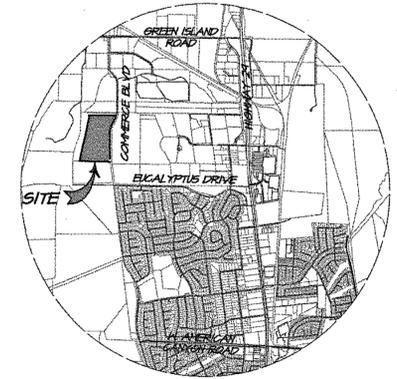
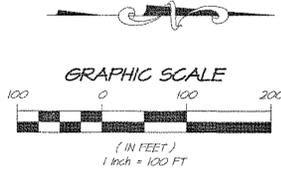
LANDS OF
NAPA VALLEY UNIFIED SCHOOL
2018-0019444

LANDS OF
BROADSTONE HC
CALIFORNIA LLC
2012-0011202

COMMERCE BLVD EXTENSION

CIVIL IMPROVEMENT PLANS

WDID# 2 28C385821



VICINITY MAP
SCALE: 1" = 3000'

PROJECT INFORMATION

CLIENT: SDS COMMERCE 330, LLC
413 N YOSEMITE AVENUE, STE. 105
MADERA, CA 95361

CONTACT: BRIAN DOSNHALD

SITE ADDRESS: COMMERCE BLVD,
AMERICAN CANYON, CA 94503

CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CA 94559

APN & AREA: 058-030-065 (35.82 ACRES)

TOTAL PROJECT AREA: 1.91 ACRES

TOTAL DISTURBED AREA: 2.81 ACRES

SURVEY NOTES

- TOPOGRAPHY BASED ON A FIELD SURVEY PERFORMED BY RSA+ IN MARCH, 2016. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83). 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (CORS) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
- BOUNDARY SHOWN IS RECORD INFORMATION PER BOOK 26 OR PARCEL MAPS AT PAGE 84, NAPA COUNTY RECORDS.

FLOOD NOTES

THIS PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA "ZONE AE" AS DESIGNATED ON THE FLOOD INSURANCE RATED MAP (FIRM) 0605550061F DATED AUGUST 3, 2016.

FLOOD PLAIN LINE IS BASED ON COORDINATES FROM FEMA NATIONAL FLOOD HAZARD LAYER DATABASE.

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L6	COMMERCE BLVD LANDSCAPE PLAN
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PLAN NOTE: CIVIL SHEETS C2.2, C3.4 & C3.5 ARE SUBJECT TO REVISION AND NOT APPROVED FOR CONSTRUCTION

SYMBOL LEGEND

EXISTING	PROPOSED	
△	SD	STORM DRAIN PIPE
○	□	DRAIN INLET
●	DS	DOWNPOUT
○	■	LEVEL SPREADER
—	—	TOP / TOE DAYLIGHT
—	—	RETAINING WALL
—	—	CONSTRUCTION FENCE
—	—	SILT FENCE
—	—	VERTICAL CURB
—	—	CURB & GUTTER
—	—	CURB INLET
—	—	SANITARY SEWER
—	—	SANITARY SEWER FORCED MAIN
—	—	CLEANOUT
—	—	DOMESTIC WATER
—	—	FIRE WATER
—	—	RECYCLED WATER
—	—	FIRE HYDRANT
—	—	GATE VALVE
—	—	PIV & FDC

ABBREVIATIONS

BC	BACK OF CURB	IN	IRRIGATION WATER
BVC	BEGIN VERTICAL CURVE	LF	LINEAL FEET/FOOT
CL	CENTERLINE	LLA	LOT LINE ADJUSTMENT
CI	CURB INLET	LP	LOW POINT
CO	CLEANOUT	MH	MANHOLE
DDCV	DOUBLE DETECTOR CHECK VALVE	OC	ON CENTER
DEMO	DEMOLITION	OR	OFFICIAL RECORD
DN	DOMESTIC WATER	PL	PROPOSED NEW WORK
ELEV	ELEVATION	PVI	PRESSURE INDICATOR VALVE
ESCP	EROSION SEDIMENT CONTROL PLAN	PVI	POINT OF VERTICAL INTERSECTION
EP	EDGE OF PAVEMENT	PH	PROCESS WATER
EV	ELECTRIC VEHICLE	PM	PROCESS WASTE WATER
EVC	END VERTICAL CURVE	R	RADIUS
EX / (E)	EXISTING	RCP	REINFORCED CONCRETE PIPE
FD	FOUND	RPEP	REDUCED PRESSURE BACKFLOW PREVENTER
FDC	FIRE DEPARTMENT CONNECTION	RHW	RIGHT OF WAY
FF	FINISH FLOOR	RN	RECYCLED WATER
FG	FINISH GRADE	S	SLOPE (FEET/FOOT)
FH	FIRE HYDRANT	S.A.D.	SEE ARCHITECTS DRAWINGS
FL	FLOW LINE	SD	STORM DRAIN
FM	FIRE WATER	SDCO	STORM DRAIN CLEANOUT
GB	GRADE BREAK	SF	SQUARE FOOT
GV	GATE VALVE	SS	SANITARY SEWER
HP	HIGH POINT	SSCM	SANITARY SEWER CLEANOUT
HHL	HIGH WATER LEVEL	SSFM	SANITARY SEWER FORCED MAIN
INV	INVERT	STA	STATION
IP	IRON PIPE	TC	TOP OF CURB
		WM	WATER METER

GEOTECHNICAL ENGINEER

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS OUTLINED IN THE PROJECT'S GEOTECHNICAL REPORT DATED APRIL 20, 2016. THIS GEOTECHNICAL REPORT SHALL BE CONSIDERED AS PART OF THIS PLAN AND ALL GRADING WORK SHALL BE IN ACCORDANCE WITH SAID GEOTECHNICAL REPORT.

FIRM: KRAZAN & ASSOCIATES

BY: [Signature]

DATE: 6-3-19

APPROVED FOR CONFORMANCE TO CITY OF AMERICAN CANYON STANDARD PLANS & SPECIFICATIONS FOR PUBLIC IMPROVEMENT AND APPURTENANT CONDITIONS OF APPROVAL.

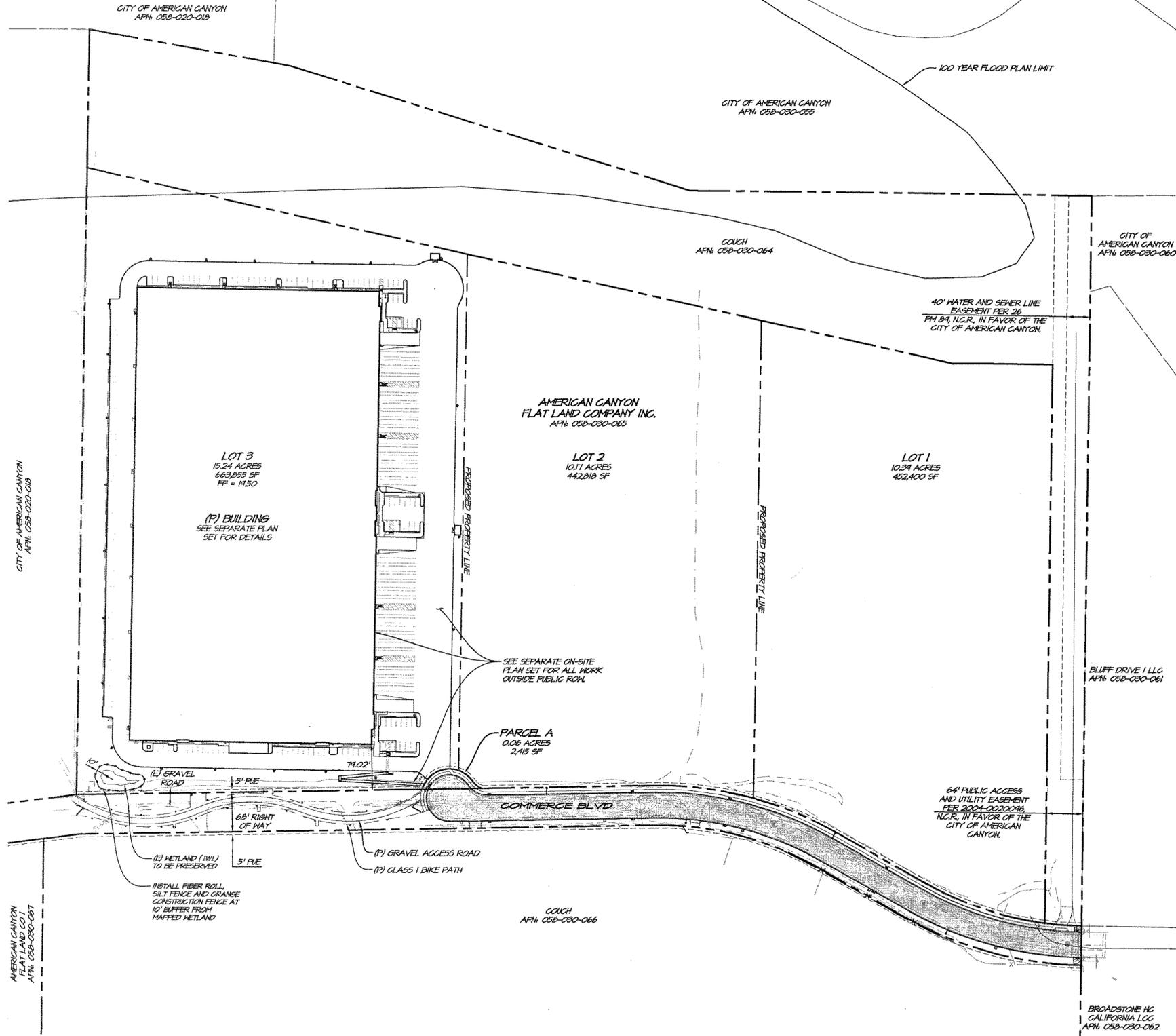
[Signature] 7/2/19

STEVEN L. HARTING, P.E., T.E.
PUBLIC WORKS DIRECTOR / CITY ENGINEER
CITY OF AMERICAN CANYON, CALIFORNIA

APPROVED FOR FIRE HYDRANT LOCATIONS

[Signature]

GLENN WEEKS
CITY OF AMERICAN CANYON FIRE CHIEF



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
WWW.RSA+INC.COM

REVISIONS

NO.	DATE	BY	APPD
1	02/28/17	BUILDING PLAN CHECK 1	
2	03/07/17	BUILDING PLAN CHECK 2	
3	03/07/17	BUILDING PLAN CHECK 3	
4	03/07/17	BUILDING PLAN CHECK 3	

COMMERCE BLVD EXTENSION
COVER SHEET
AMERICAN CANYON
CALIFORNIA

APPROVED PROFESSIONAL ENGINEER
PAUL SAKEMAN
NO. 2888
EXPIRES 06/30/2020
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE: NOV. 20, 2018

DRAWN: LHM

DESIGNED: D.S.

CHECKED: PSW

JOB NO. 418010.0

SHEET NO. C1.0

1 OF 20 SHEETS

Job Site Copy

TENTATIVE PARCEL MAP CONDITIONS OF APPROVAL (CONT)

01/2019

AIR QUALITY

- 67. MITIGATION MEASURE AQ-1: THE CONSTRUCTION CONTRACTOR SHALL REDUCE CONSTRUCTION-RELATED AIR POLLUTANT EMISSIONS BY IMPLEMENTING EPA/QMD'S BASIC FUGITIVE DUST CONTROL MEASURES, INCLUDING:
- ALL EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY.
- ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF SITE SHALL BE COVERED.
- ALL VISIBLE MUD OR DIRT TRACK-OUT ONTO ADJACENT PUBLIC ROADS SHALL BE REMOVED USING NET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 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 GRADINGS UNLESS SEEDING OR SOIL BINDERS ARE USED.
- A PUBLICLY VISIBLE SIGN SHALL BE POSTED WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE SITE SUPERINTENDENT REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITH 40 HOURS. THE AIR DISTRICT'S PHONE NUMBER AND LEAD AGENCY CONTACT INFORMATION SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.
68. MITIGATION MEASURE AQ-2: THE CONSTRUCTION CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES DURING CONSTRUCTION TO REDUCE CONSTRUCTION-RELATED EXHAUST EMISSIONS:
- 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 2465 OF CALIFORNIA CODE OF REGULATIONS). CLEAR SIGNAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
69. MITIGATION MEASURE AQ-3: EMISSIONS OF VOLATILE ORGANIC COMPOUNDS (VOC) DUE TO THE USE OF ARCHITECTURAL COATINGS ARE REGULATED BY THE LIMITS CONTAINED IN REGULATION 9: ORGANIC COMPOUNDS RULE 9: ARCHITECTURAL COATINGS RULE 9-3: THE VOC ARCHITECTURAL COATING LIMITS WHICH WERE EFFECTIVE ON JANUARY 1, 2011, WAS PROTECTED TO RESULT IN A 32 PERCENT REDUCTION OF VOC EMISSIONS IN THE BAY AREA ASSOCIATED WITH ARCHITECTURAL COATING APPLICATIONS. THE PROJECT CONTRACTOR SHALL USE PAINTS AND SOLVENTS WITH A VOC CONTENT OF 100 GRAMS PER LITER OR LESS FOR INTERIOR AND 150 GRAMS PER LITER OR LESS FOR EXTERIOR SURFACES.
70. MITIGATION MEASURE AQ-4: THE CONSTRUCTION CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES DURING CONSTRUCTION TO FURTHER REDUCE CONSTRUCTION-RELATED EXHAUST EMISSIONS.

ALL OFF-ROAD EQUIPMENT GREATER THAN 25 HORSEPOWER (HP) AND OPERATING FOR MORE THAN 20 TOTAL HOURS OVER THE ENTIRE DURATION OF CONSTRUCTION ACTIVITIES SHALL MEET THE FOLLOWING REQUIREMENT:

- 1. WHERE ACCESS TO ALTERNATIVE SOURCES OF POWER ARE AVAILABLE PORTABLE DIESEL ENGINES SHALL BE PROHIBITED, AND
2. ALL OFF-ROAD EQUIPMENT SHALL HAVE:
A. ENGINES THAT MEET OR EXCEED EITHER USEPA OR CARB TIER 2 OFF-ROAD EMISSION STANDARDS, AND;
B. ENGINES THAT ARE RETROFITTED WITH A CARB LEVEL 2 VERIFIED DIESEL EMISSIONS CONTROL STRATEGY (VDECS), ACCEPTABLE OPTIONS FOR RETROFITTING INCLUDES THE USE OF LATE MODEL ENGINES, LOW-EMISSION DIESEL PRODUCTS, ALTERNATIVE FUELS, ENGINE RETROFIT TECHNOLOGY, AFTER-TREATMENT PRODUCTS, ADD-ON DEVICES SUCH AS PARTICULATE FILTERS, AND/OR OTHER OPTIONS AS SUCH ARE AVAILABLE.

BIOLOGICAL RESOURCES

- 71. MITIGATION MEASURE BIO-1: A PRE-CONSTRUCTION SURVEY FOR BURROWING OWLS SHALL BE CONDUCTED 14 DAYS PRIOR OR LESS TO INITIATING GROUND DISTURBANCE. AS BURROWING OWLS MAY RECOLONIZE A SITE AFTER ONLY A FEW DAYS, TIME LAPSES BETWEEN PROTECTIVE ACTIVITIES THROUGHOUT THE YEAR SHOULD BE AVOIDED. SURVEYS INCLUDING BUT NOT LIMITED TO A FINAL SURVEY CONDUCTED WITHIN 24 HOURS PRIOR TO GROUND DISTURBANCE TO ENSURE ABSENCE. IF NO OWLS ARE FOUND DURING THESE SURVEYS, NO FURTHER ACTIONS TO PROTECT BURROWING OWL WOULD BE NECESSARY.
1. BURROWING OWL SURVEYS SHALL BE CONDUCTED BY WALKING THE ENTIRE PROJECT SITE. PEDESTRIAN SURVEY TRANSECTS SHALL BE SPACED TO ALLOW 100 PERCENT VISUAL COVERAGE OF THE GROUND SURFACE. THE DISTANCE BETWEEN TRANSECT CENTER LINES SHALL BE SEVEN METERS (23 FEET) AND SHOULD BE ADJUSTED TO ACCOUNT FOR DIFFERENCES IN TERRAIN, VEGETATION DENSITY, AND GROUND SURFACE VISIBILITY. POOR WEATHER MAY AFFECT THE SURVEYOR'S ABILITY TO DETECT BURROWING OWLS. THIS AVOID CONDUCTING SURVEYS WHEN WIND SPEED IS GREATER THAN 20 KILOMETERS PER HOUR AND THERE IS PRECIPITATION OR DENSE FOG. TO AVOID IMPACTS TO OWLS FROM SURVEYORS, OWLS AND/OR OCCUPIED BURROWS SHALL BE AVOIDED BY A MINIMUM OF 50 METERS (APPROXIMATELY 160 FEET) WHEREVER PRACTICAL TO AVOID FLUSHING OCCUPIED BURROWS. DISTURBANCE TO OCCUPIED BURROWS SHALL BE AVOIDED DURING ALL SEASONS.
2. IF BURROWING OWLS ARE DETECTED ON THE SITE, THE FOLLOWING RESTRICTED ACTIVITY DATES AND SETBACK DISTANCES RECOMMENDED PER COPIA'S STAFF REPORT (2012) SHALL BE IMPLEMENTED:
- FROM APRIL 1 THROUGH OCTOBER 15, LOW DISTURBANCE AND MEDIUM DISTURBANCE ACTIVITIES SHALL HAVE A 200-METER BUFFER WHILE HIGH DISTURBANCE ACTIVITIES SHOULD HAVE A 500-METER BUFFER FROM OCCUPIED NESTS.
- FROM OCTOBER 16 THROUGH MARCH 31, LOW DISTURBANCE ACTIVITIES SHALL HAVE A 50-METER BUFFER, MEDIUM DISTURBANCE ACTIVITIES SHALL HAVE A 100-METER BUFFER, AND HIGH DISTURBANCE ACTIVITIES SHOULD HAVE A 500-METER BUFFER FROM OCCUPIED NESTS.
- NO EARTH-MOVING ACTIVITIES OR OTHER DISTURBANCE SHOULD OCCUR WITHIN THE AFOREMENTIONED BUFFER ZONES OF OCCUPIED BURROWS. THESE BUFFER ZONES SHOULD BE FENCED AS WELL. IF BURROWING OWLS ARE FOUND IN THE PROJECT AREA, A QUALIFIED BIOLOGIST SHALL DELINEATE THE EXTENT OF BURROWING OWL HABITAT ON THE SITE.
3. IF BURROWING OWLS ARE PRESENT OUTSIDE OF THE NESTING SEASON, BURROWING OWLS MAY BE PASSIVELY RELOCATED FROM THE PROJECT SITE USING METHODS SO THAT CONSTRUCTION CAN PROCEED. ANY REQUIRED PASSIVE RELOCATION OF BURROWING OWLS WOULD REQUIRE COPIA APPROVAL.
4. IF THE SURVEY DETERMINES THAT THE PROJECT SITE IS ACTIVELY BEING USED BY BURROWING OWLS, THEN COMPENSATORY HABITAT MITIGATION SHALL BE PROVIDED IN ACCORDANCE WITH THE GUIDANCE PROVIDED IN THE STAFF REPORT ON BURROWING OWL MITIGATION PREPARED BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME (2012). THE HABITAT MITIGATION/COMPENSATION PLAN WOULD BE SUBJECT TO APPROVAL OF THE COPIA. IF BURROWING OWLS ARE OBSERVED DURING SURVEYS, NOTIFICATION SHALL ALSO BE SUBMITTED TO THE COPIA.
72. MITIGATION MEASURE BIO-2: PRE-CONSTRUCTION SURVEYS FOR NESTING SWAINSON'S HAWKS SHALL BE CONDUCTED FOR A QUARTER-MILE RADIUS AROUND ALL PROJECT ACTIVITIES AND SHALL BE COMPLETED FOR AT LEAST TWO SURVEY PERIODS IMMEDIATELY PRIOR TO A PROJECT'S INITIATION. THE SURVEYS SHALL BE CONDUCTED IN ACCORDANCE WITH COPIA'S RECOMMENDED TIMING AND METHODOLOGY FOR SWAINSON'S HAWK NESTING SURVEYS IN CALIFORNIA'S CENTRAL VALLEY" (COPIA 2000), WHICH IDENTIFIES DIFFERENT SURVEY HINDRONS THROUGHOUT THE PRE-NESTING AND NESTING SEASON (RANGING FROM JANUARY 1 THROUGH JULY 30) POST-FLEDGING THAT HAVE DIFFERENT SURVEY METHODOLOGIES AND REQUIREMENTS.

IF SWAINSON'S HAWKS ARE FOUND TO BE NESTING ON THE PROJECT SITE OR WITHIN A 1/4-MILE OF THE PROJECT SITE, BUFFERS SHALL BE ESTABLISHED BY THE QUALIFIED BIOLOGIST WHO CONDUCTED THE SURVEYS USING THE MANAGEMENT CONDITIONS SECTION OF THE ASSOCIATED STAFF REPORT REGARDING MITIGATION FOR IMPACTS TO SWAINSON'S HAWKS IN THE CENTRAL VALLEY OF CALIFORNIA, UNLESS OTHERWISE APPROVED BY COPIA. IF SWAINSON'S HAWKS ARE OBSERVED DURING SURVEYS, NOTIFICATION SHALL ALSO BE SUBMITTED TO THE COPIA.

- 73. MITIGATION MEASURE BIO-3: TO ENSURE THAT IMPACTS TO TREE OR GROUND NESTING RAPTORS ARE AVOIDED OR OFFSET, THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED:
1. IN ORDER TO AVOID IMPACTS TO NESTING RAPTORS, A PRE-CONSTRUCTION NESTING SURVEY SHALL BE CONDUCTED BY A QUALIFIED RAPTOR BIOLOGIST PRIOR TO COMMENCING WITH EARTH-MOVING OR CONSTRUCTION WORK IF THIS WORK WOULD COMMENCE BETWEEN FEBRUARY 1ST AND AUGUST 31ST. THE SURVEY SHALL BE CONDUCTED WITHIN THE 30 DAY PRIOR TO SITE DISTURBANCE. THE RAPTOR NESTING SURVEY SHALL INCLUDE EXAMINATION OF ALL TREES AND RUDERAL HABITAT OR GRASSLAND WITHIN 200 FEET OF THE PROJECT SITE.
2. IF NESTING RAPTORS ARE IDENTIFIED DURING THE SURVEYS, THE DRIPLINE OF THE NEST TREE OR GROUND-NESTING SITE SHALL BE FENCED WITH ORANGE CONSTRUCTION FENCING (PROVIDED THE NEST SITE IS ON THE PROJECT SITE) AND A 200-FOOT RADIUS AROUND THE NEST TREE OR NEST SITE SHALL BE STAKED WITH ORANGE CONSTRUCTION FENCING. IF THE TREE OR NEST SITE IS LOCATED OFF THE PROJECT SITE, THEN THE BUFFER SHALL BE DEMARCATED PER ABOVE WHERE THE BUFFER OCCURS ON THE PROJECT SITE. THE SIZE OF THE BUFFER MAY BE ALTERED IF A QUALIFIED RAPTOR BIOLOGIST CONDUCTS BEHAVIORAL OBSERVATIONS AND DETERMINES THE NESTING RAPTORS ARE WELL ACCUMATED TO DISTURBANCE. IF THIS OCCURS, THE RAPTOR BIOLOGIST SHALL PRESCRIBE A MODIFIED BUFFER THAT ALLOWS SUFFICIENT ROOM TO PREVENT UNDESIRABLE DISTURBANCE/IMPACTS TO THE NESTING RAPTORS. NO CONSTRUCTION OR EARTH-MOVING ACTIVITY SHALL OCCUR WITHIN THE ESTABLISHED BUFFER UNTIL IT IS DETERMINED BY A QUALIFIED RAPTOR BIOLOGIST THAT THE YOUNG HAVE FLEDGED (THAT IS, LEFT THE NEST) AND HAVE ATTAINED SUFFICIENT FLIGHT SKILLS TO AVOID PROJECT CONSTRUCTION ZONES. THIS TYPICALLY OCCURS BY AUGUST 1ST. THIS DATE MAY BE EARLIER OR LATER, AND SHALL BE DETERMINED BY A QUALIFIED RAPTOR BIOLOGIST. IF A QUALIFIED BIOLOGIST IS NOT HIRED TO WATCH THE NESTING RAPTORS THEN THE BUFFERS SHALL BE MAINTAINED IN PLACE THROUGH THE MONTH OF AUGUST AND WORK WITHIN THE BUFFER CAN COMMENCE ON SEPTEMBER 1ST.
3. IF THE PRE-CONSTRUCTION NESTING SURVEY IDENTIFIES A LARGE STICK OR OTHER TYPE OF RAPTOR NEST THAT APPEARS INACTIVE AT THE TIME OF THE SURVEY, BUT THERE ARE TERRITORIAL RAPTORS EVIDENT IN THE NEST SITE VICINITY, A PROTECTION BUFFER (AS DESCRIBED ABOVE) SHALL BE ESTABLISHED AROUND THE POTENTIAL NESTING TREE UNTIL THE QUALIFIED RAPTOR BIOLOGIST DETERMINES THAT THE NEST IS NOT BEING USED. IN THE ABSENCE OF CONCLUSIVE OBSERVATIONS INDICATING THE NEST SITE IS NOT BEING USED, THE BUFFER SHALL REMAIN IN PLACE UNTIL A SECOND FOLLOW-UP NESTING SURVEY CAN BE CONDUCTED TO DETERMINE THE STATUS OF THE NEST AND RE-EVALUATE THE BUFFER. THE BUFFER SHALL BE DEMARCATED WITH ORANGE CONSTRUCTION FENCING. DISTURBANCE WITHIN THE BUFFER SHALL BE POSTPONED UNTIL IT IS DETERMINED BY A QUALIFIED ORNITHOLOGIST THAT THE YOUNG HAVE FLEDGED AND HAVE ATTAINED SUFFICIENT FLIGHT SKILLS TO LEAVE THE AREA OR THAT THE NESTING CYCLE HAS OTHERWISE COMPLETED.
TYPICALLY, MOST PASSERINE BIRDS IN THE REGION OF THE PROJECT SITE ARE EXPECTED TO COMPLETE NESTING BY AUGUST 1ST. HOWEVER, MANY SPECIES CAN COMPLETE NESTING BY THE END OF JUNE OR IN EARLY TO MID-JULY, AND SOME SPECIES CAN COMPLETE NESTING LATER IN AUGUST. REGARDLESS, NESTING BUFFERS SHALL BE MAINTAINED UNTIL SEPTEMBER 1 UNLESS A QUALIFIED ORNITHOLOGIST DETERMINES THAT YOUNG HAVE FLEDGED AND ARE INDEPENDENT OF THEIR NESTS AT AN EARLIER DATE. IF BUFFERS ARE REMOVED PRIOR TO SEPTEMBER 1ST, THE QUALIFIED BIOLOGIST CONDUCTING THE NESTING SURVEYS SHOULD PREPARE A REPORT THAT PROVIDES DETAILS ABOUT THE NESTING OUTCOME AND THE REMOVAL OF BUFFERS. THIS REPORT SHOULD BE SUBMITTED TO THE CITY OF AMERICAN CANYON PLANNING DEPARTMENT PRIOR TO THE TIME THAT NEST PROTECTION BUFFERS ARE REMOVED IF THE DATE IS BEFORE SEPTEMBER 1ST.
74. MITIGATION MEASURE BIO-4: TO ENSURE THAT IMPACTS TO NESTING PASSERINE BIRDS ARE AVOIDED, A NESTING SURVEY SHALL BE CONDUCTED WITHIN 14 DAYS PRIOR TO COMMENCING CONSTRUCTION/ GRADING OR TREE REMOVAL ACTIVITIES IF THIS WORK WOULD COMMENCE BETWEEN FEBRUARY 1 AND SEPTEMBER 1. IF COMMON PASSERINE BIRDS OR FREE-STATUS PASSERINE BIRDS ARE IDENTIFIED NESTING ON THE PROJECT SITE, A NON-DISTURBANCE BUFFER OF 75 FEET SHALL BE ESTABLISHED OR AS OTHERWISE PRESCRIBED BY A QUALIFIED ORNITHOLOGIST. THE BUFFER SHALL BE DEMARCATED WITH ORANGE CONSTRUCTION FENCING. DISTURBANCE WITHIN THE BUFFER SHALL BE POSTPONED UNTIL IT IS DETERMINED BY A QUALIFIED ORNITHOLOGIST THAT THE YOUNG HAVE FLEDGED AND HAVE ATTAINED SUFFICIENT FLIGHT SKILLS TO LEAVE THE AREA OR THAT THE NESTING CYCLE HAS OTHERWISE COMPLETED.
75. MITIGATION MEASURE BIO-5: BASED ON THE CORP'S VERIFIED MAP, 0.02-ACRE OF ISOLATED SEASONAL WETLAND WILL BE IMPACTED BY THE PROPOSED PROJECT. THE RWQCB HAS A WATER QUALITY ORDER NO. 2004-0004-DWQ (GENERAL PLAN) STANDARD GENERAL WASTE DISCHARGE REQUIREMENTS FOR DREDGED OR FILL DISCHARGES TO WATERS DEEMED BY THE U.S. ARMY CORPS OF ENGINEERS TO BE OUTSIDE OF FEDERAL JURISDICTION. THIS PROJECT WILL APPLY FOR COVERAGE UNDER WATER QUALITY ORDER NO. 2004-0004-DWQ FOR IMPACTS TO ISOLATED WATERS ON THE PROJECT SITE. THE REQUIREMENTS STIPULATED IN THIS PERMIT WILL BECOME CONDITIONS OF PROJECT APPROVAL.
THE APPLICANT IS PROPOSING TO MITIGATE FOR PROJECT-RELATED IMPACTS TO WATERS OF THE STATE AT A 2:1 MITIGATION RATIO AS DESCRIBED IN THE MITIGATION AND MITIGATION PLAN, SOF COMMERCIE 330 DISTRIBUTION CENTER, CITY OF AMERICAN CANYON, CALIFORNIA (MONK & ASSOCIATES 2008). THE APPLICANT WILL COVER APPROXIMATELY 0.02-ACRE OF WETLAND TO MITIGATE IMPACTS TO APPROXIMATELY 0.02-ACRE OF WATERS OF THE STATE ASSOCIATED WITH CONSTRUCTION OF THE PROPOSED PROJECT. THE APPLICANT PROPOSES TO MITIGATE IMPACTS TO RWQCB JURISDICTIONAL SEASONAL WETLANDS VIA CREATION OF SEASONAL WETLAND ON A MITIGATION PROPERTY THAT WILL BE PRESERVED IN PERPETUITY VIA DEED RESTRICTION. THE MITIGATION WETLANDS SHALL BE CREATED, MONITORED, AND EVALUATED FOR SUCCESS AS DESCRIBED IN THE WETLAND MITIGATION PLAN. THE MITIGATION AND MONITORING PLAN WILL BE SUBMITTED TO THE RWQCB FOR APPROVAL PRIOR TO PROJECT CONSTRUCTION.

TENTATIVE PARCEL MAP CONDITIONS OF APPROVAL (CONT)

01/2019

BIOLOGICAL RESOURCES (CONT)

- 76. MITIGATION MEASURE GIL-1: IF POTENTIALLY SIGNIFICANT HISTORIC RESOURCES ARE ENCOUNTERED DURING SUBSURFACE EXCAVATION ACTIVITIES FOR THE PROJECT AREA, ALL CONSTRUCTION ACTIVITIES WITHIN A 100-FOOT RADIUS OF THE RESOURCE SHALL CEASE UNTIL A QUALIFIED ARCHAEOLOGIST DETERMINES WHETHER THE RESOURCE REQUIRES FURTHER STUDY. THE APPLICANT SHALL INCLUDE A STANDARD INADVERTENT DISCOVERY CLAUSE IN EVERY CONSTRUCTION CONTRACT TO INFORM CONTRACTORS OF THIS REQUIREMENT; ANY PREVIOUSLY IDENTIFIED RESOURCES FOUND DURING CONSTRUCTION SHALL BE RECORDED ON APPROPRIATE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS AND EVALUATED FOR SIGNIFICANCE IN TERMS OF CALIFORNIA ENVIRONMENTAL QUALITY ACT CRITERIA BY A QUALIFIED ARCHAEOLOGIST. POTENTIALLY SIGNIFICANT CULTURAL RESOURCES CONSIST OF BUT ARE NOT LIMITED TO STONE, BONE, FOSSILS, MOOD, OR SHELL ARTIFACTS OR FEATURES, INCLUDING HEARTHS, STRUCTURAL REMAINS, OR HISTORIC DUMPSITES. IF THE RESOURCE IS DETERMINED TO BE SIGNIFICANT UNDER CEQA (I.E., A "HISTORICAL RESOURCE") THE CITY AND A QUALIFIED ARCHAEOLOGIST SHALL DETERMINE WHETHER PRESERVATION IN PLACE IS FEASIBLE. SUCH PRESERVATION IN PLACE IS THE PREFERRED MITIGATION IF SUCH PRESERVATION IS FEASIBLE AND IMPLEMENTED. THE APPLICANT SHALL PREPARE A RESEARCH DESIGN AND ARCHAEOLOGICAL DATA RECOVERY PLAN FOR THE RESOURCE. THE ARCHAEOLOGIST SHALL ALSO CONDUCT APPROPRIATE TECHNICAL ANALYSES, PREPARE A COMPREHENSIVE WRITTEN REPORT AND FILE IT WITH THE APPROPRIATE INFORMATION CENTER (CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM), AND PROVIDE FOR THE PERMANENT CURATION OF THE RECOVERED MATERIALS.
77. MITIGATION MEASURE GIL-2: IF PREVIOUSLY UNKNOWN HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, SECTION 2050.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE APPLIES, AND THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
IN THE EVENT OF AN ACCIDENTAL DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS, PUBLIC RESOURCE CODE SECTION 50914.98 MUST BE FOLLOWED. ONCE PROJECT-RELATED GROUND DISTURBANCE BEGINS AND IF THERE IS ACCIDENTAL DISCOVERY OF HUMAN REMAINS, THE FOLLOWING STEPS SHALL BE TAKEN:
- THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL THE NAPA COUNTY CORONER'S OFFICE IS CONTACTED TO DETERMINE IF THE REMAINS ARE NATIVE AMERICAN AND IF AN INVESTIGATION INTO CAUSE OF DEATH IS REQUIRED. IF THE CORONER DETERMINES THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE NAHC WITHIN 24 HOURS, AND THE NAHC SHALL IDENTIFY THE PERSON OR PERSONS IT BELIEVES TO BE THE MOST LIKELY DESCENDANT (MOL) OF THE DECEASED NATIVE AMERICAN. THE MOL MAY MAKE RECOMMENDATIONS TO THE LANDOWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK, FOR MEANS OF TREATING OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS AS PROVIDED IN PUBLIC RESOURCES CODE SECTION 50914.9.
78. MITIGATION MEASURE GEO-1: THE APPLICANT SHALL COMPLY WITH ALL OF THE SITE PREPARATION AND FOUNDATION/BUILDING DESIGN RECOMMENDATIONS IN THE KRAZAN 4 ASSOCIATES GEOTECHNICAL ENGINEERING INVESTIGATION FOR THE SITE (KRAZAN 2018). THE APPLICANT'S GEOTECHNICAL CONSULTANT SHALL REVIEW AND APPROVE ALL GEOTECHNICAL ASPECTS OF THE PROJECT CONSTRUCTION AND GRADING PLANS (I.E., SITE PREPARATION AND GRADING, SITE DRAINAGE IMPROVEMENTS, AND DESIGN PARAMETERS FOR FOUNDATIONS, RETAINING WALLS, STREET PAVEMENT, AND DRIVEWAYS) TO ENSURE THAT THEIR RECOMMENDATIONS HAVE BEEN PROPERLY INCORPORATED. THE RESULTS OF THE PLAN REVIEW SHALL BE SUMMARIZED BY THE APPLICANT'S GEOTECHNICAL ENGINEER IN A LETTER TO BE SUBMITTED TO THE CITY ENGINEER AND BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF GRADING, ENCROACHMENT, AND BUILDING PERMITS.
- MITIGATION MEASURE GEO-2: PRIOR TO ISSUANCE OF BUILDING PERMITS AND SITE GRADING, THE APPLICANT/DEVELOPER SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT A STORMWATER POLLUTION PREVENTION PLAN UTILIZING BEST MANAGEMENT PRACTICES TO LIMIT EROSION AND STORMWATER POLLUTION DURING CONSTRUCTION OF THE PROJECT. BECAUSE THE PROJECT IS CONSTRUCTED IN PHASES, THE PROJECT DEVELOPER SHALL ENSURE THAT MORE PERMANENT MEASURES SUCH AS LANDSCAPING ARE USED TO PREVENT SOIL EROSION. MEASURES WOULD INCLUDE BUT NOT BE LIMITED TO:
- HYDROSEEDING AND/OR ESTABLISHMENT OF APPROPRIATE PLANT MATERIALS/LANDSCAPING
- PLACEMENT OF STRAIN NETS ALONG SLOPE CONTOURS AND DRAINAGE
- LINING OF DROP INLETS WITH FILTER FABRIC/GEOTEXTILE
- ESTABLISHMENT OF A SINGLE DESTINATION "WASH-OUT" FOR CONSTRUCTION SUBCONTRACTORS
- USE OF SILTATION FENCES
- USE OF SEDIMENT BASINS
79. MITIGATION MEASURE GEO-3: THE APPLICANT SHALL COMPLY WITH ALL RECOMMENDATIONS IN THE KRAZAN 4 ASSOCIATES GEOTECHNICAL ENGINEERING INVESTIGATION FOR THE SITE (KRAZAN 2018). KRAZAN RECOMMENDS THAT THE UPPER 24 INCHES OF SOILS WITHIN THE SLAB-ON-GRADE FOUNDATION SITE AND ADJACENT PLATFOOR AREAS CONSIST OF NON-EXPANSIVE ENGINEERED FILL, PADS AND PAVEMENT SUBGRADES SHALL BE TREATED TO REDUCE THE EFFECTS OF SOIL EXPANSION.

CULTURAL RESOURCES

- 76. MITIGATION MEASURE GIL-1: IF POTENTIALLY SIGNIFICANT HISTORIC RESOURCES ARE ENCOUNTERED DURING SUBSURFACE EXCAVATION ACTIVITIES FOR THE PROJECT AREA, ALL CONSTRUCTION ACTIVITIES WITHIN A 100-FOOT RADIUS OF THE RESOURCE SHALL CEASE UNTIL A QUALIFIED ARCHAEOLOGIST DETERMINES WHETHER THE RESOURCE REQUIRES FURTHER STUDY. THE APPLICANT SHALL INCLUDE A STANDARD INADVERTENT DISCOVERY CLAUSE IN EVERY CONSTRUCTION CONTRACT TO INFORM CONTRACTORS OF THIS REQUIREMENT; ANY PREVIOUSLY IDENTIFIED RESOURCES FOUND DURING CONSTRUCTION SHALL BE RECORDED ON APPROPRIATE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS AND EVALUATED FOR SIGNIFICANCE IN TERMS OF CALIFORNIA ENVIRONMENTAL QUALITY ACT CRITERIA BY A QUALIFIED ARCHAEOLOGIST. POTENTIALLY SIGNIFICANT CULTURAL RESOURCES CONSIST OF BUT ARE NOT LIMITED TO STONE, BONE, FOSSILS, MOOD, OR SHELL ARTIFACTS OR FEATURES, INCLUDING HEARTHS, STRUCTURAL REMAINS, OR HISTORIC DUMPSITES. IF THE RESOURCE IS DETERMINED TO BE SIGNIFICANT UNDER CEQA (I.E., A "HISTORICAL RESOURCE") THE CITY AND A QUALIFIED ARCHAEOLOGIST SHALL DETERMINE WHETHER PRESERVATION IN PLACE IS FEASIBLE. SUCH PRESERVATION IN PLACE IS THE PREFERRED MITIGATION IF SUCH PRESERVATION IS FEASIBLE AND IMPLEMENTED. THE APPLICANT SHALL PREPARE A RESEARCH DESIGN AND ARCHAEOLOGICAL DATA RECOVERY PLAN FOR THE RESOURCE. THE ARCHAEOLOGIST SHALL ALSO CONDUCT APPROPRIATE TECHNICAL ANALYSES, PREPARE A COMPREHENSIVE WRITTEN REPORT AND FILE IT WITH THE APPROPRIATE INFORMATION CENTER (CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM), AND PROVIDE FOR THE PERMANENT CURATION OF THE RECOVERED MATERIALS.
77. MITIGATION MEASURE GIL-2: IF PREVIOUSLY UNKNOWN HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, SECTION 2050.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE APPLIES, AND THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:
IN THE EVENT OF AN ACCIDENTAL DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS, PUBLIC RESOURCE CODE SECTION 50914.98 MUST BE FOLLOWED. ONCE PROJECT-RELATED GROUND DISTURBANCE BEGINS AND IF THERE IS ACCIDENTAL DISCOVERY OF HUMAN REMAINS, THE FOLLOWING STEPS SHALL BE TAKEN:
- THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL THE NAPA COUNTY CORONER'S OFFICE IS CONTACTED TO DETERMINE IF THE REMAINS ARE NATIVE AMERICAN AND IF AN INVESTIGATION INTO CAUSE OF DEATH IS REQUIRED. IF THE CORONER DETERMINES THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE NAHC WITHIN 24 HOURS, AND THE NAHC SHALL IDENTIFY THE PERSON OR PERSONS IT BELIEVES TO BE THE MOST LIKELY DESCENDANT (MOL) OF THE DECEASED NATIVE AMERICAN. THE MOL MAY MAKE RECOMMENDATIONS TO THE LANDOWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK, FOR MEANS OF TREATING OR DISPOSING OF, WITH APPROPRIATE DIGNITY, THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS AS PROVIDED IN PUBLIC RESOURCES CODE SECTION 50914.9.

GEOLOGY, SOILS, AND SEISMICITY

- 78. MITIGATION MEASURE GEO-1: THE APPLICANT SHALL COMPLY WITH ALL OF THE SITE PREPARATION AND FOUNDATION/BUILDING DESIGN RECOMMENDATIONS IN THE KRAZAN 4 ASSOCIATES GEOTECHNICAL ENGINEERING INVESTIGATION FOR THE SITE (KRAZAN 2018). THE APPLICANT'S GEOTECHNICAL CONSULTANT SHALL REVIEW AND APPROVE ALL GEOTECHNICAL ASPECTS OF THE PROJECT CONSTRUCTION AND GRADING PLANS (I.E., SITE PREPARATION AND GRADING, SITE DRAINAGE IMPROVEMENTS, AND DESIGN PARAMETERS FOR FOUNDATIONS, RETAINING WALLS, STREET PAVEMENT, AND DRIVEWAYS) TO ENSURE THAT THEIR RECOMMENDATIONS HAVE BEEN PROPERLY INCORPORATED. THE RESULTS OF THE PLAN REVIEW SHALL BE SUMMARIZED BY THE APPLICANT'S GEOTECHNICAL ENGINEER IN A LETTER TO BE SUBMITTED TO THE CITY ENGINEER AND BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF GRADING, ENCROACHMENT, AND BUILDING PERMITS.
- MITIGATION MEASURE GEO-2: PRIOR TO ISSUANCE OF BUILDING PERMITS AND SITE GRADING, THE APPLICANT/DEVELOPER SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT A STORMWATER POLLUTION PREVENTION PLAN UTILIZING BEST MANAGEMENT PRACTICES TO LIMIT EROSION AND STORMWATER POLLUTION DURING CONSTRUCTION OF THE PROJECT. BECAUSE THE PROJECT IS CONSTRUCTED IN PHASES, THE PROJECT DEVELOPER SHALL ENSURE THAT MORE PERMANENT MEASURES SUCH AS LANDSCAPING ARE USED TO PREVENT SOIL EROSION. MEASURES WOULD INCLUDE BUT NOT BE LIMITED TO:
- HYDROSEEDING AND/OR ESTABLISHMENT OF APPROPRIATE PLANT MATERIALS/LANDSCAPING
- PLACEMENT OF STRAIN NETS ALONG SLOPE CONTOURS AND DRAINAGE
- LINING OF DROP INLETS WITH FILTER FABRIC/GEOTEXTILE
- ESTABLISHMENT OF A SINGLE DESTINATION "WASH-OUT" FOR CONSTRUCTION SUBCONTRACTORS
- USE OF SILTATION FENCES
- USE OF SEDIMENT BASINS

HAZARDOUS AND HAZARDOUS MATERIALS

- 80. MITIGATION MEASURE HAZ-1: BASED ON THE FACT THAT THE LOCATIONS OF THE FORMER USTS ON THE EASTERN COUCH PARCEL OF LAND IS UNKNOWN AND THE SAMPLING DONE IN THE 2005 REINTELLER PHASE II SOIL INVESTIGATION DID NOT INCLUDE GROUNDWATER SAMPLING, THE POTENTIAL IMPACTS FROM THE USTS IS A RECOGNIZED ENVIRONMENTAL CONDITION. THEREFORE, A PHASE II SOIL INVESTIGATION INCLUDING GROUNDWATER SAMPLING AS APPLICABLE SHALL BE CONDUCTED. FOR THE 15-ACRE PROPOSED DEVELOPMENT SITE PRIOR TO APPROVAL OF ANY BUILDING PERMITS, ALL RECOMMENDATIONS OF THAT ESA SHALL BE IMPLEMENTED AS PART OF THE PROJECT.
81. MITIGATION MEASURE HAZ-2: FOLLOWING THE PHASE II ESA, A SOIL MANAGEMENT PLAN SHALL BE IMPLEMENTED. THE PLAN WOULD INCLUDE CONTINGENCIES FOR IMPACTED AREAS. ALSO, IF ANY SEPTIC SYSTEMS AND/OR HEATING OIL USTS ARE UNCOVERED, THEY SHOULD BE REMOVED AND DISPOSED OF PER APPLICABLE REGULATIONS. IN ADDITION, IF ANY HELLS ARE UNCOVERED DURING DEVELOPMENT, IT SHOULD BE PROPERLY ABANDONED PER APPLICABLE REGULATIONS.

HYDROLOGY AND WATER QUALITY

- 82. MITIGATION MEASURE HYD-1: PRIOR TO THE ISSUANCE OF GRADING PERMITS OR BUILDING PERMITS (WHICHEVER OCCURS FIRST), THE PROJECT APPLICANT SHALL OBTAIN COVERAGE UNDER THE STATE CONSTRUCTION GENERAL PERMIT (MDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATION WITH CONSTRUCTION ACTIVITY (ORDER 2004-0004-DWQ) BY PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMITTING IT ALONG WITH A NOTICE OF INTENT, TO THE SAN FRANCISCO BAY RWQCB. THE CITY OF AMERICAN CANYON SHALL CONFIRM THAT THE APPLICANT HAS PREPARED A SWPPP AND OBTAINED COVERAGE UNDER THE GENERAL PERMIT PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS. THE SWPPP SHALL IDENTIFY A PRACTICAL SEQUENCE FOR BMP IMPLEMENTATION AND MAINTENANCE, SITE RESTORATION CONTINGENCY MEASURES, RESPONSIBLE PARTIES, AND AGENCY CONTACTS. THE SWPPP SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ELEMENTS:
- DROUGHT-RESISTANT VEGETATION
- IRRIGATION SYSTEMS EMPLOYING THE FOLLOWING FEATURES:
o DRIP IRRIGATION
o LOW-PRECIPITATION-RATE SPRINKLERS
o BUBBLER/SOAKER SYSTEMS
o PROGRAMMABLE IRRIGATION CONTROLLERS WITH AUTOMATIC RAIN SHUTOFF AND FLOW SENSING CAPABILITIES (ET SMART CONTROLLER)
o MATCHED PRECIPITATION RATE NOZZLES THAT MAXIMIZE THE UNIFORMITY OF THE WATER DISTRIBUTION CHARACTERISTICS OF THE IRRIGATION SYSTEM
o CONSERVATIVE SPRINKLER SPACINGS THAT MINIMIZE OVERSPRAY ONTO PAVED SURFACES
o HYDROZONES THAT KEEP PLANTS WITH SIMILAR WATER NEEDS IN THE SAME IRRIGATION ZONE
- MINIMALLY OR GENTLY SLOPED LANDSCAPED AREAS TO MINIMIZE RUNOFF AND MAXIMIZE INFILTRATION
- ORGANIC TOPDRESSINGS MULCH IN NON-TURF AREAS TO DECREASE EVAPORATION AND INCREASE WATER RETENTION

TENTATIVE PARCEL MAP CONDITIONS OF APPROVAL (CONT)

01/2019

HYDROLOGY AND WATER QUALITY (CONT)

- TEMPORARY EROSION CONTROL MEASURES SHALL BE EMPLOYED FOR DISTURBED AREAS.
NO DISTURBED SURFACES SHALL BE LEFT WITHOUT EROSION CONTROL MEASURES IN PLACE DURING THE WINTER AND SPRING MONTHS. COVER DISTURBED AREAS WITH SOIL STABILIZERS, MULCH, FIBER ROLLS, OR TEMPORARY VEGETATION.
SEDIMENT SHALL BE RETAINED ON SITE BY A SYSTEM OF SEDIMENT BASINS, TRAPS, OR OTHER APPROPRIATE MEASURES. DROP INLETS SHALL BE LINED WITH FILTER FABRIC/GEOTEXTILE.
DISCHARGE FROM THE STORM WATER SYSTEM SHALL BE DIFFUSED IN SUCH A WAY AS TO MIMIC EXISTING OVERLAND FLOW CONDITIONS.
THE CONSTRUCTION CONTRACTOR SHALL PREPARE STANDARD OPERATING PROCEDURES FOR THE HANDLING OF HAZARDOUS MATERIALS ON THE CONSTRUCTION SITE TO ELIMINATE OR REDUCE DISCHARGE OF MATERIALS TO STORM DRAINS. THIS SHOULD INCLUDE LOCATING CONSTRUCTION-RELATED EQUIPMENT AND PROCESSES THAT CONTAIN OR GENERATE POLLUTANTS IN A SECURE AREA, AWAY FROM STORM DRAINS AND GUTTERS, AND WETLANDS, PARKING, FUELING, AND CLEANING ALL VEHICLES AND EQUIPMENT IN THE SECURE AREA; DESIGNATING CONCRETE WASHOUT AREAS; AND PREVENTING OR CONTAINING POTENTIAL LEAKAGE OR SPILLING FROM SANITARY FACILITIES.
BMP PERFORMANCE AND EFFECTIVENESS SHALL BE DETERMINED EITHER BY VISUAL MEANS WHERE APPLICABLE (E.G., OBSERVATION OF ABOVE-NORMAL SEDIMENT RELEASE) OR BY ACTUAL WATER SAMPLING IN CASES WHERE VERIFICATION OF CONTAMINANT REDUCTION OR ELIMINATION (SUCH AS INADVERTENT PETROLEUM RELEASE) IS REQUIRED BY THE RWQCB TO DETERMINE ADEQUACY OF THE MEASURE.
IN THE EVENT OF SIGNIFICANT CONSTRUCTION DELAYS OR DELAYS IN FINAL LANDSCAPE INSTALLATION, NATIVE GRASSES OR OTHER APPROPRIATE VEGETATIVE COVER SHALL BE ESTABLISHED ON THE CONSTRUCTION SITE AS SOON AS POSSIBLE AFTER DISTURBANCE, AS AN INTERIM EROSION CONTROL MEASURE THROUGHOUT THE WET SEASON.

- 83. MITIGATION MEASURE HYD-2: PRIOR TO THE ISSUANCE OF GRADING PERMITS FOR THE PROPOSED PROJECT, THE PROJECT APPLICANT SHALL SUBMIT A STORMWATER CONTROL PLAN TO THE CITY OF AMERICAN CANYON FOR REVIEW AND APPROVAL. THE STORMWATER CONTROL PLAN SHALL IDENTIFY POLLUTION PREVENTION MEASURES AND PRACTICES TO PREVENT POLLUTED RUNOFF FROM LEAVING THE PROJECT SITE. THE PLAN SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE CITY OF AMERICAN CANYON PRIOR TO BUILDING OCCUPANCY.
84. MITIGATION MEASURE HYD-3: PRIOR TO ISSUANCE OF GRADING PERMITS FOR THE PROPOSED PROJECT, THE PROJECT APPLICANT SHALL SUBMIT A FINAL DRAINAGE PLAN AS PREPARED BY A QUALIFIED CIVIL ENGINEER TO THE CITY OF AMERICAN CANYON FOR REVIEW AND APPROVAL. THE APPROVED PLAN SHALL BE INCORPORATED INTO THE PROJECT DESIGN AND CONSTRUCTED TO THE SATISFACTION OF THE CITY.
85. MITIGATION MEASURE HYD-4: THE PROJECT SPONSOR (OR SUCCESSORS-IN-INTEREST/OWNER) SHALL MAINTAIN IN PERPETUITY THE POST-CONSTRUCTION BMPs LISTED IN THE STORMWATER OPERATIONS AND MANAGEMENT PLAN AND AGREED UPON WITH THE CITY OF AMERICAN CANYON. THE OWNER SHALL MAKE CHANGES OR MODIFICATIONS TO THE BMPs TO ENSURE PEAK PERFORMANCE. THE OWNER SHALL BE RESPONSIBLE FOR COSTS INCURRED IN OPERATING, MAINTAINING, REPAIRING, AND REPLACING THE BMPs. THE OWNER SHALL CONDUCT INSPECTION AND MAINTENANCE ACTIVITIES AND COMPLETE ANNUAL REPORTS.
86. MITIGATION MEASURE HYD-5: THE DETENTION BASINS SHALL BE MAINTAINED ON A REGULAR BASIS BY THE PROJECT SPONSOR (OR SUCCESSORS-IN-INTEREST). INSPECTIONS OF THE BASINS SHALL BE CONDUCTED AT LEAST ONCE A YEAR BETWEEN JULY 1ST AND SEPTEMBER 1ST. DURING THE DRY PERIODS OF THE YEAR WHEN MINOR STORM EVENTS ARE INSUFFICIENT TO FULLY TRANSPORT SEDIMENT AND DEBRIS, ACCUMULATIONS MAY OCCUR IN DETENTION BASINS. THEREFORE, BASIN AND STORM WATER INLET MAINTENANCE SHALL BE DONE PRIOR TO THE RAINY SEASON AND DURING OTHER EXTENDED DRY SPELLS, WHICH WILL REDUCE THE CONCENTRATION OF SEDIMENT AND DEBRIS THAT TYPICALLY COLLECTS IN THE BOTTOM OF INLETS DURING STORMS. AN ANNUAL INSPECTION AND MAINTENANCE REPORT SHALL BE PREPARED BY THE PROPERTY OWNER AND SUBMITTED TO THE PUBLIC WORKS DIRECTOR BY OCTOBER 15 OF EACH YEAR, AT THE PROPERTY OWNER'S EXPENSE.

NOISE

- 87. MITIGATION MEASURE NOISE-1: CONSTRUCTION AND GRADING ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY; WORK ON WEEKENDS AND HOLIDAYS REQUIRES PRIOR WRITTEN APPROVAL FROM THE BUILDING OFFICIAL OR CITY ENGINEER. 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 6:00 A.M. AND 6:00 P.M. ON SUNDAYS AND STATE AND FEDERAL HOLIDAYS. ANY WORK REQUIRING LANE CLOSURES SHALL BE DONE AT NIGHT OR ON WEEKENDS.
88. MITIGATION MEASURE NOISE-2: ALL CONSTRUCTION EQUIPMENT SHALL USE NOISE-REDUCTION FEATURES (E.G., MUFFLERS AND ENGINE SHROUDS) THAT ARE NO LESS EFFECTIVE THAN THOSE ORIGINALLY INSTALLED BY THE MANUFACTURER.

TRAFFIC AND TRANSPORTATION

- 89. MITIGATION MEASURE TRA-1: AS DESCRIBED ABOVE, COMMERCIE BOULEVARD WOULD MEET THE MINIMUM PM PEAK HOUR VOLUMES FOR INSTALLATION OF A SEPARATE RIGHT-TURN LANE WITH EXISTING PLUS PROJECT VOLUMES (THE PROPOSED PROJECT WOULD ADD TO THE EXISTING HAWAIIAN). THEREFORE THE APPLICANT SHALL CONTRIBUTE ITS FAIR SHARE TO WIDENING AND/OR RE-STRIPING NORTHEAST CORNER COMMERCIE BOULEVARD THROUGH LEFT-TURN LANE BASED ON THE PROPOSED PROJECT'S CONTRIBUTION TO CUMULATIVE BUILDOUT VOLUMES AT THE INTERSECTION ITS "FAIR SHARE" CONTRIBUTION TOWARDS THIS IMPROVEMENT WOULD EQUAL 4.28 (43 TRIPS / 1,019 CUMULATIVE VOLUMES-PM PEAK HOUR).

UTILITIES AND SERVICE SYSTEMS

- 90. MITIGATION MEASURE UTIL-1: THE PROJECT APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THE CITY'S ZERO WATER FOOTPRINT POLICY BY MITIGATING ALL NEW POTABLE WATER DEMANDS WITH "NET WATER" OFFSETS BY ONE OR MORE OF THE FOLLOWING OPTIONS TO ENSURE THE PROJECT RESULTS IN A NET ZERO INCREASE IN DEMAND FOR POTABLE WATER.
- REDUCING EXISTING POTABLE WATER DEMANDS ONSITE
- FINDING PROGRAMS OR CONSTRUCTING PROJECTS THAT WOULD CONSERVE AN EQUIVALENT AMOUNT OF WATER ELSEWHERE WITHIN THE WATER SERVICE AREA
- FINDING OF AND/OR CONSTRUCTING PROJECTS THAT WOULD INCREASE AN EQUIVALENT AMOUNT OF RECYCLED WATER USE ELSEWHERE WITHIN THE WATER SERVICE AREA WHERE POTABLE WATER IS CURRENTLY USED AND/OR
- PURCHASE NEW WATER SUPPLIES FROM OTHER WATER PROVIDERS
91. MITIGATION MEASURE UTIL-2: THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED WITH PURPLE IRRIGATION PIPE SO THAT RECLAIMED WATER FROM THE CITY OF AMERICAN CANYON REUSE PROGRAMS IS LOCATED CLOSE TO THE PROJECT. THE PROJECT SHALL CONNECT TO EXISTING RECYCLED WATER PIPELINES FOR IRRIGATION, TOILETS, AND URINALS PRIOR TO OCCUPANCY.
92. MITIGATION MEASURE UTIL-3: PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PAY WATER CAPACITY FEES IN ACCORDANCE WITH THE CITY'S MUNICIPAL CODE TO PROVIDE FUNDING FOR THE CITY TO ACQUIRE WATER RESOURCES AND DEVELOP ITS TREATMENT AND DISTRIBUTION SYSTEM. THIS WILL ALLOW THE CITY TO EXERCISE ADDITIONAL OPTIONS FOR POTABLE WATER CAPACITY AND WILL ALSO PROVIDE FOR MAINTENANCE OF THE RECYCLED WATER SYSTEM.
93. MITIGATION MEASURE UTIL-4: SHOULD ADDITIONAL PROJECT WATER USED BE REQUIRED, THE PROJECT SHALL COMPLY WITH THE CITY'S ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF AUTHORIZATION FOR ADDITIONAL WATER USE. IN ADDITION, SUCH CHANGES IN PROJECT USE WOULD TRIGGER A NEW CITY DISCRETIONARY REVIEW PROCESS, WHICH, IN TURN, WOULD TRIGGER RE-EVALUATION OF THE PROJECT'S WATER SUPPLY IMPACTS.
94. MITIGATION MEASURE UTIL-5: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE PROJECT APPLICANT SHALL SUBMIT LANDSCAPING PLANS TO THE CITY OF AMERICAN CANYON FOR REVIEW AND APPROVAL. DEMONSTRATING THAT LANDSCAPING WILL COMPLY WITH THE REQUIREMENTS IN THE CITY'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AS 1804). THE LANDSCAPING PLAN SHALL IDENTIFY OUTDOOR IRRIGATION WATER CONSERVATION MEASURES SUCH AS, BUT NOT LIMITED TO:

- DROUGHT-RESISTANT VEGETATION
- IRRIGATION SYSTEMS EMPLOYING THE FOLLOWING FEATURES:
o DRIP IRRIGATION
o LOW-PRECIPITATION-RATE SPRINKLERS
o BUBBLER/SOAKER SYSTEMS
o PROGRAMMABLE IRRIGATION CONTROLLERS WITH AUTOMATIC RAIN SHUTOFF AND FLOW SENSING CAPABILITIES (ET SMART CONTROLLER)
o MATCHED PRECIPITATION RATE NOZZLES THAT MAXIMIZE THE UNIFORMITY OF THE WATER DISTRIBUTION CHARACTERISTICS OF THE IRRIGATION SYSTEM
o CONSERVATIVE SPRINKLER SPACINGS THAT MINIMIZE OVERSPRAY ONTO PAVED SURFACES
o HYDROZONES THAT KEEP PLANTS WITH SIMILAR WATER NEEDS IN THE SAME IRRIGATION ZONE
- MINIMALLY OR GENTLY SLOPED LANDSCAPED AREAS TO MINIMIZE RUNOFF AND MAXIMIZE INFILTRATION
- ORGANIC TOPDRESSINGS MULCH IN NON-TURF AREAS TO DECREASE EVAPORATION AND INCREASE WATER RETENTION

Table with 5 columns: No., Description, Date, By, App'd. Rows 1-5.

RSA+ CONSULTING CIVIL ENGINEERS • SURVEYORS • I 1981
1515 FOURTH STREET
NAPA, CALIF. 94959
OFFICE (707) 252-3300
WWW.RSACON.COM

COMMERCE BLVD EXTENSION
CONDITIONS OF APPROVAL
CALIFORNIA
AMERICAN CANYON

Professional Engineer Seal: Registered Professional Engineer, State of California, No. 52758, Exp. 8-30-20.
DATE: NOV 20, 2018
DRAWN: LHM
DESIGNED: DLS
CHECKED: FSW
JOB NO.: 418010.0
SHEET NO.: C1.2
3 OF 20 SHEETS

CITY OF AMERICAN CANYON GENERAL NOTES

RSA 10/2018

- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF AMERICAN CANYON PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY PORTION OF THE CITY'S PUBLIC WATER, SEWER, OR STORM-WATER SYSTEMS.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLIGENCE IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- A SET OF SIGNED BLUEPRINTS AND A SET OF SPECIFICATIONS WILL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE CITY ENGINEER WHEN THE WORK TO BE DONE IS COMPLETED.
- CONTRACTOR TO EXPOSE AND CHECK LOCATIONS OF EXISTING INVERTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
- CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS FOR APPROVAL. ALL TRAFFIC CONTROL SHALL CONFORM TO CALIFORNIA MUTCD. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DIRECTOR TO ARRANGE A PRE-CONFERENCE FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811 OR (800) 642-2444 FOR THE LOCATION OF EXISTING UTILITY FACILITIES.
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
- CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL LOCATE, BY EXCAVATION, EXISTING WATER FACILITIES TO ASCERTAIN VERTICAL AND HORIZONTAL POSITION. IF CONFLICTS ARISE, DEVELOPER'S ENGINEER SHALL SUBMIT AN ALTERNATE DESIGN ACCEPTABLE TO THE CITY'S DIRECTOR OF PUBLIC WORKS.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL INSPECTIONS AT LEAST 48 HOURS IN ADVANCE BY CONTACTING THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 641-4562.
- CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE GRADINGS/IMPROVEMENT PLANS SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY. WORK ON WEEKENDS AND HOLIDAYS REQUIRE WRITTEN APPROVAL FROM THE CITY ENGINEER. IF WEEKENDS AND HOLIDAY WORK IS APPROVED, CONSTRUCTION AND GRADING ACTIVITIES SHALL BE LIMITED TO BETWEEN 8:00 A.M. TO 6:00 P.M. ON SATURDAYS, AND BETWEEN 10:00 A.M. AND 6:00 P.M. ON SUNDAYS AND HOLIDAYS.
- PRIOR TO FINAL INSPECTION, CONTRACTOR SHALL PROVIDE CITY WITH VIDEO INSPECTION OF ALL PUBLIC AND PRIVATE STORM DRAIN IMPROVEMENTS.
- WITH THE EXCEPTION OF WATER USED FOR LOADING AND TESTING OF POTABLE WATER LINES, ALL CONSTRUCTION WATER USED FOR THE PROJECT SHALL BE OBTAINED FROM A SOURCE OTHER THAN AMERICAN CANYON POTABLE WATER SOURCES. APPLICANT SHALL PROVIDE VERIFICATION THAT AN OUTSIDE SOURCE OF CONSTRUCTION WATER, E.G., RECYCLED WATER, HAS BEEN ESTABLISHED AND WILL BE AVAILABLE FOR THE DURATION OF THE PROJECT CONSTRUCTION.
- AT PROJECT COMPLETION, THE ENGINEER OF RECORD SHALL PROVIDE PLANS LABELED "AS-BUILT" TO THE CITY OF AMERICAN CANYON INDICATING ANY AND ALL CHANGES MADE DURING CONSTRUCTION. SUCH PLANS SHALL BE DELIVERED IN HARD COPY (MYLAR) AND ELECTRONIC FORMAT (pdf and dwg).

GRADING NOTES

RSA 01/2016

- EXCAVATION AND GRADING SHALL COMPLY WITH CHAPTER 10 FROM THE UNIFORM BUILDING CODE, LATEST EDITION AND SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY KRAZAN & ASSOCIATES, INC. DATED APRIL 20, 2018. A COPY OF SAID REPORT IS AVAILABLE BY THE BIDDERS AT THE ENGINEER'S OFFICE AND THE OWNER'S OFFICE. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER ONE COPY OF THE SAID REPORT PRIOR TO COMMENCEMENT OF WORK.
- THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER'S REPRESENTATIVE.
- SITE WORK SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARINGS, GRUBBING AND GRADING WORK TO BE DONE.
- SOIL STRIPPED AS DETAILED IN THE GEOTECHNICAL REPORT SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR.
- 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.
- ALL FILLS PLACED AT DEPTHS OF MORE THAN THREE FEET (3) SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY THE ASTM D1557-02 TEST PROCEDURE.
- ANY UNDERGROUND PIPES WITHIN TWO FEET (2') OF ORIGINAL OR FINAL GRADE (WHICHEVER IS LOWER) SHOULD BE REMOVED.
- DEPENDING ON CONDITIONS IN THE FIELD, THE GEOTECHNICAL ENGINEER MAY APPROVE MEASURES INTENDED TO MINIMIZE THE VOLUME OF STRIPPINGS. THESE MEASURES MIGHT INCLUDE DELETION OF STRIPPINGS LOCALLY, MOWING AND DISC PROCEDURES AND/OR THE MIXTURE OF NATIVE SOILS WITH MINOR ORGANIC MATTER, WITH SOILS OBTAINED BELOW EXISTING GROUND SURFACES (WITHOUT ORGANIC MATTER).
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH CBC SECTION 1803.3. PROJECTS WITHOUT A GEOTECHNICAL REPORT SHALL HAVE DETAILED SPECIFICATIONS SATISFYING THE REQUIREMENTS IN SECTION 1803.5 PREPARED BY THE ENGINEER OF RECORD (EOR).
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO DAYS BEFORE DIGGING AT 811.
- EXCESS SOIL SHALL BE STOCKPILED AT A LOCATION SPECIFIED BY THE PERMITS.
- MAXIMUM CUT AND FILL SLOPE = 2:1, UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- NO OBSTRUCTION OF NATURAL WATER COURSES IS PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT FLOODING OF WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- BMPs IN COMPLIANCE WITH SHAFFP AND CITY ESCP SHALL BE IN PLACE AT ALL TIMES DURING GRADING OPERATIONS.

CITY OF AMERICAN CANYON UTILITY NOTES

RSA 01/2016

- CONTRACTOR HAS THE FOLLOWING OPTIONS FOR STORM DRAIN PIPING: REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS Y PER CALTRANS STANDARD SPECIFICATIONS, POLYVINYL CHLORIDE (PVC) PIPE FOR THE STORM DRAIN SHALL COMPLY WITH ANSI/ASTM D 3034-18, SDR 35 REQUIREMENTS OR CORRUGATED POLYETHYLENE PIPE SUCH AS ADVANCED DRAINAGE SYSTEMS (ADS) N-12 OR APPROVAL EQUAL. USE OTHER IF SPECIFIED ON THE PLANS.
NOTE: RCP IS REQUIRED WITHIN CITY RIGHT-OF-WAY.
- ASBESTOS CEMENT PIPE (ACP) SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
- TRENCHING AND BACKFILL SHALL COMPLY WITH AMERICAN CANYON STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY. ALL PIPES HAVING LESS THAN 3" OF COVER SHALL BE BACKFILLED WITH CLASS II AGGREGATE BASE. ALL PIPES WITHIN RIGHT-OF-WAY SHALL BE BACKFILLED WITH 100% IMPORTED CLASS II AGGREGATE BASE.
- CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON TO ARRANGE A PRE-PROJECT CONFERENCE FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.

CITY OF AMERICAN CANYON FIRE PROTECTION DISTRICT NOTES

RSA 09/2016

- THE ACPFD IS RESPONSIBLE FOR ALL ON-SITE FIRE SERVICES AND THEIR APPURTENANCES INCLUDING UNDERGROUND FIRE SERVICE LINES, PRIVATE FIRE HYDRANTS AND FIRE SPRINKLER LATERALS AND RISERS. ALL WORK SHALL COMPLY WITH THE MOST CURRENT ADOPTED EDITION OF NFPA 13 & 24.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ACPFD FIRE PREVENTION DIVISION AT (707) 257-4540 TO ARRANGE A PRE-CONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND FIRE DISTRICT INSPECTION PROCEDURES.
- REQUESTS FOR FIRE DISTRICT FIELD INSPECTION SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE BY CALLING THE FIRE PREVENTION DIVISION AT (707) 257-4540, MONDAY THROUGH FRIDAY 8:00 AM TO 5:00 PM.
- CONSTRUCTION WORK FOR WHICH FIRE DISTRICT APPROVAL IS REQUIRED SHALL BE SUBJECT TO INSPECTION AND SUCH CONSTRUCTION WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED OR INSTRUCTED TO COVER.
- AN APPROVED/SIGNED COPY OF THE APPROVED PLANS SHALL BE AVAILABLE FOR REVIEW AT THE TIME OF INSPECTION BY THE FIRE DISTRICT.
- ANY CHANGES TO THE APPROVED FIRE PROTECTION PLANS SHALL BE NOTED ON THE PLAN (IN RED) PRIOR TO THE TIME OF INSPECTION BY THE FIRE PREVENTION INSPECTOR. CHANGES MAY REQUIRE "AS BUILT" DRAWINGS AND/OR ADDITIONAL CALCULATION.
- PRIOR TO FINAL PROJECT APPROVAL AND SIGN OFF, THE OWNER AND/OR CONTRACTOR SHALL BE REQUIRED TO SUBMIT TO THE FIRE DEPARTMENT INSPECTOR A COMPLETED COPY OF THE NFPA "CONTRACTORS MATERIAL CERTIFICATION FOR UNDERGROUND PIPING".
- IF STREETS OR ACCESS ROADS ARE NOT PAVED FROM OCTOBER 15TH THROUGH APRIL 15TH, THE FIRE DISTRICT REQUIRES THAT A TEMPORARY ALL WEATHER ACCESS ROAD BE PROVIDED PRIOR TO THE STOCKPILING OF COMBUSTIBLE MATERIALS OR BEGINNING COMBUSTIBLE CONSTRUCTION. A MATERIALS STAGING AND STORAGE PLAN MAY BE REQUIRED PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED MINIMUM WIDTH OF 20 FEET (CURB TO CURB) AND A MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 18'6" AT ALL TIMES.

CITY OF AMERICAN CANYON SANITARY SEWER NOTES

10/2018

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS), INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
- SEWER MAINS, SEWER LATERALS AND CLEANOUTS SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE ENGINEERING STANDARDS.
- PRIOR TO BEGINNING ANY EXCAVATION, TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
- ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF SANITARY SEWER FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS 4.01 AND 4.02.
- THE LOCATION OF EACH SEWER LATERAL, THE LETTER "S" SHALL BE INSCRIBED INTO THE FACE OF THE CURB. THE LETTER "S" SHALL BE THREE INCHES (3") HIGH AND COMPLETELY LEGIBLE.
- CAUTION TAPE SHALL BE LAID ON THE TOP OF INITIAL BACKFILL, ALONG THE ENTIRE LENGTH OF ALL SEWER LINES. CAUTION TAPE SHALL BE GREEN PLASTIC TAPE, 3-INCH WIDE, MARKED "SEWERLINE BURIED BELOW".
- EACH LATERAL SHALL HAVE A CLEANOUT BEHIND PROPERTY LINE, AS WELL AS WITHIN FIVE (5) FEET OF THE BUILDING. CLEANOUT SHALL BE BROUGHT TO FINISH GRADE WITH AN APPROPRIATE COVER.
- NON-METALLIC SEWER FORCE MAIN PIPES REQUIRE TRACER WIRE IN ACCORDANCE WITH ENGINEERING STANDARD PLAN 7.11.

CITY OF AMERICAN CANYON WATER NOTES

RSA 10/2018

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS) LATEST EDITION, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
- PRIOR TO THE START OF CONSTRUCTION CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 641-4562 TO ARRANGE A PRE-CONSTRUCTION MEETING FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY PORTION OF THE CITY'S PUBLIC WATER SYSTEM REQUIRES AN ENCROACHMENT PERMIT FROM THE CITY OF AMERICAN CANYON.
- THE CONTRACTOR SHALL CONTACT THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 641-4562 AT LEAST 48 HOURS IN ADVANCE OF BEGINNING WORK FOR SCHEDULING OF CONSTRUCTION INSPECTIONS.
- PRIOR TO BEGINNING ANY EXCAVATION AND TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
- ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF WATER SYSTEM FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS 4.01 AND 4.02.
- START EXCAVATION BY EXPOSING END OF EXISTING MAIN TO DETERMINE ITS LINE AND GRADE. START NEW MAIN 8'-10" FROM AND ON THE SAME LINE AND GRADE AS THE EXISTING MAIN. PIPE LAYING SHALL THEN BE ADJUSTED TO THE DEPTH OF THE NEW MAIN.
- NO. 12 INSULATED COPPER WIRE SHALL BE LAID ON THE TOP OF AND ALONG THE ENTIRE LENGTH OF ALL NON-METALLIC LINES AND SHALL BE EXTENDED TO THE SURFACE AT ALL VALVE LOCATIONS, BLOW-OFFS, AND METER BOXES SUFFICIENTLY FOR LOCATOR EQUIPMENT TO BE ATTACHED. FASTEN THE WIRE TO THE CENTER LINE AT THE TOP OF THE PIPE SO AS NOT TO BE DISPLACED BY BACKFILLING PROCEDURE.
- CAUTION TAPE SHALL BE LAID ON THE TOP OF INITIAL BACKFILL, ALONG THE ENTIRE LENGTH OF ALL WATER LINES. CAUTION TAPE SHALL BE BLUE PLASTIC TAPE, 3-INCH WIDE, MARKED "WATERLINE BURIED BELOW".
- 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 (3") HIGH AND COMPLETELY LEGIBLE.
- EXISTING WATER VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.
- WATER LINES SHALL NOT BE PHYSICALLY CONNECTED TO THE AMERICAN CANYON WATER SYSTEM UNTIL DISINFECTED AND TESTED IN ACCORDANCE WITH CITY PERSONNEL.
- ALL SALVAGEABLE APPURTENANCES SHALL BE RETURNED TO THE CITY OF AMERICAN CANYON CORPORATION YARD LOCATED AT 205 METLANDS EDGE ROAD, UNLESS OTHERWISE DIRECTED.
- 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.
- THE CONTRACTOR SHALL INSTALL A TWO-INCH (2") TEMPORARY REDUCED PRESSURE BACKFLOW VALVE 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.
- 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.
- VERTICAL AND HORIZONTAL DEFLECTIONS IN WATER MAINS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OR FITTINGS AND THRUST BLOCKS WILL BE REQUIRED.
- WATER SERVICES SHALL BE INSTALLED OVER THE TOP OF THE UNDERGROUND JOINT TRENCH UTILITIES. MAINTAIN MINIMUM COVER PER CITY STANDARD SPECIFICATIONS.
- PROVIDE STANDARD BOXES FOR ALL VALVES PER CITY OF AMERICAN CANYON STANDARDS. OPERATING NUT EXTENSIONS REQUIRED ONLY WHERE MAIN IS MORE THAN TEN FEET (10') DEEP.
- ASBESTOS CEMENT PIPE (ACP) WILL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
- PVC PIPE SHALL BE DR14.
- ALL DUCTILE IRON PIPE AND APPURTENANCES SHALL BE WRAPPED WITH 10 MILS THICK POLYETHYLENE TUBING, GAD WELDED BONDING WIRE, AND HAVE APPROVED CATHODIC PROTECTION. ANY APPURTENANCES REMAINING EXPOSED SHALL RECEIVE TWO COATS OF KOPFERS BITUMASTIC NO. 905, OR APPROVED ALTERNATE, APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 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 A 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.
- 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 PIPE.
- 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.
- WATER SERVICES ARE TO BE INSTALLED AT EACH LOT. GALVANIZED MALLEABLE IRON FITTINGS ARE PROHIBITED.

CITY OF AMERICAN CANYON WATER NOTES (CONT')

RSA 10/2018

- PRIOR TO FINAL INSPECTION, A CROSS-CONNECTION VERIFICATION INSPECTION MUST BE PERFORMED BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS.
- ALL BUTTERFLY VALVES SHALL BE EQUIPPED WITH FLOWMETER ADAPTOR WHEN USING PVC PIPE.
- ALL HARDWARE USED FOR UNDERGROUND INSTALLATION OF VALVES, FITTINGS, AND ALL OTHER APPURTENANCES, SHALL BE STAINLESS STEEL.

MATERIAL SPECIFICATIONS	
PIPE	TYPE
DOMESTIC WATER	PVC SCH 80 4" DIAMETER, PVC DR14 2 4" DIAMETER
FIRE SERVICE	PVC CLASS 200, C-400
STORM DRAIN	SEE UTILITY NOTE #1
PRESURIZED STORM DRAIN	PVC CLASS 150, 200, C-400
GRAVITY SEWER	PVC SDR 35
SEWER FORCE MAIN	PVC SCH 40 4" DIAMETER, PVC DR18 2 4" DIAMETER
RECLAIMED WATER	PVC SCH 80 4" DIAMETER, PVC DR14 2 4" DIAMETER

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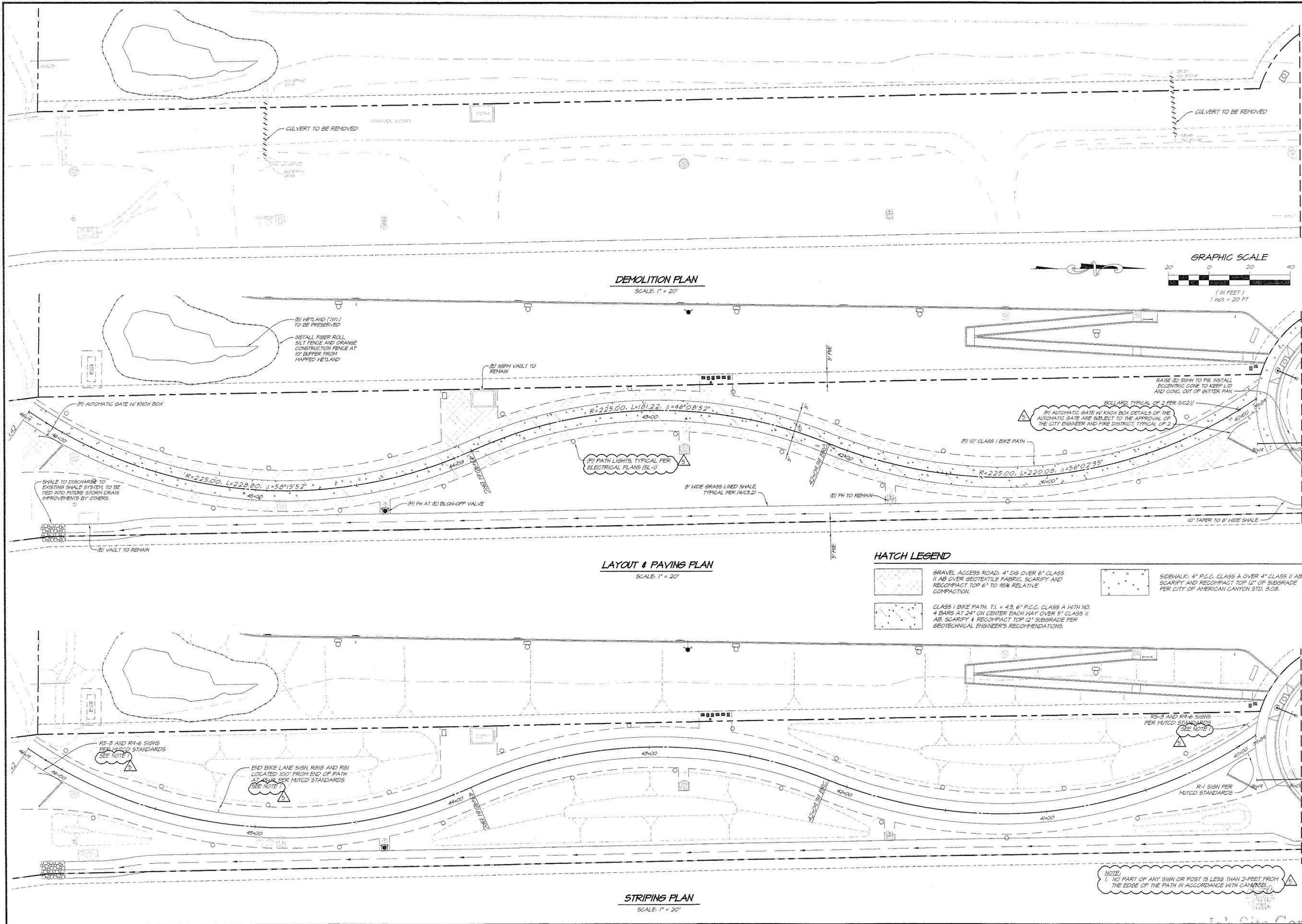
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**COMMERCE BLVD EXTENSION
CONSTRUCTION NOTES**
AMERICAN CANYON CALIFORNIA



DATE	NOV. 20, 2018
DRAWN	LMM
DESIGNED	DJS
CHECKED	PSH
JOB NO.	4180100
SHEET NO.	C1.3
4 OF 20 SHEETS	

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SEE SHEET C2.0 FOR CONTINUATION

SEE SHEET C2.1 FOR CONTINUATION

SEE SHEET C2.3 FOR CONTINUATION

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COMMERCIAL BLDV EXTENSION
BIKE PATH DEMO, LAYOUT & STRIPING
CALIFORNIA
AMERICAN CANYON

DATE: NOV 20, 2018
DRAWN: LHM
DESIGNED: DJS
CHECKED: PSY
JOB NO.: 418010.0
SHEET NO.: C2.2
8 OF 20 SHEETS

REVISIONS

BY: APPD

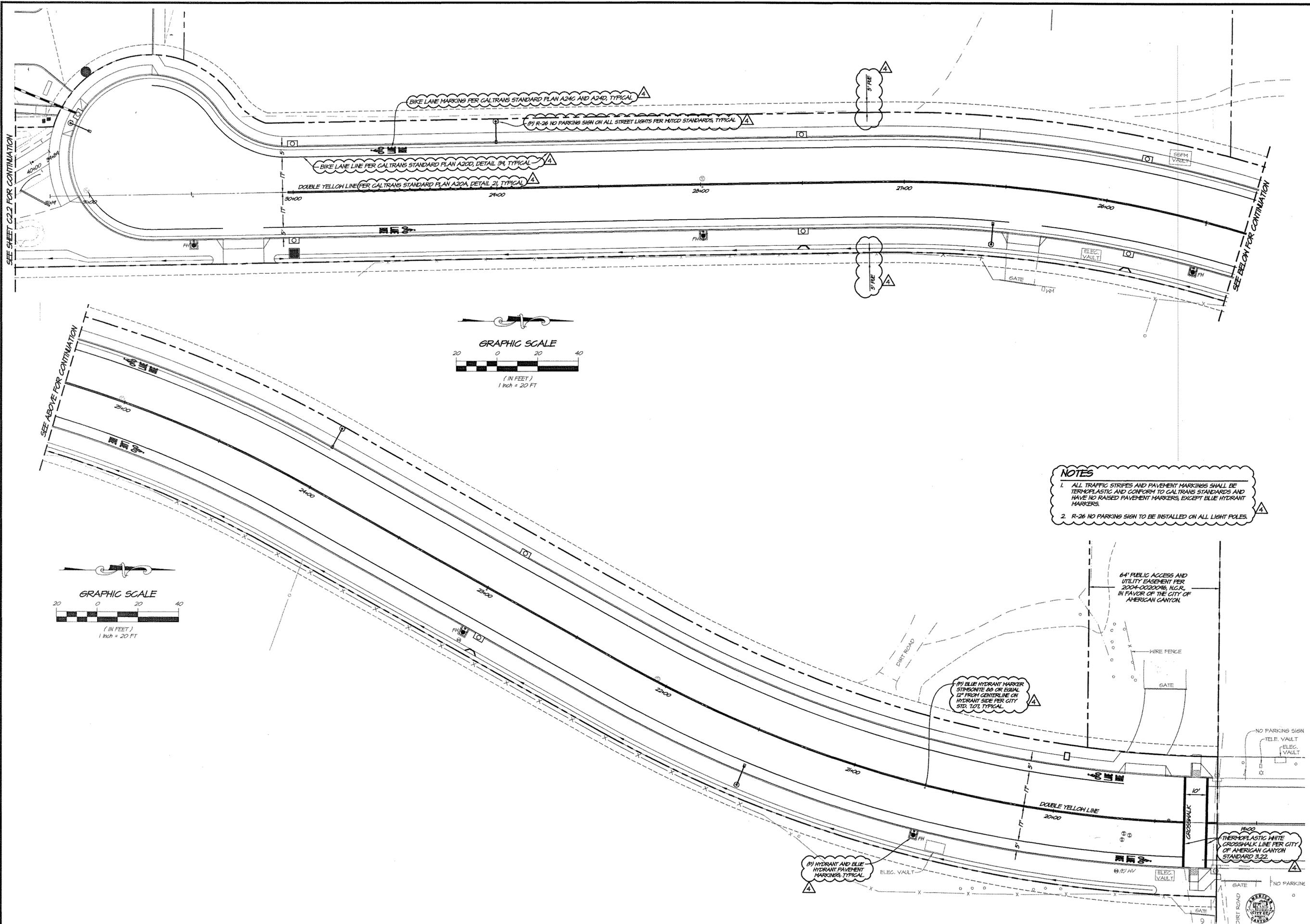
NO. DATE

1 02/20/18 BUILDING PLAN CHECK 1
3 04/20/18 BUILDING PLAN CHECK 2
4 05/20/18 BUILDING PLAN CHECK 3
5 07/20/18 BUILDING PLAN CHECK 4

REGISTERED PROFESSIONAL ENGINEER
SARGENT WANDER
No. 52758
Exp. 9-30-20
CIVIL ENGINEER
STATE OF CALIFORNIA

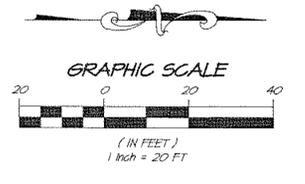
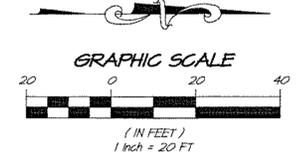
C2.2

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SEE SHEET C2.3 FOR CONTINUATION

SEE BELOW FOR CONTINUATION



- NOTES**
- ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND CONFORM TO CALTRANS STANDARDS AND HAVE NO RAISED PAVEMENT MARKERS, EXCEPT BLUE HYDRANT MARKERS.
 - R-26 NO PARKING SIGN TO BE INSTALLED ON ALL LIGHT POLES.

(P) BLUE HYDRANT MARKER STYRENE 99 OR EQUAL 12" FROM CENTERLINE ON HYDRANT SIDE PER CITY STD. 101 TYPICAL

(P) HYDRANT AND BLUE HYDRANT PAVEMENT MARKINGS TYPICAL

64' PUBLIC ACCESS AND UTILITY EASEMENT PER 2004-0020016, N.C.R. IN FAVOR OF THE CITY OF AMERICAN CANYON

THERMOPLASTIC WHITE CROSSWALK LINE PER CITY OF AMERICAN CANYON STANDARD 3.22

NO.	DATE	REVISIONS	BY	APPD.
1	02/08/19	BUILDING PLAN CHECK 1	PSW	
2	04/02/19	BUILDING PLAN CHECK 2	DJS	
3	05/02/19	BUILDING PLAN CHECK 3	DJS	

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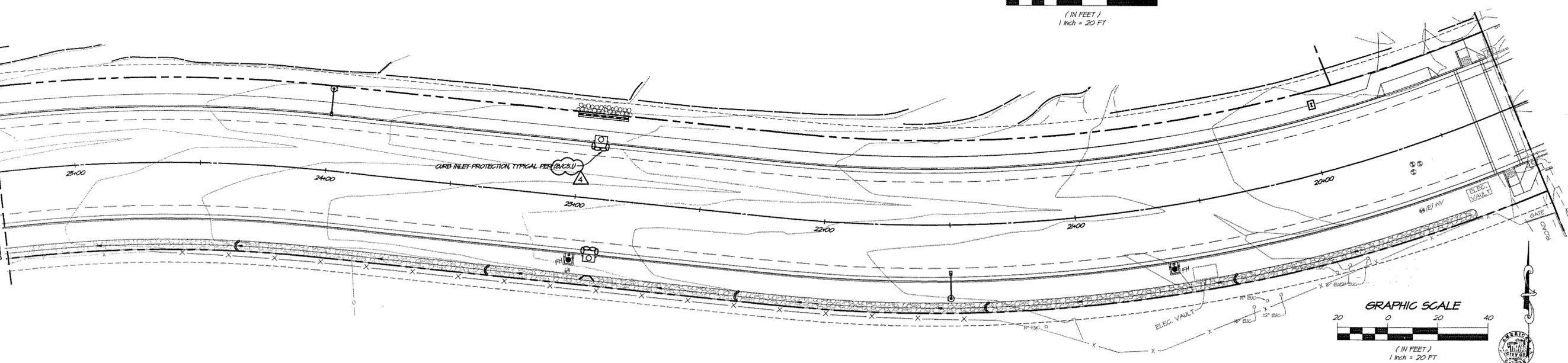
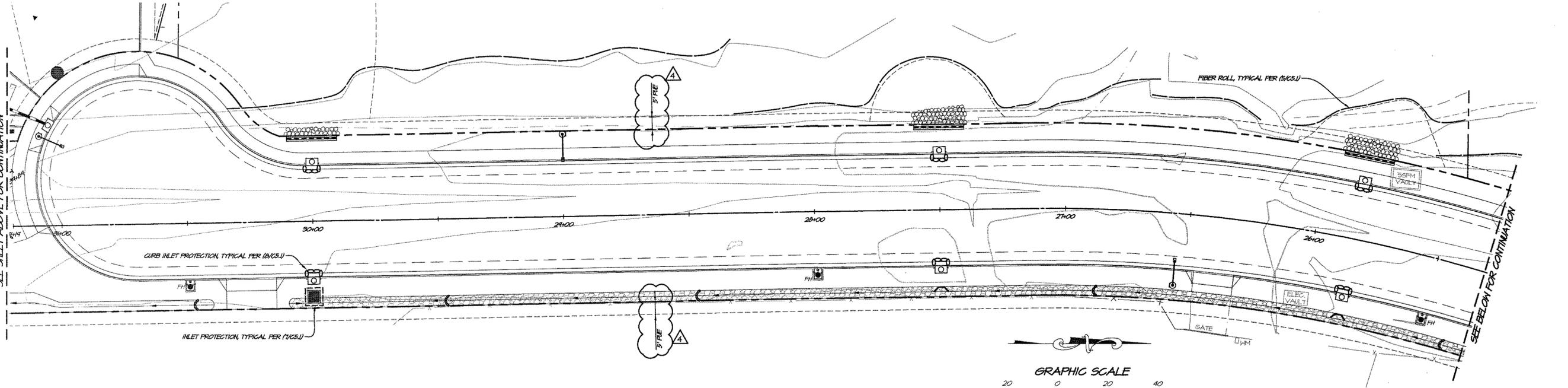
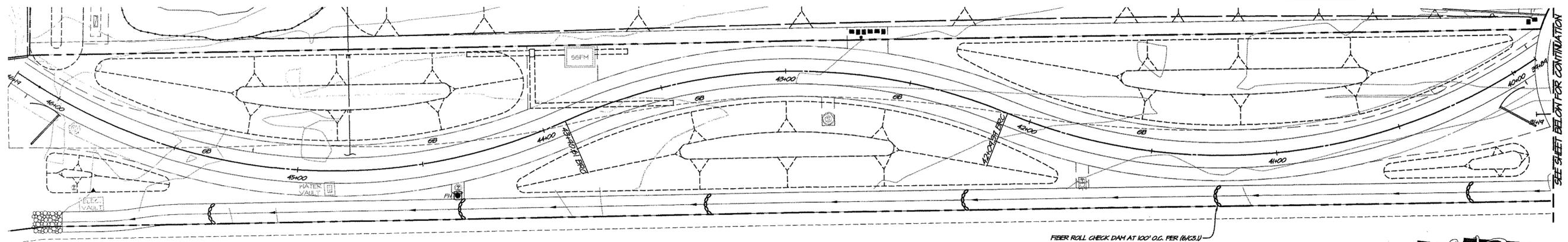
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COMMERCE BLVD EXTENSION
COMMERCE BLVD STRIPING
 AMERICAN CANYON
 CALIFORNIA



DATE	NOV. 20, 2019
DRAWN	LHM
DESIGNED	DJS
CHECKED	PSW

JOB NO. 41101010
 SHEET NO. **C2.3**
 9 OF 20 SHEETS



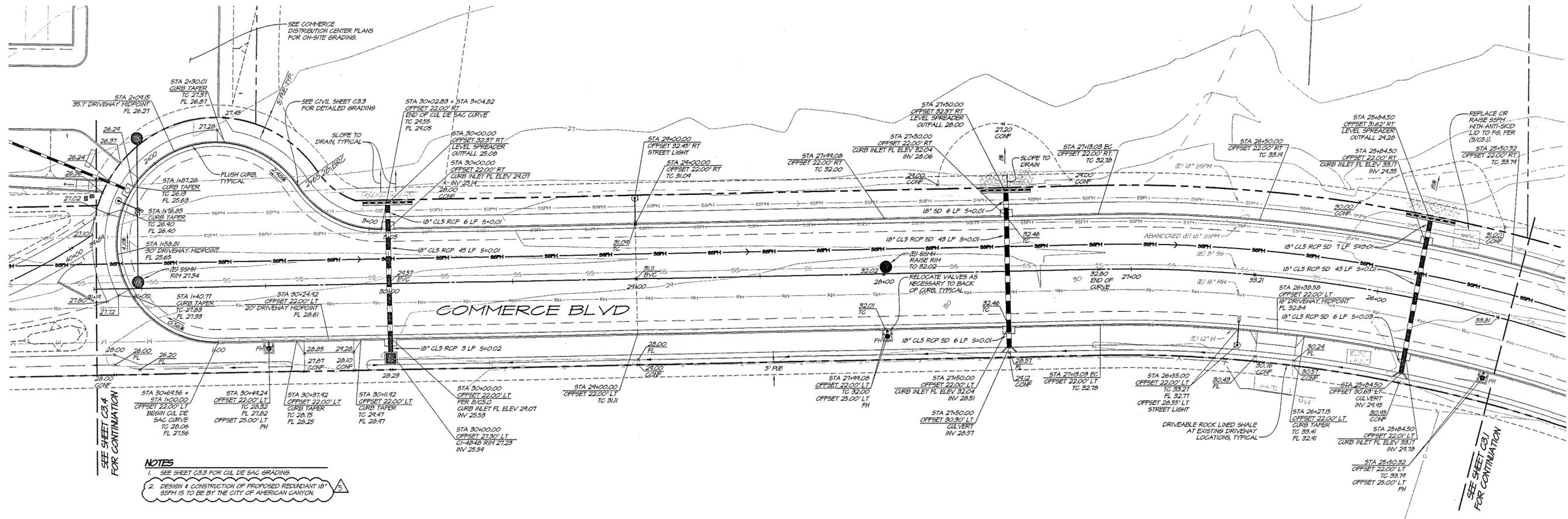
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3	04/02/14	BUILDING PLAN CHECK 2	LMH	DJS
4	05/21/14	BUILDING PLAN CHECK 3	LMH	DJS

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**COMMERCE BLVD EXTENSION
 COMMERCE BLVD & BIKE PATH ESCP**
 AMERICAN CANYON
 CALIFORNIA

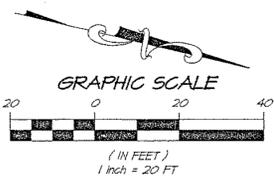


DATE	NOV. 20, 2010
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JOB NO.	418010.0
SHEET NO.	C2.4
	10 OF 20 SHEETS

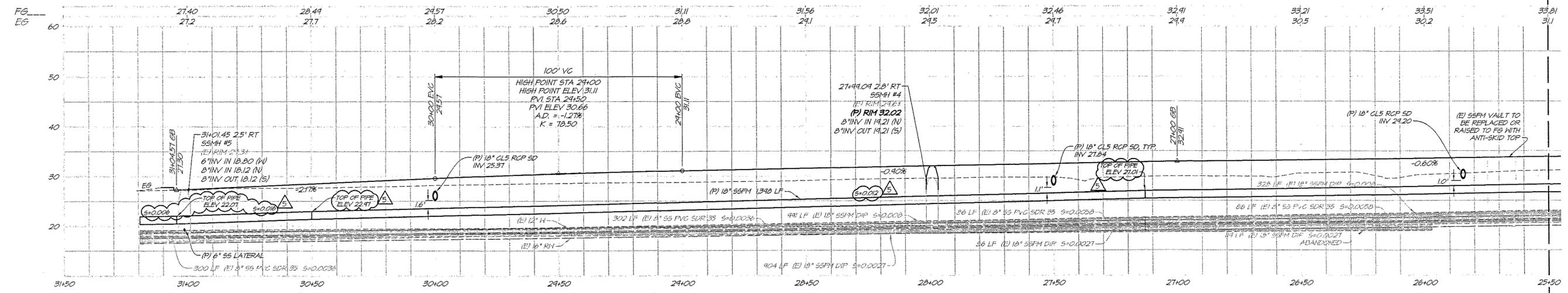


NOTES

- SEE SHEET C3.3 FOR CUL DE SAC GRADING
- DESIGN & CONSTRUCTION OF PROPOSED REDUNDANT 18\"/>

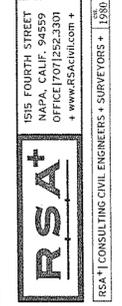


COMMERCE BLVD PLAN
SCALE: 1" = 20'



COMMERCE BLVD PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

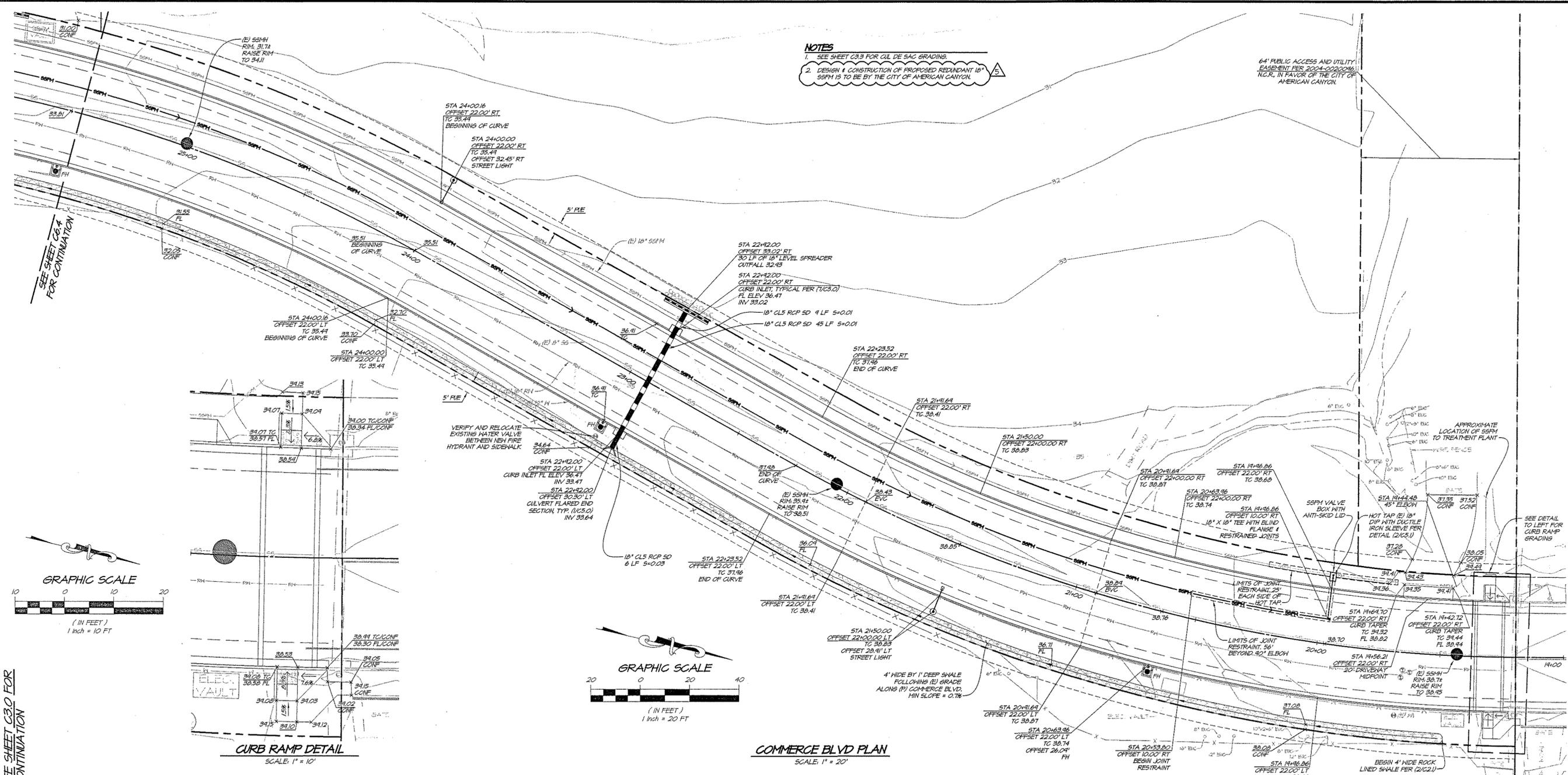
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3	03/07/14	BUILDING PLAN CHECK 3	LMM	DLJ
4	03/07/14	BUILDING PLAN CHECK 4	LMM	DLJ
5	07/07/14	BUILDING PLAN CHECK 5	LMM	DLJ



COMMERCE BLVD EXTENSION
COMMERCE BLVD PLAN & PROFILE
AMERICAN CANYON, CALIFORNIA

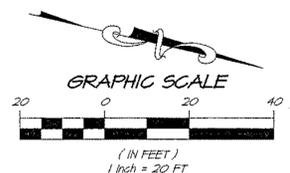
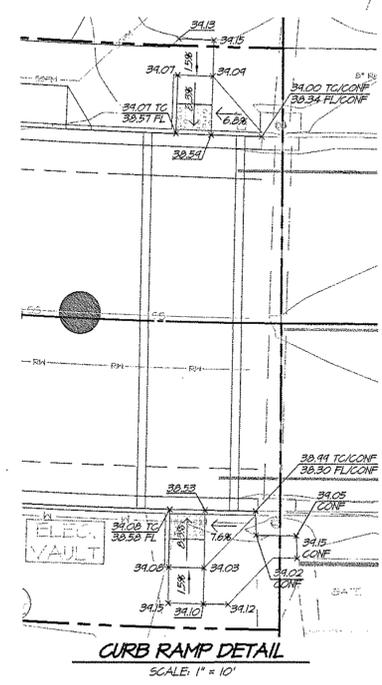


DATE	NOV. 20, 2010
DRAWN	LMM
DESIGNED	DLJ
CHECKED	PSH
JOB NO.	4180100
SHEET NO.	C3.0
	11 OF 20 SHEETS

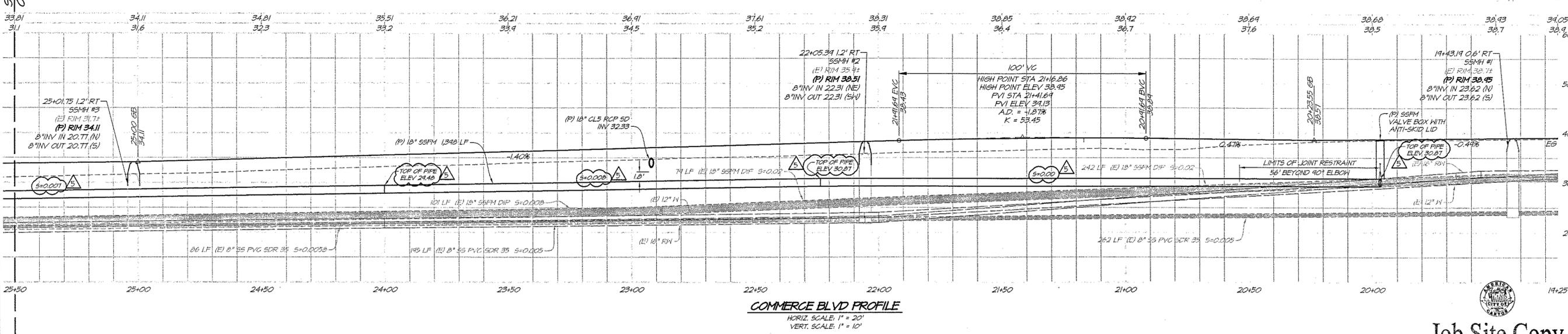


NOTES
 1. SEE SHEET C3.0 FOR CUL DE SAC GRADING.
 2. DESIGN & CONSTRUCTION OF PROPOSED REDUNDANT 18" SSFM IS TO BE BY THE CITY OF AMERICAN CANYON.

64' PUBLIC ACCESS AND UTILITY EASEMENT PER 2004-00200061 TIGR, IN FAVOR OF THE CITY OF AMERICAN CANYON.



COMMERCE BLVD PLAN
 SCALE: 1" = 20'



COMMERCE BLVD PROFILE
 HORIZ. SCALE: 1" = 20'
 VERT. SCALE: 1" = 10'

NO.	DATE	REVISIONS	BY	APPD
1	02/02/14	BUILDING PLAN CHECK 1	LMM	PSH
2	02/02/14	BUILDING PLAN CHECK 2	LMM	DLS
3	02/02/14	BUILDING PLAN CHECK 3	LMM	DLS
4	02/02/14	BUILDING PLAN CHECK 4	LMM	DLS
5	07/01/14	BUILDING PLAN CHECK 4	LMM	DLS

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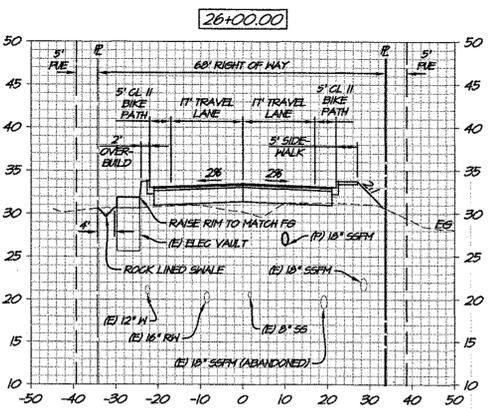
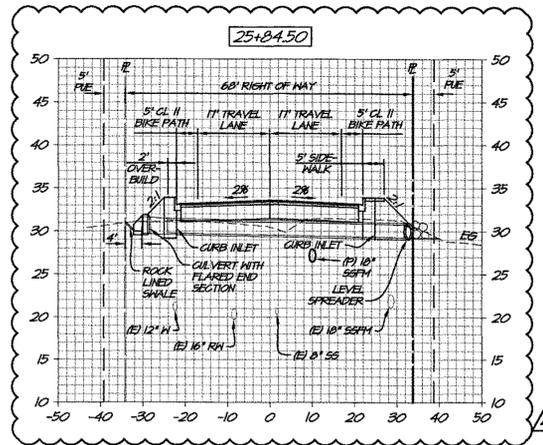
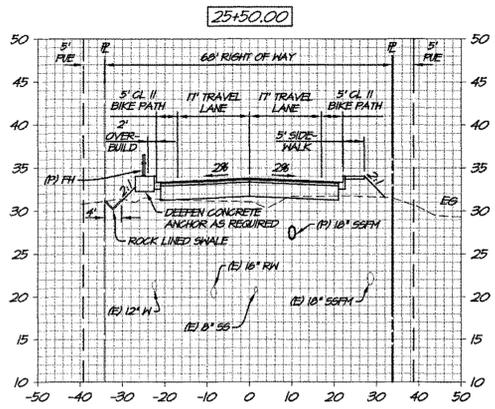
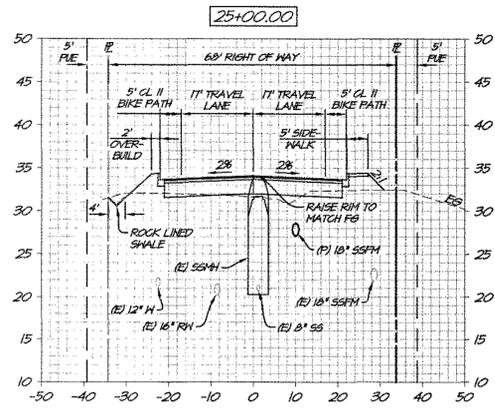
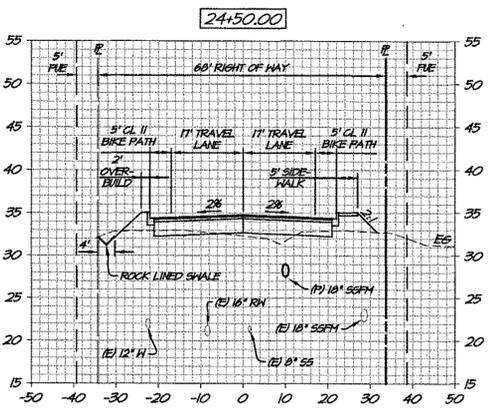
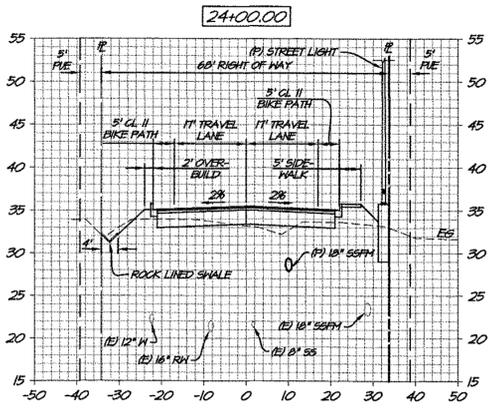
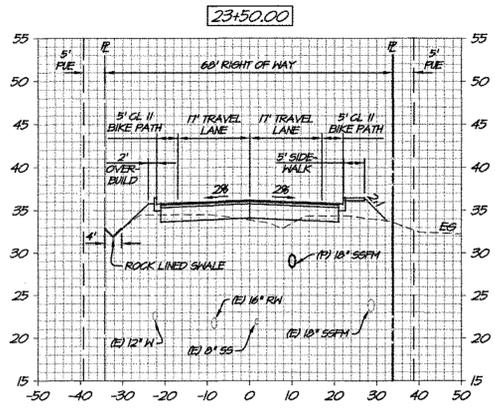
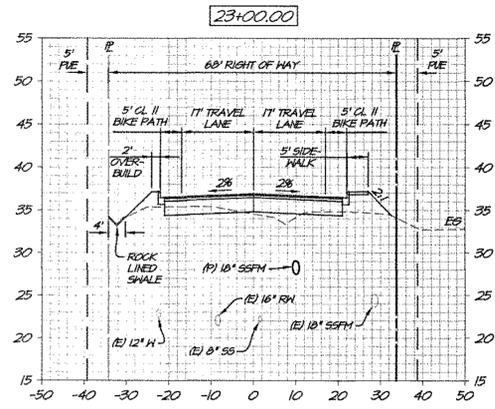
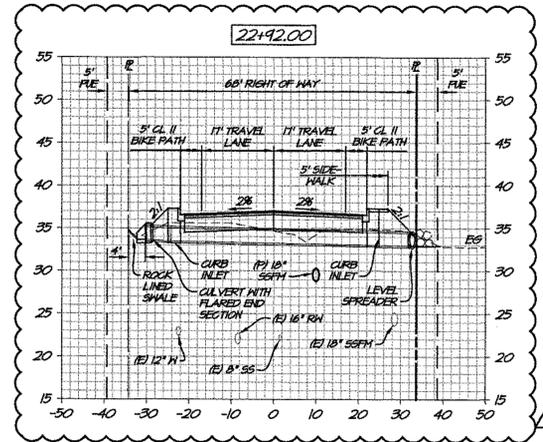
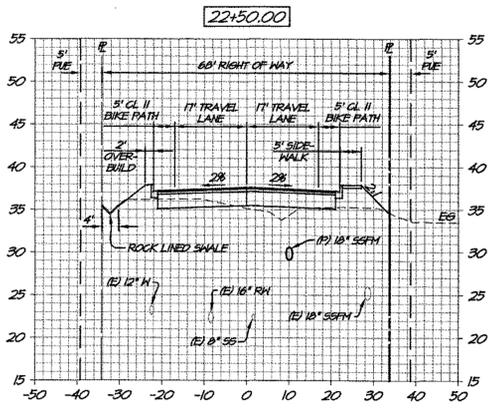
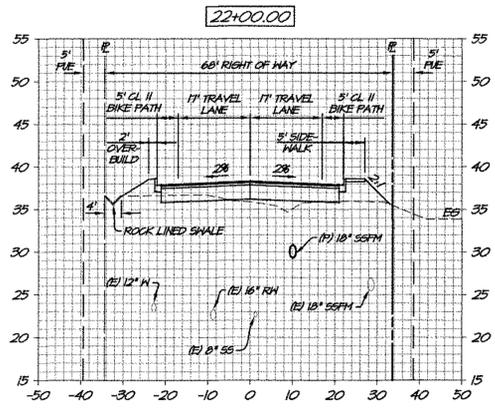
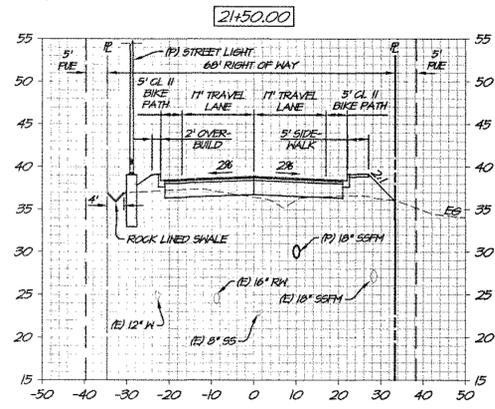
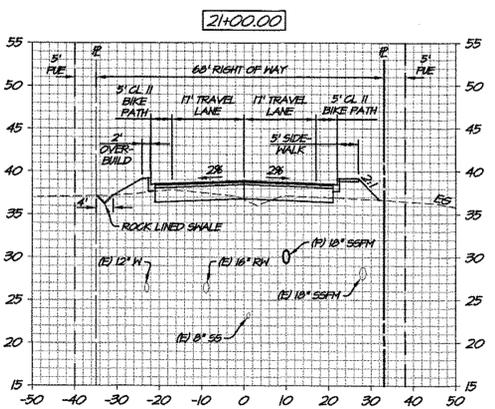
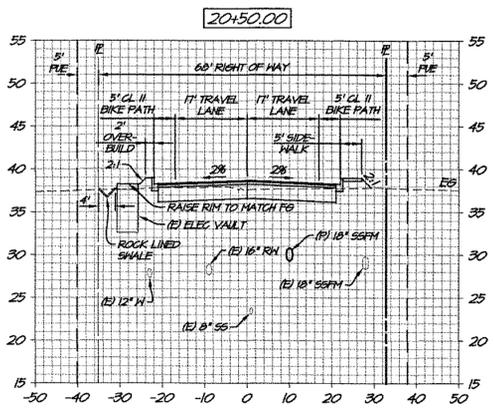
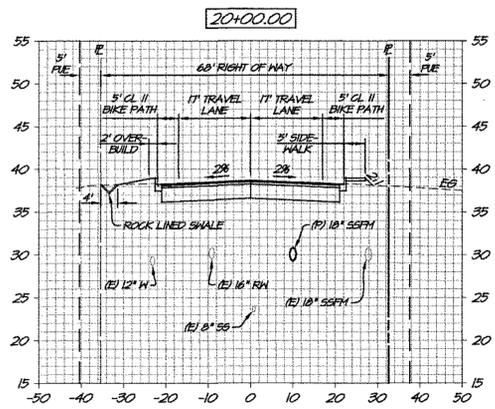
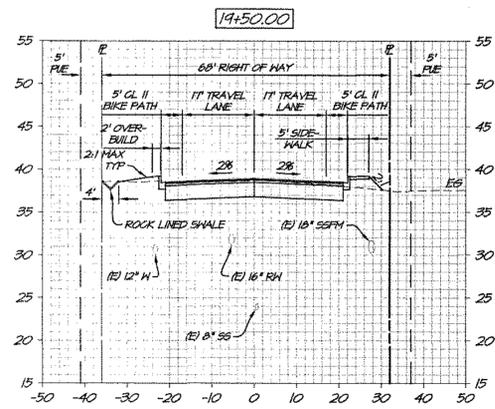
COMMERCE BLVD EXTENSION
COMMERCE BLVD PLAN & PROFILE
 AMERICAN CANYON, CALIFORNIA



DATE: NOV. 20, 2016
 DRAWN: LMM
 DESIGNED: DLS
 CHECKED: PSH
 JOB NO.: 418010.0
 SHEET NO.: C3.1

12 OF 20 SHEETS

Job Site Copy



ALL CROSS SECTIONS
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

1	02/20/18	BUILDING PLAN CHECK 1	LMM/PSM	BY	APPD
2	03/01/18	BUILDING PLAN CHECK 2	LMM/DJS		
3	03/01/18	BUILDING PLAN CHECK 3	LMM/DJS		
4	03/01/18				

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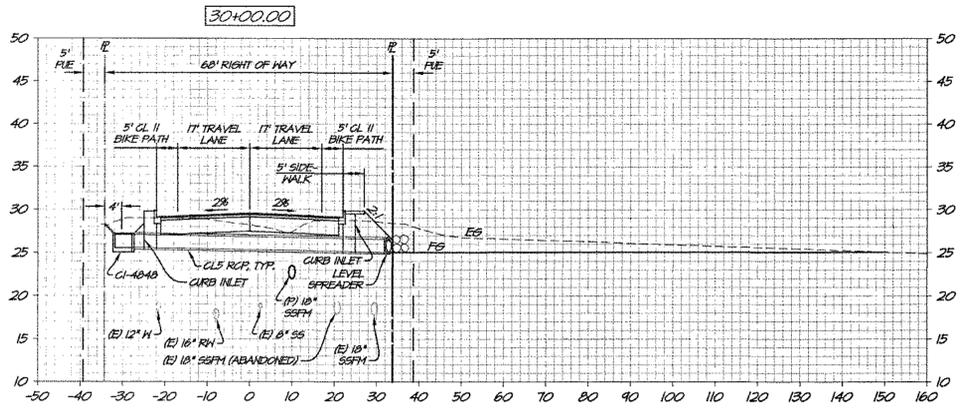
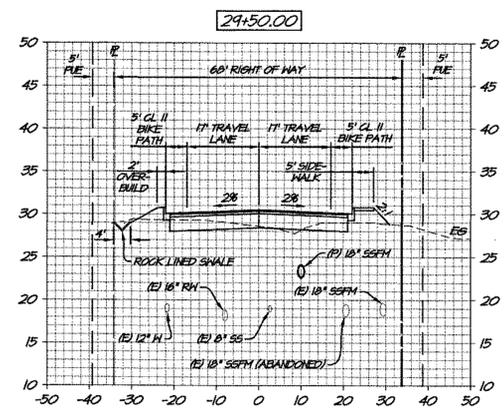
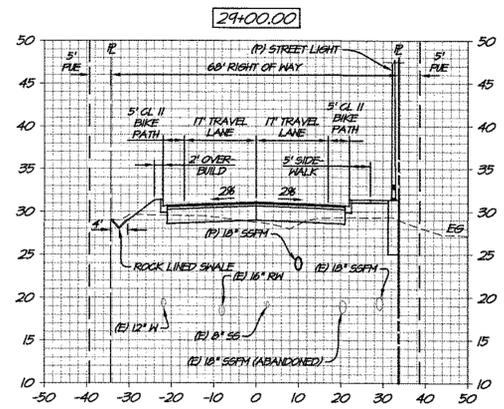
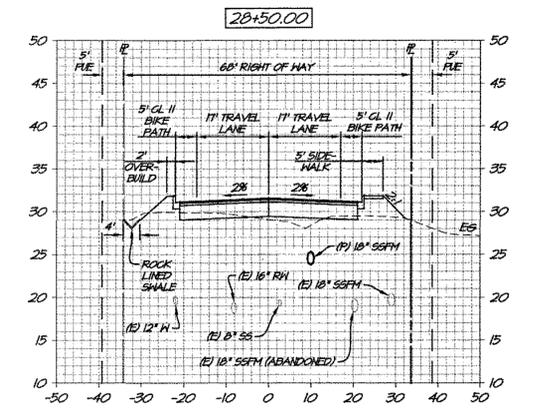
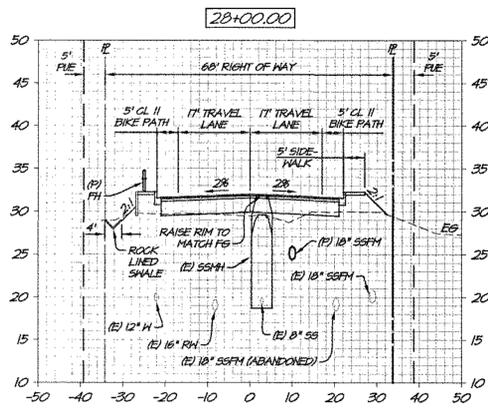
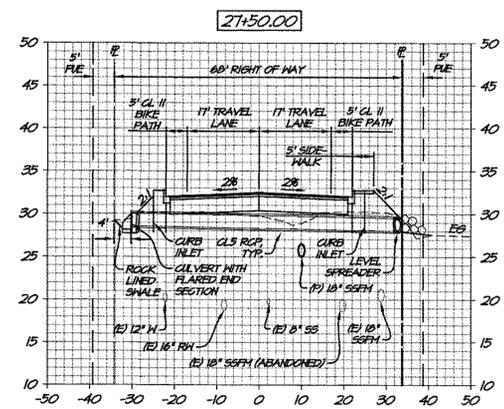
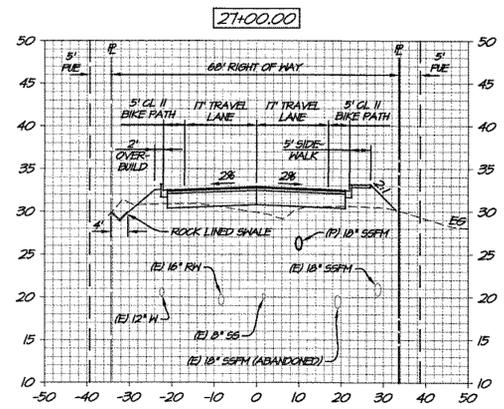
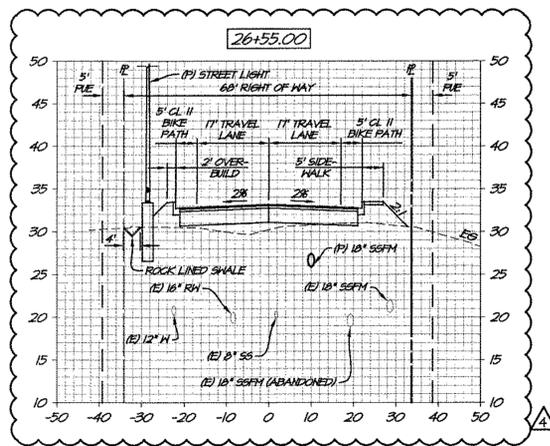
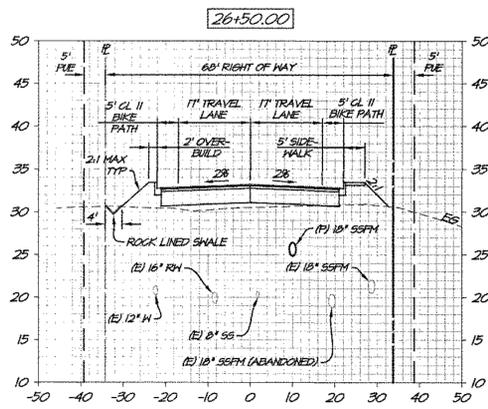
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**COMMERCE BLVD EXTENSION
COMMERCE BLVD SECTIONS**
AMERICAN CANYON CALIFORNIA

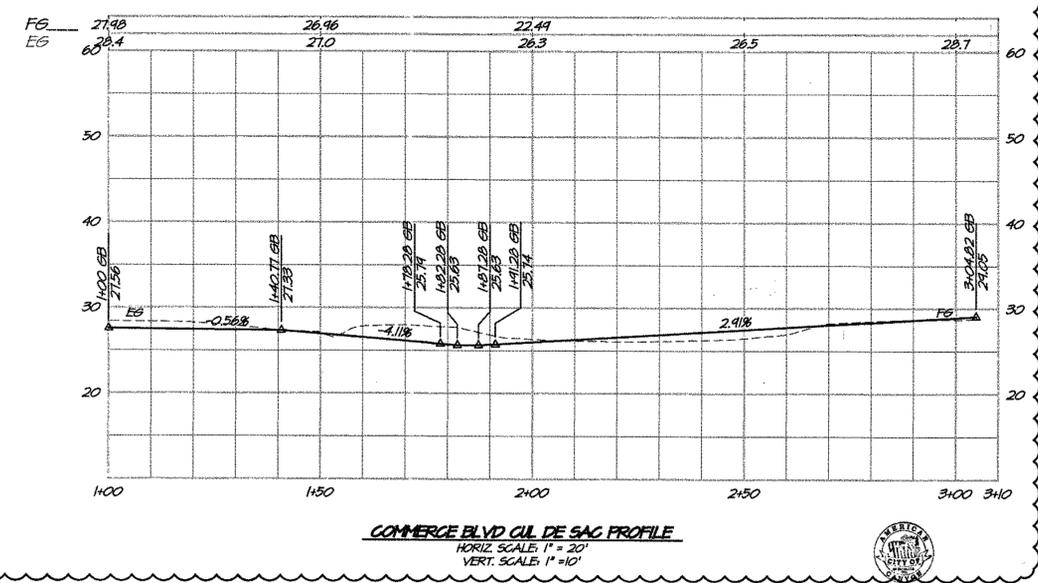
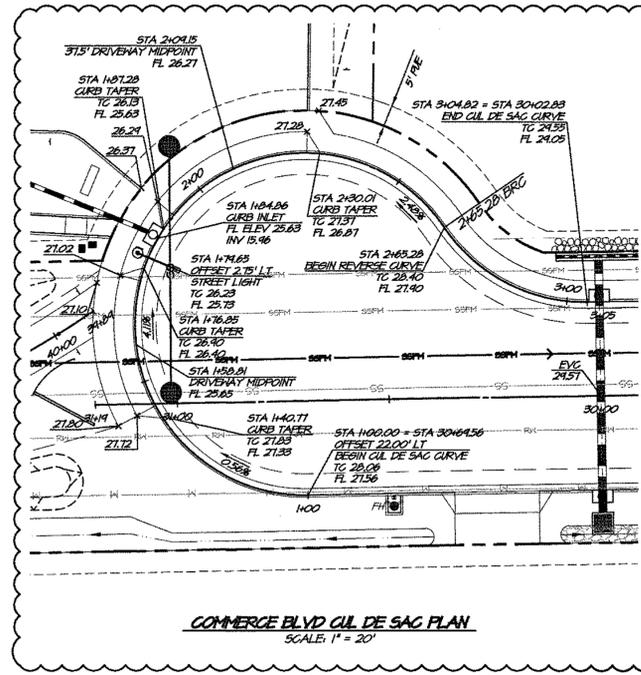


DATE	NOV. 20, 2018
DRAWN	LMM
DESIGNED	DJS
CHECKED	PSM
JOB NO.	4110100
SHEET NO.	C3.2
	13 OF 20 SHEETS

Job Site Copy



ALL CROSS SECTIONS
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 VERT. SCALE: 1" = 10'

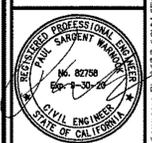


NO.	DATE	REVISIONS
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2	02/20/14	BUILDING PLAN CHECK 2
3	02/20/14	BUILDING PLAN CHECK 3
4		

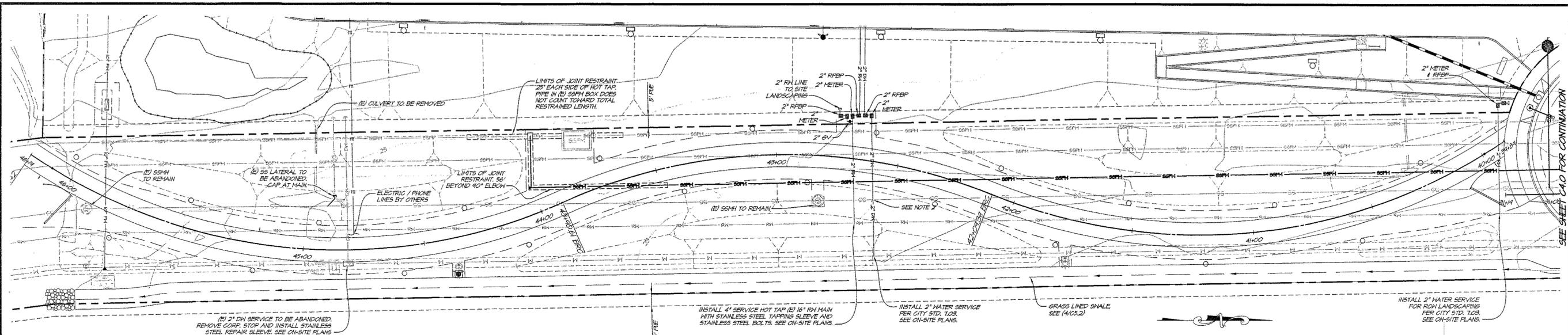
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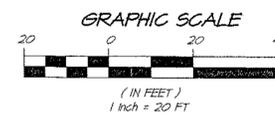
COMMERCE BLVD EXTENSION
 COMMERCIAL BLVD SECTIONS
 AMERICAN CANYON
 CALIFORNIA



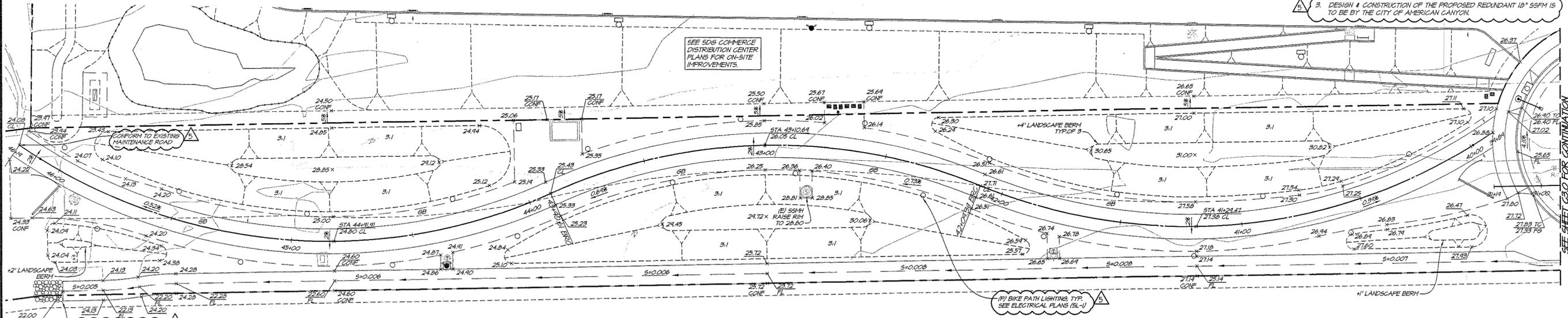
DATE	NOV. 20, 2018
DRAWN	LMM
DESIGNED	D.S.
CHECKED	PSM
JOB NO.	418010.0
SHEET NO.	C3.3
	14 OF 20 SHEETS



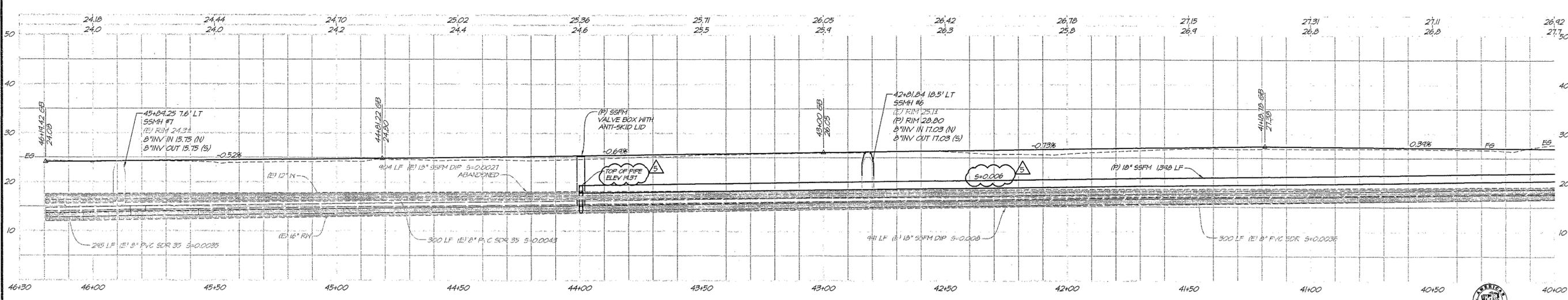
UTILITY PLAN
SCALE: 1" = 20'



- NOTES**
1. ALL EXISTING SSMH ON COMMERCE BLVD ARE A 4" IN DIAMETER.
 2. ALL UTILITY CROSSING LOCATIONS IN COMMERCE BOULEVARD TO BE POTHOLED AND UTILITY MATERIAL, LOCATION AND SIZE BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO UTILITY INSTALLATION.
 3. DESIGN & CONSTRUCTION OF THE PROPOSED REDUNDANT 18" SSMH IS TO BE BY THE CITY OF AMERICAN CANYON.



BIKE PATH PLAN
SCALE: 1" = 20'



BIKE PATH PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

1	02/20/14	BUILDING PLAN CHECK 1	LMH/PSK
2	03/04/14	BUILDING PLAN CHECK 2	LMH/DJS
3	03/20/14	BUILDING PLAN CHECK 3	LMH/DJS
4	03/20/14	BUILDING PLAN CHECK 4	LMH/DJS
5	07/01/14	BUILDING PLAN CHECK 4	LMH/DJS
NO.	DATE	REVISIONS	BY

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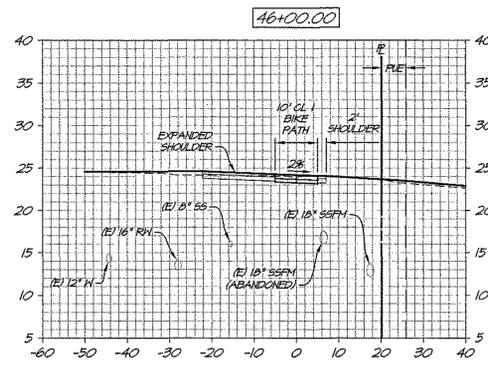
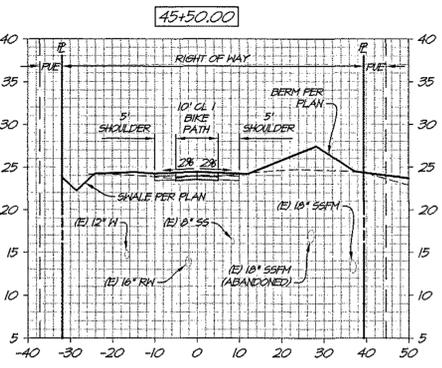
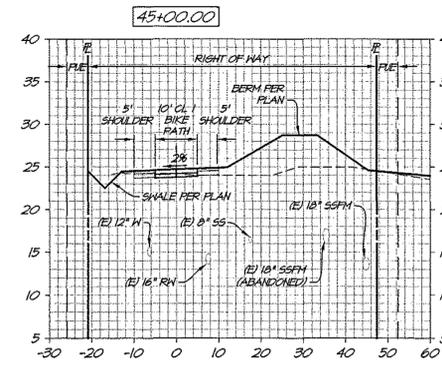
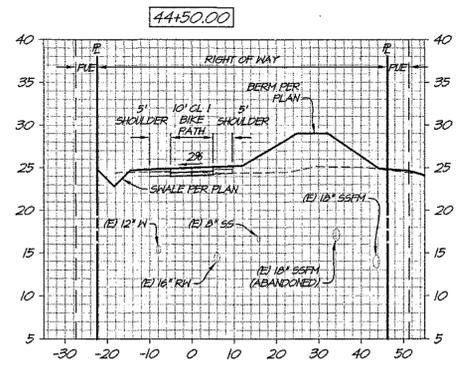
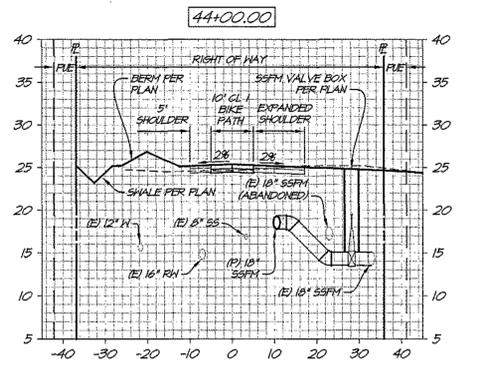
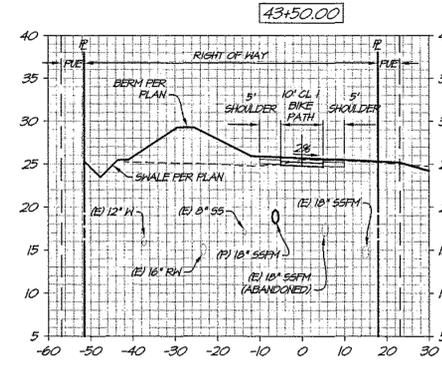
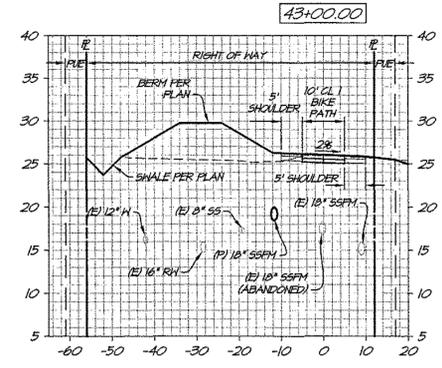
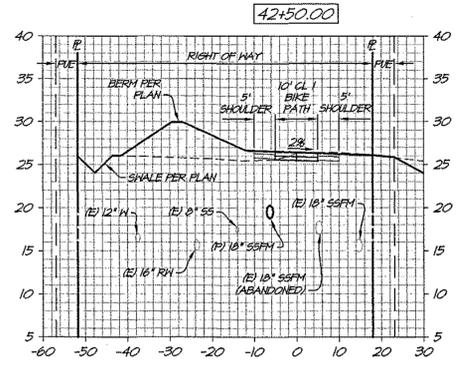
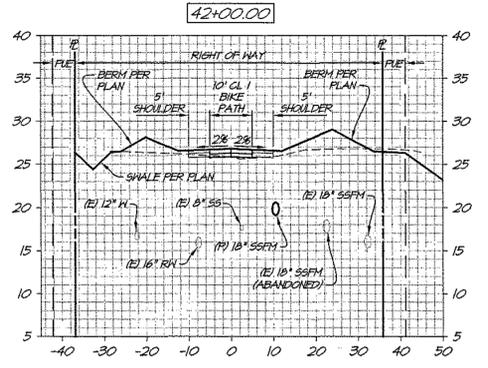
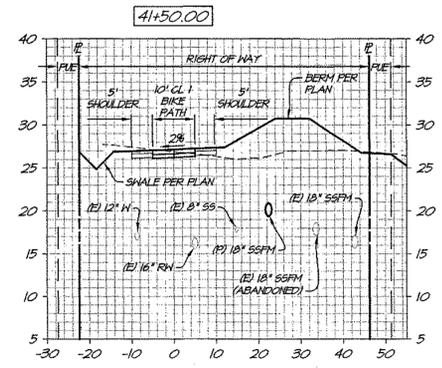
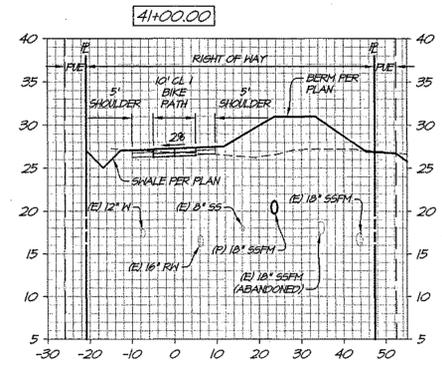
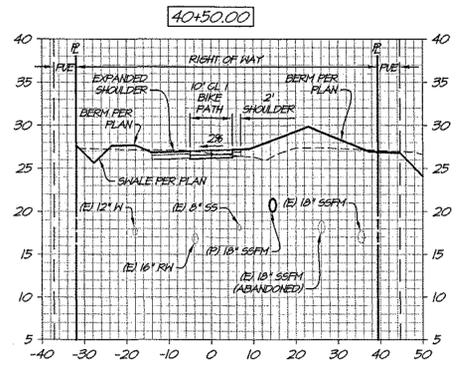
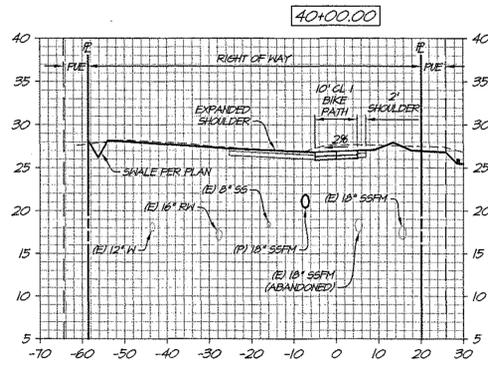
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**COMMERCE BLVD EXTENSION
BIKE PATH UTILITY AND PLAN & PROFILE**
CALIFORNIA
AMERICAN CANYON



DATE	NOV. 20, 2018
DRAWN	LMH/PSK
CHECKED	DJS
CHECKED	PSK
JOB NO.	4180100
SHEET NO.	C3.4

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1	02/06/14	BUILDING PLAN CHECK 1	LMH	PSH
2	03/07/14	BUILDING PLAN CHECK 2	LMH	DLS
3	05/08/14	BUILDING PLAN CHECK 3	LMH	DLS
4	05/08/14	BUILDING PLAN CHECK 4	LMH	DLS
5	07/01/14	BUILDING PLAN CHECK 5	LMH	DLS
				NO.
				DATE
				REVISIONS
				BY
				APPD

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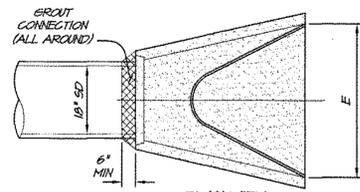
**COMMERCE BLVD EXTENSION
BIKE PATH SECTIONS**
AMERICAN CANYON
CALIFORNIA



DATE	NOV. 20, 2016
DRAWN	LMH
DESIGNED	DLS
CHECKED	PSH
JOB NO.	11180100
SHEET NO.	C3.5
	16 OF 20 SHEETS

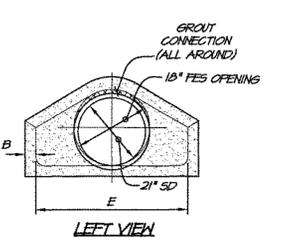
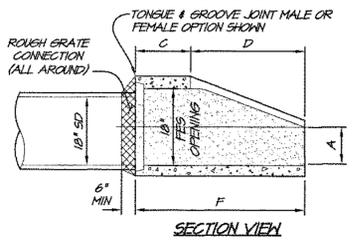
ALL CROSS SECTIONS
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 10'

Job Site Copy



NOTES

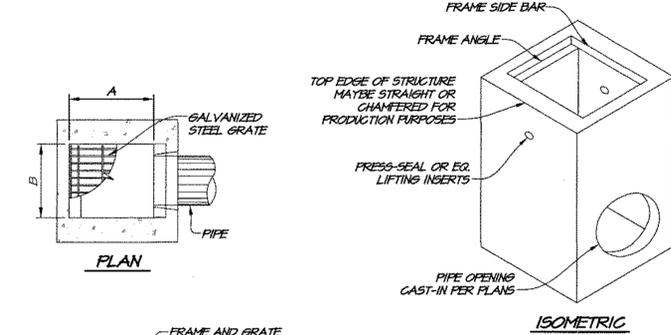
- CENTRAL PRECAST DRAWING NUMBER 50-FES, PAGE 9-1 OR APPROVED EQUAL.
- CONCRETE SHALL TEST 3000 PSI AT 28 DAYS.
- REINFORCEMENT SHALL BE EQUAL TO THAT REQUIRED FOR CLASS III R.C.P. OF CORRESPONDING DIAMETER PER CALTRANS SPECIFICATIONS.



FES OPENING	A	B	C	D	E	F	HEIGHT (LBS)
18"	9"	2 1/2"	13"	21"	36"	40"	900

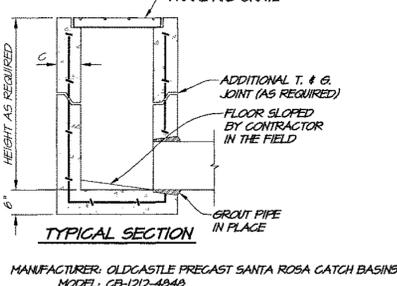
DIMENSIONS PER CENTRAL PRECAST PRODUCT CATALOG

1 FLARED END SECTION
RSA 500000-30 NOT TO SCALE

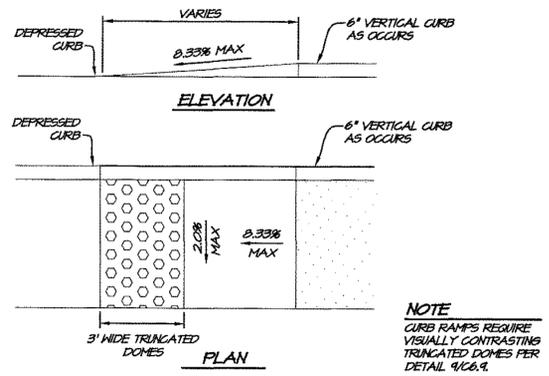


DRAIN INLET TABLE

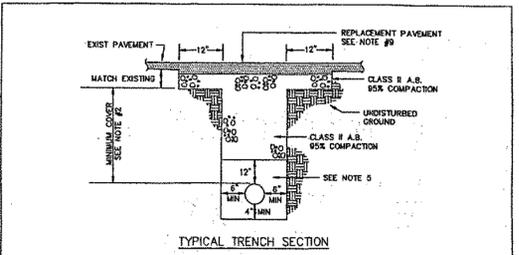
MODEL NO.	A	B	C
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CB1818	18"	18"	5"
CB1824	18"	24"	5"
CB2424	24"	24"	5"
CB2430	24"	30"	5"
CB3030	30"	30"	6"
CB2436	24"	36"	6"
CB3636	36"	36"	6"
CB2448	24"	48"	6"
CB3648	36"	48"	6"
CB4848	48"	48"	6"



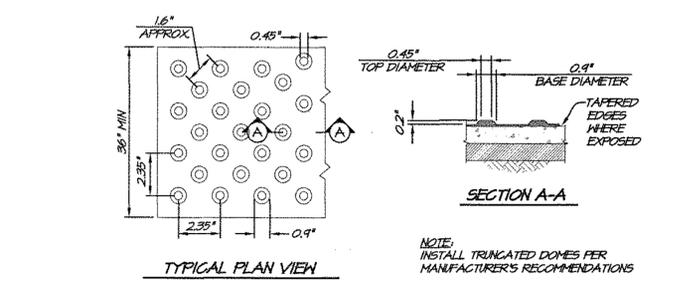
2 DRAIN INLET STRUCTURE DETAIL
RSA 500000-102 NOT TO SCALE



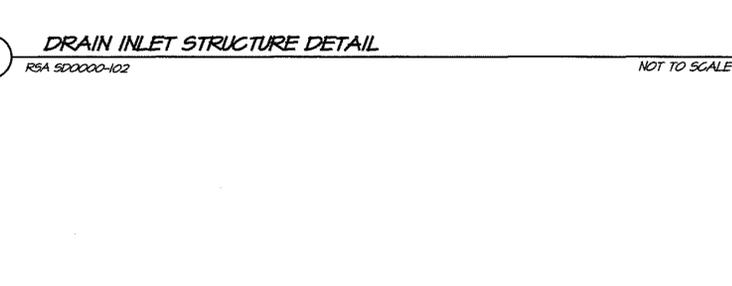
4 TYPICAL CURB RAMP DETAIL
NOT TO SCALE



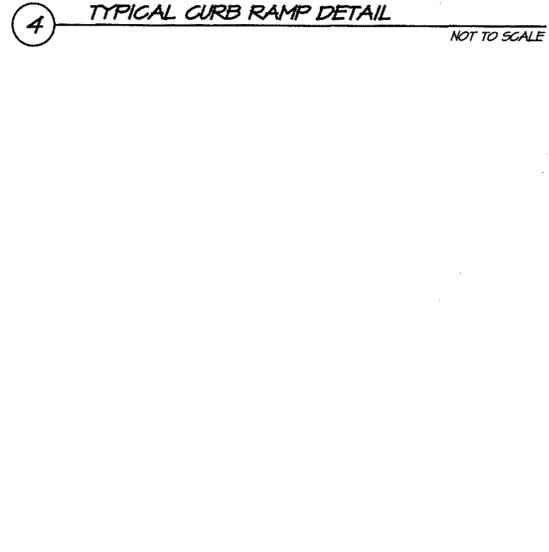
6 STORM DRAIN AND SSM TRENCH DETAIL
RSA 500000-04 NOT TO SCALE



3 TRUNCATED DOME DETAIL
NOT TO SCALE



5 GATE DETAIL
NOT TO SCALE



7 STORM DRAIN LEVEL SPREADER DETAIL
NOT TO SCALE

NOTES

- REPLACEMENT ASPHALT WILL BE EXISTING THICKNESS PLUS 1".
- MINIMUM COVER - SEWERS 48", WATER 42", STORM 30", CULVERTS 12" FROM FINISHED GRADE.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS AND OR SPECIAL PROVISIONS.
- 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.
- BEDDING - CLASS II A.B. SAND FOR POLY WRAPPED PVC PIPE.
- 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.
- PLACEMENT OF BACKFILL SHALL BE IN 6" LIFTS EVENLY PLACED AND MECHANICALLY COMPACTED TO RELATIVE DENSITY AS SPECIFIED.
- 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.
- A.C. SHALL BE TYPE II, 1 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.
- TRAFFIC CONTROL AND WARNING SIGNS SHALL BE PER THE MANUAL OF TRAFFIC CONTROL, CALTRANS PUBLICATION.
- MINIMUM STORM DRAIN COVER MAY BE REDUCED TO 1" OF COVER FOR CLASS 5 RCP.

CITY OF AMERICAN CANYON

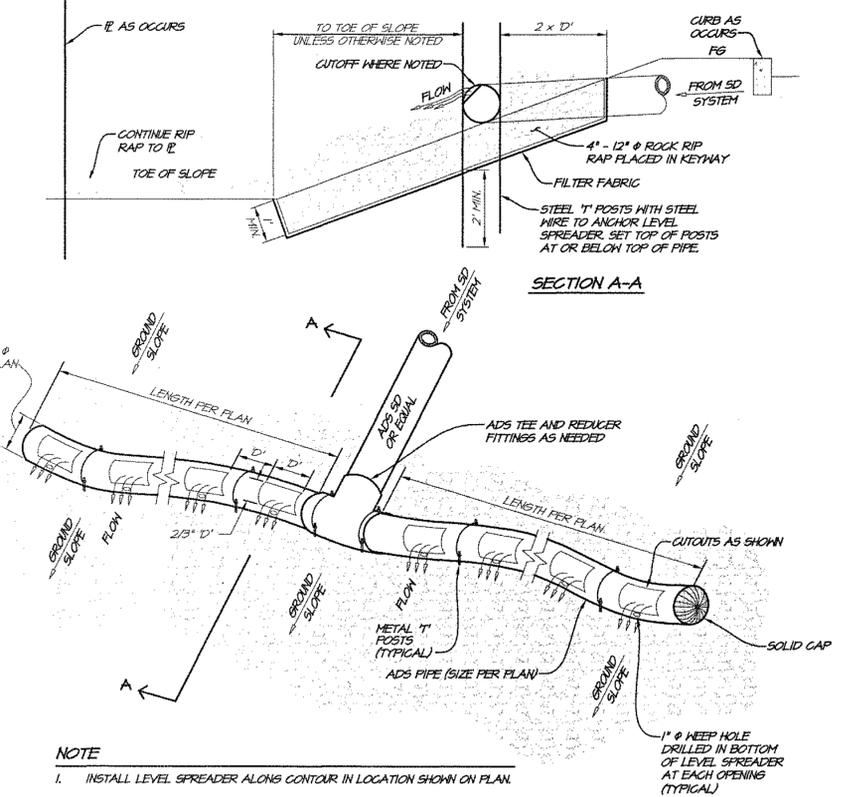
TRENCH EXCAVATION AND BACKFILL

DATE: 11/20/18

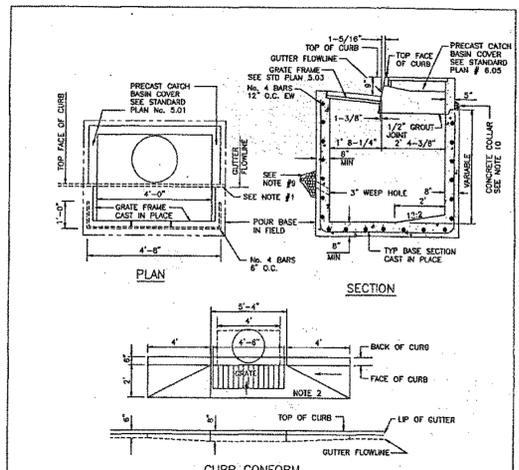
REVISIONS: NONE

STANDARD DWG. # 4.01

6 STORM DRAIN AND SSM TRENCH DETAIL
RSA 500000-04 NOT TO SCALE



7 STORM DRAIN LEVEL SPREADER DETAIL
NOT TO SCALE



5 GATE DETAIL
NOT TO SCALE

NOTES

- GRATE FRAME TO BE INSTALLED TIGHT AGAINST MORTAR OF CURB INLET.
- CONNECTION PIPES MAY BE PLACED IN ANY POSITION AROUND THE WALLS PROVIDED THEY POINT IN THE PROPER DIRECTION.
- CURVATURE OF THE LIP AND SIDEWALLS AT GUTTER OPENING SHALL BE FORMED BY CURVED FORMS AND SHALL NOT BE MADE BY PLASTERING.
- FLOOR OF BASIN SHALL BE TROWELED AND RETROWELED TO PRODUCE A HARD, POLISHED SURFACE OF MAXIMUM DENSITY AND SMOOTHNESS. SLOPE OF FLOOR PARALLEL WITH CURB SHALL BE 1:12 UNLESS OTHERWISE SPECIFIED.
- INLET AND OUTLET PIPES SHALL BE TRIMMED TO THE FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
- SURFACE OF EXPOSED CONCRETE IN BASIN SHALL CONFORM TO SLOPE GRADE, COLOR, FINISH, AND SCORING TO EXISTING OR PROPOSED CURB AND WALLS ADJACENT TO THE BASIN.
- WHEN THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH A SIDEWALK, THE TOP OF THE BASIN SHALL BE POURED MONOLITHICALLY WITH THE SIDEWALK USING THE SAME CLASS OF CONCRETE AS IN THE SIDEWALK.
- KEYS REQUIRED WHEN FLOOR POURED SEPARATE FROM WALLS.
- INSTALL 3" WEEP HOLES WITH 1.0 CUBIC FOOT OF DRAIN ROCK IN BURGLAR SACK OUTSIDE WHEN NECESSARY.
- TRASH BARS ARE REQUIRED ON ALL CURB INLETS.
- FOSSIL FILTERS SHALL BE REQUIRED IN ALL CATCH BASINS UNLESS OTHERWISE NOTED ON THE PLANS.

CITY OF AMERICAN CANYON

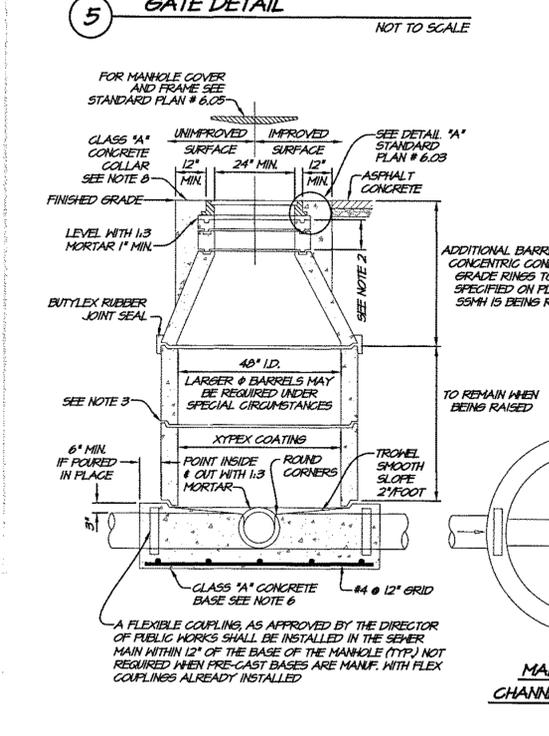
TYPE I CATCH BASIN

DATE: 11/20/18

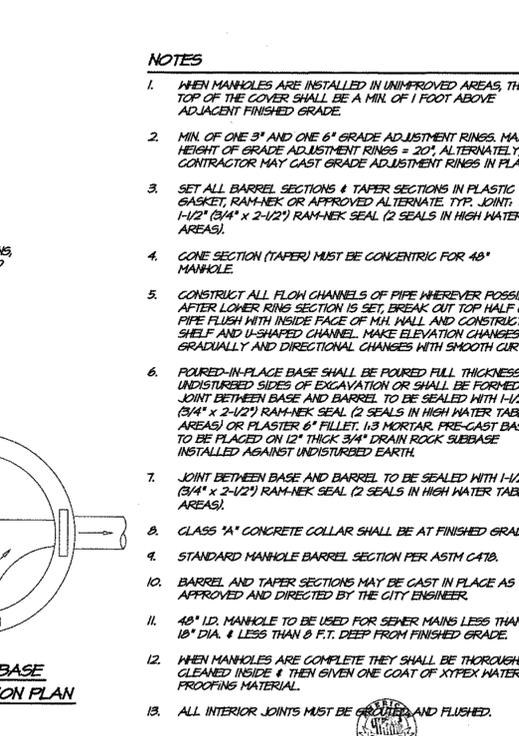
REVISIONS: NONE

STANDARD DWG. # 5.03

8 CURB INLET DETAIL
NOT TO SCALE



9 STANDARD 48\"/>



10 STANDARD 48\"/>

COMMERCE BLVD EXTENSION
COMMERCE BLVD DETAILS
AMERICAN CANYON CALIFORNIA

DATE: NOV. 20, 2018

DRAWN: LHM

DESIGNED: DJS

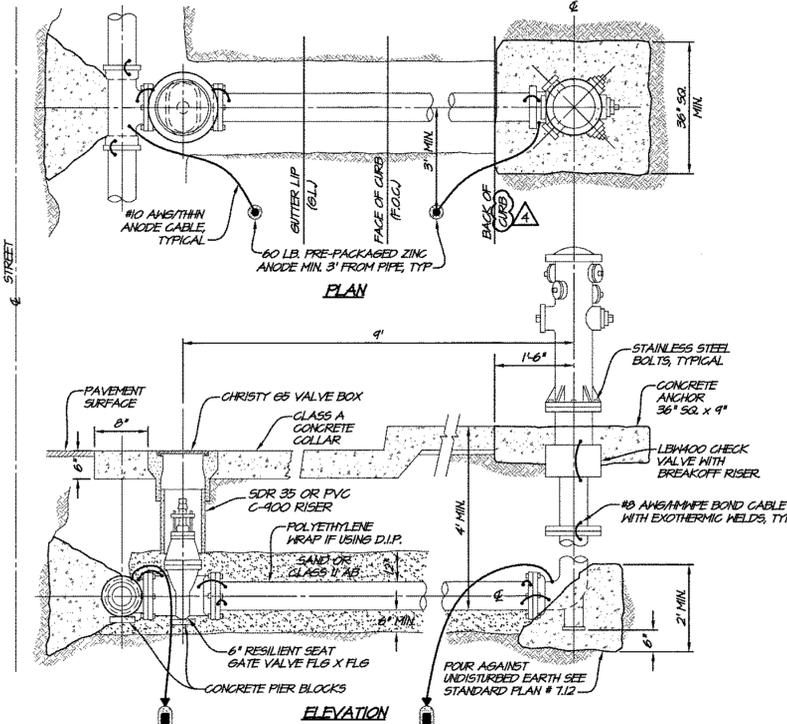
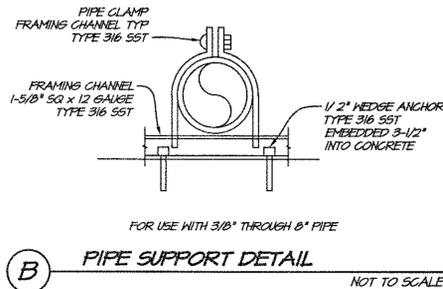
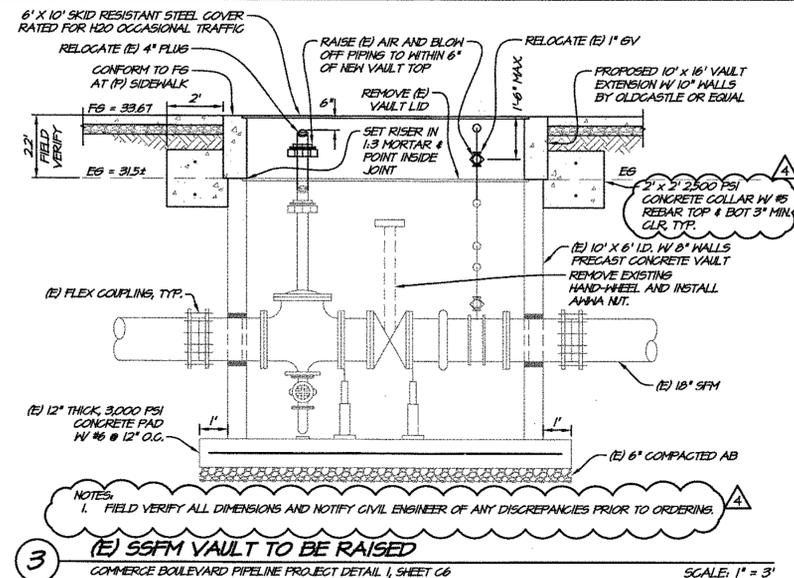
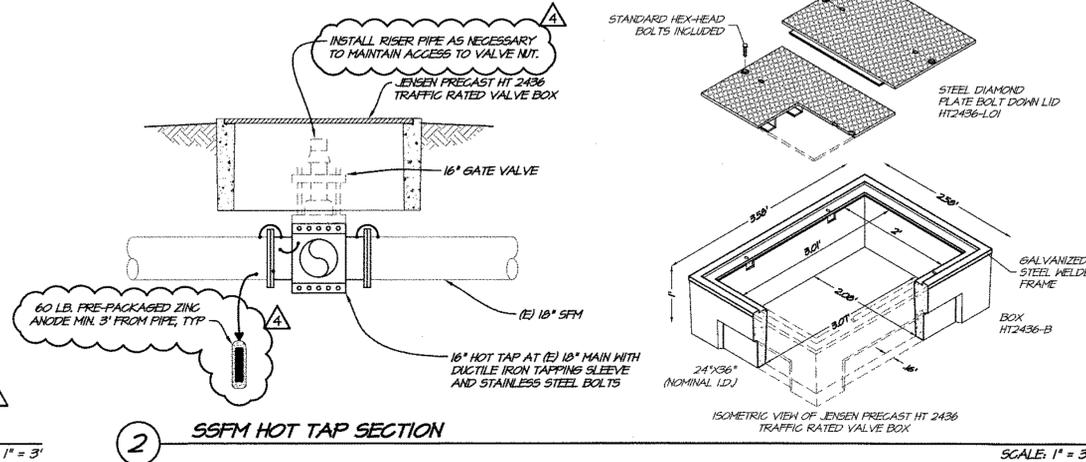
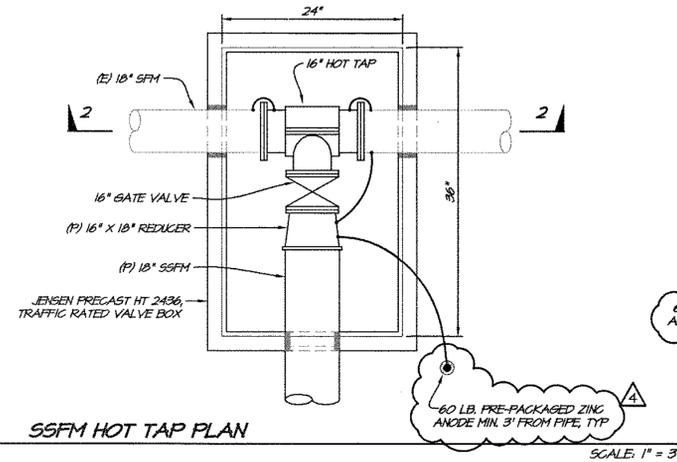
CHECKED: PSW

JOB NO. 4180100

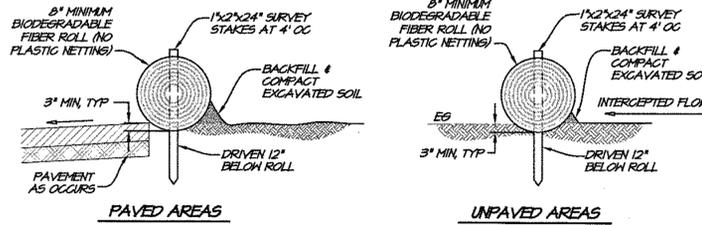
SHEET NO. C5.0

18 OF 20 SHEETS

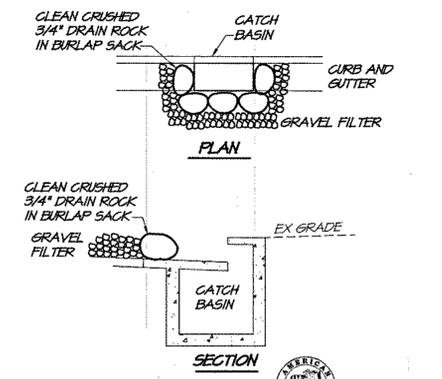
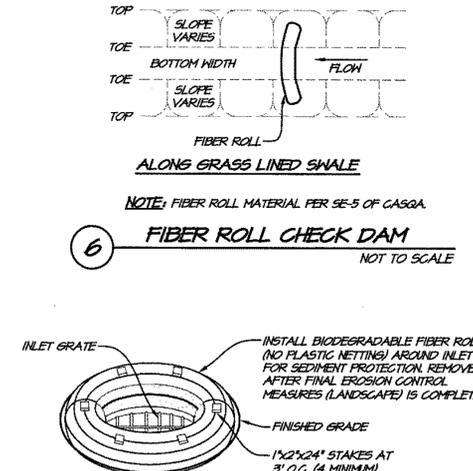
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- NOTES**
- A BLUE FIRE HYDRANT MARKER OF SIMONITE 88 OR EQUAL SHALL BE INSTALLED IN THE STREET MARKING THE LOCATION OF EACH HYDRANT (PUBLIC OR PRIVATE) 12" FROM THE CENTERLINE ON THE HYDRANT SIDE OF THE CENTERLINE.
 - ENCASE ALL METALLIC SURFACES BELOW GROUND WITH POLYETHYLENE.
 - FIRE HYDRANT SHALL BE CLON MODEL #160 OR MUELLER A401.
 - ALL HOSE OUTLET CAPS SHALL BE ATTACHED TO HYDRANT BY CHAIN.
 - PUBLIC FIRE HYDRANTS SHALL BE FACTORY PAINTED "SAFETY YELLOW".
 - ANODES SHALL BE INSTALLED VERTICALLY OR HORIZONTALLY AT LEAST 5' BELOW GRADE AND 3' BELOW PIPE.
 - ALL JOINTS SHALL BE CONTINUALLY BONDED. BOND CABLES SHALL BE LONG ENOUGH TO ALLOW FOR SOIL CONTRACTION AND PIPE MOVEMENT.
 - EXOTHERMIC WELDS SHALL BE INSPECTED AND COMPLETELY COVERED WITH EPOXY COATING PRIOR TO BACK FILLING.
 - VALVES AND FITTINGS WITH FACTORY APPLIED FUSION BONDED EPOXY COATINGS DO NOT REQUIRE BONDING. PART SHALL BE REPLACED IF EPOXY IS DAMAGED.



- GENERAL NOTES**
- ALL FIBER ROLLS SHALL BE BIODEGRADABLE (NO PLASTIC NETTING).
 - PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 2 FEET OF EACH END AND THEN 4 FEET WITH 1" x 2" STAKES OR AS SUGGESTED BY MANUFACTURER.
 - LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:
 - SLOPE INCLINATION OF 4:1 (H:V) OR LESS, FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20'.
 - SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V), FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT.
 - SLOPE INCLINATION 2:1 (H:V) OR GREATER, FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT.
 - TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
 - IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE OVER LAPPED, NOT ABUTTED.
 - FIBER ROLLS SHALL BE REMOVED AFTER COMPLETION OF PROJECT.
- PAVED INSTALLATION NOTES**
- INSTALL FIBER ROLL AT BACK OF SIDEWALK OR BACK OF CURB ONCE PADS ARE CONSTRUCTED.
 - MAINTAIN FIBER ROLL AT BACK OF CURB FOR SEPARATED SIDEWALK.



NO.	DATE	REVISIONS	BY	APPD.
1		CONFORM BUILDING PLAN CHECK 1	LMM	
2		CONFORM BUILDING PLAN CHECK 2	LMM	
3		CONFORM BUILDING PLAN CHECK 3	LMM	

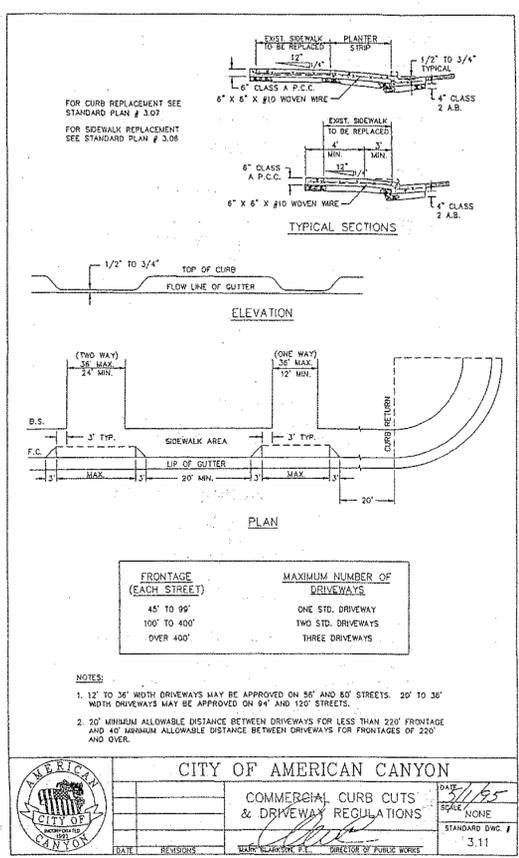
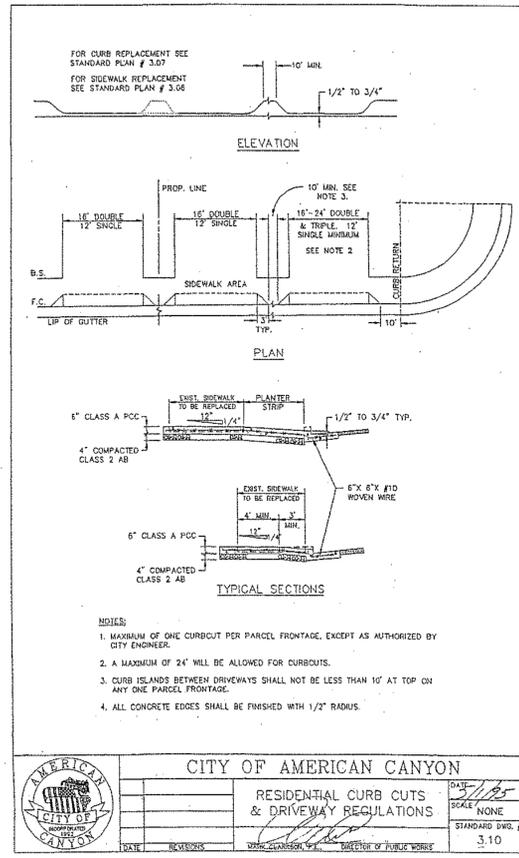
RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE/707.252.3301
WWW.RSACV.COM

RSA+ CONSULTING CIVIL ENGINEERS - SURVEYORS - 1980

**COMMERCE BLVD EXTENSION
DETAILS**
AMERICAN CANYON
CALIFORNIA

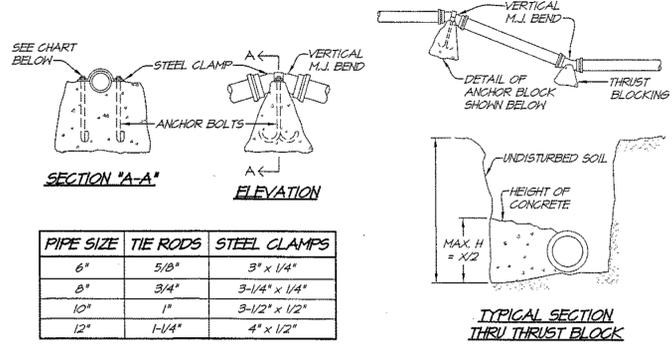
REGISTERED PROFESSIONAL ENGINEER
No. 87758
Exp. 12-31-2018
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE	NOV. 20, 2018
DRAWN	LMM
DESIGNED	DJS
CHECKED	PSH
JOB NO.	4180100
SHEET NO.	C5.1
	19 OF 20 SHEETS



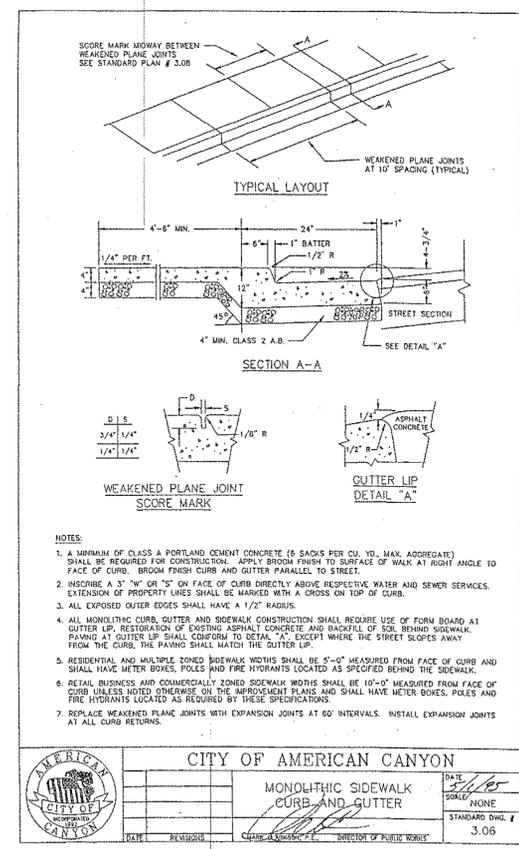
REQUIRED BEARING AREA - TOTAL SQUARE FEET

TYPE OF FITTING	90° BEND	45° BEND	11-1/4" OR 22-1/2" BEND	TEE OR DEAD BEND	TEE W PLUGS	CROSS W PLUGS	CROSS W FLUGS
TYPICAL INSTALLATION							
SIZE OF FITTING	BEARING AREA - TOTAL SQUARE FEET						
	ANCHOR BLOCK - MINIMUM VOLUME CUBIC YARDS						
4"	3	0.5	2	0.5	1	0.3	2
6"	4	1.5	2	1.0	0.5	3	1.0
8"	7	2.5	4	2.0	1.0	5	1.5
10"	12	4.0	6	3.0	1.5	8	2.5
12"	16	5.5	10	4.0	2.0	12	3.5



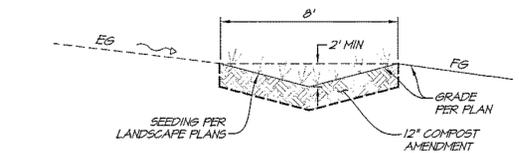
1 **DRIVEWAY APRON DETAILS**
 AMERICAN CANYON STANDARD DRAWINGS 3.10 & 3.11

NOT TO SCALE



3 **SIDEWALK DETAIL**
 AMERICAN CANYON STANDARD DRAWINGS 3.06

NOT TO SCALE

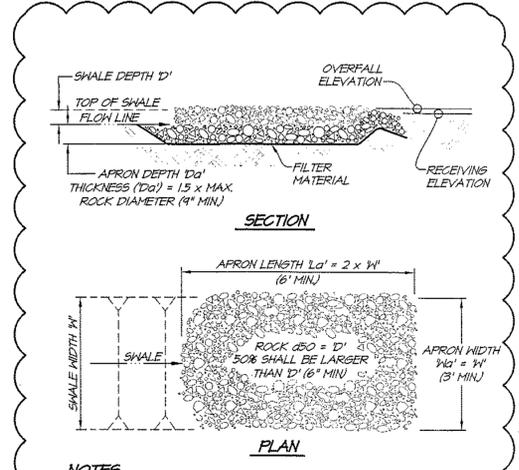


4 **GRASS LINED SWALE DETAIL**

NOT TO SCALE

2 **THRUST BLOCK AND ANCHOR BLOCK DETAILS**
 RSA 110102-02 AMERICAN CANYON STANDARD DWS 1.12

NOT TO SCALE



5 **SWALE ROCK OUTFALL**

NOT TO SCALE

NO.	DATE	REVISIONS	BY	APPD.
1				
2				
3				
4				
5				

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COMMERCE BLVD EXTENSION
DETAILS
 AMERICAN CANYON CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
 No. 22758
 6-30-09
 CIVIL ENGINEER
 STATE OF CALIFORNIA

DATE: NOV. 20, 2010
 DRAWN: LMP
 DESIGNED: DLS
 CHECKED: PSN
 JOB NO.: 410100
 SHEET NO.: **C5.2**
 20 OF 20 SHEETS

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