



REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
August 22, 2024
6:30 PM

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

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

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

PUBLIC PARTICIPATION

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

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

Zoom Meeting Link: [Click here.](#)

Webinar ID: 876 0659 2529 Passcode: 123456

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

AGENDA MATERIALS: Planning Commission agenda materials are published 72 hours prior to the meeting and are available to the public via the City’s website at www.americancanyon.gov.

AMERICANS WITH DISABILITIES ACT: The Planning Commission will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a

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

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE

ROLL CALL

PUBLIC COMMENT

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

AGENDA CHANGES

CONSENT CALENDAR

1. [Minutes of July 25, 2024](#)
Recommendation: Approve the Minutes of July 25, 2024

PUBLIC HEARINGS

2. [21 Capri Ct Setback Variance](#)
Recommendation: A Resolution approving a Variance to reduce the rear yard setback requirement for a single-family home lot at 21 Capri Court in the Harvest Subdivision, APN 059-473-033 (File No. PL24-0019)
3. [Oat Hill Multifamily Residential Major Modification](#)
Recommendation:

Conduct a Public Hearing regarding a Major Modification to the Oat Hill Multifamily Residential project Parcel A and B Design Permit on 13.6 acres located on the east side of Oat Hill south of Napa Junction Road (PL24-0009) and, based on substantial evidence, consider adoption of a Resolution recommending the City Council of the City of American Canyon either: (1) approve one or more modifications; (2) deny one or more

modifications; (3) revise the modifications; or (4) continue the hearing to a later date.

MANAGEMENT AND STAFF ORAL REPORTS

4. [Active Planning Projects](#)

Recommendation: Review the August 2024 Active Planning Projects

COMMISSIONER ITEMS

ADJOURNMENT

CERTIFICATION

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

Nicolle Hall, Deputy City Clerk, Community Development Department

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

ACTION MINUTES

July 25, 2024

6:00 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

The Planning Commission was called to order at 6:13 p.m.

ROLL CALL - CLOSED SESSION

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

Absent: Commissioner Crystal Mallare

Excused: None

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Chair Cruz called for public comments. Witten comments: None. Oral Comments: None. The public comments period was closed.

MEETING RECESS - PLANNING COMMISSION TO CONVENE IN CLOSED SESSION

6:00 P.M. CLOSED SESSION ITEMS

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

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

CALL TO ORDER - PLANNING COMMISSION TO RECONVENE IN OPEN SESSION

Open session was called to order at 6:44 p.m.

PLEDGE OF ALLEGIANCE

Action: The pledge of allegiance was recited.

ROLL CALL - OPEN SESSION

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

Absent: Commissioner Crystal Mallare

Excused: None

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

A report on closed session and confirmation of reportable action was given by Deputy City Attorney Christina Bellardo.

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

Chair Brando Cruz opened public comments. Written comments: None. Oral comments: Yvonne Baginski was called to speak; Beth Marcus was called to speak. The public comments period was closed.

AGENDA CHANGES

Community Development Director Brent Cooper recommended that the agenda be reordered to present the business item for the SDG 220 Draft Environmental Impact Report as item #1 and the public hearing for the Oat Hill Multifamily Residential Major Modification as item #2.

Action: Motion to adopt Motion to reorder the agenda moving the business item; SDG 220 Commerce Distribution Draft Environmental Impact Report (DEIR) Public Review Workshop to item #1 and the Oat Hill Multifamily Residential Major Modification Public Hearing to Item #2 made by Commissioner Eric Altman, seconded by Vice Chair Davet Mohammed and CARRIED by a roll call vote.

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

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: None

BUSINESS

1. SDG Commerce 220 Distribution Center Draft Environmental Impact Report (DEIR) Public Review Workshop

Community Development Director Brent Cooper introduced the item, and the Consultants John Wojtas from Stravinsky Development Group and Janna Waligorski from First Carbon Solutions, who shared a PowerPoint presentation.

Commissioners discussed the item.

Chair Brando Cruz opened public Comments. Written Comments: Jeannette Goyetche, Yvonne Baginski. Oral Comments: Yvonne Baginski was called to speak; Fran Lemos was called to speak. Chair Cruz closed public comments.

Action: The Planning Commission Received and filed the SDG Commerce 220 Distribution Center Draft Environmental Impact Report workshop.

CONSENT CALENDAR

2. Minutes of May 23, 2024

Chair Brando Cruz called the Consent Calendar.

Action: Motion to approve the Minutes of May 23, 2024, made by Commissioner Eric Altman, seconded by Vice Chair Davet Mohammed, and CARRIED by a roll call vote.

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

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: None

PUBLIC HEARINGS

2. Oat Hill Multifamily Residential Major Modification

Community Development Director Brent Cooper reported on the item and shared a PowerPoint presentation. Blaise Hilton from Russell Square Consulting shared a PowerPoint presentation.

Commissioners discussed the item.

Speakers: Deputy City Attorney Christina Bellardo, Community Development Director Brent Cooper

Chair Brando Cruz opened the Public Hearing. Written comments: None. Oral Comments: Beth Marcus was called to speak; Fran Lemos was called to speak; Karen Fritz was called to speak; Neila Medeiros was called to speak but could not comment due to technical difficulties. Chair Cruz closed the Public Hearing. Chair Cruz re-opened public comment for Nelia Medeiros; due to ongoing technical difficulties, comments were not heard. Chair Brando Cruz closed public comment.

Action: Motion for a continuance of the Oat Hill Multifamily Residential Major Modification to a mutually convenient time to be determined or to the next regular

Planning Commission Meeting scheduled for August 22, 2024, made by Commissioner Eric Altman, seconded by Vice Chair Davet Mohammed, and CARRIED by roll call vote.

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

Nays: None

Abstain: None

Absent: Commissioner Crystal Mallare

Excused: None

Commissioner Eric Altman requested that, if possible, a special early meeting be scheduled if the developer can finalize their proposal before the next regular Planning Commission meeting in August.

MANAGEMENT AND STAFF ORAL REPORTS

4. Active Planning Projects

Community Development Director Brent Cooper reported on Active Planning Projects, including a resubmittal for the Crawford Apartments, a resubmittal from Outfront Billboards, a variance for a model home in Harvest in Watson Ranch, a minor modification for a new, larger floor plan, a submittal for a new neighborhood in Watson Ranch by KB homes, Lemos Point Apartments received occupancy permits, Hampton Inn Hotel building permit, and the Giovannoni Project mass grading application.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

Action: The meeting adjourned at 8:15 p.m.

CERTIFICATION

Respectfully Submitted,

Nicolle Hall, Deputy City Clerk, Community Development Department



TITLE

21 Capri Ct Setback Variance

RECOMMENDATION

A Resolution approving a Variance to reduce the rear yard setback requirement for a single-family home lot at 21 Capri Court in the Harvest Subdivision, APN 059-473-033 (File No. PL24-0019)

CONTACT

William He, AICP, Senior Planner

BACKGROUND & ANALYSIS

Table 1: Site Information

General Plan Designation	Town Center (TC)
Zoning District	Town Center Medium Density Residential 16 (TC1: MDR16)
Site Size	4,756 Square Feet
Present Use	Vacant Single-Family Lot
Surrounding Uses	North: TC1: MDR16 / Single-Family Home South: TC1: MDR16/ Single-Family Home East: TC1: MDR16 / Single-Family Home West: TC1: MDR16 / Landscaping Parcel
Access	Capri Court from Junegrass St

History: 21 Capri Court is a single-family home lot in the Harvest Subdivision in Watson Ranch. The subdivision, originally known as Watson Ranch Lot 10, was approved by the City Council on September 21, 2021, and includes 219 single-family home lots. Initially, the project featured three home types: Plan 1583, Plan 1799, and Plan 1859.

On August 7, 2023, the property owner received approval for a Minor Modification to add Plan 1874 to the mix (PL23-0014). Later, on May 31, 2024, another Minor Modification was approved to include Plan 1891 (PL24-0011), bringing the total to five floorplan types. The plan numbers indicate the home square footage.

Proposed Variance: On June 10, 2024, the applicant informed staff that the rear left corner of the Plan 1891 home at 21 Capri Court encroached 1-foot into the rear setback of the model home lot. This home layout features the garage and driveway on the left side of the lot. The trapezoidal lot has the shortest side on the left side of the house, and the longer side on the right side of the lot.

The applicant considered reversing the floorplan in “mirror image”, so that the longest side of the house is located on the deepest part of the lot, but reversing the floorplan would place the driveway on the right side of the lot. Unfortunately, a driveway on the right side of the lot would interfere with an existing water meter and sewer connection. Unable to reverse the floorplan, the trapezoidal lot shape requires a rear setback Variance. Exhibit 1.2 shows the proposed home layout on Parcel 85.

Fortunately, among the 46 Plan 1891 floorplans the applicant intends to construct in the Harvest neighborhood, the only parcel that requires a Variance is the model home parcel at 21 Capri Court.

On July 15, 2024, the applicant applied for a Variance to reduce the rear yard setback at 21 Capri Court one foot from 10 feet to 9 feet.

Site Specific Issues:

Setbacks: WRSP Table 6.2.2 requires a 10-foot rear yard setback for MDR-16 single family detached lots. The 1-foot rear setback reduction for a corner of one house is caused by an irregularly-shaped trapezoidal lot which provides a wider side yard but a shallower rear yard. As shown on the table below, all other development standards for this lot are met.

Table 2: WRSP MDR16 Development Standards

	Required	Proposed	Compliance
Minimum lot size	1,500 SF	4,756 SF	Yes
Minimum width	30 ft	36.7 ft	Yes
Minimum depth	50 ft	76.42 ft	Yes
Minimum front yard garage setback	20 ft	20 ft	Yes
Minimum side yard	3 ft	5.2 ft, 22 ft	Yes
Minimum rear yard	10 ft	9 ft	Variance
Maximum floor area ratio	70%	31.3%	Yes
Maximum number of stories	3	2	Yes
Maximum building height	35 ft	26.5 ft	Yes

Granting a 1-foot rear yard setback reduction would not grant a special privilege that is denied to other properties in the neighborhood because all the other floorplans fit on their lot, including the other Plan 1891 homes in the neighborhood. The one-foot setback reduction does not conflict with

Building and Fire Codes and Public Works standards.

Public Outreach:

City outreach occurred between August 1, 2024, and August 21, 2024. The neighborhood letter and public notice letter is shown in Attachment 3. Specific events are outlined below:

Aug. 1 – Project Posted on website

Aug. 1 – Project Information Announcement to GovDelivery Recipients (4,150+/-)

Aug. 1 – Neighborhood letters sent within 500 feet

Aug. 8 – Public Hearing Notice mailed to property owners and residents within 500 feet

Aug. 8 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,150 + people)

Aug. 9 – Public Hearing Notice Published in the Vallejo Times Herald

Aug. 16 – Staff Report published on City Website and emailed to GovDelivery Recipients

Aug. 16 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,150 + people)

Aug. 21 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,150 + people)

Throughout the public review period, staff received one comment concerning citywide traffic. The comment and staff response is available on Attachment 4.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The 21 Capri Court Variance application required a developer deposit for review and processing, so there is no fiscal impact for staff time.

ENVIRONMENTAL REVIEW

The Variance Project is part of the Harvest Subdivision and qualifies for an exemption to CEQA review. The City Council approved the Harvest Subdivision (formerly known as Watson Ranch Lot 10) on September 21, 2021, under Resolution 2021-75. The Harvest Subdivision is part of the WRSP Project FEIR (SCH#2015022030), which was approved by the City Council on November 6, 2018. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

ATTACHMENTS:

[1.0 21 Capri Ct Variance - Resolution](#)

[1.1 Exhibit A - Proposed Plot Plan](#)

[1.2 Exhibit B - 21 Capri Ct Variance Confirmation of COAs](#)

[2. Location Map](#)

3. Public Notice Letters

4. Public Comments and Responses

PC RESOLUTION NO. 2024-XX

A RESOLUTION APPROVING A VARIANCE TO REDUCE THE REAR YARD SETBACK REQUIREMENT FOR A SINGLE-FAMILY HOME LOT AT 21 CAPRI COURT IN THE HARVEST SUBDIVISION, APN 059-473-033 (FILE NUMBER PL24-0019)

WHEREAS, on September 21, 2021, the City Council approved the Harvest Subdivision (formerly known as Watson Ranch Lot 10) for 219 single-family lots under Resolution 2021-75; and

WHEREAS, on May 31, 2024, the Community Development Department approved a Minor Modification to add “Plan 1891” to the product mix for the Harvest Subdivision; and

WHEREAS, on June 10, 2024, the Applicant informed staff that a corner of the Plan 1891 home encroached one foot into the rear setback and reversing the floorplan in “mirror image” reverse was not feasible because the driveway would interfere with a water meter and sewer connection on the right side of the lot; and

WHEREAS, unable to reverse the floorplan on the lot, on July 15, 2024, DR Horton (Applicant) submitted a Variance application to reduce the rear yard setback requirement for a single-family lot at 21 Capri Court in the Harvest Subdivision (File no. PL24-0019); and

WHEREAS, the Project site consists of a 4,756 square foot lot in the Watson Ranch Specific Plan Medium Density Residential 16 (WRSP MDR-16) Zoning District; and

WHEREAS, the Variance application requests a reduction in the rear yard setback from 10 feet to 9 feet (a one-foot reduction) to accommodate construction of a new 1,891 square-foot single-family home on an irregularly shaped lot; and

WHEREAS, a single-family home is a permitted use classification in the WRSP MDR-16 Zone; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed development was exempt because there is no substantial evidence of changed circumstances under CEQA Guidelines Section 15162 requiring further review as the whole of the approvals sought are contemplated under the WRSP Project Final Environmental Impact Report (FEIR) under SCH #2015022030; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on August 22, 2024 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal, and all comments were reviewed and considered.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of American Canyon hereby approves the 21 Capri Court Variance (File No. PL24-0019) with the findings from Section 2.

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

This Variance Project is part of the Harvest Subdivision and qualifies for an exemption to CEQA review. The City Council approved the Harvest Subdivision (formerly known as Watson Ranch Lot 10) on September 21, 2021, under Resolution 2021-75. The Harvest Subdivision is part of the WRSP Project FEIR (SCH#2015022030), which was approved by the City Council on November 6, 2018. There is no substantial

evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

SECTION 2. VARIANCE FINDINGS

According to WRSP Table 6.2.2, Medium Density Residential Development Regulations for Detached Dwellings, the required setback for the rear yard setback is 10 feet. The applicant is requesting a reduction from 10 feet to 9 feet for the site at 21 Capri Court. Approval of the Variance requires all the following findings be made pursuant to American Canyon Municipal Code Section 19.43.030:

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

21 Capri Court has an irregularly shaped lot that is larger than typical lots in the Harvest at Watson Ranch subdivision (4,756 sq ft vs. 3,200 sq ft). However, the unique shape causes the southern corner of the proposed Plan 1891 Home to extend 1 foot into the 10-foot rear setback. In other locations with regular rectangular lots, this plan fits within all required setbacks. Due to the existing driveway and utilities along Capri Court, there is no alternative way to place the Plan 1891 Home without needing a variance. The only exception needed is for the rear yard setback, reducing it by 1 foot. This affects only a small corner of the home. Compliance with WRSP MDR-16 standards is shown in the table below:

<i>WRSP Table 6.2.2 MDR-16 Dev. Standards</i>	<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
<i>Minimum lot size</i>	<i>1,500 SF</i>	<i>4,756 SF</i>	<i>Yes</i>
<i>Minimum width</i>	<i>30 ft</i>	<i>36.7 ft</i>	<i>Yes</i>
<i>Minimum depth</i>	<i>50 ft</i>	<i>76.42 ft</i>	<i>Yes</i>
<i>Minimum front yard garage setback</i>	<i>20 ft</i>	<i>20 ft</i>	<i>Yes</i>
<i>Minimum side yard</i>	<i>3 ft</i>	<i>5.2 ft, 22 ft</i>	<i>Yes</i>
<i>Minimum rear yard</i>	<i>10 ft</i>	<i>9 ft</i>	<i>Variance</i>
<i>Maximum floor area ratio</i>	<i>70%</i>	<i>31.3%</i>	<i>Yes</i>
<i>Maximum number of stories</i>	<i>3</i>	<i>2</i>	<i>Yes</i>
<i>Maximum building height</i>	<i>35 ft</i>	<i>26.5 ft</i>	<i>Yes</i>

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

The reduction of the rear setback by 1 foot allows for only a very limited corner of the proposed Plan 1891 Home to be constructed beyond the 10' rear setback line. Compared to other properties within the Harvest community with a more typical rectangular lot shape, this proposed plot design does not benefit the home with an overall reduced amount of side and rear setback due to its unique lot shape. The overall separation of the home from the property line is greater than most typical lots, especially on the porch (north) side. Since the rear (west) property line is adjacent to a common area, the reduced rear setback does not decrease the minimum separation from neighboring properties. The variance does not grant special privileges inconsistent with properties in the vicinity.

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

Granting the variance does not conflict with safety standards in the Building or Fire Codes. The reduction of the rear setback by 1' will not be detrimental to the public health, safety, or welfare or to property or residents in the vicinity.

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

The requested variance only pertains to the rear setback. It does not request changes to permitted uses.

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

The structure on site complies with the height and bulk requirements of the WRSP Medium Density Residential 16 Zone. The development is in the Airport Land Use Compatibility Plan Zone E, which does not prohibit single-family homes.

SECTION 3. CONDITIONS OF APPROVAL

General

1. The Variance approval is granted for the reduction of the rear yard setback from 10 feet to 9 feet at 21 Capri Court, which shall be substantially as shown on file in the Community Development Department, except as modified by conditions of approval in this approval. Exhibits A through B consist of the following:
 - a. Proposed Lot Fit and Setbacks Exhibit, prepared by DR Horton, dated June 22, 2024.
 - b. Variance Confirmation of Conditions of Approval
2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected and appointed officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

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

proceeding challenging the entire or a portion of an approval, conditional approval, permit, entitlement or any other document of any related claim.

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

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

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

3. The approval shall become effective on the expiration of the appeal period, ten calendar days following the decision, unless an appeal to the City Council is filed. An appeal may be filed with the Community Development Director by filling out an Appeal Form accompanied by a fee of \$795. Should an appeal period end on a Saturday, Sunday or holiday, the final day for filing an appeal shall be the following Monday, or the next business day following a holiday. If there is no appeal, this approval will be final on September 2, 2024.
4. This approval is also subject to return of the "Applicant Confirmation of Conditions of Approval" form signed by the property owner as incorporated in this Resolution as Exhibit B.
5. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.
6. All applicable Harvest Subdivision and Design Permit conditions apply to this application. See Planning Commission Design Permit Resolution 2021-18 and City Council Subdivision Resolution 2021-75.

PASSED, APPROVED and ADOPTED at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 22nd day of August, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Brando Cruz, Chair

ATTEST:

APPROVED AS TO FORM:

Nicolle Hall, Deputy City Clerk

William D. Ross, City Attorney

EXHIBITS:

- A. Plot Plan Exhibit
- B. Applicant confirmation of Conditions of Approval



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

CIVIL ENGINEERS • SURVEYORS • PLANNERS

PROJECT: HARVEST AT WATSON RANCH

SUBDIVISION: 29-RM-1

LOT NO.

LOCATION: AMERICAN CANYON, CA

APN:

85

DRAWN BY: LNM

CHECKED BY: AVG

JOB NO.: 1217-062

DATE: JUNE 12, 2024

REVISED:

REVIEWED AND APPROVED:

D.R. HORTON HOMES

DATE



THIS PLAN SHOWS THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINE, DESIGN DRAINAGE CONTROL ELEVATIONS, AND DIRECTION OF DRAINAGE FLOW TO CONFORM WITH LOCAL ORDINANCES FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE ONLY. INFORMATION SHOWN IS APPROXIMATE EXCEPT FOR THOSE SETBACKS WHICH ARE REQUIRED MINIMUMS OR DIMENSIONS OF RECORD. THIS PLAN DOES NOT REFLECT AS BUILT CONDITIONS. ALL CONSTRUCTION SHALL BE CONSISTENT WITH CITY STANDARDS AND REQUIREMENTS. THIS PLAN IS NOT FOR SALES PURPOSES.

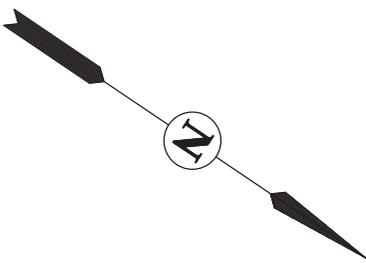


SCALE: 1"=20'

Proposed Variance to Rear Setback:
Reduce from Required 10' to 9'

2.0' RET. WALL AND SUBDRAIN

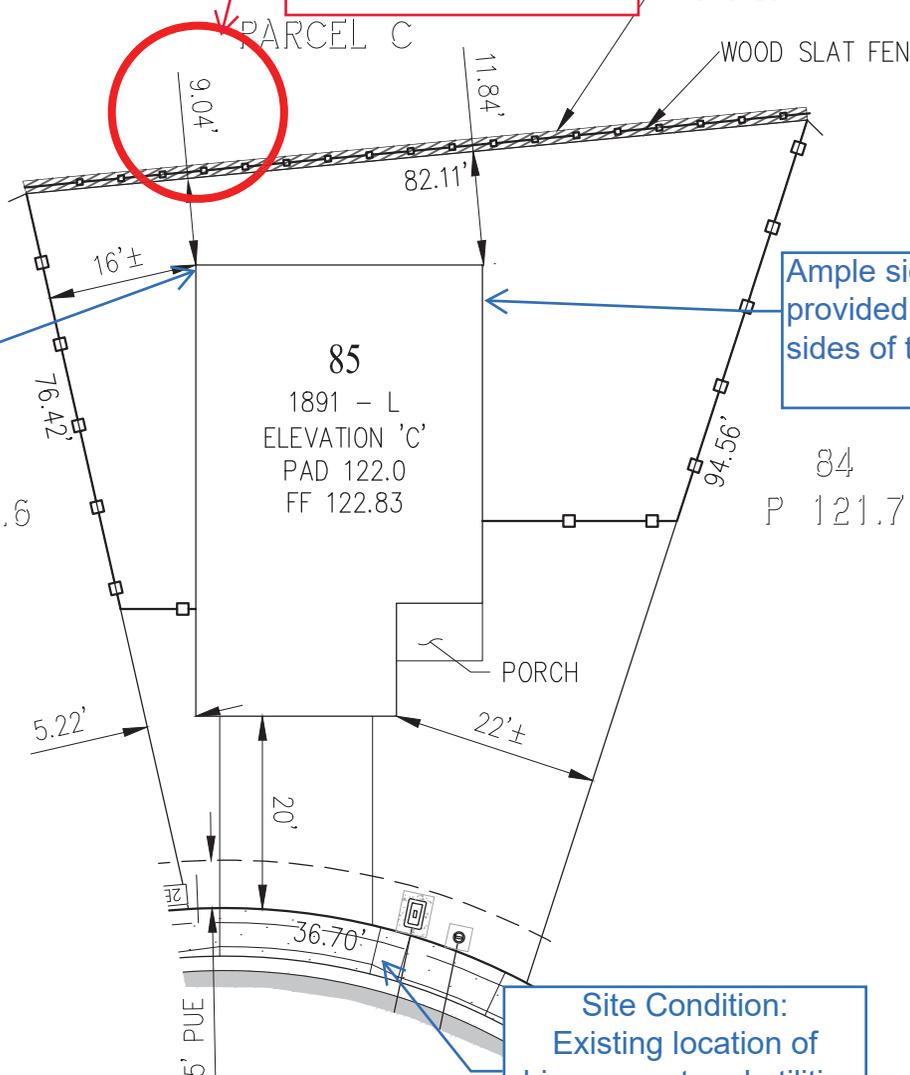
WOOD SLAT FENCE



Limited portion of home crosses the 10' setback line

Ample side setback provided on other sides of the home

Attachment 1: Exhibit A
21 Capri Ct Variance
Plot Plan



Site Condition:
Existing location of driveway cut and utilities limits other possible options of plotting the home

GENERAL NOTES:

- PAD ELEVATIONS, GRADES & UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND HAVE NOT BEEN VERIFIED IN THE FIELD.
- JOINT TRENCH UTILITIES SHOWN HEREON ARE APPROXIMATE.
- SWALE AND GRADING DESIGN ASSUMES A MINIMUM OF 8" CLEARANCE FROM FINISHED FLOOR TO ADJACENT GRADE.
- MAINTAIN 5% SLOPE AWAY FROM EXTERIOR OF BUILDING AND 2% SWALE SLOPE WHEN WITHIN 10' OF FOUNDATION (1% ELSEWHERE). ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO THE CALIFORNIA RESIDENTIAL AND BUILDING CODES.
- ALL FENCE LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL FENCE LOCATION TO BE DETERMINED BY CONTRACTOR.
- UP TO ONE FOOT OF GRADE CAN BE RETAINED BETWEEN LOTS BY FENCE.
- PLUMBER TO INSTALL A SANITARY SEWER OVERFLOW PROTECTION DEVICE (OPD) ON THE SEWER LATERAL ADJACENT TO THE CLEANOUT AT THE HOUSE PER CITY REQUIREMENTS. SEWER OPD NOT SHOWN ON THE PLOT PLAN.

21 CAPRI COURT

COLOR SCHEME:
LIVING SF:
GARAGE SF:
PORCH/ PATIO SF:
LOT AREA: 4,756 SF

P	PAD ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
BG/GLIP	GARAGE BACK/GARAGE LIP
TC	TOP OF CURB
TBC	TOP OF BEVELED CURB
PUE	PUBLIC UTILITY EASEMENT
JT	JOINT TRENCH
LP/INV	LOW POINT/INVERT
HP	HIGH POINT OF SWALE
AC	AIR CONDITIONER
R/L	GARAGE RIGHT/LEFT

LEGEND	
	EMBANKMENT (2:1 MAX)
	4" OR 5" BEVELED CURB
	SWALE
	SCH40 PVC SD
	AREA DRAIN (AD)
	CATCH BASIN (CB)
	SANITARY SEWER SERVICE
	METER & WATER SERVICE
	JOINT TRENCH SERVICE

	LOT LINE
	RETAINING WALL
	RET. WALL W/ 6' FENCE
	6' WOOD FENCE
	FIRE HYDRANT
	ELECTROLIER
	JOINT TRENCH FACILITIES
	TRANSFORMER
	CONCRETE

CIVIL ENGINEERS • SURVEYORS • PLANNERS

2633 CAMINO RAMON, SUITE 350, SAN RAMON, CALIFORNIA 94583 (925) 866-0322 www.cbandg.com



EXHIBIT B
Applicant Confirmation of Conditions of Approval
21 Capri Ct Variance
(FILE NO. PL24-0019)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Approval Letter dated August 22, 2024.

Applicant's signature

Date

Applicant's name

Property Owner's signature

Date

Property Owner's name

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

21 Capri Ct Variance - Location Map



Sent by US Mail

August 2, 2024

Subject: Proposed Variance at 21 Capri Court in the Watson Ranch Harvest Subdivision (File No. PL24-0019)

Dear Property Owner and Neighbor,

This letter is to inform you early in the development review process that DR Horton has filed an application for a Variance at 21 Capri Ct in the Harvest Subdivision in Watson Ranch. The application requests a 1-foot reduced rear setback to accommodate construction of a new single-family home on an irregularly shaped lot. The site is in the Medium Density Residential 16 (MDR16) Zone and requires a 10-foot setback in the rear yard. The applicant is requesting a 9-foot setback to accommodate an 1,891-SF single family home with a two-car garage. The site is accessible from Capri Ct by Junegrass St. You can view the site from Google Maps from this link: <https://maps.app.goo.gl/WsKVW4d4KdP1NQR98> . Shown below is an image of the proposed lot.



Additional information that describes the proposed 21 Capri Ct Variance is available at this web address: <https://bit.ly/3A4lLt7> .

A Variance is approved by the Planning Commission through a public hearing. We welcome your involvement in the planning process. If you have any questions or comments on this project, please submit it through the link provided at the QR code below. To sign up for the latest information, public hearing notices, and future Planning Commission agendas, please use this link: <https://bit.ly/3nOkDDU> .

Sincerely,

City of American Canyon



William He, AICP
Senior Planner, Community Development Department



CITY OF AMERICAN CANYON PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

On **Thursday, August 22, 2024**, at the hour of **6:30 p.m.**, at **4381 Broadway, Suite 201** (in the Council Chambers of the American Canyon City Hall), a public hearing will be held by the Planning Commission of the City of American Canyon to consider the following:

APPLICATION: Consider a Resolution to approve a Variance to reduce the rear yard setback requirement for a single-family home lot at 21 Capri Ct in the Harvest Subdivision, APN 059-473-033 (File Number PL24-0019).

PROJECT DESCRIPTION: 21 Capri Ct is located in the Harvest Subdivision in the Watson Ranch Specific Plan (WRSP). The Variance application requests a 1-foot reduced rear setback to accommodate construction of a new single-family home on an irregularly shaped lot. The site is in the Medium Density Residential 16 (MDR16) Zone and requires a 10-foot setback in the rear yard. The applicant is requesting a 9-foot setback to accommodate an 1,891-SF single family home with a two-car garage.

ENVIRONMENTAL REVIEW: This Variance Project is part of the Harvest subdivision and qualifies for an exemption to CEQA review. The City Council approved the Harvest Subdivision (formerly known as Watson Ranch Lot 10) on September 21, 2021, under Resolution 2021-75. The Harvest Subdivision is part of the WRSP Project FEIR (SCH#2015022030), which was approved by the City Council on November 6, 2018. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

PROJECT LOCATION: 21 Capri Ct (APN 059-473-033)

APPLICANT: DR Horton

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

Written comments may be submitted to the Community Development Department at <https://bit.ly/3A4lLt7> or by mail at 4381 Broadway St, Suite 201, American Canyon, CA 94503, prior to the public hearing.

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

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

Nicolle Hall, Deputy City Clerk
Community Development Department

Date: August 9, 2024

Publication Date: August 10, 2024



21 Capri Court Variance Project Comments

Date* 08/02/2024

Name* Mary Robinett

Company

Email* [REDACTED]

Phone Number* [REDACTED]

- Please check all that apply*
- I own a home in American Canyon
 - I rent a home in American Canyon
 - I own a business in American Canyon
 - I work in American Canyon
 - None of the above

Address* Street Address

[REDACTED]

Address Line 2

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

CA

Country

USA

Comments*

If comments are being provided through the upload of a document, please indicate so.

When is the city going to take responsibility for the horrible constant traffic issues the city imposed on American Canyon citizens? I have opposed on more building years ago due to the horrible traffic problems. I will continue to oppose any more building until the city takes responsibility and fixes the horrible traffic problems. Does the city government people not see how horrible this is????

File Upload

From: [William He](#)
To: [REDACTED]
Cc: [Jacqueline K Chan](#); [Brent Cooper](#); [Erica Ahmann Smithies](#)
Subject: 21 Capri Ct Variance - Public Comment
Date: Tuesday, August 13, 2024 11:25:00 AM
Attachments: [REDACTED]

Hi Mary,

Thank you for your comment regarding the 21 Capri Ct Variance Project. In the comment you inquired about why does the City not fix the traffic problem before building more new development.

The City is working hard to address traffic issues in American Canyon. The Watson Ranch project will expand the roadway system, including extending Newell Drive, and constructing Rio Del Mar between Newell Drive to Highway 29. Every year, the City Council adopts a 5-Year Capital Improvement Program (CIP). You can view the CIP [HERE](#). The CIP includes numerous physical improvements to city facilities in many categories, including roadways. Roadway improvements in the 5-Year CIP include the following:

- Benton Way between Elliot Drive and Wetlands Edge
- Green Island Road reconstruction and widening
- Knightsbridge Reconstruction and Water Main Improvements
- South Kelly Road/Highway 29 intersection widening
- Melvin Road traffic calming, sidewalk and storm drainage improvements
- Rancho Del Mar paving and utility improvements

Recent road improvements include the following:

- Pavement treatments and crosswalk and curb ramp improvements on Folland Drive, Corsicana Drive, Brophy Street, Kemp Lane, Kemp Way, Sheffield Way, and Folland Drive, Gold Valley Way at Tapestry Lane
- Enhanced pedestrian intersection on Donaldson Way at Shenandoah Drive and on Silver Oak Trail at White Oak Drive
- 8,600 feet of new Class II Bike Lanes on Donaldson Way, Shenandoah Drive, and Silver Oak Trail
- Installation 410 feet of sidewalk on Eucalyptus Drive and pavement rehabilitation

In 2023, the City completed the annual pavement resurfacing project that included rubberized cape seal treatments, ADA upgrades, bike lane, and/or crosswalk improvements on the following streets:

- Donaldson Way (between Eucalyptus Drive to Rio Del Mar and between Amarillo Drive and Andrew Road),
- Elke Drive,
- Gizela Drive,
- Rita Court,
- Rebecca Court,

Jana Way,

- West Carolyn Drive (between Donaldson Way to Rio Grande).

The annual pavement resurfacing project is funded by SB1/Gas Tax, Measure T, and ARPA Funding.

In November 2016, voters passed Measure T—a half cent sales tax that provides supplemental funding for road maintenance. This county-wide measure will generate almost \$300 million over 25 years to pay for maintenance, reconstruction, and rehabilitation of our City's streets, roads, and sidewalks.

Measure T requires that 99% of the funds raised be spent on local street maintenance. Only 1% may be used for administrative and reporting costs. The funds cannot be used for new roads or congestion relief. The measure also requires a review of expenditures by an oversight board. To learn more about how these decisions are made or see the specific areas on the project list, visit our website [HERE](#).

In 2022, the City adopted a Local Streets and Roads Safety Plan. You can view this plan on our website [HERE](#).

Traffic calming and safety is a high priority for all of us. Through the City of American Canyon's Traffic Calming Program [HERE](#), we aim to take a data-driven approach to focus infrastructure design, public education, and enforcement efforts around the goal of zero traffic fatalities or severe injuries. The Program provides a framework for the community to submit concerns for problem areas to our Team for evaluation, classifies the appropriate traffic calming measures to incorporate on our streets and roadways, and affords criteria to assess the magnitude of the need and probable effectiveness of an installation.

We will continue to build upon the Program's foundation through the vastly treasured spirit of American Canyon's community members, where everyone is welcome, and we come together to face challenges. Safe roadways begin with safe drivers, and that includes ourselves. Take the *We Love Safe Streets* traffic calming program resident pledge and safety program [HERE](#).

Highway 29 is a chronically congested highway through American Canyon. Owned and operated by the State of California through Caltrans, the Napa Valley Transportation Agency (NVTA) is the authorized Napa County liaison with Caltrans. The NVTA, with funding and cooperative support from the City of American Canyon, recently completed a Project Initiation Document (PID) to improve Highway 29 through American Canyon and is currently working on the preliminary project approval and environmental documentation phase (engineering design, environmental approval, and permitting.) Completion of the current phase is anticipated to take 18 months to two years and will identify the preferred project to fund and construct. The ultimate project will provide access to federal funds for Highway 29 transit, improved vehicular operations, beautification, and bicycle and pedestrian improvements. You can view the PID study documents and other project updates on the NVTA website [HERE](#).

Kind regards,

William He, AICP

Senior Planner, Community Development Department

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503

707 647 4337 | whe@cityofamericacanyon.org

www.cityofamericacanyon.org



TITLE

Oat Hill Multifamily Residential Major Modification

RECOMMENDATION

Conduct a Public Hearing regarding a Major Modification to the Oat Hill Multifamily Residential project Parcel A and B Design Permit on 13.6 acres located on the east side of Oat Hill south of Napa Junction Road (PL24-0009) and, based on substantial evidence, consider adoption of a Resolution recommending the City Council of the City of American Canyon either: (1) approve one or more modifications; (2) deny one or more modifications; (3) revise the modifications; or (4) continue the hearing to a later date.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

The Oat Hill Multifamily Residential project Major Modification was considered on July 30, 2024 and continued to August 22, 2024 on account of the applicant proposing additional modifications during the meeting.

On August 7, 2024, the applicant submitted a comprehensive list of proposed modifications. A copy of the applicant's proposal is included as Attachment 1. A copy of the July 30, 2024 Planning Commission staff report is included as Attachment 2.

Zoning Code Major Modification Standards

The zoning code Chapter 19.45 sets forth procedures for a Major Modification.

A "Major Modification," considered by the original decision-making authority (here the City Council), is a significant revision of a previously approved plan or permit (ACMC Section 19.45.020(B)). The Major Modification approval criteria, or burden of proof, is listed below:

- The modification must substantially conform to the previously approved plan. If the change is substantive, it must be equivalent to the original project design, consistent with city design

and development standards and policies.

- The modification may not create substantially different impacts from the previously approved project.
- The modification may not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.
- The modification must be consistent with general plan policies and exhibits.

The Planning Commission, in its role as advisor to the City Council on this Major Modification, has authority to consider any of these alternatives:

- Agree with one or more modifications;
- Deny one or more modifications;
- Revise the modifications; or
- Continue the hearing to a later date.

A Resolution based on the Planning Commission actions will be prepared for the Commission's final approval before being forwarded to the City Council who serves as the approval authority.

The City received one comment letter regarding this application. A copy of the letter is included as Attachment 3.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

The City Council approved a Mitigated Negative Declaration for the overall project in 2021 in conjunction with the General Plan Amendments, Rezoning, Design Permits, Airport Land Use Commission Override, and Tentative Subdivision Maps. The scope of the Major Modification falls within the 2021 environmental review. Additionally, the proposed modifications do not constitute a "Project" under CEQA, consistent with CEQA Guidelines Section 15378(b).

ATTACHMENTS:

1. [Russell Square Major Modification Proposal](#)
2. [July 30 Staff Report and Attachments](#)
3. [Oat Hill Planning Commission Letter Lyon 08.13.24 Redacted](#)



Russell Square Consulting
2339 Courage Dr Suite C
Fairfield CA 94533

August 7th, 2024

City of American Canyon
Planning Department
4381 Broadway #201
American Canyon CA 94503

Dear Mr. Cooper,

In accordance with Municipal Code Section 19.45.030(A), Russell Square is pleased to submit this Major Modification application outlining each proposed design change and the corresponding reasoning. We will use the design permit set approved at the time of entitlement on September 21, 2021, as the baseline for comparison. All proposed changes are value-engineering options aimed at reducing construction costs, which have increased over the past few years since ownership acquired the project in October 2022.

Below is a breakdown and summary of all the proposed changes.

1. ROOF MATERIAL:

Original Material Approved (See Sheet A7):

- Concrete Slate Roofing – Egale, Sierra Madre
- Metal Roof – Metallic Silver

Proposed Material (See Sheet A7):

- Composition Shingles – Antique Black / Cool Black

We are proposing to use composition shingles instead of a mixture of concrete slate and metal roofing to reduce construction costs. Concrete slate roofs are heavier, necessitating additional structural support, which increases costs. They are also known to absorb water, potentially compromising the structural integrity over time. At the July 30th Planning Commission meeting, it was noted that recent multi-family projects in American Canyon have also used composition shingles for their buildings.

2. ROOF PITCH & RIDGE:

Original Pitch & Ridge (See Sheets A1-A6):

- 4:12 roof pitch
- Main Ridge w/ Dutch Gables

Proposed Pitch & Ridge (See Sheets A1-A6):



- Include Hip in Roof Ridge
- Eliminate Dutch Gables to Break Up Main Ridge
- 4:12 Pitch to a 3:12 Pitch

In May 2022, Russell Square submitted a minor modification proposal to enhance the architectural appeal of the roof by breaking up the main ridge and eliminating the Dutch gables. This modification was approved on June 28, 2022. However, on July 5, 2024, the Planning Department rescinded all minor modification approvals for Parcel A, including the one granted on June 28, 2022. The approved minor modifications are still applicable to Parcel B since building permits had already been issued for Parcel B and work has commenced. We request that the same approvals granted for Parcel B be extended to Parcel A to maintain the cohesion of the project.

In addition, we are also proposing a 3:12 roof pitch for Parcel A to achieve higher ceilings on the third floor, increasing the height from 9 feet to 10 feet. Given the rise in construction costs since the time of entitlement, we anticipate recovering some of these costs by charging higher rents for units with 10-foot ceilings at Parcel A. Changing the roof pitch will not affect the building height but will provide an additional foot of interior clearance to offer this feature. This change will not be applied to the apartment buildings at Parcel B, as framing has begun, and material has already been delivered.

3. SIDING & TRIM MATERIAL:

Original Material Approved September 21st, 2021 (See Sheets A1-A6.1):

- Stucco
- Board & Batten Vertical Fiber Cement Siding w/ Corner Boards
- Board & Batten Gable Siding
- Fiber Cement Trim

Proposed Material (See Sheets A1-A6.1):

- Remove Board & Batten Vertical Fiber Cement Siding w/ Corner Boards
- Remove Board & Batten Gable Siding
- Remove Fiber Cement Trim
- Full Stucco Building

Russell Square Consulting proposes using all stucco for the buildings to address recent significant increases in construction costs. Stucco is not only more cost-effective, but also more durable. We believe that the two-color schemes will provide the architectural variety that the Planning Commission is seeking. The approved entitlement set already includes stucco on the first and second floors; we simply propose extending this material further.

Full stucco would provide lower construction and maintenance costs to offset additional cost increases incurred from the required retaining walls and landscaping requirements. Although extensive preparation was done at the time of entitlement, designing to the existing conditions only occurred during the construction document phase. We were unaware that Public Works' requirement for additional walls also needed planning department approval due to their screening requirements for retaining walls. These



unanticipated costs for additional walls and landscaping were not anticipated when the project was acquired.

If the Planning Commission does not support full stucco, lower cost savings could be achieved by using lap siding on the third floor instead of the approved board and batten siding. We prefer lap siding as feedback from residents in other projects indicates that board and batten siding looks outdated. Lap siding offers a more polished and luxurious appearance and will be painted with the accent colors from our proposed color schemes to enhance the project's visibility from public roads and Highway 29. Refer to sheets A3.1 and A6.1 for elevation comparisons.

4. PATIOS:

Original Material (See Sheets A1 and A4):

- Stucco Patio on Ground Floor w/ Gate

Proposed Material (See Sheet A1 and A4):

- Cedar Railing Patio on Ground Floor without Gate

We are proposing the use of cedar planks instead of stucco for the patios to enhance the buildings with a different material. Cedar patios not only provide architectural depth but are also more cost-effective. Stucco patios would require CMU blocks and footings, whereas the cedar railing option eliminates the need for footings and additional materials. Moreover, we can utilize our in-house construction personnel for installation, avoiding the costs of outside contractors.

The gate option was eliminated during the construction document phase due to the need for extensive grading design adjustments, which would have significantly increased costs. As a result, traditional front doors were added, slightly altering the building configuration.

5. BUILDING UNIT COUNT:

Original Unit Count (See Sheets A1-A3):

- 17-plex buildings
- 12-plex buildings

Proposed Unit Count (See Sheet A1-A3):

- Revise 17-plex to 18-plex buildings
- Revise 12-plex to 15-plex buildings

Similar to the changes in roof pitch, the changes to the unit counts were also proposed in the minor modification submitted in May 2022 and approved on June 28, 2022. Russell Square is now seeking reapproval for the new unit counts and building reconfiguration, as the building, grading, and site improvement permits have already been issued. The buildings needed to be reconfigured due to their unit



sizes, which in turn affected the site's civil and landscape design. While a few buildings have been relocated, the overall concept remains the same. These changes remain applicable to Parcel B as the previous planning approval was only rescinded for Parcel A. We request that the same approvals granted for Parcel B be extended to Parcel A to maintain the cohesion of the project.

6. GARAGE DOORS:

Original Material Approved September 21st, 2021 (See Sheets A3 and A6):

- Metal Sectional Roll Up Door w/ Windows

Proposed Material (See Sheets A3 and A6):

- Metal Sectional Roll Up Door without Windows

We are proposing to use garage doors without windows to increase privacy and reduce construction costs.

7. GROUND FLOOR WINDOWS:

Original Design (See Sheets A1 and A4):

- Bathroom Windows the Left/Right Ground Units

Proposed Design (See Sheets A1 and A4):

- Eliminating Bathroom Window on Left/Right Ground Units

We are proposing to eliminate the ground floor bathroom windows on the left and right units as a way to mitigate acoustical noise from the mechanical equipment that will need to be installed in front of those windows. At the Planning Commission on July 30th, 2024, the commission proposed a faux window where those windows are scheduled to be removed. If this is something the commission believes will balance the design of the building, Russell Square Consulting is willing to accommodate that request.

8. APARTMENT COLOR SCHEMES:

Original Multi-family Color Schemes (See Sheets A7 and A9):

- There was a total of three schemes approved during entitlement. They consist of colors in the red, beige and grey families.

Proposed Color Schemes (See Sheets A7 and A9):

- Two color schemes. They consist of colors in the beige, grey and blue families.



The original entitlement set featured three-color schemes across all buildings. In May 2022, Russell Square submitted a minor modification application proposing a slightly different color scheme than originally approved. This modification was approved on June 28, 2022, but has since been rescinded.

We are now proposing to use "In the Navy" and "Iron Ore" by Sherwin Williams as the body accent colors for the apartment buildings, complemented by soft greys and whites. This updated color scheme will enhance the appearance of the buildings and make them visually interesting from afar, such as from Highway 29. The proposed scheme provides a contrast with the surrounding background while maintaining a cohesive look across the project with only two-color schemes instead of three.

9. AMENITY ROOF, SIDING & STONE MATERIAL:

Original Material (See Sheet A23):

- Metal Roof – Dark bronze
- Board & Batten Vertical Fiber Cement Siding
- Manufactured Stone – Shadowplay / Craft Split Modular

Proposed Material (See Sheet A23):

- Remove all Board & Batten Siding w/ Stucco
- PABCO Composition Shingles – Antique Black
- Masonry Panel System – Lighthouse Craft / Craft Chop Ledge Panel

Russell Square Consulting proposes using composite shingles for the amenity buildings, matching those used on the apartment buildings. As previously mentioned, metal roofs are not cost-efficient. Similarly, opting for stucco instead of Board and Batten siding helps reduce construction costs. Siding all the amenity buildings would cost several million dollars more than the proposed batten and stucco finish. The change in materials will preserve the integrity of the original design, as many of the original architectural features, such as the stone chimneys and louvered panels, will still be implemented.

To maintain the architectural features of the chimney as originally approved, we propose using a masonry panel system. This system will achieve the desired look while being more cost-effective. Additionally, the panel system will provide a more seamless appearance compared to individually placed stones.

10. AMENITY BUILDING WINDOWS:

Original Material (See Sheets A11-A16):

- Insulated Vinyl Windows



Proposed Material (See Sheets A11-A16):

- Insulated Vinyl Windows with Mullions

We are proposing to use the same type of insulated vinyl windows. However, instead of purchasing each individual window glass separately, we have value-engineered the design to achieve the same look using picture windows with mullions. This approach reduces costs by allowing us to purchase a single window for each opening, rather than multiple individual panes.

11. EXTERIOR LIGHTING FIXTURES ON BUILDINGS:

Original Fixture (See Sheet RSC-1):

- Sea Gull Lighting – Bancroft Collection – Black Finish

Proposed Fixture (See Sheet RSC-1):

- Premier Lighting - Global Concepts – Black Finish

We propose a modern yet timeless light fixture to replace the one previously approved. The new fixture offers a sleeker look while maintaining the same finish as the original. It better complements our desired aesthetic, provides a higher quality solution, and updates the design to reflect a more contemporary style.

12. MSE WALL AT PARCEL B:

Original Wall (See Sheet RSC-2):

- Retaining Walls

Proposed Wall (See Sheet RSC-2):

- MSE Walls

At the time of entitlement, retaining walls were anticipated at Parcel B, but the specific type of wall required was unknown until further geotechnical engineering was conducted. This detailed engineering typically occurs after the project is fully entitled and construction documents are being drafted. Due to the project's hillside location, additional walls were necessary. The geotechnical engineer determined that mechanically stabilized earth (MSE) walls were needed to address the earth's surcharge. As a result, four MSE walls are required at Parcel B.

To ensure these walls are visually appealing, Russell Square Consulting has opted for decorative concrete block. This approach not only achieves a high-quality aesthetic but also ensures the structural integrity of the walls for the future.



13. SOIL NAIL WALL AT PARCEL A:

Original Wall (See Sheet RSC-3):

- Retaining Wall

Proposed Wall (See Sheet RSC-3):

- Soil Nail Wall

Similar to the MSE wall at Parcel B, the specific type of retaining wall needed at Parcel A was unknown at the time of entitlement, although a retaining wall was anticipated. After further geotechnical analysis, it was determined that a soil nail wall would be the most appropriate solution for this location due to the presence of the water tank at the top of the hill (the soil nail wall requires less site disturbance than an MSE wall).

To enhance its architectural appeal, the soil nail wall will be sculpted and stained to resemble a natural rock formation. Even though the buildings will cover most of this wall, Russell Square aims to create an attractive feature for residents and locals to appreciate.

14. CMU WALLS:

Approved Walls:

- None

Proposed Walls (See Sheet RSC-4):

- CMU Walls

At the time of entitlement, mass grading was the project's primary focus due to extensive preparation needs. However, during the construction document phase, CMU walls were added to meet ADA requirements as the design team navigated code compliance. Four CMU walls are planned for Parcel A along the Public View Trail to ensure accessibility for all, and one CMU wall is planned for Parcel B for the same reason.

Russell Square provided four paint samples for staff to select and approve color. The paint will help blend the walls into the project and provide weather protection. Additionally, landscaping will screen the CMU walls visible from the right-of-way. The wall on Parcel B and three of the four walls on Parcel A will be screened. The CMU wall along Building G on Parcel A will not be screened due to its location and smaller size, making it unseen from the right-of-way.

The project is on a hillside, and these walls are necessary to ensure safe navigation for all individuals.



###

As previously mentioned, the proposed changes are value-engineered to help mitigate the rising construction costs, particularly due to the expenses incurred from earthwork and retaining wall designs. Some of these changes were approved as minor modifications in June 2022, while Russell Square was still in land acquisition discussions with the seller.

If these changes are not approved, it would lead to additional design, engineering and rework costs and delay the delivery of new homes to the community. This could ultimately prevent us from completing the project.

Please be assured we will be long-term members of the community. We retain ownership of the projects we build and pride ourselves on delivering high-quality products. Given the high construction costs, we have seen developers abandon projects in California. Our aim is to provide much-needed housing and collaborate with the City of American Canyon to achieve the common goal of completing a project that enhances the surrounding community.

We hope you understand that the proposed changes are necessary to navigate the high construction costs in California and additional site work that is now needed. We would greatly appreciate the Planning Commission consideration of the requests we have made.

APPROVED BUILDING SUBMITTAL SET



17-PLEX | FRONT ELEVATION
Color Scheme #1

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- Stucco to replace board & battens at third floor
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

PROPOSED BUILDING SUBMITTAL SET



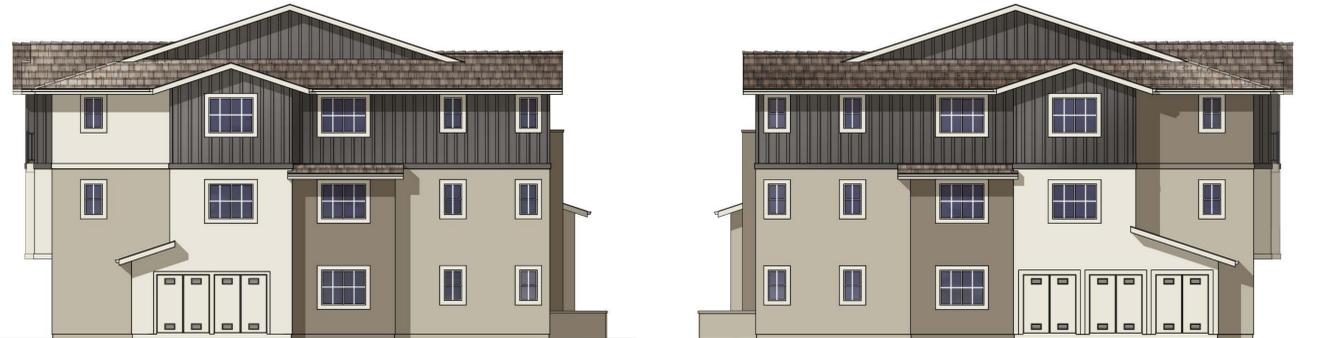
PARCEL A - 18-PLEX | FRONT ELEVATION
Color Scheme #1



PARCEL B - 18-PLEX | FRONT ELEVATION
Color Scheme #1

ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET

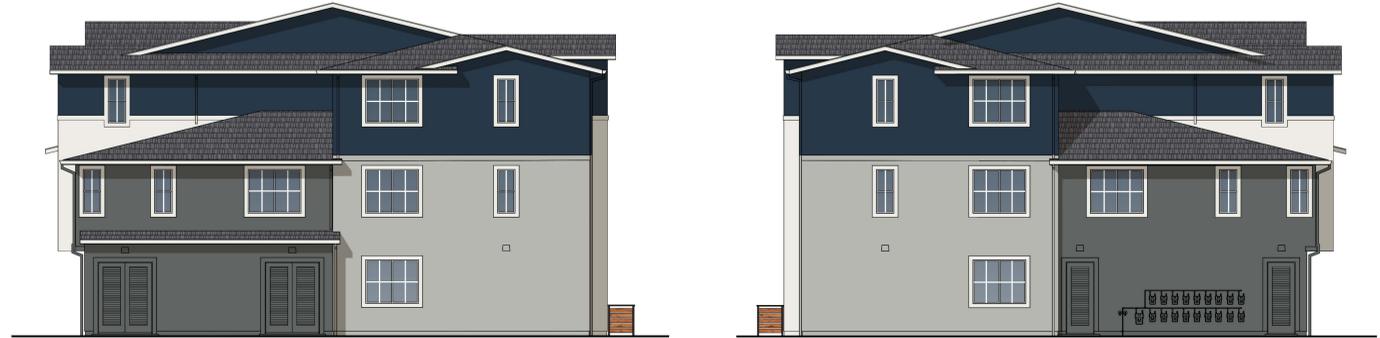


Left Elevation

Right Elevation

17-PLEX | SIDE ELEVATIONS Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Left Elevation

Right Elevation

PARCEL A 18-PLEX | SIDE ELEVATIONS Color Scheme #1

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- Stucco to replace board & battens at third floor
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette



Left Elevation

Right Elevation

PARCEL B - 18-PLEX | SIDE ELEVATIONS Color Scheme #1

ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



17-PLEX | REAR ELEVATION
Color Scheme #1

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- Stucco to replace board & battens at third floor
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

PROPOSED BUILDING SUBMITTAL SET



PARCEL A - 18-PLEX | REAR ELEVATION
Color Scheme #1



PARCEL B - 18-PLEX | REAR ELEVATION
Color Scheme #1

ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



17-PLEX | FRONT ELEVATION
Color Scheme #1

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- **Lap siding to replace board & battens at third floor**
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

PROPOSED BUILDING SUBMITTAL SET



PARCEL A - 18-PLEX | FRONT ELEVATION
Color Scheme #1



PARCEL B - 18-PLEX | FRONT ELEVATION
Color Scheme #1

ALTERNATE 2: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



12-PLEX | FRONT ELEVATION
Color Scheme #2

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- Stucco to replace board & battens at third floor
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

PROPOSED BUILDING SUBMITTAL SET



PARCEL A - 15-PLEX | FRONT ELEVATION
Color Scheme #2



PARCEL B - 15-PLEX | FRONT ELEVATION
Color Scheme #2

ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Left Elevation

Right Elevation

12-PLEX | SIDE ELEVATIONS
Color Scheme #2

PROPOSED BUILDING SUBMITTAL SET



Left Elevation

Right Elevation

PARCEL A - 15-PLEX | SIDE ELEVATIONS
Color Scheme #2

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- Stucco to replace board & battens at third floor
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette



Left Elevation

Right Elevation

PARCEL B - 15-PLEX | SIDE ELEVATIONS
Color Scheme #2

ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



15-PLEX | REAR ELEVATION
Color Scheme #2

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- Stucco to replace board & battens at third floor
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

PROPOSED BUILDING SUBMITTAL SET



PARCEL A - 15-PLEX | REAR ELEVATION
Color Scheme #2



PARCEL B - 15-PLEX | REAR ELEVATION
Color Scheme #2

ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



12-PLEX | FRONT ELEVATION
Color Scheme #2

REVISIONS

Design

- Building revised from 17-Plex to 18-Plex
- Roof pitch lowered to 3:12 (at parcel A only)
- Increase third floor plate height to 10'-0" (at parcel A only)
- Cedar railing added at first floor patios
- **Lap siding to replace board & battens at third floor**
- Remove all metal roofing
- Window removed from the front/left/right of 1st floor end units
- Garage door styles standardized

Color

- Color Scheme #3 removed
- Update color & elevation assignment per removal of Scheme #3
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

PROPOSED BUILDING SUBMITTAL SET



PARCEL A - 15-PLEX | FRONT ELEVATION
Color Scheme #2



PARCEL B - 15-PLEX | FRONT ELEVATION
Color Scheme #2

ALTERNATE 2: COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

SCHEME 1
All Buildings

For exact color refer to manufacturer actual samples.
© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 1 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4689 Brown Range Ref. 15 Emi: 92 A.SRI: 17 CRRC: 0918-0026	Eagle
Metal Roof (factory finish)	Metallic Silver (K7)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 4704 Dusty Trail Rider	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding @ Board & Battens Trim Band @ Board & Battens	KM 5826 Volcanic Rock	Kelly Moore
Body Color #3 (applied to): Stucco	KM 5785 Country Club	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM 4786 Fresh Linen	Kelly Moore
Accent Color (applied to): Unit Doors	KM 468 Leather Satchel	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 483-1700

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

COLOR SCHEME #1

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
August 1, 2024 | 2018386

SCHEME 1
All Buildings

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

COLOR SCHEME #1

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 1 OF 1/2 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	4.11 Cool Black 4.7 Premier Radiance 4.7.19 Ref. 19 Emi: 92 ASRI: 19 4.7.19 CRRC: 1018-0022	4.7.19 PABCO (or equal)
Vinyl Windows (factory finish)	White	Ply Gem or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Stucco Color #1	SW 9178 In the Navy	Sherwin Williams
Stucco Color #2	SW 7658 Gray Clouds	Sherwin Williams
Stucco Color #3 (applied to): Stucco Trash Enclosure Doors Utility Doors	SW 2848 Roycroft Pewter	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patio Stucco Trim	SW 7005 Pure White	Sherwin Williams
Trim Color #2 (applied to): Stringers Unit Doors Metal Railing	SW 6258 Tricorn Black	Sherwin Williams
Natural Cedar Wood Siding (applied to): Railing at 1st Level Patio	Clear Finish per Manufacturer's Specifications	Sherwin Williams (or equal)
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 483-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/27/22	New paint colors selected per design changes. (Colors to reflect modern design direction)
2	6/15/22	Roofing colorway updated to Charcoal (GA) at Scheme #2.
3	7/18/22	Remove SW 9178 in the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing manufacturer updated to Cer-tan Tiles at all schemes.
5	4/18/23	Roofing colorway updated to Granite Black (IKO) at all schemes.
6	9/21/23	Paint information added to metal roof.
7	4/15/24	Roofing manufacturer updated to IKO at all schemes.
8	4/23/24	Stucco #2, Stucco #3 and Trim #2 updated at all schemes.
9	5/27/24	Roofing colorway updated to Granite Black (IKO) at all schemes.
10	6/25/24	Roofing manufacturer updated to PABCO at all schemes.
11	7/22/24	Eliminate Scheme #2. Change Stucco #1 to SW 7002 at Scheme #1. Add cedar siding railing at first floor patio (Comments per client direction).
12	8/1/24	Change Color Scheme #1, Stucco #1 to SW 9178.

Color

- Color Scheme #3 removed
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

ALTERNATE 1: COMPARISON STUDY | COLOR SCHEMES

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

SCHEME 2
All Buildings

For exact color refer to manufacturer actual samples.
© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 2 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4503 Sierra Madre Ref. 11 Emi: 92 A.SRI: 12 CRRC: 0918-0111	Eagle
Metal Roof (factory finish)	Metallic Silver (K7)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 4936 Smoky Day	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding @ Board & Battens Trim Band @ Board & Battens	KM 4882 Titanium Gray	Kelly Moore
Body Color #3 (applied to): Stucco	KM 4924 Thunderstruck	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM W48 Whipped Cream	Kelly Moore
Accent Color (applied to): Unit Doors	KM A76 Log Cabin	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 483-1700

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

COLOR SCHEME #2

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
August 1, 2024 | 2018386

SCHEME 2
All Buildings

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

COLOR SCHEME #2

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 2 OF 12 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	4.1.10 Cool Black 4.7.10 Premier Radiance 4.7.10 Ref. 19 Emi: 92 ASRI: 19 4.7.10 CRRC: 1018-0022	4.7.8 PABCO (or equal)
Vinyl Windows (factory finish)	White	Ply Gem or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	'Sherwin Williams
Stucco Color #1	SW 7069 Iron Ore	'Sherwin Williams
Stucco Color #2 (applied to): Stucco	'SW 7658 Gray Clouds	'Sherwin Williams
Stucco Color #3 (applied to): Stucco Trash Enclosure Doors Utility Doors	'SW 2848 Roycroft Pewter	'Sherwin Williams
Trim Color #1 (applied to): Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patio Stucco Trim	'SW 7005 Pure White	'Sherwin Williams
Trim Color #2 (applied to): Stringers Unit Doors Metal Railing	'SW 6258 Tricorn Black	'Sherwin Williams
Natural Cedar Wood Siding (applied to): Railing at 1st Level Patio	Clear Finish per Manufacturer's Specifications	'Sherwin Williams (or equal)
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 483-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

REVISIONS:

Number	Date	Description
1	5/27/22	New paint colors selected per design changes. (Colors to reflect modern design direction)
2	6/15/22	Roofing colorway updated to Charcoal (GA) at Scheme #2.
3	7/18/22	Remove SW 9178 in the Navy (Scheme #1, Siding) & SW 2037 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing manufacturer updated to Cer-tan Tiles at all schemes.
5	4/18/23	Roofing colorway updated to Granite Black (IKO) at all schemes.
6	9/21/23	Paint information added to metal roof.
7	4/15/24	Roofing manufacturer updated to IKO at all schemes.
8	4/23/24	Stucco #2, Stucco #3 and Trim #2 updated at all schemes.
9	5/27/24	Roofing colorway updated to Granite Black (IKO) at all schemes.
10	6/25/24	Roofing manufacturer updated to PABCO at all schemes.
11	7/22/24	Eliminate Scheme #2. Change Stucco #1 to SW 7002 at Scheme #1. Add cedar siding railing at first floor patio. (Comments per client direction).
12	8/1/24	Change Color Scheme #1, Stucco #1 to SW 9178.

Color

- Color Scheme #3 removed
- Roofing updated from concrete slate to composition shingle (IKO)
- Color schemes adjusted from warm tone to cool tone palette

ALTERNATE 1: COMPARISON STUDY | COLOR SCHEMES

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET



OAT HILL APARTMENTS

American Canyon, California
 R.H. HESS DEVELOPMENT
 April 18, 2023 | 2018386
 (Revision 1, 5/31/24)
 PAGE 1 OF 1

Color & Elevation Assignments PARCEL A

BUILDING NO.	BUILDING TYPE	GARAGE	COLOR SCHEME
A	200	Rear	2
B	200	Rear	1
C	200	Rear	3
D	200	Rear	2
E	100	Rear	3
F	200	Rear	2
G	200	Rear	1
H	100	Rear	3
I	200	Rear	1
J	200	Rear	1
K	200	Rear	3
L	200	Rear	1

Color & Elevation Assignments PARCEL B

BUILDING NO.	BUILDING TYPE	GARAGE	COLOR SCHEME
A	1100R	Rear	2
B	100	Rear	3
D	200	Rear	1
E	1200R	Rear	3
G	100R	Rear	2

Color Designer: Corie Rath © 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

NOTE: See #2022116 for Poolhouse, Recreation Building and Maintenance Room Schemes

REVISIONS:

Number	Date	Description
1	5/31/24	Various revisions per site plan dated: 5/20/24



OAT HILL APARTMENTS

American Canyon, California
 R.H. HESS DEVELOPMENT
 April 18, 2023 | 2018386
 (Revision 2, 7/23/24)
 PAGE 1 OF 1

Color & Elevation Assignments PARCEL A

BUILDING NO.	BUILDING TYPE	GARAGE	COLOR SCHEME
A	1200R	Rear	2
B	1200R	Rear	1
C	200	Rear	2
D	1200R	Rear	1
E	1100R	Rear	2
F	1200R	Rear	1
G	1200R	Rear	1
H	100	Rear	2
I	1200R	Rear	1
J	200	Rear	1
K	1200R	Rear	2
L	200	Rear	1

Color & Elevation Assignments PARCEL B

BUILDING NO.	BUILDING TYPE	GARAGE	COLOR SCHEME
A	1100R	Rear	1
B	100	Rear	2
D	200	Rear	1
E	1200R	Rear	2
G	100R	Rear	1

Color Designer: Corie Rath © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

NOTE: See #2022116 for Poolhouse, Recreation Building and Maintenance Room Schemes

REVISIONS:

Number	Date	Description
1	5/31/24	Various revisions per site plan dated: 5/20/24
2	7/23/24	Updates to color scheme assignment per removal of third color scheme

Color

- Update color & elevation assignment per removal of Scheme #3

ALTRENATE 1: COMPARISON STUDY | COLOR AND ELEVATION ASSIGNMENTS

APPROVED BUILDING SUBMITTAL SET



Front Elevation

CLUB HOUSE | ELEVATION Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Front Elevation

CLUB HOUSE | ELEVATION Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roof to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Left Elevation



Left Elevation



Right Elevation



Right Elevation

CLUB HOUSE | FRONT ELEVATION
Color Scheme #1

CLUB HOUSE | FRONT ELEVATION
Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roof to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Rear Elevation

CLUB HOUSE | ELEVATION Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Rear Elevation

CLUB HOUSE | ELEVATION Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roof to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Front Elevation

POOL HOUSE | ELEVATION Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Front Elevation

POOL HOUSE | ELEVATION Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roof to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

POOL HOUSE | FRONT ELEVATION
Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

POOL HOUSE | FRONT ELEVATION
Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roof to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Rear Elevation

POOL HOUSE | ELEVATION Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



RearElevation

POOL HOUSE | ELEVATION Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roof to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Front Elevation

MAINTENANCE BUILDING | ELEVATION Color Scheme #2

PROPOSED BUILDING SUBMITTAL SET



Front Elevation

MAINTENANCE BUILDING | ELEVATION Color Scheme #2

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Remove all Hardie lap siding and replace with stucco
- Revise roofing material from GAF to Pabco composition shingles
- Revise garage door style

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Left Elevation



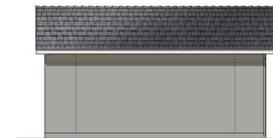
Right Elevation

MAINTENANCE BUILDING | FRONT ELEVATION
Color Scheme #2

PROPOSED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

MAINTENANCE BUILDING | FRONT ELEVATION
Color Scheme #2

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Remove all Hardie lap siding and replace with stucco
- Revise roofing material from GAF to Pabco composition shingles

COMPARISON STUDY | BUILDING ELEVATIONS

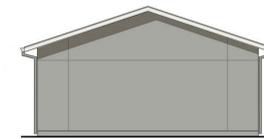
APPROVED BUILDING SUBMITTAL SET



Rear Elevation

MAINTENANCE BUILDING | ELEVATION Color Scheme #2

PROPOSED BUILDING SUBMITTAL SET



RearElevation

MAINTENANCE BUILDING | ELEVATION Color Scheme #2

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Remove all Hardie lap siding and replace with stucco
- Revise roofing material from GAF to Pabco composition shingles

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING
SUBMITTAL SET

PROPOSED BUILDING
SUBMITTAL SET



Front Elevation

CLUB HOUSE | ELEVATION
Color Scheme #1



Front Elevation

CLUB HOUSE | ELEVATION
Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roofing to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

CLUB HOUSE | FRONT ELEVATION Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

CLUB HOUSE | FRONT ELEVATION Color Scheme #1

REVISIONS

Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roofing to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Rear Elevation

CLUB HOUSE | ELEVATION Color Scheme #1

PROPOSED BUILDING SUBMITTAL SET



Rear Elevation

CLUB HOUSE | ELEVATION Color Scheme #1

REVISIONS

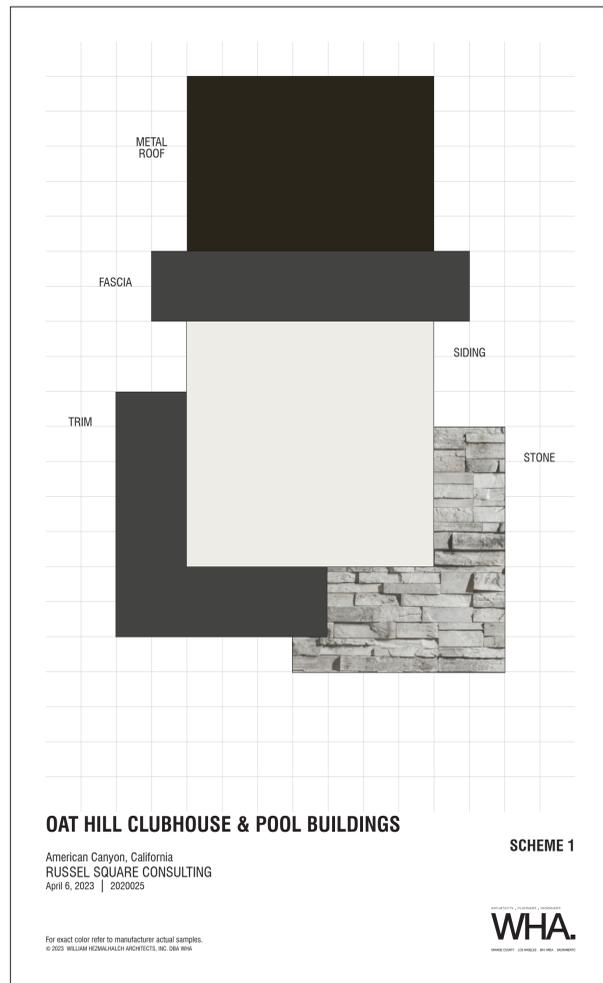
Design

- Remove all Hardie panels and replace with stucco
- Revise roofing material from metal roofing to Pabco composition shingles
- Revise windows to picture windows with mullions

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET



WHA.
ARCHITECTS . PLANNERS . DESIGNERS

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 1 OF 2

Material	Color	Manufacturer
Roofing: Metal (factory finish)	Dark Bronze (50) *Rib Height: 1-1/2" *Panel Coverage: 16" *Gauge: 24 ga.	Metal Sales (or equal)
Vinyl Windows (factory finish)	White	Ply Gem (or equal)
Masonry Panel System <i>(install per manufacturers instructions)</i>	¹ Lighthouse ¹ Craft Chop Ledge Panel	Creative Mines (or equal)
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color (applied to): Board & Battens Louvered Panels Posts Secondary & Utility Doors Trim	SW 7005 Pure White	Sherwin Williams
Trim Color (applied to): Barge Boards Braces Chimney Cap Eaves Fascia Storefront Doors w/ Panel System	SW 7069 Iron Ore	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Cole Rath (925) 483-1700.

© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

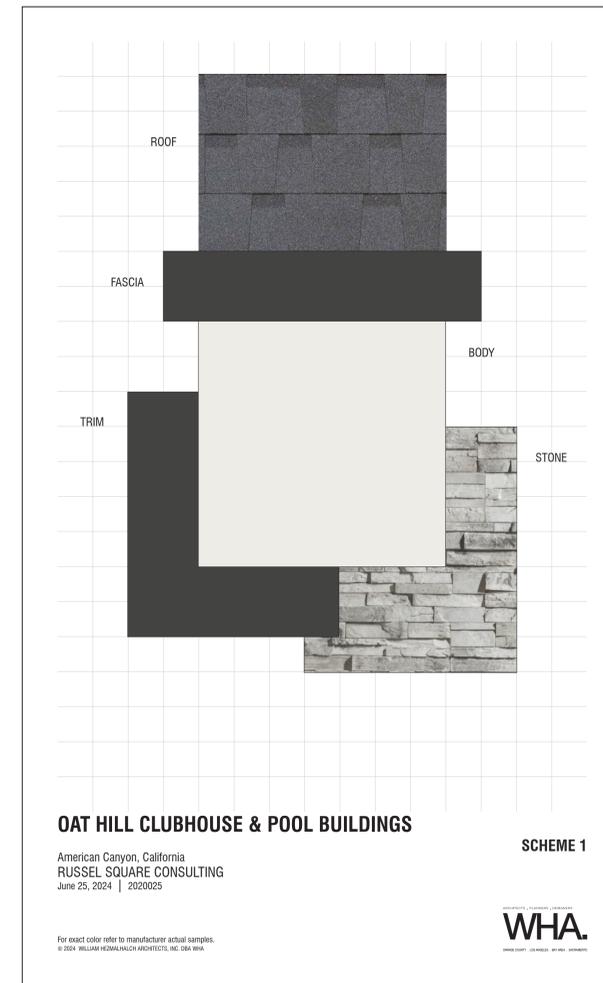
REVISIONS:

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
June 25, 2024 | 2020025

WHA.
ARCHITECTS . PLANNERS . DESIGNERS

COLOR SCHEME #1



WHA.
ARCHITECTS . PLANNERS . DESIGNERS

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 1 OF 2

Material	Color	Manufacturer
Roofing: ¹ Composition Singles	^{1,2} Cool Black ^{1,2} Premier Radiance ^{1,2} Ref. .19 Emi. .92 ASRI: 19 ^{1,2} CRRC: 1018-0022	^{1,2} PABCO (or equal)
Vinyl Windows (factory finish)	White	Ply Gem (or equal)
Masonry Panel System <i>(install per manufacturers instructions)</i>	¹ Lighthouse ¹ Craft Chop Ledge Panel	Creative Mines (or equal)
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Posts Secondary & Utility Doors Stucco Trim	SW 7005 Pure White	Sherwin Williams
Trim Color (applied to): Barge Boards Braces Chimney Cap Eaves Fascia Storefront Doors w/ Panel System	SW 7069 Iron Ore	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Cole Rath (925) 483-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.
5	5/8/24	Roofing manufacturer updated per composition shingle.
6	5/22/24	Remove grout from specifications.
7	6/25/24	Roofing manufacturer updated.

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
June 25, 2024 | 2020025

WHA.
ARCHITECTS . PLANNERS . DESIGNERS

COLOR SCHEME #1

Revisions

- Panel and lap siding updated to stucco
- Revise roofing material to Pabco composition shingles

COMPARISON STUDY | COLOR SCHEMES

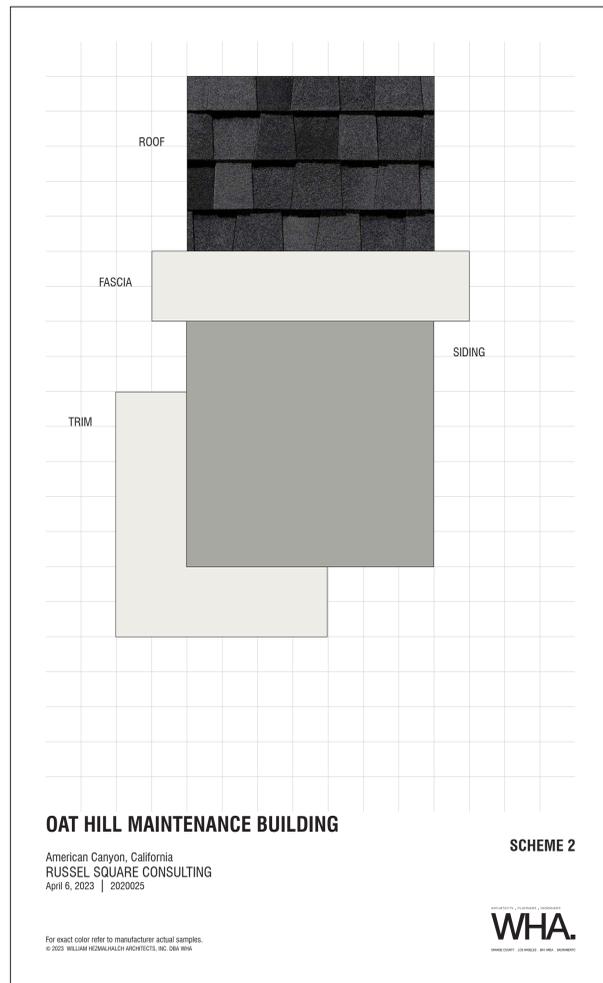
OAT HILL PARCEL A

AMERICAN CANYON, CALIFORNIA

A23

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET



WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 2 OF 2

Material	Color	Manufacturer
Roofing: Composition Shingle <i>(only at maintenance bld.)</i>	³ Graphite ³ Landmark Solaris ¹ Ref: .21 Emi: .91 A.SRI: 21 ¹ CRRC: 0668-0155	² CertainTeed (or equal)
Vinyl Windows (factory finish)	White	Ply Gem (or equal)
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color (applied to): Lap Siding Secondary Doors	SW 7066 Gray Matters	Sherwin Williams
Trim Color (applied to): Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Tech (925) 453-1700. © 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

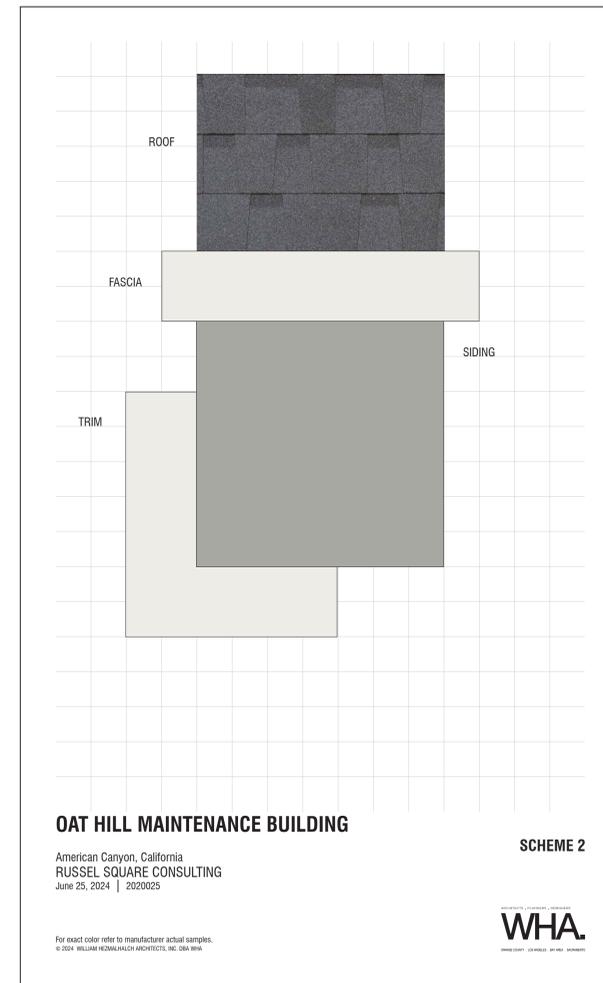
Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
April 6, 2023 | 2020025

SCHEME 2

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

COLOR SCHEME #2



WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 2 OF 2

Material	Color	Manufacturer
Roofing: Composition Shingles	^{1,2} Cool Black ^{1,2} Premier Radiance ^{1,2} Ref: .19 Emi: .92 ASRI: 19 ^{1,2} CRRC: 1018-0022	^{1,2} PABCO (or equal)
Vinyl Windows (factory finish)	White	Ply Gem (or equal)
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
'Body Color (applied to): Secondary Doors Stucco	SW 7066 Gray Matters	Sherwin Williams
Trim Color (applied to): Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Tech (925) 453-1700. © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.
5	5/9/24	Roofing manufacturer updated per composition shingle.
6	5/22/24	Remove groud from specifications.
7	6/25/24	Roofing manufacturer updated.

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
June 25, 2024 | 2020025

SCHEME 2

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

COLOR SCHEME #2

Revisions

- Panel and lap siding updated to stucco
- Revise roofing material to Pabco composition shingles

COMPARISON STUDY | COLOR SCHEMES

OAT HILL PARCEL A

AMERICAN CANYON, CALIFORNIA

A24



APPROVED



PROPOSED



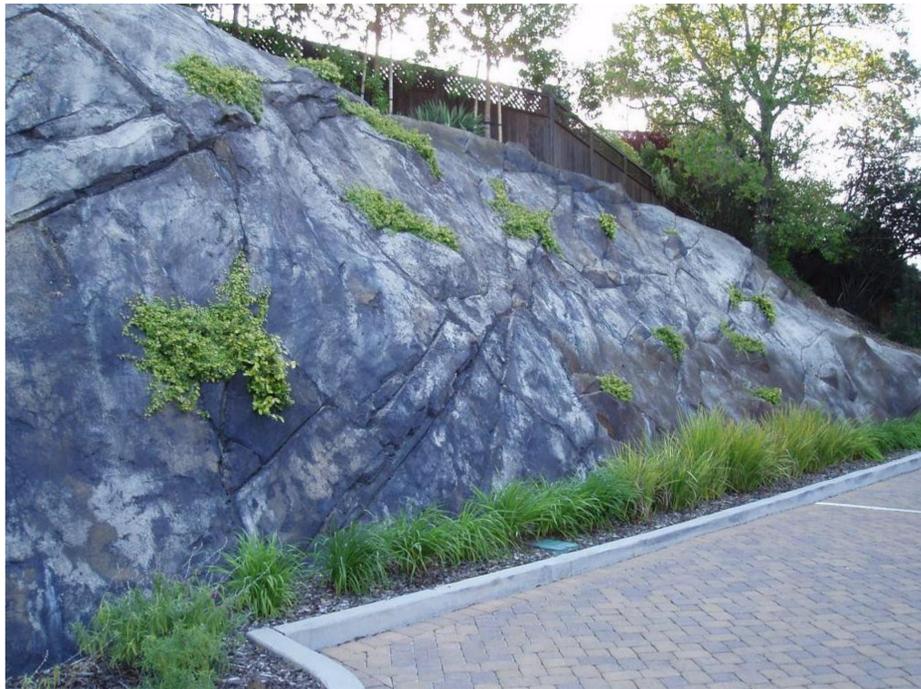
Tiered MSE Wall at West side of Parcel B



Decorative Block used at MSE Walls



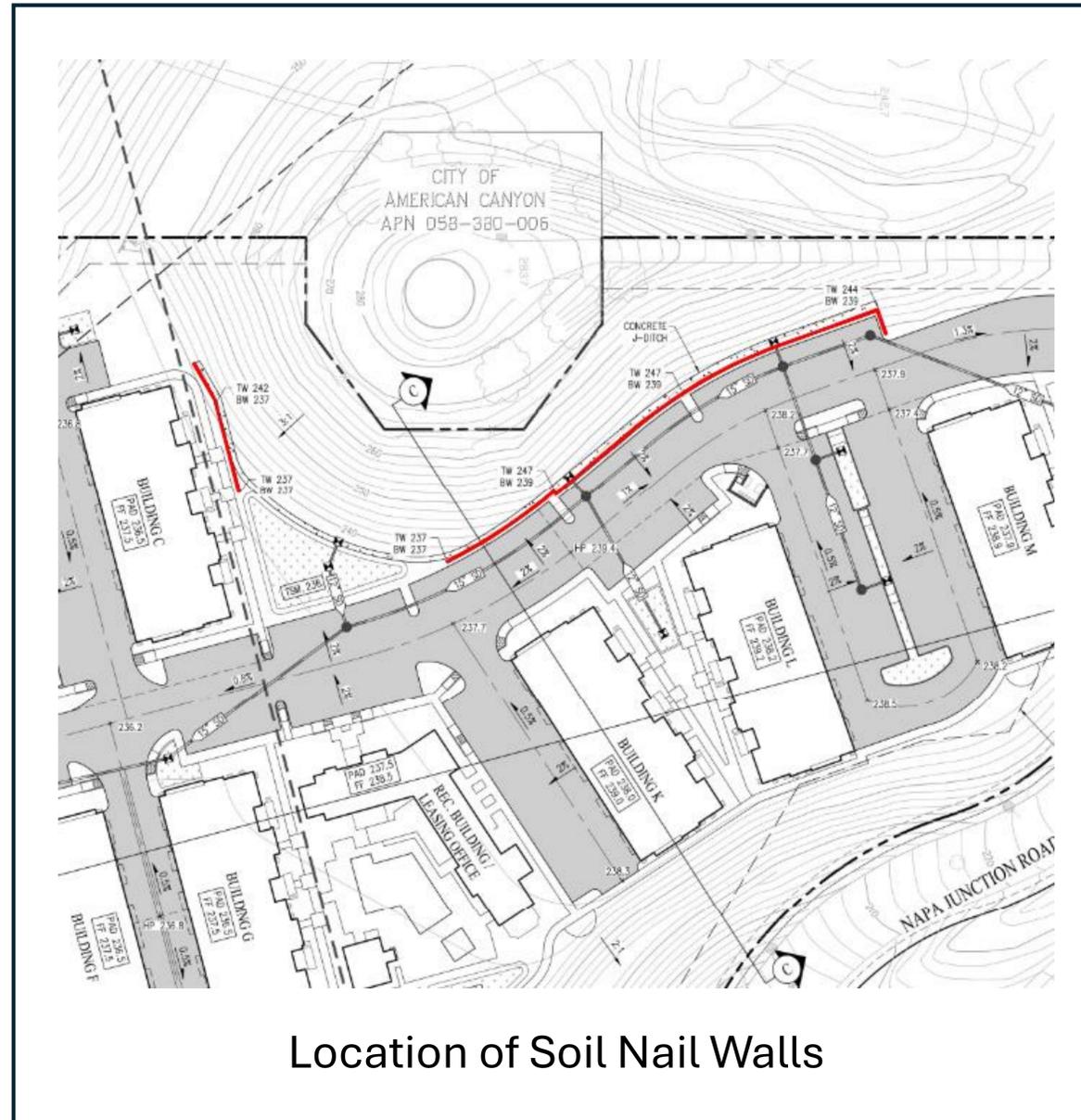
MSE Wall at Parcel B Driveway Entrance



Soil Nail Wall Example 1



Soil Nail Wall Example 2



Location of Soil Nail Walls



RUSSELL
SQUARE

CITY OF AMERICAN
CANYON,
CALIFORNIA

MAJOR MODIFICATION
PACKAGE

PLANNING COMMISSION

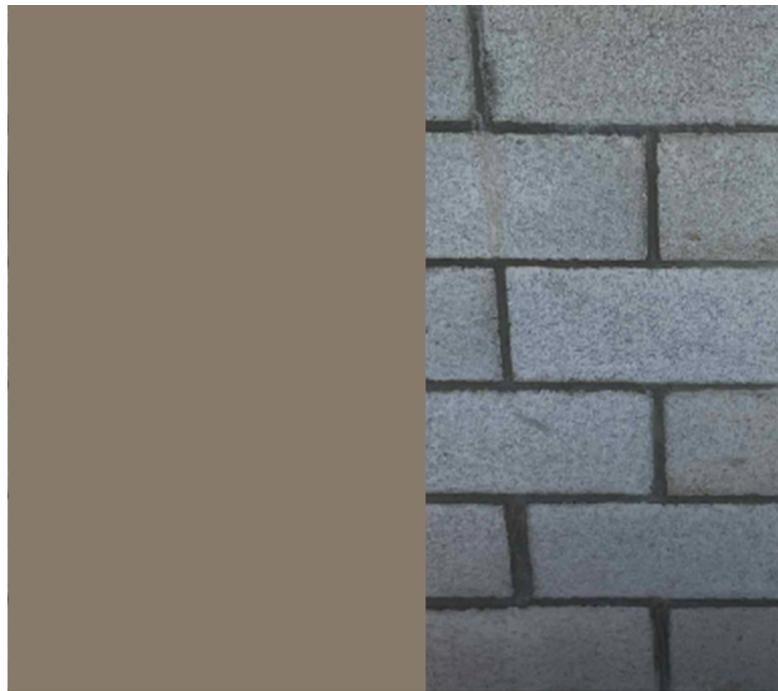
SHEET:
RSC - 3

**SOIL NAIL
WALLS AT
PARCEL A**

DATE: AUGUST 7, 2024



CMU Wall at Parcel B



Color: Sherwin Williams 7039 Virtual Taupe - Chosen by City Staff



Locations of CMU Walls at Parcel A



RUSSELL
SQUARE

CITY OF AMERICAN
CANYON,
CALIFORNIA

MAJOR MODIFICATION
PACKAGE

PLANNING COMMISSION

SHEET:
RSC - 4

**CMU WALLS AT
PARCELS A & B**

DATE: AUGUST 7, 2024



TITLE

Oat Hill Multifamily Residential Major Modification

RECOMMENDATION

Conduct a Public Hearing regarding a Major Modification to the Oat Hill Multifamily Residential project Parcel A and B Design Permit on 13.6 acres located on the east side of Oat Hill south of Napa Junction Road (PL24-0009) and, based on substantial evidence, consider adoption of a Resolution recommending the City Council of the City of American Canyon either: (1) approve one or more modifications; (2) deny one or more modifications; (3) revise the modifications; or (4) continue the hearing to a later date.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

The Oat Hill Multifamily Residential project is located on a landmark 20-acre hillside site with stunning views on the eastern slope of Oat Hill between Hess Road and the western terminus of Napa Junction Road. Visible from most areas of the City, the 2021-approved project features 291 high quality market-rate (e.g.: no “affordable” inclusionary units) residential units with two recreation buildings, swimming pools, and leasing offices. A photosimulation showing the project on Oat Hill is included as Attachment 2. An aerial view is included as Attachment 3. A site plan is included as Attachment 4.

The approved project topography consists of two generally flat terraces ranging approximately 80 to 185 feet above mean sea level. Parcel A (the upper terrace) and Parcel B (the lower terrace) are separated by a steep landscaped hillside. An emergency vehicle access (EVA) road connects the two terraces. The upper terrace, Parcel A will feature a pedestrian path available to the public that takes advantage of the sweeping views. A graphic depicting the trail and views is shown in Attachment 5.

The project design was established in connection with a legislative Council decision to amend the General Plan and Zoning Designation from Industrial to Residential. A legislative decision is one where the City Council is under no obligation to approve the project - the approval rests entirely on

the merits of the project. A table that lists all the 2021 City Council approvals is included as Attachment 6.

The project architecture is a Farmhouse style with distinguishing features such as a pitched roof, recessed patio areas and fiber cement board and batten accent on the third floor, three earth-tone color schemes with three exterior wall colors per color scheme. The recreation building and accessory trash and mechanical buildings featured a standing seam roof. A graphic depicting the approved project is included as Attachment 7.

Prior to its approval, the project was reviewed by the Open Space Advisory Committee, Planning Commission, and Napa Airport Land Use Commission. Owned and entitled by Rick Hess, the project is now owned by Russell Square Consulting. Between 2022 to 2024, the project has been subject to several modification requests and is now under construction. A list of all the modification requests is included as Attachment 8.

On July 5, 2024, after reflecting on all the existing, and proposed, project changes since the 2021 Council approval, Staff rescinded all past Minor Modifications and informed the property owner that all proposed modifications will be considered by the Planning Commission and City Council as a Major Modification application and process. A copy of this communication is included as Attachment 9. Although portions of the project have building permits and are under construction, with all modifications rescinded, the “qualified baseline” for the project is the 2021 City Council approval.

Staff is informed by the Applicant that it will offer further modifications to the application at your July 30, 2024 meeting.

Zoning Code Modification Standards

The zoning code sets forth procedures that an applicant may follow to modify an approved project. When this is the case, Chapter 19.45 presents two options:

1. A "Minor Modification," approved by the Community Development Director, is a non-substantive change of a previously approved plan or permit (ACMC Section 19.45.020(A)). Examples include:
 - Minor reconfiguration of an architectural feature
 - Minor changes to approved building footprints
 - Minor changes in building materials and colors
 - A five percent addition to the buildable area of structures
 - Change to a condition of approval that meets the original intent and purpose

2. A “Major Modification,” considered by the original decision-making authority (here the City Council), is a significant revision of a previously approved plan or permit (ACMC Section 19.45.020(B)). The Major Modification approval criteria, or burden of proof, is listed below:
 - The modification must substantially conform to the previously approved plan. If the change is

substantive, it must be equivalent to the original project design, consistent with city design and development standards and policies.

- The modification may not create substantially different impacts from the previously approved project.
- The modification may not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.
- The modification must be consistent with general plan policies and exhibits.

The Planning Commission, in its role as advisor to the City Council on this Major Modification, has authority to consider any of these alternatives:

- Agree with one or more modifications;
- Deny one or more modifications;
- Revise the modifications; or
- Continue the hearing to a later date.

Resolutions based on the Planning Commission actions will be prepared for the Commission's final approval before being forwarded to the City Council who serves as the approval authority.

Project Modifications

In general, the modifications proposed since 2021 include the following project development components:

1. Hillside grading (i.e.: hillside slope and retaining walls)
2. Building footprint change
3. Building Architecture
4. Exterior Materials and Color Schemes

Listed below is each key project feature and the current modification proposal.

1. **Hillside Grading** (i.e.: hillside slope and retaining walls)

Retaining walls are an integral component of the approved Project grading plan. Given the steep hillside condition, the number of retaining walls has increased and some approved walls have been enlarged. Listed below are the significant retaining wall revisions:

Parcel A Soil Nail Wall

The City Council approval included a maximum 10-foot tall retaining wall on Parcel A at the top of Oat Hill immediately below the water tank. Although this wall was included in the original approval, the building permit uses a soil nail technology but did not identify a finish coat. The applicant submitted a Minor Modification request to sculpt and stain the wall to resemble a natural rock formation. A graphic depicting the proposed Parcel A Soil Nail retaining wall location and finish coat treatment is included as Attachment 10.

Consideration: The retaining wall was built at the same height as the Council approval. Staff, based

on evidence provided by the Applicant, recommends the finish coat treatment because the finish coat would be attractive and much of the wall would be screened behind several apartment buildings.

Parcel A concrete masonry unit (CMU) Wall

The applicant requested four concrete masonry block retaining walls (CMU retaining wall) at the top of the slope between Parcel A and B, located directly southeast of Building G (1000 Opus), east of the recreation building/leasing office (300 Opus), east of Building K (100 Opus), and northeast of Building L (99 Opus). Each CMU wall will be topped with a 4-foot prefabricated steel tube fence. A graphic showing the location of these walls is included as Attachment 11.

These retaining walls, with a maximum height just below 6-feet, were not contained in the approved Project and would be visible from Theresa Avenue and other vantage points east of Oat Hill. The applicant proposes to help screen the walls by painting them with a medium beige weather-treated exterior paint (Sherwin Williams Virtual Taupe SW 7039). All walls would be landscaped, except for the southernmost wall adjacent to 1000 Opus which the applicant believes would not be visible to the public. A graphic depicting the proposed retaining wall paint treatment and landscaping is included as Attachment 12.

Consideration: Given the hillside characteristics of the approved Project, it is understandable that additional retaining walls are needed. The maximum 6-foot wall height limits its visual impact. Painting and screening the walls with landscaping will help them to visually blend into the hillside. Based on Applicant submittals, Staff recommends approving the walls with a condition that the landscaping must grow to a height that screens the walls within five years from the landscape installation. Given the uncertainty whether the retaining wall adjacent to 1000 Opus will be visible off-site, Staff also recommends a condition that this wall shall be landscaped prior to occupancy at 1000 Opus if it is visible from Theresa Avenue.

Parcel B MSE Wall

The approved Project included a maximum 6-foot retaining wall at the base of the Oat Hill slope on the east side of the Parcel B development pad. The building permit for this wall shows a 10-foot tall mechanically stabilized earth (MSE) retaining wall (Permit BP 23-0556). An MSE wall looks similar to an earth-tone textured brick. A graphic showing the location of the MSE wall is included as Attachment 13.

Consideration: Given the hillside characteristics of the approved Project, it is understandable that a taller retaining wall is needed. The MSE wall blends into the hillside and is screened by apartment buildings. Based on Applicant submittals, Staff recommends approving the additional wall height.

Parcel B CMU Wall

The applicant constructed a concrete masonry block retaining wall (CMU retaining wall) on the top of the eastern slope of Parcel B, located directly southeast of Building E (400 Chennault), and Building D (500 Chennault). The wall, which has a maximum height of approximately 6-feet, was not

included in the approved Project and is visible today from Theresa Avenue and other vantage points east of Oat Hill. Similar to the CMU walls in Parcel A, the wall will be painted a weather-treated exterior paint (Sherwin Williams Virtual Taupe SW 7039), a landscape screen, and topped with a 4-foot prefabricated steel tube fence.

Consideration: Given the difficulty building on a hillside, it is understandable that retaining walls are needed. The maximum 6-foot height limits its visual impact. Painting and providing a landscape screen will help mitigate the wall's visual impact. Based on the Applicant submittals and current condition of the project property, Staff recommends approving the wall paint and landscape screening with a condition that the landscaping must screen the wall within five years from the landscape installation. A graphic showing the location of the Parcel B CMU wall and landscape screening plans is included as Attachment 14.

2. **Building footprint change**

The City Council approved Oat Hill Residential project containing (3) 12-plex buildings and (15) 17-plex buildings for a total leasable area of approximately 263,304 sq. ft.

In 2022, due to geological grading issues, the prior owner, Rick Hess, requested to modify the apartment building footprints to a 15- plex and 18-plex building configuration. The overall multifamily building square footage change amounts to 9 square feet. A graphic depicting the building footprint change for Parcel A and B is included as Attachment 15.

Consideration: The overall 9-square foot change to building square footage caused by the modification is negligible. The graphics show that most buildings remain in the same place with little overall change. Based on the existing condition of the Project property, Staff recommends the building footprint modification.

3. **Building Architecture**

The approved Project Architecture for both Parcel A and B was a Farmhouse style with distinguishing features such as a pitched roof, recessed patio areas and fiber cement board and batten siding. In 2022, Rick Hess requested to modify the building architecture in conjunction with the change in 12 and 17-plex residential buildings to 15 and 18-plex residential buildings. A graphic in Attachment 16 depicts the 2022 building architecture changes.

Consideration: The modified building elevations include many of the same Farmhouse architectural features as the approved Project elevation, such as a pitched roof, recessed patio areas and fiber cement lap siding (in-lieu of board and batten siding) that helps to characterize the building as a Farmhouse style. For this reason, and the current condition of the Project property and improvements, Staff recommends the modified building architecture. Furthermore, building permits have been issued for Parcel B and construction has begun on several buildings. At this point, it would not be possible to rescind the building architecture in Parcel B as building permits have been issued and under construction and is therefore not included in the modification request. Building permits have not been issued for apartment buildings on Parcel A.

4. Exterior Materials and Color Schemes

The approved Project exterior materials for both Parcel A and B buildings includes a concrete tile roof, fiber cement board and batten accent on the third floor, three earth-tone color schemes with each scheme featuring three wall colors, and fiber cement Hardie panels for the remainder of the exterior walls. The recreation building features board and batten exterior siding and accessory trash and mechanical buildings featured a standing seam roof. A graphic that depicts the approved 2021 architecture and colors is included in Attachment 6.

In 2022, Rick Hess submitted a modification to replace the apartment building concrete tile roof with a multicolor asphalt shingle and substituted the 3rd floor fiber cement board and batten cladding with a horizontal fiber cement lap siding. Furthermore, the application replaced the three earth tone color schemes with a “bolder” red and blue color scheme. Both color schemes featured three exterior wall colors. A graphic that depicts the 2022 architecture and colors is included Attachment 17.

In 2023, Russell Square Consulting proposed a third color scheme featuring a black, grey and white palette, but *never* formalized this in an application.. A graphic that depicts the proposed 2023 color palette is included in Attachment 18.

In 2024, as further a cost-saving measure, Russell Square Consulting proposed several changes to building materials. These include:

- substitute one brand of asphalt roof shingles for a similar brand;
- substitute the 3rd floor fiber cement lap siding and Hardie panels for stucco;
- delete one window on the first floor of the 18-plex apartment building;
- replace the recreation building roofing from standing seam to asphalt shingle
- replace the board and batten exterior cladding for stucco;
- revise the recreation building windows from a cluster to a single window with mullions; and
- standardize the apartment garage doors by removing windows for all garages.

A copy of the 2024 request is included as Attachment 19.

On June 25, 2024, Staff approved all the proposed modifications except substituting stucco for the cement fiber lap siding on the apartment buildings and board and batten siding on the recreation building. A copy of Staff’s letter is included as Attachment 20.

On July 1, 2024, the applicant submitted an appeal of Staff’s decision. A copy of the applicant’s appeal letter is included as Attachment 21.

On July 5, 2024, Staff informed the applicant that all the previous modifications have been rescinded and Staff will bring forward the applicant’s modification requests to the Planning Commission and City Council under the Major Modification procedure. See Attachment 9.

On July 22, 2024, the applicant requested to delete the red color scheme, add a lighter version of the black, grey and white palette from 2023, replace the blue color scheme with a lighter blue color

version, and revise the roof shingles to a lighter black color. A graphic that depicts the proposed July 22, 2024 color palette is included in Attachment 22.

Consideration – Color Schemes: The Planning Commission has been presented with a variety of exterior color schemes. As with all proposed modifications, the Planning Commission may agree, deny, continue, or recommend alternatives to the Applicant’s proposed blue and grey color schemes.

Consideration – Building Materials: In 2021, the approved project included building materials that evoke a high-quality market-rate hillside residential project. As shown on Attachment 6, this plan included three color schemes with three body colors per scheme, concrete tile roof with a different color for each color scheme, standing seam accent roof over entryways, fiber cement board and batten siding, a metal deck railing, and a fiber cement panel exterior body.

As shown on Attachment 22, the applicant’s current proposal limits the exterior building wall to stucco; reduces the exterior building wall color scheme from three to two; replaces the roof material from concrete tile to asphalt shingle; and reduces the roof color schemes with from three to a dark grey.

For comparison purposes:

- The 2014 Canyon Ridge apartment project features three color schemes with two body colors, asphalt shingle roofing, standing seam accent roof over entryways, stucco walls, stone veneer, Hardie panel wood siding, wood braces below the roof peak, stucco trim between floors in certain locations, and a metal deck railing.
- The 2017 Village at Vintage Ranch apartment project features three color schemes with two body colors, asphalt shingle roofing, stucco walls, stone veneer, and wood awnings over patios and wood railing at patio decks.
- The 2021 Lemos Pointe 100% affordable apartment project features two color schemes with three body colors, flat asphalt roof with cornice features, two contrasting fiber cement lap siding, fiber cement wall panels, and first floor stone veneer.

A matrix comparing the color and material components of all these apartment projects is included as Attachment 23. From a numeric perspective, the matrix shows that the current project proposal includes the fewest building color schemes, colors per scheme, and fewest exterior features than three recent comparably sized apartment projects. The matrix shows the current Project modification proposes the fewest color schemes.

A graphic depicting color renderings for the 2021 Oat Hill apartment buildings, 2024 Oat Hill Proposed apartment buildings, the Canyon Ridge, Village at Vintage Ranch, and Lemos Pointe apartment buildings is included in Attachment 24.

As stated in the appeal letter (Attachment 21), the applicant's reasons to simplify the architecture and limit the colors includes the following arguments:

1. The applicant stated they were unaware of any design standards related to stucco and contend the overall architecture of the project remains the same;
2. The Oat Hill Apartment project is experiencing cost overruns, thus, the applicant is seeking financial relief by making exterior material substitutions to lower the project cost; and
3. The applicant contends that the Housing Accountability Act requires the City to inform the applicant of an objective standard after submitting a complete application.

These Applicant appeal arguments lack merit for the following reasons:

1. The Project Architectural Baseline is the 2021 City Council approval. The design standards for the project is the design approved by the City Council in 2021. This approval does not preclude stucco as the appeal letter implies. As described in the June 25, 2024 Minor Modification letter, Staff approved replacement of fiber cement Hardie panels with stucco because they do not materially change the building appearance. Staff denied replacing stucco for the fiber cement lap and board and batten siding because lap and board and batten siding are more visually interesting than stucco alone on highly visible places within the project.
2. Project Cost Overruns: The Applicant's appeal letter concerning cost overruns is not supported by substantial evidence that compels the City to approve any modification. Cost saving changes may be considered when they comply with the Municipal Code Modification Procedure (ACMC Chapter 19.45). In this case, Staff supported all but one Project change the applicant believes will lower the project cost.
3. Housing Accountability Act: The applicant's suggestion that the Housing Accountability Act applies to this project is incorrect. The Housing Accountability Act refers to housing applications subject to a specific streamlining approval, for which the approved project does not qualify. Furthermore, the 2021 Project Design was an integral part of a legislative decision by the City Council to amend the General Plan and Zoning Code to change the land use from Industrial to Residential. The City Council had no obligation to approve this legislation or subsequent modifications apart from the merits of the project as it was presented.

Accordingly, Staff finds no support for any of the three justification arguments presented by Applicant for limiting the color schemes and exterior composition.

In summary, a preliminary list of Staff recommendations, without consideration of additional modifications Applicant may propose at the Hearing, includes the following:

1. Hillside grading

- a. Approve the applicant-proposed finish coat on the Parcel A soil nail retaining wall
- b. Approve the four Parcel A concrete masonry (CMU) block retaining walls in with a weather-treated neutral color paint.
- c. Require all CMU walls to include landscape screening except the wall adjacent to 1000 Opus.
- d. If the CMU wall adjacent to 1000 Opus is visible from Theresa Avenue, the applicant shall

provide a landscape screening prior to certificate of use and occupancy for 1000 Opus.

- e. Approve a maximum increase from 6-feet to 10 feet height for the Parcel B mechanically stabilized earth (MSE) wall.
- f. Approve the Parcel B concrete masonry (CMU) block retaining wall with a weather-treated neutral color paint and require the CMU wall to include landscape screening.

2. Building Footprint change

Approve the 2022 modified building footprint depicted in Attachment 15.

3. Building Architecture

- a. Approve the 2022 modified building architecture featuring a pitched roof, recessed patio areas.
- b. Delete one window on the first floor of the 18-plex apartment building.

4. Exterior Material changes

- a. Substitute the concrete tile roof with a multicolor asphalt shingle roof.
- b. Substitute the 3rd floor fiber cement Board and Batten siding with lap siding.
- c. Substitute the exterior Hardie panels for stucco.
- d. Replaced the recreation building roofing from standing seam to multicolor asphalt shingle.
- e. Revise the recreation building windows from a cluster to a single window with mullions.
- f. Standardized the apartment garage doors by removing windows for all garages.

5. Building Color Scheme

- a. Maintain three color schemes.
- b. Maintain three colors per scheme.

Staff may supplement this Staff Report with additional information prior to the Planning Commission Meeting.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

The City Council approved a Mitigated Negative Declaration for the overall project in 2021 in conjunction with the General Plan Amendments, Rezoning, Design Permits, Airport Land Use Commission Override, and Tentative Subdivision Maps. The scope of the Major Modification falls within the 2021 environmental review. Additionally, the proposed modifications do not constitute a "Project" under CEQA, consistent with CEQA Guidelines Section 15378(b).

ATTACHMENTS:

- [1. Exhibit A Modification Requests](#)
- [2. Photosimulations](#)

3. Aerial View
4. Site Plan
- 5 Public View Trail
6. City Council 2021 Oat Hill Residential Approvals
7. Council Approved Architecture
8. Modification Requests
9. Email to Bill Higgins Rescinding Minor Modifications 07.05.24
10. Parcel A Soil Nail Wall Location and Finish Coat Treatment
11. Parcel A CMU Wall Plan Location
12. Parcel A CMU Paint and Landscape Screen Plans
13. Parcel B MSE Wall Plan Location
14. Parcel B CMU Wall Location and Landscape Screen Plans
15. Building Footprint Changes
16. 2022 Architecture Change
17. 2022 Colors and Elevations
18. Proposed 2023 Color Scheme
19. 2024 Building Elevations and Colors
20. Staff Modification Letter 6.25.24
21. Appeal Letter 7.1.24
22. Proposed Revised Color Scheme 7.22.24
23. Apartment Building Color and Material Comparison Matrix
24. Apartment Comparisons

Modification Requests

1. Parcel A Oat Hill Architecture Minor Modification (PL22-0015)
 - a. Building Architecture
 - b. Building Footprint
 - c. Building Exterior Features
 - d. Building Colors
2. Parcel B Oat Hill Architecture Minor Modification (PL22-0016)
 - a. Building Architecture
 - b. Building Footprint
 - c. Building Exterior Features
 - d. Building Colors
3. A third color black, grey, and white scheme was proposed in 2023, but was not submitted as an application and is therefore not approved.
4. Parcel A Oat Hill Architecture Minor Modification (PL24-0009)
 - a. Apartment Exterior Elevations: Replace fiber cement lap siding and Hardie panels with stucco.
 - b. Recreation Building Elevations: Replace fiber cement board and batten siding with stucco.
 - c. Roofing Material and Color: Replace the roofing material manufacturer from GAF Graphite to IKO Graphite Black shingles.
 - d. Recreation Building Windows: Replace individual clustered windows with single mullion windows.
 - e. 18-Plex Apartment Window: Remove a window from the 1st floor end unit.
 - f. Apartment Garage Doors: Standardize the garage doors by removing all garage windows.
5. Parcel B Oat Hill Architecture Minor Modification (PL24-0010)
 - a. Apartment Exterior Elevations: Replace fiber cement lap siding and Hardie panels with stucco.
 - b. Recreation Building Elevations: Replace fiber cement board and batten siding with stucco.
 - c. Roofing Material and Color: Replace the roofing material manufacturer from GAF Graphite to IKO Graphite Black shingles.

- d. Recreation Building Windows: Replace individual clustered windows with single mullion windows.
 - e. 18-Plex Apartment Window: Remove a window from the 1st floor end unit.
 - f. Apartment Garage Doors: Standardize the garage doors by removing all garage windows.
6. Parcel A Oat Hill CMU and Soil Nail walls for (PL24-0014)
- a. Add a texture coat to the soil nail wall
 - b. Construct 4 CMU walls and add exterior paint in color 7039 Virtual Taupe
 - c. Add landscape screening to 3 of the 4 walls.
7. Parcel B Oat Hill CMU and Mechanical Stabilized Soil walls for (PL24-0015)
- a. Increase height of the Mechanical Stabilized Earth retaining wall
 - b. Construct a CMU wall and add exterior paint in color 7039 Virtual Taupe
 - c. Add landscape screening to the wall.

Oat Hill Residential Photosimulations

Proposed View from the Northeast Along SR 29



VIEW SIM 1

RH HESS
DEVELOPMENT

OAT HILL MULTI-FAMILY
AMERICAN CANYON, CALIFORNIA

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA, INC. | 2018086 | 09-14-20

ARCHITECTS - PLANNERS - DESIGNERS
WHA.
ORANGE COUNTY - LOS ANGELES - SAN ANTONIO

Proposed View from the East Along SR 29



VIEW SIM 2

RH HESS
DEVELOPMENT

OAT HILL MULTI-FAMILY
AMERICAN CANYON, CALIFORNIA

© 2020 WILLIAM HEZMALCH ARCHITECTS, INC. DBA WHA, INC. | 2018386 | 09-14-20

ARCHITECTS • PLANNERS • DESIGNERS
WHA.
ORANGE COUNTY, LOS ANGELES - SAN ANTONIO

Proposed View from the East Along Theresa Avenue



VIEW SIM 3

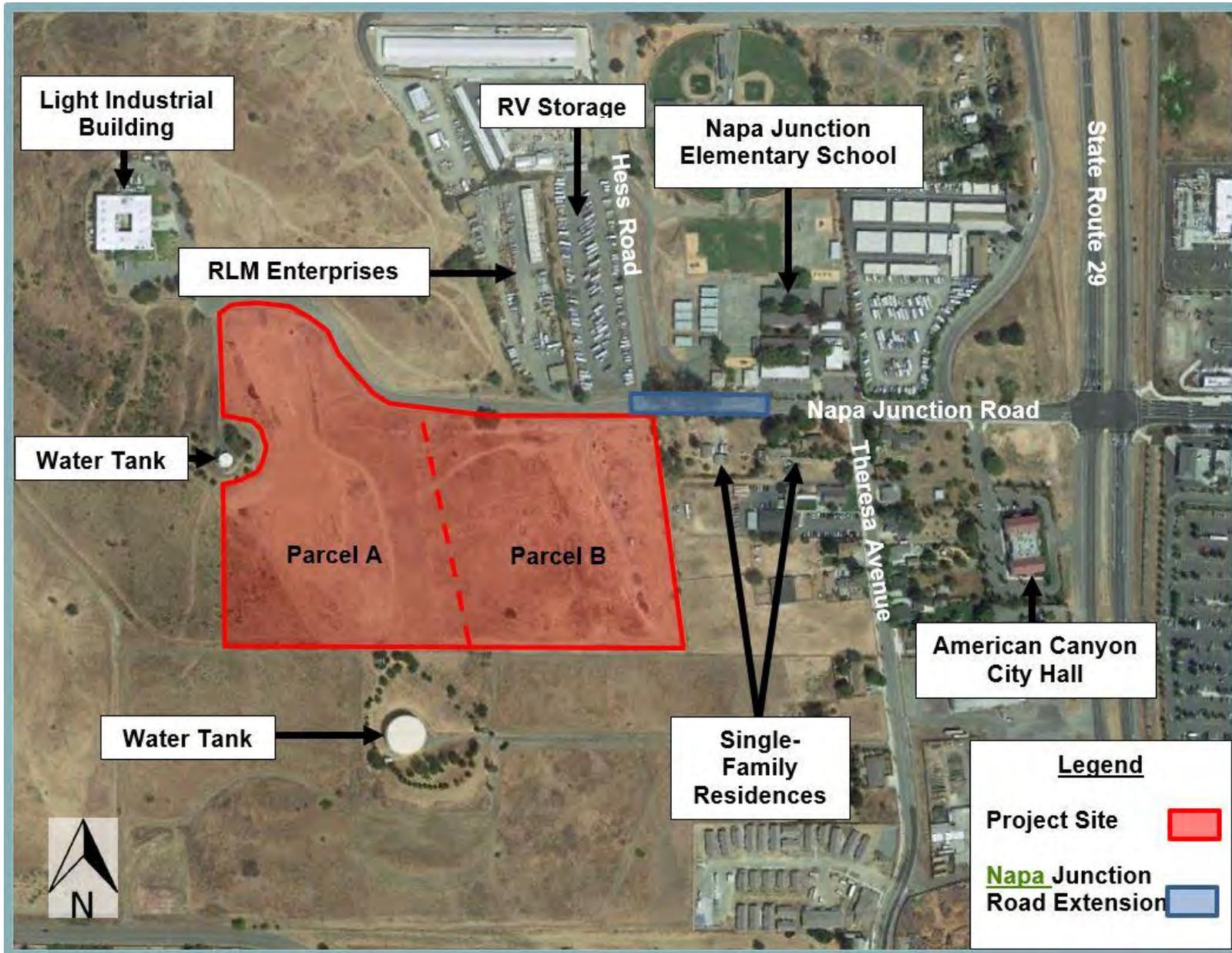
OAT HILL MULTI-FAMILY
AMERICAN CANYON, CALIFORNIA

RH HESS
DEVELOPMENT

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA, INC. | 2018386 | 09-14-20

ARCHITECTS • PLANNERS • DESIGNERS
WHA.
ORANGE COUNTY • LOS ANGELES • SAN ANTONIO

Project Site Aerial View



Project Site Plan



Project Summary

Parcel A	
Gross Site Area:	+ 11.3 Acres
Developable Area:	+ 8.1 Acres
Total Units:	206 Homes
	• (52) 1 Bdrm Units
	• (108) 2 Bdrm Units
	• (46) 3 Bdrm Units
Density:	18.2 DU per Gross Area
	25.4 DU per Developable Area
Parking:	
Required:	438 Spaces
	• (52) 1 Bedroom x 1.5 Spaces =78 Spaces
	• (154) 2 or more Bedroom x 2 Spaces =308 Spaces
	• (206) Guest x 0.25 Spaces =52 Spaces
Provided:	451 On-site & Off-site Spaces
	428 On-site Spaces
	• Garage: 157 Spaces
	• Carports: 49 Spaces
	• Head In: 222 Spaces
	23 Off-site Spaces
Open Space	
	• Common Open Space: 53,571 SF
	• Hillside Slope Area: 139,392 SF
Parcel B	
Gross Site Area:	+ 9.5 Acres
Developable Area:	+ 3.6 Acres
Total Units:	85 Units
	• (20) 1 Bdrm Units
	• (45) 2 Bdrm Units
	• (20) 3 Bdrm Units
Density:	8.9 DU per Gross Area
	23.6 DU per Developable Area
Parking:	
Required:	182 Spaces
	• (20) 1 Bedroom x 1.5 Spaces =30 Spaces
	• (45) 2 or more Bedroom x 2 Spaces =130 Spaces
	• (85) Guest x 0.25 Spaces =22 Spaces
Provided:	183 Spaces
	• Garage: 65 Spaces
	• Carports: 20 Spaces
	• Head In: 98 Spaces (9' x 18')
Open Space	
	• Common Open Space: 27,647 SF
	• Hillside Slope Area: 257,004 SF

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per lot of signage.
 4. Call engineer to verify all setbacks and grading information.
 5. Building footprint may change due to the final design and/or site conditions.
 6. Open space area is subject to change due to the battery design of the situation.
 7. Building setbacks are measured from property lines to building foundations.



View 1 – Southeast View



View #2 – East View



View #3 – Northeast View

ATTACHMENT 6

City Council Oat Hill Residential Approvals

- [Resolution 2021-61](#) Mitigated Negative Declaration
- [Resolution 2021-62](#) Napa County Airport Land Use Commission Overture
- [Resolution 2021-63](#) Parcel A General Plan Amendment
- [Resolution 2021-64](#) Parcel B General Plan Amendment
- [Ordinance 2021-05](#) Parcel A Zone Change
- [Ordinance 2021-06](#) Parcel B Zone Change
- [Resolution 2021-76](#) Parcel A Design Permit
- [Resolution 2021-77](#) Parcel B Design Permit
- [Resolution 2021-78](#) Parcel A Tentative Subdivision Map
- [Resolution 2021-79](#) Parcel B Tentative Subdivision Map



17-Plex
Color Scheme #3

12-Plex
Color Scheme #2

CONCEPTUAL STREETSCENE

OAT HILL MULTI-FAMILY – PARCEL A

AMERICAN CANYON, CALIFORNIA

October 19, 2020

SITE PLAN

Context	SP1
Conceptual Site Plan	SP2

ARCHITECTURE

Recreation Building: Floor Plan	A1
Recreation Building: Elevations	A2
12 Plex Building Plan.....	A3
12 Plex Building Plan.....	A4
12 Plex Building Elevations.....	A5
17 Plex Building Plan.....	A6
17 Plex Building Plan.....	A7
17 Plex Building Elevations.....	A8

Unit Plans Plan 1.....	A9
Unit Plans Plan 1X.....	A10
Unit Plans Plan 2.....	A11
Unit Plans Plan 3.....	A12
Unit Plans Plan 4.....	A13
Unit Plans Plan 5.....	A14
Unit Plans Plan 6.....	A15
Trash Enclosure & Carport Sample	A16
Exterior Color & Materials Lighting Fixture	A17

Project Information

Building Type: V-A
NFPA 13R Sprinkler

**RH HESS
DEVELOPMENT**

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Recreation Building Right



Pool Building Right

EXTERIOR COLORS & MATERIALS

Color Scheme #4

- 1** Metal Roof - *Dark Bronze (50)*
- 2** Insulated Vinyl Windows
- 3** Board & Batten Vertical Fiber Cement Siding With Corner Boards
- 4** Stone - *Creative Mines Craft Split Modular (Shadowplay)*
- 5** Fiber Cement Trim
- 6** Wood Fascia
- 7** Utility Doors
- 8** Fiberglass Door with Panel Sytem
- 9** Fiber Cement Louvered Panels
- 10** Shower Enclosure



Recreation Building Left



Pool Building Left



Recreation Building Rear



Pool Building Rear



Recreation Building Front



Pool Building Front

RECREATION BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY – PARCEL A

AMERICAN CANYON, CALIFORNIA



Right



Rear



Left



Front

EXTERIOR COLORS & MATERIALS

Color Scheme #2

- | | | |
|--|--------------------------------------|--|
| 1 Concrete Slate Roofing -
<i>Eagle, Sierra Madre</i> | 6 Board & Batten Gable Siding | 12 Wood Fascia |
| 2 Metal Roof - <i>Mettalic Silver (K7)</i> | 7 Fiber Cement Trim | 13 Garage Door: Metal Sectional Roll-up |
| 3 Stucco | 8 Stucco Over Foam Trim | 14 Light Fixture, Refer to Sheet A17 |
| 4 Insulated Vinyl Windows | 9 Metal Railing | |
| 5 Board & Batten Vertical Fiber
Cement Siding With Corner Boards | 10 Unit Doors | |
| | 11 Utility Doors | |

12-PLEX | Building Elevations

OAT HILL MULTI-FAMILY – PARCEL A

AMERICAN CANYON, CALIFORNIA



Right



Rear



Left



Front

EXTERIOR COLORS & MATERIALS

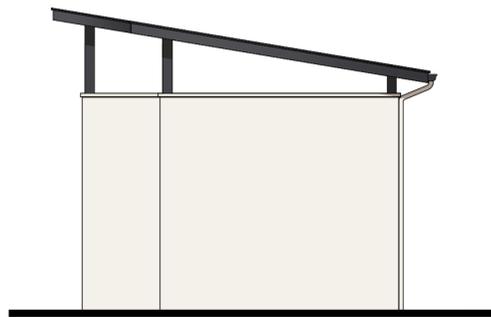
Color Scheme #1

- | | | |
|--|--------------------------------------|--|
| 1 Concrete Slate Roofing -
<i>Eagle, Brown Range</i> | 6 Board & Batten Gable Siding | 12 Wood Fascia |
| 2 Metal Roof - <i>Mettalic Silver (K7)</i> | 7 Fiber Cement Trim | 13 Garage Door: Metal Sectional Roll-up |
| 3 Stucco | 8 Stucco Over Foam Trim | 14 Light Fixture, Refer to Sheet A17 |
| 4 Insulated Vinyl Windows | 9 Metal Railing | |
| 5 Board & Batten Vertical Fiber
Cement Siding With Corner Boards | 10 Unit Doors | |
| | 11 Utility Doors | |

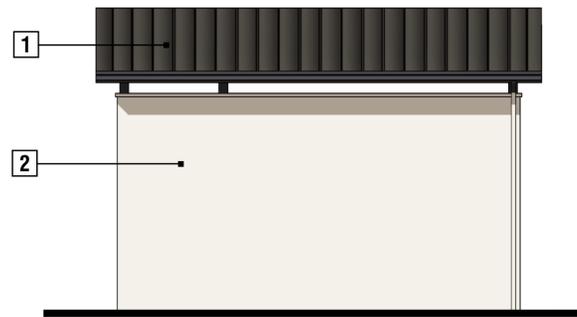
17-PLEX | Building Elevations

OAT HILL MULTI-FAMILY – PARCEL A

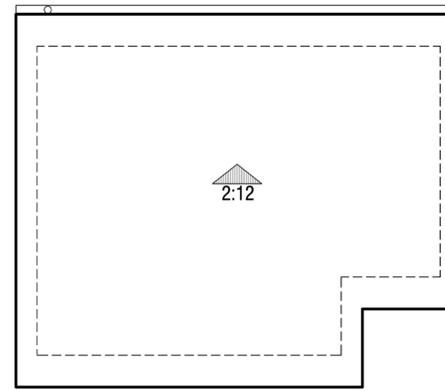
AMERICAN CANYON, CALIFORNIA



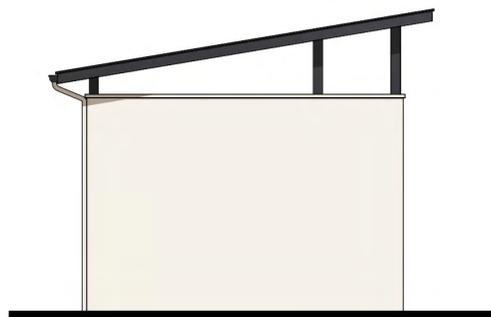
Trash Enclosure Left



Trash Enclosure Front



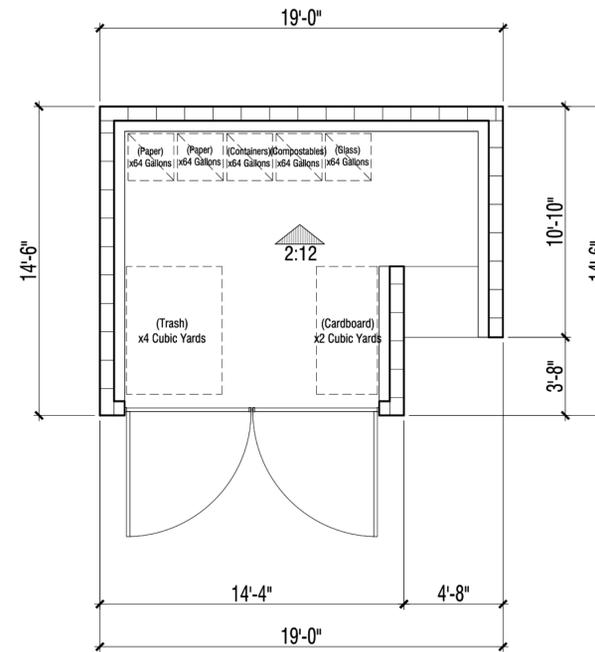
Trash Enclosure
Roof Plan



Trash Enclosure Left



Trash Enclosure Front



Trash Enclosure
Floor Plan



Carport Sample

EXTERIOR COLORS & MATERIALS

Color Scheme #4

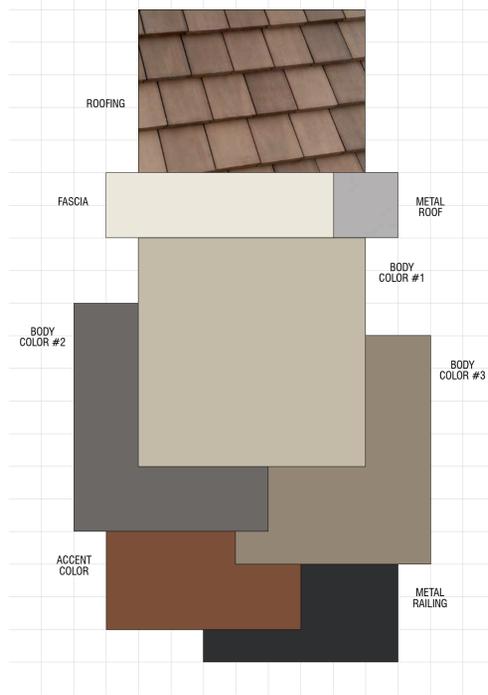
- 1 Metal Roof - Dark Bronze (50)
- 2 Stucco over CMU
- 3 Metal Door
- 4 Cane Bolt

Trash Enclosure & Carport Sample

OAT HILL MULTI-FAMILY – PARCEL A

AMERICAN CANYON, CALIFORNIA

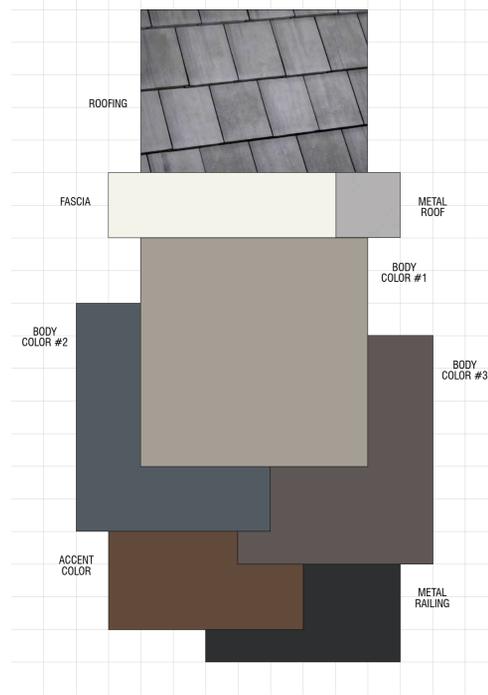
Muli-Family Color Scheme #1



Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4689 Brown Range Ref. 15 Em: 92 A.SRI: 17 CRRC: 0918-0026	Eagle
Metal Roof (factory finish)	Metallic Silver (K7)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 4704 Dusty Trail Rider	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding Trim Band @ Board & Battens	KM 5826 Volcanic Rock	Kelly Moore
Body Color #3 (applied to): Stucco	KM 5785 Country Club	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM 4786 Fresh Linen	Kelly Moore
Accent Color (applied to): Unit Doors	KM A68 Leather Satchel	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core-Rite (925) 463-1700. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

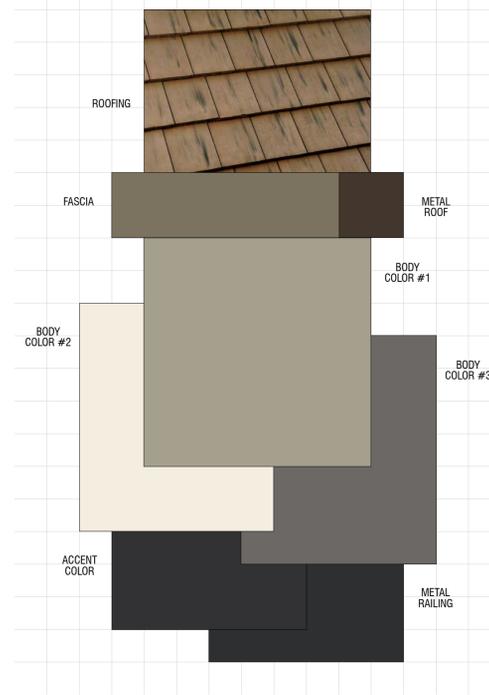
Muli-Family Color Scheme #2



Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4503 Sierra Madre Ref. 11 Em: 92 A.SRI: 12 CRRC: 0918-0111	Eagle
Metal Roof (factory finish)	Metallic Silver (K7)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 4936 Smoky Day	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding Trim Band @ Board & Battens	KM 4882 Titanium Gray	Kelly Moore
Body Color #3 (applied to): Stucco	KM 4924 Thunderstruck	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM W48 Whipped Cream	Kelly Moore
Accent Color (applied to): Unit Doors	KM A76 Log Cabin	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core-Rite (925) 463-1700. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

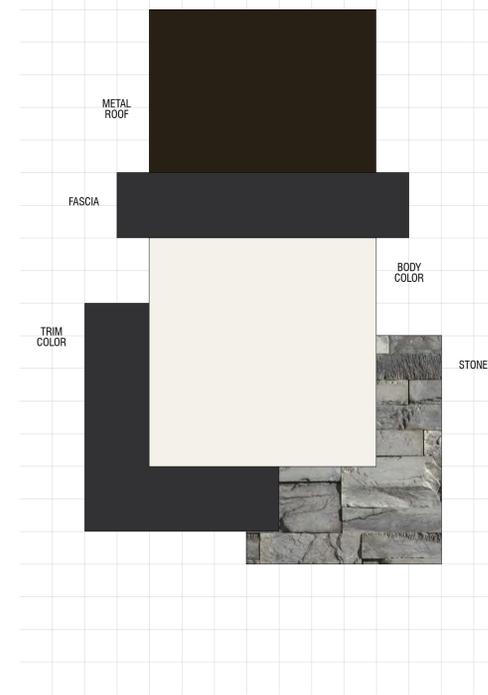
Multi-Family Color Scheme #3



Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4502 Arcadia Canyon Brown Ref. 13 Em: 94 A.SRI: 16 CRRC: 0918-0043	Eagle
Metal Roof (factory finish)	Medium Bronze (H4)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 5771 Apple Hill	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding Trim Band @ Board & Battens	KM W23 Bechamel	Kelly Moore
Body Color #3 (applied to): Stucco	KM 5826 Volcanic Rock	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM 5769 Backcountry	Kelly Moore
Accent Color (applied to): Unit Doors	KM A87 Stiletto	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core-Rite (925) 463-1700. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Recreation Buildings Color Scheme #4



Material	Color	Manufacturer
Metal Roof (factory finish)	Dark Bronze (50)	Metal Sales or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Manufactured Stone (1/8" standard raked joints)	Shadowplay Craft Split Modular	Creative Mines or Equal
Mortar @ Stone	Misty Cove	Orco
Body Color (applied to): Board & Battens Corner Boards @ Board & Battens Louvered Panels Posts Stucco Utility Doors Trim	KM W46 Picker Fence	Kelly Moore
Trim Color (applied to): Barge Boards Braces Chimney Cap Eaves Entry Door w/ Panel System Fascia Metal Door @ Trash Enclosure Steel Beams @ Trash Enclosure	KM A87 Stiletto	Kelly Moore

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core-Rite (925) 463-1700. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.



Lighting Fixture

Manufacturer: Sea Gull Lighting
Product Name: Bancroft Collection
(One Light Outdoor Wall Lantern)
Product Number: 89316PBLE-12
Finish: Black Finish, Smooth White Glass
Dimensions: W 9" x H 12-1/2"

Exterior Color & Materials | Lighting Fixture

OAT HILL MULTI-FAMILY – PARCEL A

AMERICAN CANYON, CALIFORNIA

RH HESS
DEVELOPMENT

A17
0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA, INC. | 2018386 | 10-19-20

Modification Requests

1. Parcel A Oat Hill Architecture Minor Modification (PL22-0015)
 - a. Building Architecture
 - b. Building Footprint
 - c. Building Exterior Features
 - d. Building Colors
2. Parcel B Oat Hill Architecture Minor Modification (PL22-0016)
 - a. Building Architecture
 - b. Building Footprint
 - c. Building Exterior Features
 - d. Building Colors
3. A third color black, grey, and white scheme was proposed in 2023, but was not submitted as an application and is therefore not approved.
4. Parcel A Oat Hill Architecture Minor Modification (PL24-0009)
 - a. Apartment Exterior Elevations: Replace fiber cement lap siding and Hardie panels with stucco.
 - b. Recreation Building Elevations: Replace fiber cement board and batten siding with stucco.
 - c. Roofing Material and Color: Replace the roofing material manufacturer from GAF Graphite to IKO Graphite Black shingles.
 - d. Recreation Building Windows: Replace individual clustered windows with single mullion windows.
 - e. 18-Plex Apartment Window: Remove a window from the 1st floor end unit.
 - f. Apartment Garage Doors: Standardize the garage doors by removing all garage windows.
5. Parcel B Oat Hill Architecture Minor Modification (PL24-0010)
 - a. Apartment Exterior Elevations: Replace fiber cement lap siding and Hardie panels with stucco.
 - b. Recreation Building Elevations: Replace fiber cement board and batten siding with stucco.
 - c. Roofing Material and Color: Replace the roofing material manufacturer from GAF Graphite to IKO Graphite Black shingles.

ATTACHMENT 8

- d. Recreation Building Windows: Replace individual clustered windows with single mullion windows.
 - e. 18-Plex Apartment Window: Remove a window from the 1st floor end unit.
 - f. Apartment Garage Doors: Standardize the garage doors by removing all garage windows.
6. Parcel A Oat Hill CMU and Soil Nail walls for (PL24-0014)
- a. Add a texture coat to the soil nail wall
 - b. Construct 4 CMU walls and add exterior paint in color 7039 Virtual Taupe
 - c. Add landscape screening to 3 of the 4 walls.
7. Parcel B Oat Hill CMU and Mechanical Stabilized Soil walls for (PL24-0015)
- a. Increase height of the Mechanical Stabilized Earth retaining wall
 - b. Construct a CMU wall and add exterior paint in color 7039 Virtual Taupe
 - c. Add landscape screening to the wall.

From: Brent Cooper

Sent: Friday, July 5, 2024 1:36 PM

To: Bill Higgins <bill@russellsquareinc.com>

Cc: David Carr <dcarr@russellsquareconsulting.com>; Jeremy Slupe <Jeremy@russellsquareconsulting.com>; Jason Holley <jholley@cityofamericancanyon.org>; Anthony Baxley <ABaxley@russellsquareconsulting.com>; Blaise Hilton <blaise@russellsquareinc.com>; William He <whe@cityofamericancanyon.org>; Andrew Schuurs <andrew@russellsquareinc.com>; Bill Ross - External <wross@lawross.com>; rpeterson@bpr-grp.com; rbeehler@BPR-GRP.com; Stevie Villatoro <stevie@russellsquareinc.com>

Subject: Russell Square/Oat Hill Apartment Modifications

Mr. Higgins,

I wanted to let you know that we re-evaluated the Russell Square/Oat Hill Apartment project modification requests.

The definition of a minor modification is a non-substantive change of a previously-approved plan or permit (ACMC Section 19.45.020).

Upon reflection of the past and current modifications, staff has concluded that totality of the changes from the City Council-approved Project do not meet the definition of a minor modification.

By way of background, the September 7 and 21, 2021 City Council Oat Hill Residential approvals consist of the following:

- [Resolution 2021-61](#) Mitigated Negative Declaration
- [Resolution 2021-62](#) Napa County Airport Land Use Commission Overrule
- [Resolution 2021-63](#) Parcel A General Plan Amendment
- [Resolution 2021-64](#) Parcel B General Plan Amendment
- [Ordinance 2021-05](#) Parcel A Zone Change
- [Ordinance 2021-06](#) Parcel B Zone Change
- [Resolution 2021-76](#) Parcel A Design Permit
- [Resolution 2021-77](#) Parcel B Design Permit
- [Resolution 2021-78](#) Parcel A Tentative Subdivision Map
- [Resolution 2021-79](#) Parcel B Tentative Subdivision Map

Since that time, the project was modified several times. These include:

- Oat Hill Architecture Minor Modification Parcel A approved on June 28, 2022 (PL22-0015)
- Oat Hill Architecture Minor Modification Parcel B approved on June 28, 2022 (PL22-0016)
- Oat Hill Architecture Minor Modification Parcel A approved on June 25, 2024 (PL24-0009)
- Oat Hill Architecture Minor Modification Parcel B approved on June 25, 2024 (PL24-0010)

A minor modification for a third color scheme was proposed in 2023, but was not submitted as an application and is therefore not approved.

Currently, we have two outstanding modification applications. They include:

ATTACHMENT 9

- Oat Hill CMU and Soil Cement walls for Parcel A (PL24-0014)
- Oat Hill CMU and Soil Cement walls for Parcel B (PL24-0015)

As you can see from the numerous project modifications from the City Council approval, the modifications in total exceed the definition of “minor.”

For this reason, the prior administrative Minor Modification approvals have been rescinded and the current project modification (consisting of PL244-0009, PL24-0010, PL24-0014, and PL24-0015) will be brought as a single Major Modification to the Planning Commission on July 25, 2024 for a recommendation to the City Council. You can read the Minor and Major Modification process [HERE](#).

Sincerely,

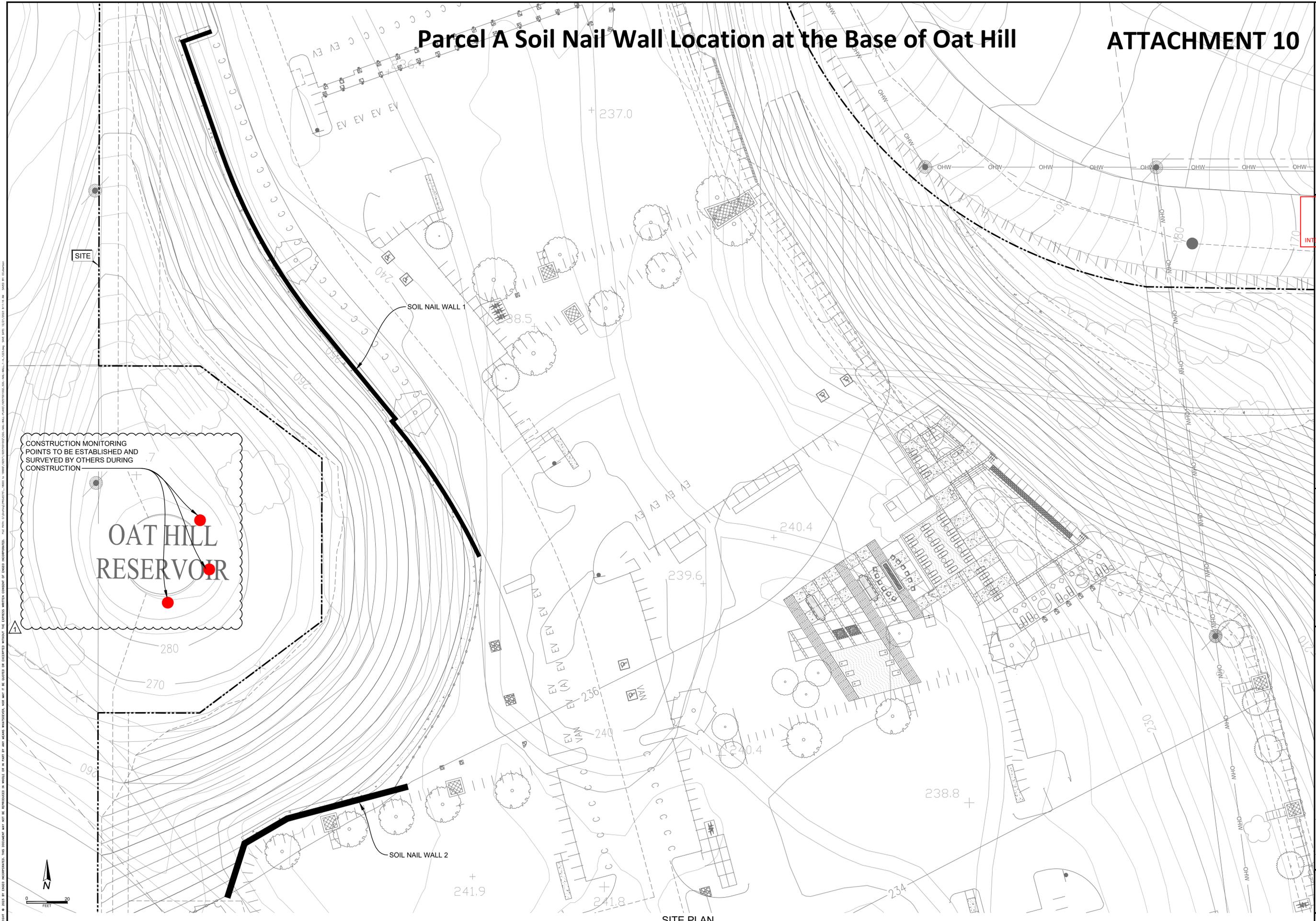
Brent Cooper, AICP

Community Development Director

City of American Canyon | 4381 Broadway Street, Suite 201 | American Canyon, CA 94503
(707) 647-4335

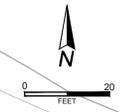
Parcel A Soil Nail Wall Location at the Base of Oat Hill

ATTACHMENT 10



CONSTRUCTION MONITORING POINTS TO BE ESTABLISHED AND SURVEYED BY OTHERS DURING CONSTRUCTION

OAT HILL RESERVOIR



SOURCE: CARLSON BARBEE & GIBSON

SITE PLAN
1"=20'

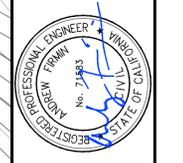
2010 CROW CANYON PLACE
SUITE 250
SAN RAMON, CALIFORNIA 94583-4624
(925) 866-9000
(888) 275-2688

ENGEO
Expect Excellence

CALIFORNIA • NEVADA • WASHINGTON • GUAM • NEW ZEALAND • AUSTRALIA

REVIEWED
FOR
CODE COMPLIANCE
Jan 04, 2024
INTERWEST CONSULTING GROUP

SITE PLAN
SOIL NAIL WALL CONSTRUCTION PLAN
OAT HILL
AMERICAN CANYON, CALIFORNIA



DESIGNED BY: AF
DRAWN BY: CC
CHECKED BY: TB
DATE: AUGUST, 2023
SCALE: AS SHOWN

REV.	DATE	DESCRIPTION
1	12-20-23	PLAN REVIEW COMMENTS

SHEET NUMBER
2
2 OF 6 SHEETS
PROJECT NO.
19257.001.002

Figure 3. The sculpted and stained rock-like facing is very appealing and realistic, and it can be applied at no extra cost.

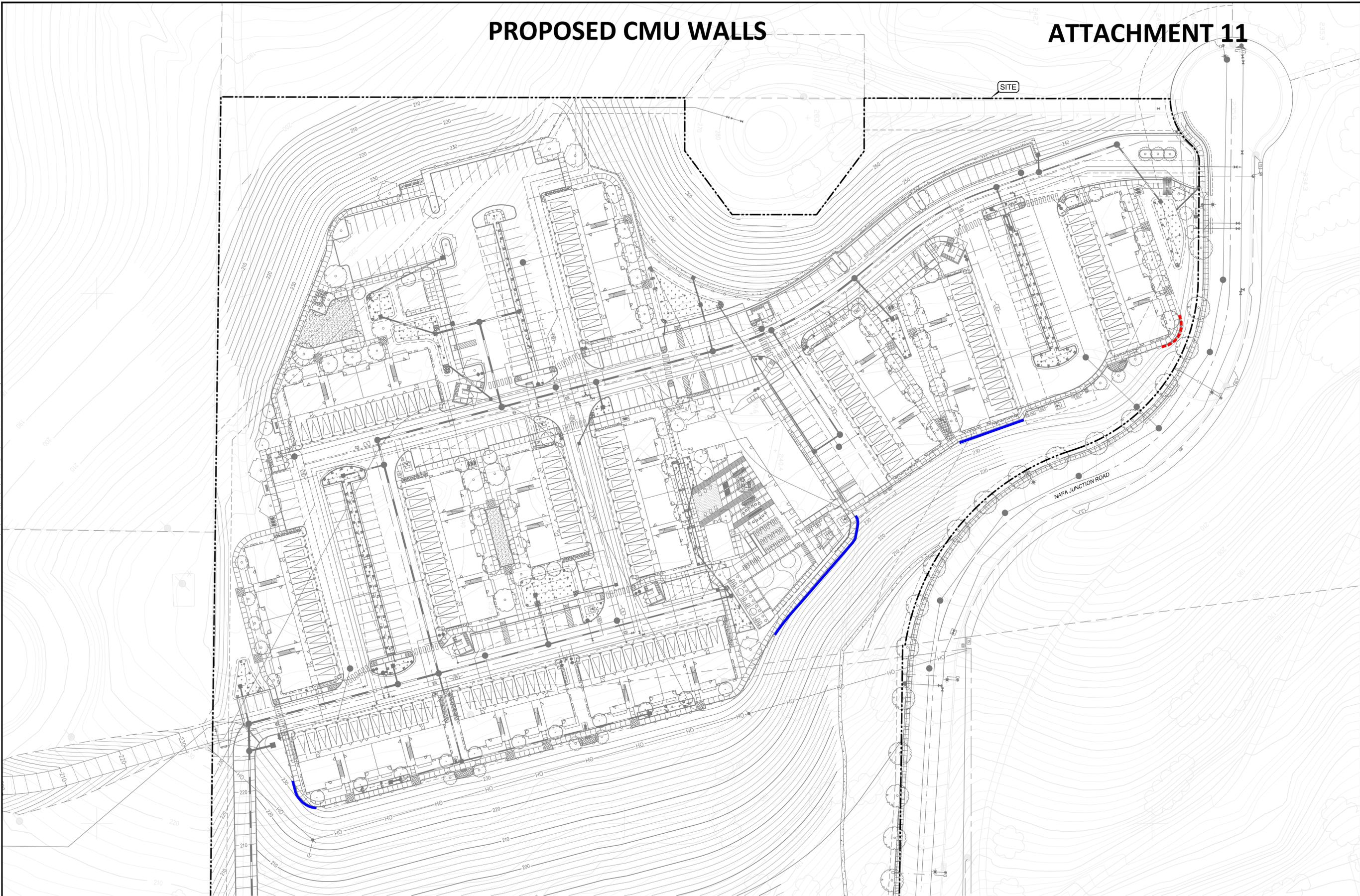


Figure 4. The faux-rock finish is becoming much more widespread and has seen use across the Bay Area.



PROPOSED CMU WALLS

ATTACHMENT 11



EXPLANATION
ALL LOCATIONS ARE APPROXIMATE

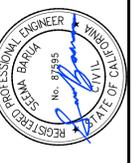
———	CMU WALL - CASE A
- - - - -	CMU WALL - CASE B

BASE MAP SOURCE: CARLSON, BARBEE & GIBSON, INC., 2024

2010 CROW CANYON PLACE
SUITE 250
SAN RAMON, CALIFORNIA 94583
(925) 866-9000
FAX (888) 279-8688
SAN RAMON, SAN JOSE, SAN FRANCISCO, OAKLAND, ROCKLIN, LATHROP
SANTA CLARITA, EUREKA, METZELAND



SITE PLAN
PARCEL A - OAT HILL MULTI-FAMILY DEVELOPMENT
AMERICAN CANYON, CALIFORNIA



DESIGNED BY: SB
DRAWN BY: CC
CHECKED BY: AF
DATE: MAY, 2024
SCALE: AS SHOWN

REV.	DATE	DESCRIPTION	BY

SHEET NUMBER
CMU-2
OF 5 SHEETS
PROJECT NO.
19257.001.002

Parcel A CMU Paint Color and Landscape Screen Plans

The screenshot displays the Sherwin-Williams website interface. At the top left is the Sherwin-Williams logo. To its right is a search bar with the placeholder text "What can we help you find?". Below the search bar is a navigation menu with the following items: "Shop by Category", "Specifications", "Floorcovering", "Project Solutions", "Color", "Education", "PRO+", and "Concrete Coatings".

Below the navigation menu is a breadcrumb trail: "Property & Facility Managers > Color > Find & Explore Colors > Explore All Paint Colors > Virtual Taupe SW 7039". To the right of the breadcrumb trail are social media and utility icons for Facebook, Twitter, Pinterest, LinkedIn, a share icon, and a print icon.

The main content area features a large background image of the paint color. On the left side of this area, the text reads: "SW 7039", "Virtual Taupe", "Interior / Exterior", and "Location Number: 249-C5". In the top right corner of this area is a small icon of a tablet with a cursor, likely for a virtual color tool.

SEE RECREATION BUILDING A ENLARGEMENT, SHEET L-5.5

MATCHLINE REFER TO SHEET L-5.3

OAT HILL MULTI-FAMILY PARCEL A

AMERICAN CANYON, CA

JACKSON SQUARE PROPERTIES
655 MONTGOMERY ST. #1700
SAN FRANCISCO, CA 94111
415-273-2116



KEY MAP N.T.S.

Copyright 2024 vanderToolen Associates. The drawings or written materials contained herein constitute the original and unpublished work of the landscape architect. Reproduction, use or alteration in any form is strictly prohibited without the written consent of vanderToolen Associates.



vanderToolen - Associates
LANDSCAPE ARCHITECTS
Napa Walnut Creek Sacramento
600 Broadway Way 3000 Regency Center 2200 Veterans Oaks Way
Napa, CA 94958 Walnut Creek, CA 94596 Sacramento, CA 95833
Tel: 707.226.2299 Tel: 925.274.1305 Tel: 916.244.3000
www.vanderToolen.com

REVISION:	DATE:
1. POOL UPDATES	08/08/23
2. BASE UPDATES	10/18/23
3. CITY COMMENTS	11/21/23
4. BASE UPDATES	03/20/24
5. PARCEL UPDATE	03/28/24
6. PARCEL A WALL	03/28/24
7. LANDSCAPE SCREENING	05/05/24

DATE: JUNE 5, 2024

SCALE: 1"=20'-0"

DRAWN BY: ELM CHECKED: DB

SHEET TITLE:

PARCEL A SHRUB PLAN

SHEET NO.

L-5.4

PROJECT NO. 03822

PARCEL A BUILDINGS G, H, I & OVERLOOK AREAS

SHRUB LEGEND

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
BF	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL	LOW	82
AG	ANIGOSANTHOS X 'GOLD VELVET'	GOLD VELVET KANGAROO PAW	5 GAL	LOW	77
AK	ANIGOSANTHOS X 'KANGA PINK'	KANGA PINK KANGAROO PAW	1 GAL	LOW	123
AN	ANIGOSANTHOS X 'BIG RED'	KANGAROO PAW	5 GAL	LOW	14
AH	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	15 GAL	LOW	3
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	LOW	218
BU	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW	125
CY	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL	LOW	97
CD	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	LOW	122
CL	CISTUS LADANIFER	CRIMSON SPOT ROCKROSE	5 GAL	LOW	9
DV	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL	LOW	47
DC	DIANELLA X 'CLARITY BLUE'	DIANELLA	1 GAL	LOW	309
DB	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	LOW	185
DP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	13
EA	ELYMUS ARENARIUS 'GLAUCUS'	BLUE LYME GRASS	1 GAL	LOW	159
FV	FEUJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	LOW	13
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	26
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	131
GN	GREVILLEA ROSMARINIFOLIA	ROSMARINIFOLIA	5 GAL	LOW	77
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	125
HA	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	12
HE	HEUCHERA X 'SANTA ANA CARDINAL'	CARDINAL CORAL BELLS	1 GAL	LOW	109
KU	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	LOW	82
LL	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	LOW	80
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	LOW	149
LN	LOMANDRA LONGIFOLIA 'LIME TUFF'	DWARF MAT RUSH	1 GAL	LOW	185
LF	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	LOW	77
MW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL	LOW	68
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	220
MC	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	25
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	5 GAL	LOW	301
PO	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	LOW	27
PG	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	1 GAL	LOW	87
PF	PENSTEMON GLOXINIOIDES 'MIDNIGHT'	MIDNIGHT PENSTEMON	1 GAL	LOW	39
PM	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	LOW	155
PA	PENSTEMON X 'APPLE BLOSSOM'	APPLE BLOSSOM BEARDTONGUE	1 GAL	LOW	256
PB	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	1 GAL	LOW	39
PS	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	1 GAL	LOW	233
PD	PHORMIUM TENAX 'MAORI QUEEN'	MAORI QUEEN NEW ZEALAND FLAX	5 GAL	LOW	114
PT	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	15 GAL	LOW	9
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	10
RI	RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN	5 GAL	LOW	75
RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW	85
SL	SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	LOW	112
SG	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	5 GAL	LOW	82
SR	SALVIA 'RASPBERRY DELIGHT'	RASPBERRY SAGE	5 GAL	LOW	200
VR	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	15 GAL	MCD	30
WB	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	5 GAL	LOW	110
XE	XYLOSMA CONGESTUM	SHINY XYLOSMA ESPALIER	15 GAL	LOW	35

GROUNDCOVER LEGEND

SYMBOL \ ABBR.	BOTANICAL NAME	COMMON NAME	SIZE \ SPACING	WUCOLS	QTY
CY	CEANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL @ 36" O.C	LOW	89
MP	MYOPORUM P. 'PROSTRATUM'	MYOPORUM	1 GAL @ 36" O.C	LOW	112
SM	SCAEVOLA A. 'MAUVE CLUSTERS'	MAUVE CLUSTERS FAIRY FAN FLOWER	1 GAL @ 36" O.C	LOW	117

BIORETENTION LEGEND*

SYMBOL \ ABBR.	BOTANICAL NAME	COMMON NAME	SIZE \ SPACING	WUCOLS	QTY
AP	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA COMMON YARROW	1 GAL @ 24" O.C	LOW	473
AS	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA COAST COMMON YARROW	1 GAL @ 24" O.C	LOW	486
CA	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL @ 24" O.C	LOW	344
FE	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL @ 24" O.C	LOW	713
JE	JUNCUS EFFUSUS	COMMON RUSH	1 GAL @ 24" O.C	LOW	1,097
MU	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL @ 48" O.C	LOW	128
VD	VERBENA LILACINA 'DE LA MAR'	DE LA MAR LILAC VERBENA	1 GAL @ 24" O.C	LOW	191

LAYOUT AND DISTRIBUTION OF BIORETENTION C3 AREAS PER CIVIL ENGINEER'S PLANS.*

HYDROSEED LEGEND*

LANDMARK MIX	BOTANICAL NAME	COMMON NAME	WUCOLS	QTY.
+	BROMUS CARINATUS	NATIVE CALIFORNIA BROME	LOW	221,719 SF
	ELYMUS GLAUCUS	BLUE WILD RYE	LOW	
	HORDEUM CALIFORNICUM	CALIFORNIA BARLEY	LOW	
	FESTUCA RUBRA	MOLATE RED FESCUE	LOW	

HYDROSEED TO BE APPLIED ON NON-IRRIGATED SLOPE AREAS PER PLANS.*

TURF LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	QTY.
+	90/10 TALL FESCUE	90% TALL FESCUE	SOD	2,477 SF
		10% KENTUCKY BLUE GRASS		
+	ARTIFICIAL TURF			1,297 SF

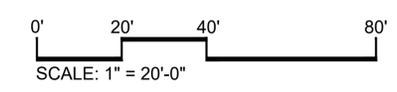
PLANTING CALLOUT LEGEND

PLANT ABBREVIATION
ESTIMATED QUANTITY
OF PLANTS

NOTE:
1. PLANT CAN SIZE PER SYMBOL.
SEE SHRUB & GROUND COVER
LEGEND, THIS SHEET.

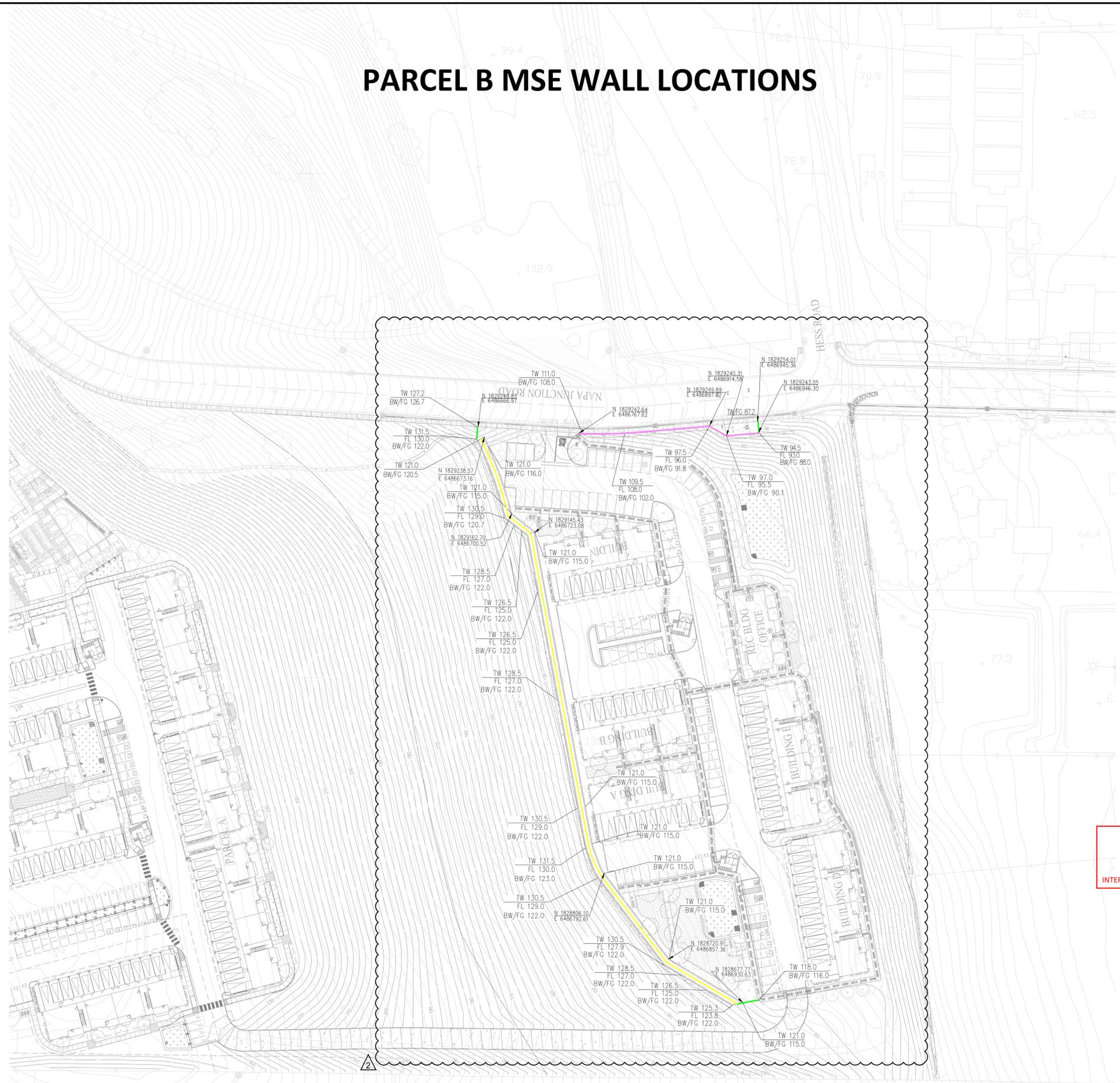
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

DATE: 6.5.24



- REFER TO SHEET L-1.1 FOR GENERAL NOTES & SPECIFICATIONS.
- REFER TO SHEET L-5.4 FOR ALL PLANTING LEGENDS.
- REFER TO SHEET L-9.1 FOR PLANTING DETAILS.

PARCEL B MSE WALL LOCATIONS



EXPLANATION
 ALL LOCATIONS ARE APPROXIMATE

- MSE WALL - CASE 1
- MSE WALL - CASE 2
- MSE WALL - CASE 3

REVIEWED
 FOR
 CODE COMPLIANCE
 Nov 28, 2023
 INTEREST CONSULTING GROUP



SITE PLAN
 MECHANICALLY STABILIZED EARTH (MSE) RETAINING WALL PLAN
 OAT HILL
 AMERICAN CANYON, CALIFORNIA



DESIGNED BY: JH
 DRAWN BY: SPPE
 CHECKED BY: MT
 DATE: 10/2022
 SCALE: AS SHOWN

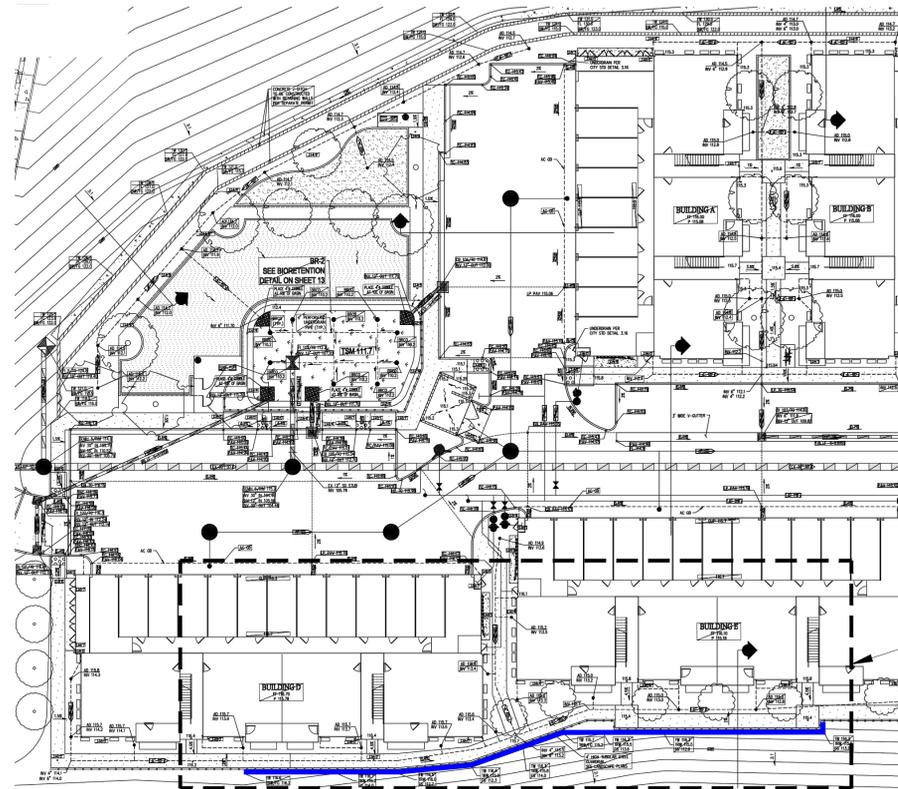
REV.	DATE	DESCRIPTION
2	10-23-2023	CITY PLAN VIEW COMMENTS
1	8-23-2023	CITY PLAN VIEW COMMENTS

SHEET NUMBER
2

PROJECT NO.
 19257.001.002

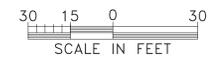
PARCEL B CMU WALL LOCATION AND LANDSCAPE PLANS

ATTACHMENT 14

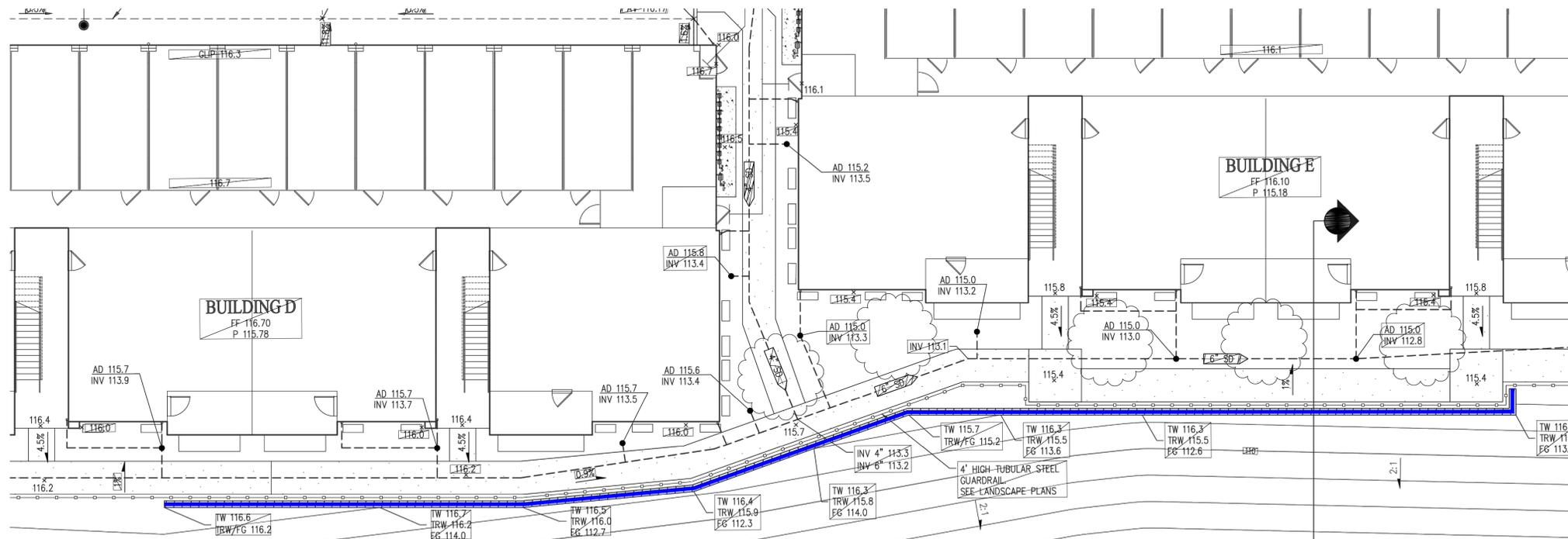


SITE OVERVIEW

1"=30'



REVIEWED
FOR
CODE COMPLIANCE
Jan 29, 2024
INTERWEST CONSULTING GROUP



INSET 1- CMU WALL SITE PLAN

1"=10'



EXPLANATION
ALL LOCATIONS ARE APPROXIMATE

CMU WALL

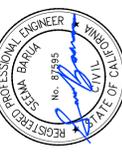


BASE MAP SOURCE: CARLSON, BARBEE & GIBSON, INC., 2023

2010 CROW CANYON PLACE
SUITE 250
SAN RAMON, CALIFORNIA 94583
(925) 866-9000
FAX (888) 279-2688
SAN RAMON, SAN JOSE, SAN FRANCISCO, OAKLAND, ROCKLIN, LATHROP
SANTA CLARITA, RIVERSIDE, METZELAND



SITE PLAN
PARCEL B - OAT HILL MULTI-FAMILY DEVELOPMENT
AMERICAN CANYON, CALIFORNIA



DESIGNED BY: SB
DRAWN BY: LEB
CHECKED BY: TM/MT
DATE: DECEMBER 2023
SCALE: AS SHOWN

REV.	DATE	DESCRIPTION
1	1-11-2024	PLAN REVIEW COMMENTS

SHEET NUMBER
CMU-2
OF 4 SHEETS
PROJECT NO.
19257.001.002

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

[Signature]
LC No. 0000

6.5.24
DATE

PLANTING CALLOUT LEGEND

DV 8
PLANT ABBREVIATION
ESTIMATED QUANTITY
OF PLANTS
NOTE:
1. PLANT CAN SIZE PER SYMBOL.
SEE SHRUB & GROUND COVER
LEGEND, THIS SHEET.

SEE PARK
ENLARGEMENT,
SHEET L-5.2

BUILDING A

BUILDING B

BUILDING C

BUILDING D

SEE RECREATION
BUILDING B
ENLARGEMENT,
SHEET L-5.2

BUILDING E

NAPA JUNCTION ROAD

OAT HILL
MULTI-FAMILY
PARCEL B
AMERICAN CANYON, CA

JACKSON SQUARE
PROPERTIES
655 MONTGOMERY ST. #1700
SAN FRANCISCO, CA 94111
415-273-2116



KEY MAP N.T.S.

Copyright 2024 vanderToolen Associates.
The drawings or written materials contained herein
constitute the original and unpublished work of the
landscape architect. Reproduction, use or alteration
in any form is strictly prohibited without the written
consent of vanderToolen Associates.



vanderToolen - Associates
LANDSCAPE ARCHITECTS
Napa Walnut Creek Sacramento
400 Redwood Way 2200 Veterans Oaks Way 2200 Veterans Oaks Way
Napa, CA 94958 Napa, CA 94958 Napa, CA 94958
Tel: 707.274.2299 Tel: 916.274.1300 Tel: 916.274.1300
www.vanderToolen.com

REVISION:	DATE:
POOL UPDATES	08/08/23
BASE UPDATES	10/18/23
CITY COMMENTS	11/21/23
BASE UPDATES	03/20/24
PARCEL B UPDATE	03/28/24
LANDSCAPE SCREENING	05/05/24

DATE: JUNE 5, 2024

SCALE: 1"=20'-0"

DRAWN BY: ELM
CHECKED: DB

SHEET TITLE:
**PARCEL B
SHRUB PLAN**

SHEET NO.
L-5.1
PROJECT NO. 03822

**PARCEL B
BUILDINGS A, B, C, D, E, RECREATION BUILDING B, & PARK**

BIORETENTION LEGEND*

SYMBOL \ ABBR.	BOTANICAL NAME	COMMON NAME	SIZE \ SPACING	WUCOLS	QTY
CA	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL @ 24" O.C	LOW	226
FE	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL @ 24" O.C	LOW	318
JE	JUNCUS EFFUSUS	COMMON RUSH	1 GAL @ 24" O.C	LOW	274
MU	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL @ 48" O.C	LOW	57
VD	VERBENA LILACINA 'DE LA MAR'	DE LA MAR LILAC VERBENA	1 GAL @ 24" O.C	LOW	365

LAYOUT AND DISTRIBUTION OF BIORETENTION C3 AREAS PER CIVIL ENGINEER'S PLANS.*

GROUND COVER LEGEND

SYMBOL \ ABBR.	BOTANICAL NAME	COMMON NAME	SIZE \ SPACING	WUCOLS	QTY
CY	CEANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL @ 36" O.C	LOW	50

SHRUB LEGEND

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
BF	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL	LOW	78
AN	ANIGOZANTHOS X 'BIG RED'	KANGAROO PAW	5 GAL	LOW	44
AH	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN VINE HILL MANZANITA	15 GAL	LOW	16
BU	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW	209
DV	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL	LOW	74
DC	DIANELLA X 'CLARITY BLUE'	DIANELLA	1 GAL	LOW	46
DB	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	LOW	14
DP	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	6
EA	ELYMUS ARENARIUS 'GLAUCUS'	BLUE LYME GRASS	1 GAL	LOW	35
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	97
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	59
HE	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	5
HU	HEUCHERA X 'SANTA ANA CARDINAL'	CARDINAL CORAL BELLS	1 GAL	LOW	104
KU	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	LOW	47
LL	LEONOTIS LEONURUS	LION'S TAIL	5 GAL	LOW	54
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	LOW	47
LN	LOMANDRA LONGIFOLIA 'LIME TUFF'	DWARF MAT RUSH	1 GAL	LOW	92
LF	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	LOW	48
MW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL	LOW	48
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	37
MC	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	15
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	5 GAL	LOW	90
PO	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	1 GAL	LOW	40
PG	PENSTEMON GLOXINIODES 'MIDNIGHT'	MIDNIGHT PENSTEMON	1 GAL	LOW	57
PM	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	LOW	154
PA	PENSTEMON X 'APPLE BLOSSOM'	APPLE BLOSSOM BEARDEBTONGUE	1 GAL	LOW	69
PS	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	1 GAL	LOW	94
PD	PHORMIUM TENAX 'MAORI QUEEN'	MAORI QUEEN NEW ZEALAND FLAX	5 GAL	LOW	17
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	5
RI	RHAPHIOLEPIS INDICA 'CLARA'	CLARA INDIAN HAWTHORN	5 GAL	LOW	16
RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW	52
SL	SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	LOW	59
SG	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	5 GAL	LOW	43
SR	SALVIA 'RASPBERRY DELIGHT'	RASPBERRY SAGE	5 GAL	LOW	137
WB	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	5 GAL	LOW	55

HYDROSEED LEGEND*

LANDMARK MIX	BOTANICAL NAME	COMMON NAME	WUCOLS	QTY
++	BROMUS CARINATUS	NATIVE CALIFORNIA BROME	LOW	156,167 SF
	ELYMUS GLAUCUS	BLUE WILD RYE	LOW	
	HORDEUM CALIFORNICUM	CALIFORNIA BARLEY	LOW	
	FESTUCA RUBRA	MOLATE RED FESCUE	LOW	

HYDROSEED TO BE APPLIED ON NON-IRRIGATED SLOPE AREAS PER PLANS.*

TURF LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	QTY
90/10	90/10 TALL FESCUE	90% TALL FESCUE	SOD	1,836 SF
	ARTIFICIAL TURF	10% KENTUCKY BLUE GRASS		3,089 SF

0' 20' 40' 80'
SCALE: 1" = 20'-0"

- REFER TO SHEET L-1.1 FOR GENERAL NOTES & SPECIFICATIONS.
- REFER TO SHEET L-5.1 FOR PLANTING LEGENDS.
- REFER TO SHEET L-9.1 FOR PLANTING DETAILS.

BUILDING FOOTPRINT CHANGES

FERMA LLC
APN 058-380-016

ATTACHMENT 14

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°56'54"W	50.00'
L2	N53°10'54"E	75.00'
L3	N00°03'06"E	80.00'
L4	N53°04'42"W	75.00'
L5	N89°56'54"W	49.50'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	58.00'	49°38'52"	50.26'
C2	20.00'	50°07'53"	17.50'

- PROPOSED BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- TOP OF CURB
- CENTERLINE
- EASEMENT LINE
- FAULTLINE SETBACK
- AIRPORT LAND USE ZONE LINE
- BUILDING DESIGNATION
- 10' CONTOUR
- PARKING COUNT
- COMPACT PARKING STALL
- PROPOSED ON STREET PARKING
- COVERED PARKING
- TRASH ENCLOSURE
- LOT DIMENSION
- ZERO EMISSIONS VEHICLE CHARGING STALL
- ACCESSIBLE PARKING (CALTRANS STD PLAN A90A)
- VAN ACCESSIBLE STALL
- APPROVED TENTATIVE MAP BUILDING LAYOUT

RH ZONING STANDARDS

MINIMUM STANDARDS	ZONING	PROJECT
MINIMUM LOT AREA	20,000 SF	13.6 ± AC
MINIMUM LOT WIDTH	100 FT	100 FT +
MINIMUM LOT DEPTH	100 FT	100 FT +
MINIMUM SETBACK		
FIRST STORY	5 FT	20 FT
SECOND STORY/ REAR/ STREET	10 FT	20 FT
MINIMUM BUILDING SEPARATION	- FT	20 FT
MAXIMUM FLOOR AREA RATIO	50 %	17 %
MAXIMUM BUILDING HEIGHT	42 FT	40 FT

APPROVED TM UNIT SUMMARY				PROPOSED UNIT SUMMARY			
	UNITS	BLDGS	TOTAL UNITS		UNITS	BLDGS	TOTAL UNITS
12-UNIT BLDG	12	3	36	15-UNIT BLDG	15	2	30
17-UNIT BLDG	17	10	170	18-UNIT BLDG	18	10	180
TOTAL	13	13	206	TOTAL	12	12	210

PARKING SUMMARY - REQUIRED						
UNIT TYPE	QTY	RATIO	COVERED PARKING REQUIRED	OPEN PARKING REQUIRED	GUEST PARKING REQUIRED	TOTAL REQUIRED
1 BED	96	1 COVERED SPACE, PLUS 0.5 UNCOVERED SPACES	96	48	24	168
2 BED	94	1 COVERED SPACE, PLUS 1 UNCOVERED SPACE, PLUS 1 GUEST SPACE PER 4 UNITS	94	94	24	212
3 BED	20		20	20	5	45
TOTALS	210		210	162	53	425

PARKING SUMMARY - PROVIDED				
GARAGE	CARPORPTS	HEAD IN	OFF SITE	TOTAL
148	49	220	8	425

PARKING NOTES:
 7 TOTAL ADA PARKING STALLS PROVIDED (1 VAN)
 7 TOTAL ELECTRIC VEHICLE STALLS PROVIDED



SUBSTANTIAL CONFORMANCE TECHNICAL SITE PLAN OAT HILL MULTI-FAMILY - PARCEL A

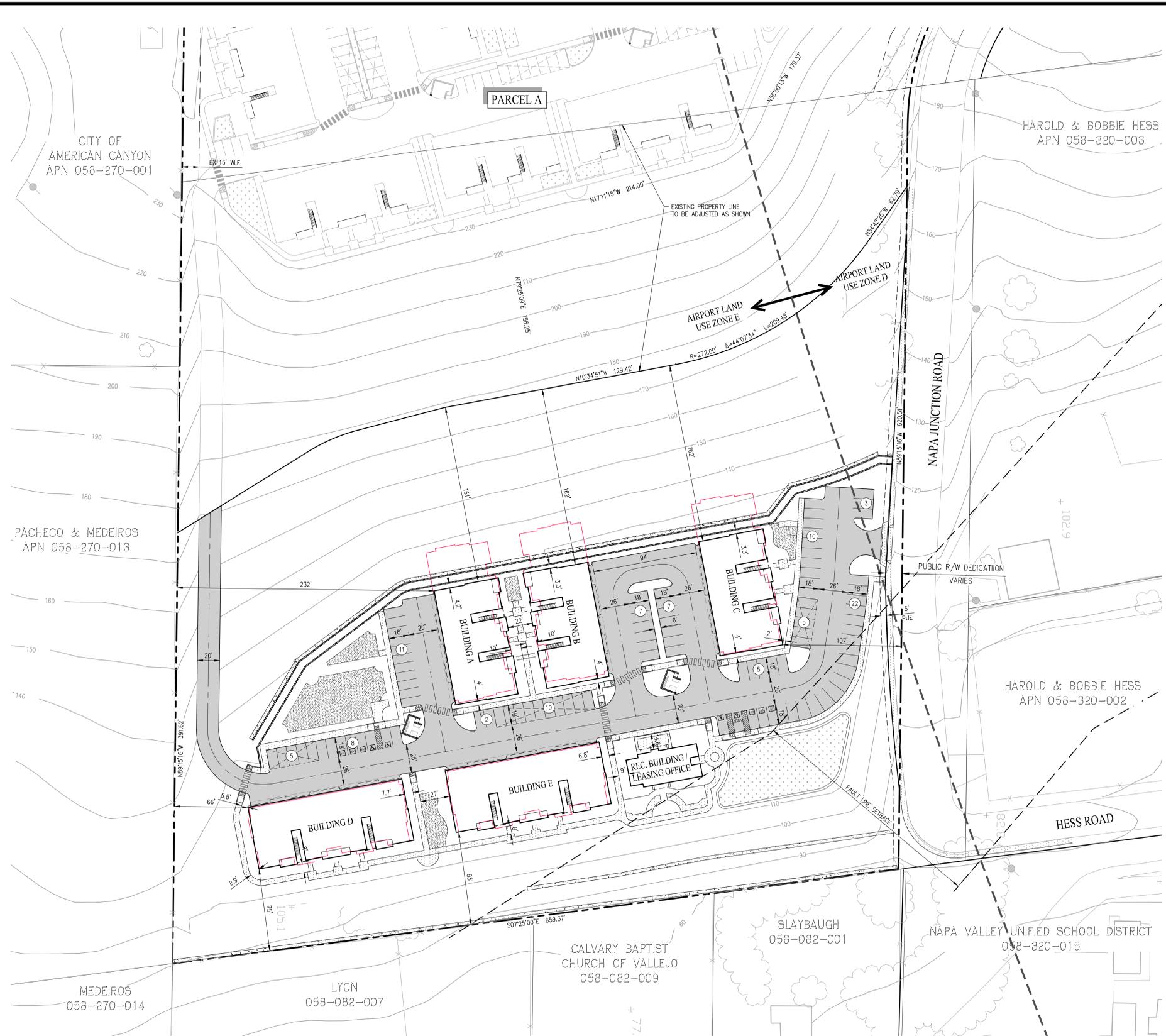
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
 SCALE: 1" = 40' DATE: JUNE 21, 2022

SAN RAMON • (925) 866-0322
 SACRAMENTO • (916) 375-1877
 WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
1
 OF 1 SHEETS

G:\1305-05\ACAD\DR\PARCEL A\DR-02-PARCEL A SUBSTANTIAL CONFORMANCE.DWG



LEGEND

- PROPOSED BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- TOP OF CURB
- CENTERLINE
- EASEMENT LINE
- FAULTLINE SETBACK
- AIRPORT LAND USE ZONE LINE
- BUILDING L**
- BUILDING DESIGNATION
- 10' CONTOUR
- PARKING COUNT
- COMPACT PARKING STALL
- PROPOSED ON STREET PARKING
- COVERED PARKING
- TRASH ENCLOSURE
- LOT DIMENSION
- ZERO EMISSIONS VEHICLE CHARGING STALL
- ACCESSIBLE PARKING (CALTRANS STD PLAN A90A)
- VAN ACCESSIBLE STALL
- APPROVED TENTATIVE MAP BUILDING LAYOUT

RM ZONING STANDARDS

MINIMUM STANDARDS	ZONING	PROJECT
MINIMUM LOT AREA	20,000 SF	7.2 ± AC
MINIMUM LOT WIDTH	100 FT	100 FT +
MINIMUM LOT DEPTH	100 FT	100 FT +
MINIMUM SETBACK		
FIRST STORY	5 FT	20 FT
SECOND STORY/ REAR/STREET	10 FT	20 FT
MINIMUM BUILDING SEPARATION	- FT	20 FT
MAXIMUM BUILDING COVERAGE	50 %	13%
MAXIMUM BUILDING HEIGHT	42 FT	40 FT

APPROVED TM UNIT SUMMARY				PROPOSED UNIT SUMMARY			
	UNITS	BLDGS	TOTAL UNITS		UNITS	BLDGS	TOTAL UNITS
12-UNIT BLDG	12	0	0	15-UNIT BLDG	15	3	45
17-UNIT BLDG	17	5	85	18-UNIT BLDG	18	2	36
TOTAL		5	85	TOTAL	5	5	81

UNIT TYPE	QTY	RATIO	COVERED PARKING REQUIRED	OPEN PARKING REQUIRED	GUEST PARKING REQUIRED	TOTAL REQUIRED
1 BED	40	1 COVERED SPACE, PLUS 0.5 UNCOVERED SPACES	40	20	10	70
2 BED	37	1 COVERED SPACE, PLUS 1 UNCOVERED SPACE, PLUS 1 GUEST SPACE PER 4 UNITS	37	37	10	84
3 BED	4		4	4	1	9
TOTALS	81		81	61	21	163

GARAGE	CARPORTS	HEAD IN	OFF SITE	TOTAL
53	20	75	15	163

PARKING NOTES:
 4 TOTAL ADA PARKING STALLS PROVIDED (1 VAN)
 6 TOTAL ELECTRIC VEHICLE STALLS PROVIDED

**SUBSTANTIAL CONFORMANCE
 TECHNICAL SITE PLAN
 OAT HILL MULTI-FAMILY - PARCEL B**

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA
 SCALE: 1" = 40' DATE: JUNE 21, 2022

cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 SACRAMENTO • (916) 375-1877
 WWW.CBANDG.COM

SHEET NO.
1
OF 1 SHEETS

G:\1305-051\ACAD\DR\PARCEL B\DR-02-PARCEL B SUBSTANTIAL CONFORMANCE.DWG

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET



17-Plex | Front Elevation
Color Scheme #1



18-Plex | Front Elevation
Color Scheme #1

REVISIONS:

- 1 Revise Building from 17-Plex to 18-Plex
- 2 Revise Roof Plan with Hips & Eliminate Dutch Gables to Break up Main Ridge
- 3 Revise Roofing Material from Concrete Slate Tile to Composition Shingles
- 4 Remove Metal Roof @ Entry Porches
- 5 Replace Fiber Cement Board and Batten @ 3rd Level with Fiber Cement Lap Siding
- 6 Add Hardie Panels
- 7 Revise Exterior Color (Scheme #1)

Comparison Study | Building Elevations

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET



17-Plex | Right Elevation
Color Scheme #1



17-Plex | Left Elevation
Color Scheme #1



18-Plex | Right Elevation
Color Scheme #1



18-Plex | Left Elevation
Color Scheme #1

REVISIONS:

- 1 Revise Building from 17-Plex to 18-Plex
- 2 Revise Roof Plan with Hips & Eliminate Dutch Gables to Break up Main Ridge
- 3 Revise Roofing Material from Concrete Slate Tile to Composition Shingles
- 4 Remove Metal Roof @ Entry Porches
- 5 Replace Fiber Cement Board and Batten @ 3rd Level with Fiber Cement Lap Siding
- 6 Add Hardie Panels
- 7 Revise Exterior Color (Scheme #1)

Comparison Study | Building Elevations

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET



17-Plex | Rear Elevation
Color Scheme #1



18-Plex | Rear Elevation
Color Scheme #1

REVISIONS:

- 1 Revise Building from 17-Plex to 18-Plex
- 2 Revise Roof Plan with Hips & Eliminate Dutch Gables to Break up Main Ridge
- 3 Revise Roofing Material from Concrete Slate Tile to Composition Shingles
- 4 Remove Metal Roof @ Entry Porches
- 5 Replace Fiber Cement Board and Batten @ 3rd Level with Fiber Cement Lap Siding
- 6 Add Hardie Panels
- 7 Revise Exterior Color (Scheme #1)

Comparison Study | Building Elevations

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET



12-Plex | Front Elevation
Color Scheme #2



15-Plex | Front Elevation
Color Scheme #2

REVISIONS:

- 1 Revise Building from 12-Plex to 15-Plex
- 2 Revise Roofing Material from Concrete Slate Tile to Composition Shingles
- 3 Remove Metal Roof @ Entry Porches
- 4 Replace Fiber Cement Board and Batten @ 3rd Level with Fiber Cement Lap Siding
- 5 Add Hardie Panels
- 6 Revise Exterior Color (Scheme #2)

Comparison Study | Building Elevations

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET



12-Plex | Right Elevation
Color Scheme #2



12-Plex | Left Elevation
Color Scheme #2



15-Plex | Right Elevation
Color Scheme #2



15-Plex | Left Elevation
Color Scheme #2

REVISIONS:

- 1 Revise Building from 12-Plex to 15-Plex
- 2 Revise Roofing Material from Concrete Slate Tile to Composition Shingles
- 3 Remove Metal Roof @ Entry Porches
- 4 Replace Fiber Cement Board and Batten @ 3rd Level with Fiber Cement Lap Siding
- 5 Add Hardie Panels
- 6 Revise Exterior Color (Scheme #2)

Comparison Study | Building Elevations

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET



12-Plex | Rear Elevation
Color Scheme #2



15-Plex | Rear Elevation
Color Scheme #2

REVISIONS:

- 1 Revise Building from 12-Plex to 15-Plex
- 2 Revise Roofing Material from Concrete Slate Tile to Composition Shingles
- 3 Remove Metal Roof @ Entry Porches
- 4 Replace Fiber Cement Board and Batten @ 3rd Level with Fiber Cement Lap Siding
- 5 Add Hardie Panels
- 6 Revise Exterior Color (Scheme #2)

Comparison Study | Building Elevations

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED SET 10/19/20

PROPOSED BUILDING
SUBMITTAL SET

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

SCHEME 1
All Buildings

WHA.
ORANGE COUNTY · LOS ANGELES · BAY AREA

For exact color refer to manufacturer actual samples.
© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS · PLANNERS · DESIGNERS
WHA.
ORANGE COUNTY · LOS ANGELES · BAY AREA

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 1 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4689 Brown Range Ref: .15 Emi: .92 A.SRI: 17 CRRC: 0918-0026	Eagle
Metal Roof (factory finish)	Metallic Silver (K7)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 4704 Dusty Trail Rider	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding Trim Band @ Board & Battens	KM 5826 Volcanic Rock	Kelly Moore
Body Color #3 (applied to): Stucco	KM 5785 Country Club	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM 4786 Fresh Linen	Kelly Moore
Accent Color (applied to): Unit Doors	KM A68 Leather Satchel	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
May 27, 2022 | 2018386

SCHEME 1
All Buildings

WHA.
ORANGE COUNTY · LOS ANGELES · BAY AREA

For exact color refer to manufacturer actual samples.
© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS · PLANNERS · DESIGNERS
WHA.
ORANGE COUNTY · LOS ANGELES · BAY AREA

OAT HILL (PARCELS A & B)
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 1 OF 2 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ RS Ref: .16 Emi: .92 A.SRI: 16 CRRC: 0676-0136a	GAF
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	'Sherwin Williams
Body Color #1 (applied to): Stucco	'SW 7066 Gray Matters	'Sherwin Williams
Body Color #2 (applied to): Stucco Utility Doors	'SW 7674 Peppercorn	'Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards Lap Siding	'SW 9178 In the Navy	'Sherwin Williams
Trim Color #1 (applied to): Barge Boards Eaves Fascia Garage Doors Secondary Doors Stucco Trim	'SW 7005 Pure White	'Sherwin Williams
Trim Color #2 (applied to): Unit Doors Metal Railing	'SW 7069 Iron Ore	'Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/27/22	Various updates per client request.

Comparison Study | Color Scheme #1

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

RH HESS
DEVELOPMENT

A7

ARCHITECTS · PLANNERS · DESIGNERS

WHA.
ORANGE COUNTY · LOS ANGELES · BAY AREA

APPROVED SET 10/19/20

PROPOSED BUILDING SUBMITTAL SET

OAT HILL (PARCELS A & B)
 American Canyon, California
 R.H. HESS DEVELOPMENT
 April 24, 2020 | 2018386

SCHEME 2
 All Buildings

WHA.
 ARCHITECTS . PLANNERS . DESIGNERS
 ORANGE COUNTY . LOS ANGELES . BAY AREA

For exact color refer to manufacturer actual samples.
 © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
 ORANGE COUNTY . LOS ANGELES . BAY AREA

OAT HILL (PARCELS A & B)
 American Canyon, California
 R.H. HESS DEVELOPMENT
 April 24, 2020 | 2018386

Exterior Color & Materials
 SCHEME 2 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4503 Sierra Madre Ref: .11 Emi: .92 A.SRI: 12 CRRC: 0918-0111	Eagle
Metal Roof (factory finish)	Metallic Silver (K7)	Metal Sales or Equal
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Kelly Moore
Body Color #1 (applied to): Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 4936 Smoky Day	Kelly Moore
Body Color #2 (applied to): Board & Battens Corner Boards @ Board & Battens Gable Siding Trim Band @ Board & Battens	KM 4882 Titanium Gray	Kelly Moore
Body Color #3 (applied to): Stucco	KM 4924 Thunderstruck	Kelly Moore
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM W48 Whipped Cream	Kelly Moore
Accent Color (applied to): Unit Doors	KM A76 Log Cabin	Kelly Moore
Metal Railing	KM 4883 Black Cat	Kelly Moore
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
 Contact Corie Rath (925) 463-1700

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

OAT HILL (PARCELS A & B)
 American Canyon, California
 R.H. HESS DEVELOPMENT
 May 27, 2022 | 2018386

SCHEME 2
 All Buildings

WHA.
 ARCHITECTS . PLANNERS . DESIGNERS
 ORANGE COUNTY . LOS ANGELES . BAY AREA

For exact color refer to manufacturer actual samples.
 © 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
 ORANGE COUNTY . LOS ANGELES . BAY AREA

OAT HILL (PARCELS A & B)
 American Canyon, California
 R.H. HESS DEVELOPMENT
 April 24, 2020 | 2018386

Exterior Color & Materials
 SCHEME 2 OF 2 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	Sagewood Timberline HDZ RS Ref: .19 Emi: .91 A.SRI: 19 CRRC: 0676-0132a	GAF
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	1Sherwin Williams
Body Color #1 (applied to): Stucco	1SW 7066 Gray Matters	1Sherwin Williams
Body Color #2 (applied to): Stucco Utility Doors	1SW 7674 Peppercorn	1Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards Lap Siding	1SW 2837 Aurora Brown	1Sherwin Williams
Trim Color #1 (applied to): Barge Boards Eaves Fascia Garage Doors Secondary Doors Stucco Trim	1SW 7005 Pure White	1Sherwin Williams
Trim Color #2 (applied to): Unit Doors Metal Railing	1SW 7069 Iron Ore	1Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
 Contact Corie Rath (925) 463-1700.

© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/27/22	Various updates per client request.

Comparison Study | Color Scheme #2

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

2022 Exterior Residential Colors

PROPOSED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL (PARCELS A & B)
 american canyon, california
 P.L. HESS DEVELOPMENT
 4/1/2022 | 101888

Exterior Color & Materials
 (Scheme 1 of 2) ALL (EXTERIOR)

Material	Color	Manufacturer
Roofing "Composite Shingles"	Charcoal Timberline HD 88 Pkt. 18 (See 27 & 28) 16 CSC-2004-0216	SP
Vinyl Siding (Main Wall)	White	WV Siding Co. Inc.
Siding & Soffits (Side Wall)	Black Adjacent Color	"Charcoal" VM&M
"Base Color #1 (Applied to): Siding"	"SW 7265 Egg White"	"Charcoal" VM&M
"Base Color #2 (Applied to): Siding Siding Soffit"	"SW 7524 Pigeonhole"	"Charcoal" VM&M
"Siding Color (Applied to): Siding & Soffit Corner Soffit Cap Siding"	"SW 2176 In The Navy"	"Charcoal" VM&M
"Trim Color #1 (Applied to): Base Siding Soffit Siding Soffit Siding Soffit Siding Trim"	"SW 7265 Egg White"	"Charcoal" VM&M
"Trim Color #2 (Applied to): Soffit Siding Siding Soffit"	"SW 7260 Ice Cream"	"Charcoal" VM&M
Storage Shed Weathering (Storage Shed)	Match Storage Shed Color	"SP"

OAT HILL (PARCELS A & B)
 american canyon, california
 P.L. HESS DEVELOPMENT
 4/1/2022 | 101888

SCHEME 1
 of 2 buildings

WHA

OAT HILL (PARCELS A & B)
 american canyon, california
 P.L. HESS DEVELOPMENT
 4/1/2022 | 101888

Exterior Color & Materials
 (Scheme 2 of 2) ALL (EXTERIOR)

Material	Color	Manufacturer
Roofing "Composite Shingles"	Charcoal Timberline HD 88 Pkt. 18 (See 27 & 28) 16 CSC-2004-0216	SP
Vinyl Siding (Main Wall)	White	WV Siding Co. Inc.
Siding & Soffits (Side Wall)	Black Adjacent Color	"Charcoal" VM&M
"Base Color #1 (Applied to): Siding"	"SW 7265 Egg White"	"Charcoal" VM&M
"Base Color #2 (Applied to): Siding Siding Soffit"	"SW 7524 Pigeonhole"	"Charcoal" VM&M
"Siding Color (Applied to): Siding & Soffit Corner Soffit Cap Siding"	"SW 2167 Army Green"	"Charcoal" VM&M
"Trim Color #1 (Applied to): Base Siding Soffit Siding Soffit Siding Soffit Siding Trim"	"SW 7265 Egg White"	"Charcoal" VM&M
"Trim Color #2 (Applied to): Soffit Siding Siding Soffit"	"SW 7260 Ice Cream"	"Charcoal" VM&M
Storage Shed Weathering (Storage Shed)	Match Storage Shed Color	"SP"

OAT HILL (PARCELS A & B)
 american canyon, california
 P.L. HESS DEVELOPMENT
 4/1/2022 | 101888

SCHEME 2
 of 2 buildings

WHA

2022 Exterior Residential Colors



18-Plex | Front Elevation
Color Scheme #1



15-Plex | Rear Elevation
Color Scheme #2

2023 Proposed Additional Color Scheme

OAT HILL APARTMENTS
 American Canyon, California
 R.H. HESS DEVELOPMENT
 April 18, 2023 | 2018386

SCHEME 3
 All Buildings

WHA
 WILLIAM HESS ARCHITECTS, INC.

For additional title or jurisdictional scale details, see 2023 PLANBOOK/EXHIBIT ARCHITECTS, INC. 004.P04



OAT HILL APARTMENTS

American Canyon, California
 R.H. HESS DEVELOPMENT
 April 24, 2020 | 2018386

Exterior Color & Materials

SCHEME 3 OF 3

ALL BUILDINGS

Material	Color	Manufacturer
Roofing: *Composite Shingles	*Graphite *Landmark Solaris *Ref. J21 Ent. 91 A,SR: 21 *CRD: 0668-0155	*CertainTeed (or equiv)
Metal Roofing @ Trash Enclosure (factory finish)	Black	TBD
Vinyl Windows (factory finish)	White	Ply (Gen or Equiv)
Gutters & Downspouts (factory finish)	Match Adjacent Color	*Sherwin Williams
*Camer Boards	Match Adjacent Color	Sherwin Williams
*Siding Color	SW 7059 Iron Ore	Sherwin Williams
*Body Color #1 (applied to): *Lap Siding Stucco	*SW 7066 Gray Matters	*Sherwin Williams
*Body Color #2 (applied to): Stucco Trash Enclosure Doors Utility Doors	*SW 7674 Peppercorn	*Sherwin Williams
*Trim Color #1 (applied to): Barge Boards Eaves Fascia *Garage Doors Secondary Doors Stucco Trim	*SW 7005 Pure White	*Sherwin Williams
*Trim Color #2 (applied to): Unit Doors Metal Roofing	*SW 7059 Iron Ore	*Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Verify WHA if any revision occurs between these schemes and the construction documents prior to purchase. Contact Color Match (530) 463-7700.

© 2023 WILLIAM HESS ARCHITECTS, INC. 004.P04

REVISIONS:

Number	Date	Description
1	6/23/22	Vendor updates per client request.
2	6/16/22	Scheme #2, roof color updated per client request.
3	7/18/22	Remove SW 7136 Iron Navy (Scheme #1, Siding) & SW 7027 Sunset Brown (Scheme #2, Siding) per client request. Reinsert Scheme #2, no longer needed.
4	4/6/23	Final color updates per client request.
5	4/18/23	Vendor updates per client request.

2024 BUILDING COLORS AND ELEVATIONS

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET



18-PLEX | FRONT ELEVATION
Color Scheme #1

18-PLEX | FRONT ELEVATION
Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES
- STUCCO #2 COLOR, STUCCO #3 COLOR & TRIM #2 COLOR UPDATED ON ALL COLOR SCHEMES

COMPARISON STUDY | BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Left Elevation



Right Elevation

**18-PLEX | SIDE ELEVATIONS
Color Scheme #1**



Left Elevation



Right Elevation

**18-PLEX | SIDE ELEVATIONS
Color Scheme #1**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES
- STUCCO #2 COLOR, STUCCO #3 COLOR & TRIM #2 COLOR
UPDATED ON ALL COLOR SCHEMES

COMPARISON STUDY | BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**APPROVED BUILDING
SUBMITTAL SET**



**18-PLEX | REAR ELEVATION
Color Scheme #1**

**PROPOSED BUILDING
SUBMITTAL SET**



**18-PLEX | REAR ELEVATION
Color Scheme #1**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES
- STUCCO #2 COLOR, STUCCO #3 COLOR & TRIM #2 COLOR
UPDATED ON ALL COLOR SCHEMES

COMPARISON STUDY | BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**APPROVED BUILDING
SUBMITTAL SET**



**18-PLEX | FRONT ELEVATION
Color Scheme #2**

**PROPOSED BUILDING
SUBMITTAL SET**



**18-PLEX | FRONT ELEVATION
Color Scheme #2**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES
- STUCCO #2 COLOR, STUCCO #3 COLOR & TRIM #2 COLOR
UPDATED ON ALL COLOR SCHEMES

COMPARISON STUDY | BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



**18-PLEX | FRONT ELEVATION
Color Scheme #1**

**18-PLEX | FRONT ELEVATION
Color Scheme #1**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES
- STUCCO #2 COLOR, STUCCO #3 COLOR & TRIM #2 COLOR
UPDATED ON ALL COLOR SCHEMES

COMPARISON STUDY | BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**APPROVED BUILDING
SUBMITTAL SET**



**18-PLEX | REAR ELEVATION
Color Scheme #2**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES
- STUCCO #2 COLOR, STUCCO #3 COLOR & TRIM #2 COLOR
UPDATED ON ALL COLOR SCHEMES

**PROPOSED BUILDING
SUBMITTAL SET**



**18-PLEX | REAR ELEVATION
Color Scheme #2**

COMPARISON STUDY | BUILDING ELEVATIONS

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 18, 2023 | 2018386

SCHEME 1
All Buildings

WHA ARCHITECTS . PLANNERS . DESIGNERS

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 1 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	⁴ Graphite ⁴ Landmark Solaris ⁴ Ref. :21 Emi. :91 A.SRI: 21 ⁴ CRRC: 0668-0155	¹ CertainTeed (or equal)
Metal Roofing @ Trash Enclosure (factory finish)	Black	TBD
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	¹ Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color	SW 9178 In the Navy	Sherwin Williams
Body Color #1 (applied to): Lap Siding Stucco	¹ SW 7066 Gray Matters	¹ Sherwin Williams
Body Color #2 (applied to): Stucco Trash Enclosure Doors Utility Doors	¹ SW 7674 Peppercorn	¹ Sherwin Williams
Trim Color #1 (applied to): Barge Boards Eaves Fascia Garage Doors Secondary Doors Stucco Trim	¹ SW 7005 Pure White	¹ Sherwin Williams
Trim Color #2 (applied to): Unit Doors Metal Railing	¹ SW 7069 Iron Ore	¹ Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Ruth (925) 463-1700.

© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
2	6/15/22	Scheme #2 roof color updated per client request.
3	7/18/22	Remove SW 9178 In the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing updated per energy compliance.
5	4/18/23	Various updates per client request.

COLOR SCHEME #1

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 23, 2024 | 2018386

SCHEME 1
All Buildings

WHA ARCHITECTS . PLANNERS . DESIGNERS

COLOR SCHEME #1

- PANEL AND LAP SIDING UPDATED TO STUCCO
- ROOFING UPDATED TO IKO SHINGLES
- STUCCO #2, STUCCO #3, TRIM #2 COLORS UPDATED

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 1 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	⁴ Graphite Black ⁴ Cambridge Cool Colors Plus ⁴ Ref. :20 Emi. :92 A.SRI: 20 ⁴ CRRC: 1214-0010	⁴ IKO (or equal)
Metal Roofing @ Trash Enclosure (factory finish)	Dark Bronze (50) ⁴ Rib Height: 1-1/2" ⁴ Panel Coverage: 16" ⁴ Gauge: 24 ga	⁴ Metal Sales (or equal)
Vinyl Windows (factory finish)	White	Ply Gem or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	¹ Sherwin Williams
Stucco Color #1	SW 9178 In the Navy	Sherwin Williams
Stucco Color #2	¹ SW 7658 Gray Clouds	¹ Sherwin Williams
Stucco Color #3 (applied to): Stucco Trash Enclosure Doors Utility Doors	¹ SW 2848 Roycroft Pewter	¹ Sherwin Williams
Trim Color #1 (applied to): Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patios Stucco Trim	¹ SW 7005 Pure White	¹ Sherwin Williams
Trim Color #2 (applied to): Secondary Doors Stringers Unit Doors Metal Railing	¹ SW 6258 Tricorn Black	¹ Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Ruth (925) 463-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
2	6/15/22	Scheme #2 roof color updated per client request.
3	7/18/22	Remove SW 9178 In the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing updated per energy compliance.
5	4/18/23	Various updates per client request.
6	5/21/23	Panel coverage updated to metal roof.
7	4/15/24	Various updates per client request.
8	4/23/24	Various updates per client request.

COMPARISON STUDY | COLOR SCHEMES

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 18, 2023 | 2018386

SCHEME 2
All Buildings

WHA ARCHITECTS, PLANNERS, DESIGNERS

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 2 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	Graphite Landmark Solaris Ref: .21 Emi: .91 A.SRI: 21 CRRC: 0668-0155	CertainTeed (or equal)
Metal Roofing @ Trash Enclosure (factory finish)	Black	TBD
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color	SW 2837 Aurora Brown	Sherwin Williams
Body Color #1 (applied to): Lap Siding Stucco	SW 7066 Gray Matters	Sherwin Williams
Body Color #2 (applied to): Stucco Trash Enclosure Doors Utility Doors	SW 7674 Peppercorn	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Eaves Fascia Garage Doors Secondary Doors Stucco Trim	SW 7005 Pure White	Sherwin Williams
Trim Color #2 (applied to): Unit Doors Metal Railing	SW 7069 Iron Ore	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Ruth (925) 463-1700.

© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
2	6/15/22	Scheme #2 roof color updated per client request.
3	7/18/22	Remove SW 9178 in the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing updated per energy compliance.
5	4/18/23	Various updates per client request.

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 23, 2024 | 2018386

SCHEME 2
All Buildings

WHA ARCHITECTS, PLANNERS, DESIGNERS

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 2 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: Composition Shingles	Graphite Black Cambridge Cool Colors Plus Ref: .20 Emi: .92 A.SRI: 20 CRRC: 1214-0010	IKO (or equal)
Metal Roofing @ Trash Enclosure (factory finish)	Dark Bronze (50) Rib Height: 1-1/2" Panel Coverage: 16" Gauge: 24 ga	Metal Sales (or equal)
Vinyl Windows (factory finish)	White	Ply Gem or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Stucco Color #1	SW 2837 Aurora Brown	Sherwin Williams
Stucco Color #2 (applied to): Stucco	SW 7658 Gray Clouds	Sherwin Williams
Stucco Color #3 (applied to): Stucco Trash Enclosure Doors Utility Doors	SW 2848 Roycroft Pewter	Sherwin Williams
Trim Color #1 (applied to): Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patio Stucco Trim	SW 7005 Pure White	Sherwin Williams
Trim Color #2 (applied to): Secondary Doors Stringers Unit Doors Metal Railing	SW 6258 Tricorn Black	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Ruth (925) 463-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
2	6/15/22	Scheme #2 roof color updated per client request.
3	7/18/22	Remove SW 9178 in the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing updated per energy compliance.
5	4/18/23	Various updates per client request.
6	5/21/23	Panel coverage added to metal roof.
7	4/15/24	Various updates per client request.
8	4/23/24	Various updates per client request.

COLOR SCHEME #2

- ## COLOR SCHEME #2
- PANEL AND LAP SIDING UPDATED TO STUCCO
 - ROOFING UPDATED TO IKO SHINGLES
 - STUCCO #2, STUCCO #3, TRIM #2 COLORS UPDATED

COMPARISON STUDY | COLOR SCHEMES

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

RH HESS DEVELOPMENT

A8

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 18, 2023 | 2018386

SCHEME 3
All Buildings

WHA ARCHITECTS, PLANNERS, DESIGNERS

WHA.
ARCHITECTS, PLANNERS, DESIGNERS
ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 3 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: *Composition Shingles	*Graphite *Landmark Solaris *Ref. :21 Emi. :91 A.SRI: 21 *CRRC: 0668-0155	*CertainTeed (or equal)
Metal Roofing @ Trash Enclosure (factory finish)	Black	TBD
Vinyl Windows (factory finish)	White	Ply Gen or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	*Sherwin Williams
*Corner Boards	Match Adjacent Color	Sherwin Williams
*Siding Color	SW 7069 Iron Ore	Sherwin Williams
*Body Color #1 (applied to): *Lap Siding Stucco	*SW 7066 Gray Matters	*Sherwin Williams
*Body Color #2 (applied to): Stucco Trash Enclosure Doors Utility Doors	*SW 7674 Peppercorn	*Sherwin Williams
*Trim Color #1 (applied to): Barge Boards Eaves Fascia *Garage Doors *Secondary Doors Stucco Trim	*SW 7005 Pure White	*Sherwin Williams
*Trim Color #2 (applied to): Unit Doors Metal Railing	*SW 7069 Iron Ore	*Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Ruth (925) 463-1700.

© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
2	6/15/22	Scheme #2 roof color updated per client request.
3	7/18/22	Remove SW 9178 in the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing updated per energy compliance.
5	4/18/23	Various updates per client request.

COLOR SCHEME #3

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 23, 2024 | 2018386

SCHEME 3
All Buildings

WHA ARCHITECTS, PLANNERS, DESIGNERS

WHA.
ARCHITECTS, PLANNERS, DESIGNERS
ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO

OAT HILL APARTMENTS
American Canyon, California
R.H. HESS DEVELOPMENT
April 24, 2020 | 2018386

Exterior Color & Materials
SCHEME 3 OF 3 ALL BUILDINGS

Material	Color	Manufacturer
Roofing: *Composition Shingles	*Graphite Black *Cambridge Cool Colors Plus *Ref. :20 Emi. :92 A.SRI: 20 *CRRC: 1214-0010	*IKO (or equal)
Metal Roofing @ Trash Enclosure (factory finish)	Dark Bronze (50) *Rib Height: 1-1/2" *Panel Coverage: 16" *Gauge: 24 ga.	*Metal Sales (or equal)
Vinyl Windows (factory finish)	White	Ply Gem or Equal
Gutters & Downspouts (factory finish)	Match Adjacent Color	*Sherwin Williams
*Stucco Color #1	SW 7069 Iron Ore	Sherwin Williams
*Stucco Color #2 (applied to): Stucco	*SW 7658 Gray Clouds	*Sherwin Williams
*Stucco Color #3 (applied to): Stucco Trash Enclosure Doors Utility Doors	*SW 2848 Roycroft Pewter	*Sherwin Williams
*Trim Color #1 (applied to): Barge Boards *Breezeway *Deck Lid Eaves Fascia *Garage Doors *Patio Stucco Trim	*SW 7005 Pure White	*Sherwin Williams
*Trim Color #2 (applied to): *Secondary Doors *Stringers Unit Doors Metal Railing	*SW 6258 Tricorn Black	*Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Ruth (925) 463-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
2	6/15/22	Scheme #2 roof color updated per client request.
3	7/18/22	Remove SW 9178 in the Navy (Scheme #1, Siding) & SW 2837 Aurora Brown (Scheme #2, Siding) per client request. Remove Scheme #2, no longer needed.
4	4/6/23	Roofing updated per energy compliance.
5	4/18/23	Various updates per client request.
6	5/21/23	Panel coverage updated to metal roof.
7	4/15/24	Various updates per client request.
8	4/23/24	Various updates per client request.

COLOR SCHEME #3

- PANEL AND LAP SIDING UPDATED TO STUCCO
- ROOFING UPDATED TO IKO SHINGLES
- STUCCO #2, STUCCO #3, TRIM #2 COLORS UPDATED

COMPARISON STUDY | COLOR SCHEMES

OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

RH HESS DEVELOPMENT

A9

ARCHITECTS · PLANNERS · DESIGNERS
WHA.
ORANGE COUNTY · LOS ANGELES · BAY AREA · SACRAMENTO

**APPROVED BUILDING
SUBMITTAL SET**



Front Elevation

**CLUB HOUSE | ELEVATION
Color Scheme #1**

**PROPOSED BUILDING
SUBMITTAL SET**



Front Elevation

**CLUB HOUSE | ELEVATION
Color Scheme #1**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Left Elevation



Left Elevation



Right Elevation



Right Elevation

CLUB HOUSE | FRONT ELEVATION
Color Scheme #1

CLUB HOUSE | FRONT ELEVATION
Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**



Rear Elevation

**CLUB HOUSE | ELEVATION
Color Scheme #1**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

**PROPOSED BUILDING
SUBMITTAL SET**



Rear Elevation

**CLUB HOUSE | ELEVATION
Color Scheme #1**

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Front Elevation

POOL HOUSE | ELEVATION Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

PROPOSED BUILDING SUBMITTAL SET



Front Elevation

POOL HOUSE | ELEVATION Color Scheme #1

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**



Left Elevation



Right Elevation

POOL HOUSE | FRONT ELEVATION
Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

**PROPOSED BUILDING
SUBMITTAL SET**



Left Elevation



Right Elevation

POOL HOUSE | FRONT ELEVATION
Color Scheme #1

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Rear Elevation

POOL HOUSE | ELEVATION
Color Scheme #1



RearElevation

POOL HOUSE | ELEVATION
Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Front Elevation

MAINTENANCE BUILDING | ELEVATION
Color Scheme #2



Front Elevation

MAINTENANCE BUILDING | ELEVATION
Color Scheme #2

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**



Left Elevation



Right Elevation

MAINTENANCE BUILDING | FRONT ELEVATION
Color Scheme #2

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES

**PROPOSED BUILDING
SUBMITTAL SET**



Left Elevation



Right Elevation

MAINTENANCE BUILDING | FRONT ELEVATION
Color Scheme #2

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Rear Elevation

MAINTENANCE BUILDING | ELEVATION
Color Scheme #2



RearElevation

MAINTENANCE BUILDING | ELEVATION
Color Scheme #2

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REMOVE ALL HARDIE LAP SIDING AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM GAF TO IKO SHINGLES

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Front Elevation

**CLUB HOUSE | ELEVATION
Color Scheme #1**



Front Elevation

**CLUB HOUSE | ELEVATION
Color Scheme #1**

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

CLUB HOUSE | FRONT ELEVATION Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

PROPOSED BUILDING SUBMITTAL SET



Left Elevation



Right Elevation

CLUB HOUSE | FRONT ELEVATION Color Scheme #1

COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING
SUBMITTAL SET**

**PROPOSED BUILDING
SUBMITTAL SET**



Rear Elevation

CLUB HOUSE | ELEVATION
Color Scheme #1



Rear Elevation

CLUB HOUSE | ELEVATION
Color Scheme #1

REVISIONS:

- REMOVE ALL HARDIE PANELS AND REPLACE WITH STUCCO
- REVISE ROOFING MATERIAL FROM METAL TO IKO SHINGLES
- REVISE WINDOWS TO PICTURE WINDOWS WITH MULLONS

COMPARISON STUDY | BUILDING ELEVATIONS

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
April 6, 2023 | 2020025

SCHEME 1

WHA.

For exact color refer to manufacturer actual samples.
© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 1 OF 2

Material	Color	Manufacturer
Roofing: Metal (factory finish)	Dark Bronze (50) *Rib Height: 1-1/2" *Panel Coverage: 16" *Gauge: 24 ga.	Metal Sales (or equal)
Vinyl Windows (factory finish)	White	Ply Gem (or equal)
Masonry Panel System *(install per manufacturers instructions)	*Lighthouse *Craft Chop Ledge Panel	Creative Mines (or equal)
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color (applied to): Board & Battens Louvered Panels Posts Secondary & Utility Doors Trim	SW 7005 Pure White	Sherwin Williams
Trim Color (applied to): Barge Boards Braces Chimney Cap Eaves Fascia Storefront Doors w/ Panel System	SW 7069 Iron Ore	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 483-1700.

© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
May 9, 2024 | 2020025

SCHEME 1

WHA.

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
May 9, 2024 | 2020025

SCHEME 1

WHA.

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 1 OF 2

Material	Color	Manufacturer
Roofing: *Composition Singles	*Graphite Black *Cambridge Cool Colors Plus *Ref. .20 Emi. .92 ASRI: 20 *CRRC: 1214-0010	*IKO (or equal)
Vinyl Windows (factory finish)	White	Ply Gem (or equal)
Masonry Panel System *(install per manufacturers instructions)	*Lighthouse *Craft Chop Ledge Panel	Creative Mines (or equal)
Mortar @ Stone	Misty Cove	Orco
Gutters & Downspouts (factory finish)	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Posts Secondary & Utility Doors Stucco Trim	SW 7005 Pure White	Sherwin Williams
Trim Color (applied to): Barge Boards Braces Chimney Cap Eaves Fascia Storefront Doors w/ Panel System	SW 7069 Iron Ore	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 483-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.
5	5/9/24	Roofing manufacturer updated per composition shingle.

OAT HILL CLUBHOUSE & POOL BUILDINGS
American Canyon, California
RUSSEL SQUARE CONSULTING
May 9, 2024 | 2020025

SCHEME 1

WHA.

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

COLOR SCHEME #1

- ## COLOR SCHEME #1
- PANEL AND LAP SIDING UPDATED TO STUCCO
 - ROOFING UPDATED TO IKO SHINGLES

COMPARISON STUDY | COLOR SCHEMES

OAT HILL PARCEL A

AMERICAN CANYON, CALIFORNIA

A13

APPROVED BUILDING SUBMITTAL SET

PROPOSED BUILDING SUBMITTAL SET

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
April 6, 2023 | 2020025

SCHEME 2

WHA.

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 2 OF 2

Material	Color	Manufacturer
Roofing: Composition Shingle <i>(only at maintenance bld.)</i>	³ Graphite ³ Landmark Solaris ² Ref: 21 Emi: .91 A.SRI: 21 ² CRRC: 0668-0155	² CertainTeed (or equal)
Vinyl Windows <i>(factory finish)</i>	White	Ply Gem (or equal)
Gutters & Downspouts <i>(factory finish)</i>	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Siding Color <i>(applied to):</i> Lap Siding Secondary Doors	SW 7066 Gray Matters	Sherwin Williams
Trim Color <i>(applied to):</i> Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Team (925) 463-1700.

© 2023 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
May 9, 2024 | 2020025

SCHEME 2

WHA.

OAT HILL MAINTENANCE BUILDING
American Canyon, California
RUSSEL SQUARE CONSULTING
December 1, 2022 | 2020025

Exterior Color & Materials
SCHEME 2 OF 2

Material	Color	Manufacturer
Roofing: Composition Shingle <i>(only at maintenance bld.)</i>	³ Graphite ³ Landmark Solaris ² Ref: 21 Emi: .91 A.SRI: 21 ² CRRC: 0668-0155	² CertainTeed (or equal)
Vinyl Windows <i>(factory finish)</i>	White	Ply Gem (or equal)
Gutters & Downspouts <i>(factory finish)</i>	Match Adjacent Color	Sherwin Williams
Corner Boards	Match Adjacent Color	Sherwin Williams
Body Color <i>(applied to):</i> Secondary Doors Stucco	SW 7066 Gray Matters	Sherwin Williams
Trim Color <i>(applied to):</i> Barge Boards Eaves Fascia Garage Door Trim	SW 7005 Pure White	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Core Team (925) 463-1700.

© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.
5	5/9/24	Roofing manufacturer updated per composition shingle.

COLOR SCHEME #2

COLOR SCHEME #2

- PANEL AND LAP SIDING UPDATED TO STUCCO
- ROOFING UPDATED TO IKO SHINGLES

COMPARISON STUDY | COLOR SCHEMES

OAT HILL PARCEL A

AMERICAN CANYON, CALIFORNIA



Sent by Email to:
 Blaise Hilton, blaise@russellsquareconsulting.com
 Vanessa Pineda, vanessap@whainc.com

June 25, 2024

Blaise Hilton
 Russell Square Consulting
 400 University Street
 Seattle, WA 98101

Subject: Oat Hill Apartments Architecture Minor Modification Approval (PL24-0009 and PL24-0010)

Dear Blaise Hilton,

I hope this message finds you well. Our team has carefully reviewed the Oat Hill/Domaine Architecture Minor Modification application for 300 Opus Ln (Parcel A) and 100 Chennault Way (Parcel B), which were submitted on May 1, 2024 and May 14, 2024. As discussed in this letter, the Minor Modification criteria allows for some proposed changes and not others.

The proposed minor modification includes the following requests:

1. **Apartment Exterior Elevations:** Replace fiber cement lap siding and Hardie panels with stucco.
2. **Recreation Building Elevations:** Replace fiber cement board and batten siding with stucco.
3. **Roofing Material and Color:** Replace the roofing material manufacturer from GAF *Graphite* to IKO *Graphite Black* shingles.
4. **Recreation Building Windows:** Replace individual clustered windows with single mullion windows.
5. **18-Plex Apartment Window:** Remove a window from the 1st floor end unit.
6. **Apartment Garage Doors:** Standardize the garage doors by removing all garage windows.

Compliance with Regulations: The review and approval procedures for Minor Modifications are outlined in the American Canyon Municipal Code (ACMC) Section 19.45. The required findings, as explained in Section 19.45.030(D) and discussed below, were met for many but not all the proposed modification requests.

The following changes meet the findings for a Minor Modification because they do not significantly alter the aesthetics of the approved building elevations:

1. **Roofing Material and Color:** Replace the apartment roofing material manufacturer from GAF *Graphite* and recreation building standing seam roofing to IKO *Graphite Black* shingles for all buildings. The roofing material remains a graphite color.
2. **Recreation Building Windows:** Individual clustered windows replaced with single mullion windows. The recreation building window mullions provide the same appearance as individual clustered windows.



3. **18-Plex Apartment Window:** Remove a window from the 1st floor end unit. The single window from the 1st floor end unit was not a significant aesthetic feature.
4. **Apartment Garage Doors:** Standardize the garage doors by removing windows for all garages. Garage doors without windows are aesthetically equivalent to doors with windows.

Some, but not all of the following modifications meet the findings for a Minor Modification as follows:

1. **Apartment Exterior Elevations:** Replacing Hardie panels with stucco would meet the findings because stucco is an alternate smooth textured surface similar to a Hardie panel. Unfortunately, replacing fiber cement lap siding with stucco does not meet the findings because lap siding adds texture to the apartment building exterior which provides more visual interest than stucco alone.
2. **Recreation Building Elevations:** Replacing fiber cement board and batten siding with stucco does not meet the findings because a flat stucco surface is less visually interesting than board and batten. If the board and batten were replaced with cement fiber lap siding, it would meet the findings because lap siding would retain an equivalent interesting exterior treatment and provide consistency with the lap siding on the apartment buildings.

Conditions of Approval

1. The project sponsor and/or owner shall indemnify, hold harmless and defend the City, its elected officials, officers, employees and agents from any lawsuit associated with any claim of illegality or legal inadequacy associated with the approval of this project's application for discretionary permits. If separate counsel is deemed appropriate, the project sponsor/owner shall execute a joint defense agreement with the City with respect to any matter concerning the project approvals that results in a claim or litigation challenging those approvals. The City shall select legal counsel that is satisfactory to both parties.
2. The applicant is responsible for paying all charges related to the processing of this discretionary case application prior to the issuance of building or any other permits for this project. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.
3. The approval includes the following modifications:
 - a. **Roofing Material and Color:** Replace the apartment roofing material manufacturer from GAF Graphite and recreation building standing seam roofing to IKO Graphite Black shingles.
 - b. **Recreation Building Windows:** Replace individual clustered windows with single mullion windows.
 - c. **18-Plex Apartment Window:** Remove a window from the 1st floor end unit.
 - d. **Apartment Garage Doors:** Standardize the garage doors by removing all garage windows.
 - e. **Apartment Exterior Elevations:** Replace Hardie panels with stucco.
 - f. **Recreation Building Elevations:** Replace board and batten siding with cement fiber lap siding.
4. The proposed modifications are denied:
 - a. **Apartment Exterior Elevations:** Replace fiber cement lap siding with stucco.
 - b. **Recreation Building Elevations:** Replace board and batten siding with stucco.

5. The applicant shall comply with all applicable conditions of approval from Parcel A Design Permit Resolution 2021-76 and Parcel B Design Permit Resolution 2021-77.
6. Prior to the effective date of the Minor Modification Permit, the applicant and property owner shall sign the agreement to the conditions of approval.
7. Prior to approval of a new or modified building permit to implement this approval, the applicant shall submit a revised plan set that depicts the modified architectural approval.

The staff decision shall become effective on July 5, 2024, which is the expiration of the appeal period, ten calendar days following the decision. An appeal may be filed prior to July 5, 2024 with the Community Development Director by filling out an [Appeal Form](#) accompanied by a fee of \$795.

Sincerely,



Brent Cooper, AICP
Community Development Director

EC: Project Review Committee
File

Exhibit A – Confirmation of Conditions



EXHIBIT A
Applicant Confirmation of Conditions of Approval
Oat Hill Apartments Architecture Minor Modification
(PL24-0009, PL24-0010)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Minor Modification Approval dated June 25, 2024.

Applicant's signature

Date

Applicant's name

Property Owner's signature

Date

Property Owner's name

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





Appeal
City of American Canyon
Community Development Department
4381 Broadway, Suite 201
American Canyon, CA 94503

For Office Use Only:
Date Received: 7.1.24 By: BC
Case Numbers: PL24-0009
PL24-0010
Approved:

Appeal Form please print or type

Project or application name Oat Hill Apartments (Minor Modification Approval PL24-0009 and PL24-0010)

Project or application address or APN(s) 101 Napa Junction Rd

Appellant name Blaise Hilton Appellant address 400 University Street

City, state, zip Seattle, WA, 98101 Phone no. 360-773-0022 Fax no.

Bus License # 06989

Appellant representative Vanessa Pineda Representative address 5000 Executive Parkway, Suite 375

City, state, zip San Ramon, CA, 94583 Phone no. 925-463-1700 Fax no.

Bus License #

Type of appeal:

- Appeal of Staff administrative decision Date of decision 6/25/24
Appeal of Planning Commission decision Date of decision

Description of matter appealed:

- Approval of project or application
Denial of project or application
Conditions of project approval - number(s)
Other Denial of proposed modifications: Apartment/ Recreation Exterior Elevations

The grounds upon which this appeal is filed are (list all grounds relied upon in making this appeal; please attach additional sheets if more space is needed):

Please see additional sheets

The specific action which the appellant wants the City Manager, Planning Commission or City Council to take is:

Please see additional sheets

Appellant's Signature

Representative's Signature

DocuSigned by:
Date 6/25/2024
DocuSigned by:
88E11322FFDF441...
Date 6/25/2024
Vanessa Pineda
AEEB671E63FA492...



Russell Square Consulting
2339 Courage Dr
Suite C
Fairfield CA 94533

June 26th, 2024

City of American Canyon
Planning Department
4381 Broadway
American Canyon CA 94503

RE: PL24-0009 and PL24-0010 Appeal

Russell Square Consulting is submitting this appeal in response to the memorandum, dated June 25th, 2024, which outlines the accepted and rejected conditions brought forth by the City of American in regard to the Oat Hill Apartments Architecture Minor Modification Approval (PL24-0009 and PL24-0010). Specifically, we request that the Planning Commission reverse the Community Development Director's denial of the following two proposed modifications (i) Apartment Exterior Elevations: replace fiber cement lap siding with stucco and (ii) Recreation Building Elevations: replace fiber cement lap siding with stucco. We request the Planning Commission instead approve those two requested modifications together with all other requested modifications that were approved by the Community Development Director.

Basis of Appeal

- 1) Findings: We disagree that the two requested modifications that were denied do not meet the findings laid out in Municipal Code § 19.45.030(D).
 - a. We understand that the Community Development Director determined that the proposed modification do not comply with 19.45.030(D)(1). The modification is in substantial conformity with the previously approved plan or permit, or if the change is substantive, that the revised project is equivalent to the original project design concept in terms of consistency with city design and development standards and policies. As noted in section 3 below, we are unaware of any design standards related to stucco and the overall architecture of the project remains the same. (See architecture sheets below)



- b. We do not believe there are any concerns with the remaining three required findings. The decision document does not indicate that the City believes the proposed changes would create substantially different impacts, or be “materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity”, or that the changes would be inconsistent with the General Plan.
- 2) Financial Hardship: Oat Hill Apartments is experiencing cost overruns. In order to make this project pencil, relief is sought in the form of material substitutions for the exterior façade. The cost to install stucco is significantly less than Hardie lap siding in this market right now. The Russell Square team is allocating significant resources (time and money) to provide the city with an operable pump house that serves more than just our project. We seek relief to offset this burden and to ensure we have a viable project
- 3) Stucco Design Standard: Stucco facade has been previously approved by the City of American Canyon. Both on our project as well as other multifamily projects throughout the City of American Canyon. Given the financial hardship the project is experiencing, denying the requested use of stucco will act as an effective denial of the project. We are unaware of any objective standard, as defined in the Housing Accountability Act, that the proposed stucco siding would not comply with. We also understand that if the City does not inform us of a standard we do not comply with after submitting a complete application, we should be deemed to be compliant with that standard.

Thank you,

Russell Square Consulting

PROPOSED COLOR CHANGES 7.22.24

From: Stevie Villatoro <stevie@russellsquareinc.com>
Sent: Monday, July 22, 2024 1:20 PM
To: Brent Cooper <bcooper@cityofamericancanyon.org>
Cc: Blaise Hilton <blaise@russellsquareinc.com>; Jason Holley <jholley@cityofamericancanyon.org>; Juan Gomez <jgomez@cityofamericancanyon.org>
Subject: RE: Russell Square Proposed Color Scheme and Roof Pitch Request

Hi Brent,

I believe part of the confusion stems from the master plan set being prematurely stamped. The master plan set was stamped at plan check round 2, but we were never informed that the plans were stamped as approved. We continued to receive correction letters and went up to round 5 of plan check comments.

On the bright side, the color schemes only have minor changes from what was stamped in the master plans. The changes are still within the same families of grey, just slightly lighter across all color schemes for building types 100s, 200s, and the rec buildings. We are eliminating scheme 2 (the reddish-brown accent color as it seemed too busy to have three schemes). The roofing material also became a lighter color. The roof changes were made because different manufacturers were chosen due to costs and availability. Our intent is to keep the same color scheme, except for eliminating "scheme 2" so the project isn't too busy and has a more cohesive feel. The biggest changes are in material: instead of using lap siding, we will need to use stucco across the entire project to keep construction costs low. I've attached the color schemes we'd like to go with to this email.

I've asked our architect to rush a comparison package since we were not aware of this timeline. We wanted to incorporate the roof pitch and patio changes into the major modification. Our architect will have a comparison package ready by Wednesday the latest. Will it be possible to incorporate those changes into the major modification going before the planning commission on July 30th? If not, what are our options?

Additionally, were you able to take a second look at the CMU walls and soil nail wall? Will those be included in the major modification, or can we proceed with applying for a building permit?

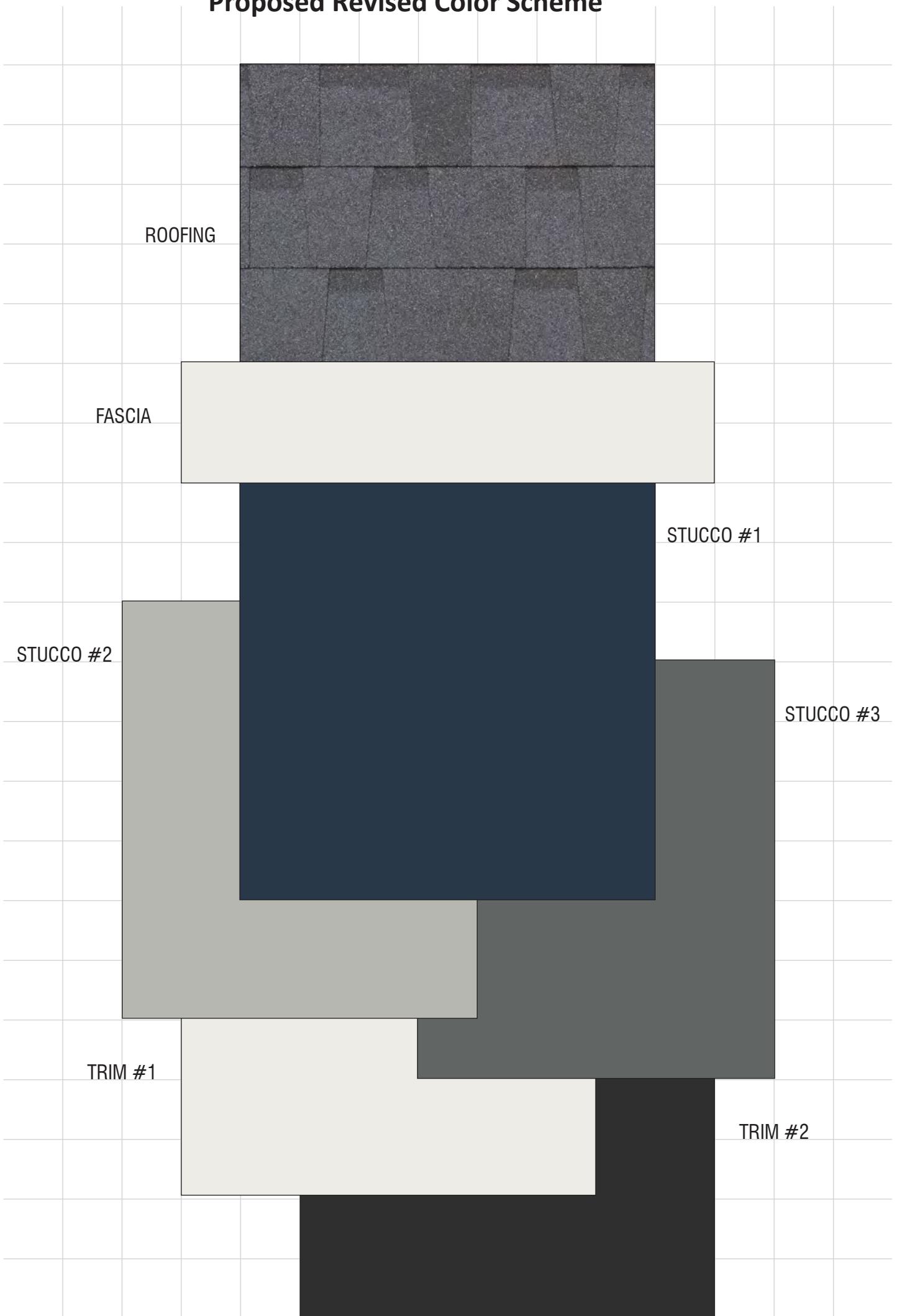
Feel free to let me know if you have any questions, or feel free to give me a call if that works for you.

Thanks!

Thank you,
Stevie Villatoro
Preconstruction Associate
(360) 527-5349

2339 Courage Drive
Suite C
Fairfield, CA 94533
<http://www.RussellSquareInc.com>

Proposed Revised Color Scheme



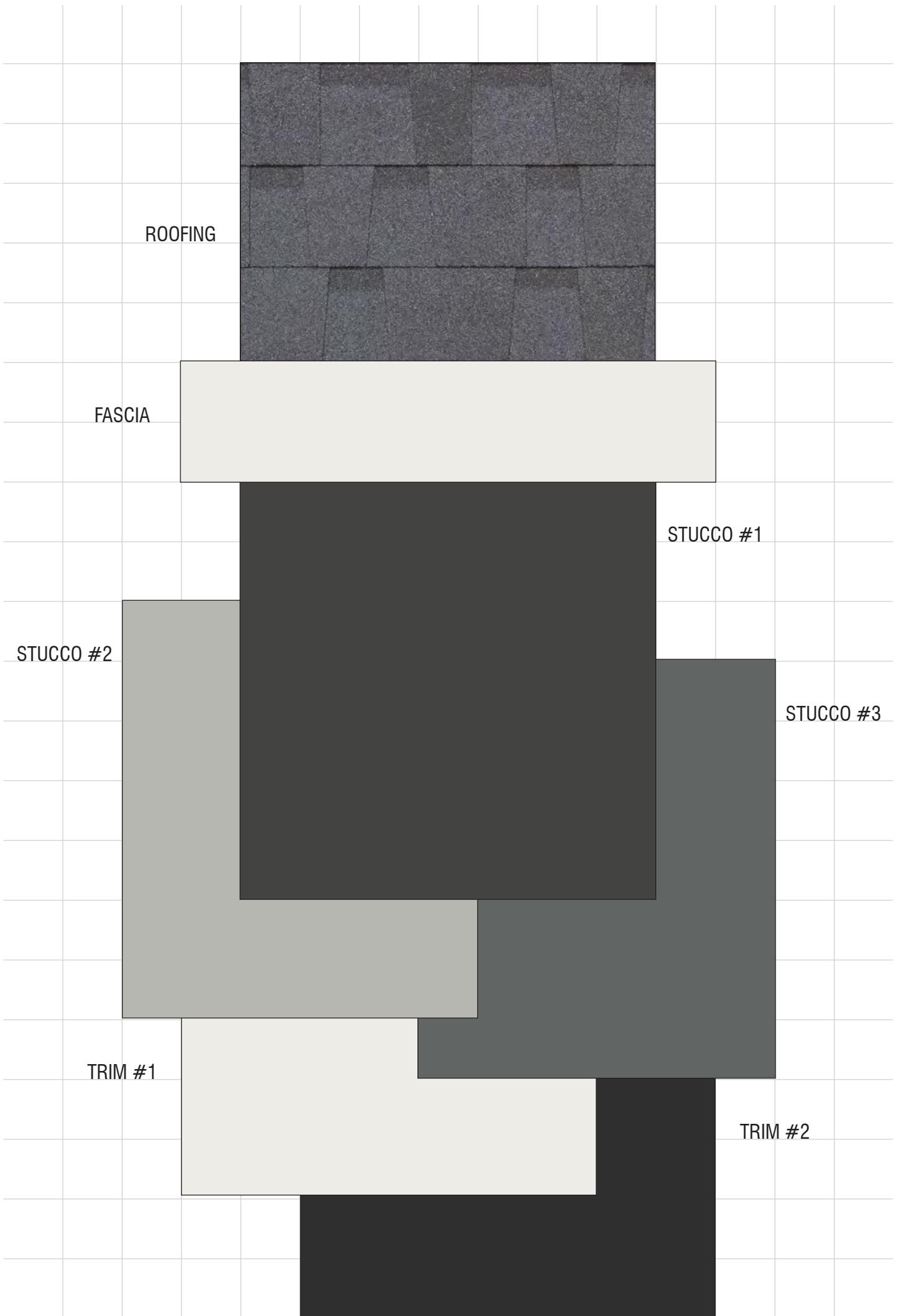
OAT HILL APARTMENTS

American Canyon, California
R.H. HESS DEVELOPMENT
June 25, 2024 | 2018386

SCHEME 1

All Buildings

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



OAT HILL APARTMENTS

American Canyon, California
R.H. HESS DEVELOPMENT
June 25, 2024 | 2018386

SCHEME 3

All Buildings

For exact color refer to manufacturer actual samples.
© 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Apartment Building Color and Materials Comparison

Project	Applicable Regulatory Standard	# Color Schemes	# Colors/ Scheme	Exterior Features	Roofing	Inclusionary
Oat Hill Council Approval 2021	Proposed Design linked to a Legislative approval (Zone Change)	3	3	1. Fiber Cement Board & Batten 2. Fiber Cement Wall Panels 3. Standing Seam Roof over Entryways	Concrete Tile Roof (3 Color Schemes)	Market Rate One-Time In-Lieu Fees
Oat Hill Minor Mod #1 2022	Proposed Design linked to a Legislative approval (Zone Change)	2	3	1. Fiber Cement Lap Siding 2. Fiber Cement Exterior Panels	Multicolor Asphalt Shingle Roof	Market Rate One-Time In-Lieu Fees
Oat Hill Minor Mod #2 2024	Proposed Design linked to a Legislative approval (Zone Change)	2	2	1. Stucco Exterior Walls	Asphalt Shingle Roof	Market Rate One-Time In-Lieu Fees
Canyon Ridge 2014	Proposed Design linked to a Legislative approval (Zone Change)	3	2	1. Fiber Cement Board & Batten 2. Stucco Exterior Walls 3. Stone Veneer 4. Wood Braces below Roof Peak 5. Standing Seam Roof over Entryways	Multicolor Asphalt Shingle Roof	5% Very Low in Perpetuity
Village at Vintage Ranch 2017	Proposed Design linked to a Quasi-Judicial approval (Discretionary TSM Extension)	3	2	1. Stucco Exterior Walls 2. Stone Veneer 3. Wood Awnings over Patios	Asphalt Shingle Roof	5% Low Income 5% Very Low Income for 20 years
Lemos Pointe 2021	Watson Ranch Specific Plan Design Guidelines	2	3	1. Contrasting Fiber Cement Lap siding 2. Fiber Cement Exterior Panels 3. Stone Veneer	Flat Roof with Cornice Tower features	100% Affordable for 55 years

2021 Oat Hill Approval



2021 Oat Hill Approval



2014 Canyon Ridge



2024 Oat Hill Proposal



2021 Lemos Pointe



2017 Village at Vintage Ranch





Oat Hill Major Modification Project Comments

Date* 08/13/2024

Name* Gail Lyon

Company

Email* [Redacted]

Phone Number* [Redacted]

- Please check all that apply*
- I own a home in American Canyon
 - I rent a home in American Canyon
 - I own a business in American Canyon
 - I work in American Canyon
 - None of the above

Address* Street Address
[Redacted]

Address Line 2

City

American Canyon

Postal / Zip Code

94503

State / Province / Region

CA

Country

United States

Comments* If comments are being provided through the upload of a document, please indicate so.

Document attached as upload

File Upload Oat Hill Planning Commission Letter.docx 15.18KB

TO: City of American Canyon Planning Commission:
Brando Cruz
Davet Mohammed
Crystal Mallare
Eric Altman
Andrew Goff

I have been an American Canyon resident for 47 years. My husband and I reside at [REDACTED]. In American Canyon. I have been closely following the development of the Oat Hill Apartment Project. Our property is located directly below Parcel B, currently under construction.

My purpose in reaching out to you is to express my concerns regarding the developer's recent request for approval of several cost saving measures. I ask that you carefully consider the requests and determine why such cost saving measures are necessary.

The changes Russell Square Consulting requested, although seemingly minor, will, likely change "the look" of the apartments. Ultimately, they may look no different than the other huge apartment complexes already in our city. The elegant, crown jewel architectural appearance you were hoping for may never be a reality.

However, my greater concern is that the project is having financial hardships at this stage of development. As communicated by Russell Square, "given the financial hardship the project is experiencing, denying the requests will be an effective denial of the project". I am not sure exactly what that means?!? Will funding shortfalls continue to occur? Will the project be shut down? Parcel B is not yet complete. Parcel A appears to be only in the grading phase. Will there continue to be more budget short falls? Will the City (American Canyon Citizens) be forced to make-up the difference for the costs of utilities, road access for 300-500 cars daily, and more.

With the winter months approaching, there is likely to be costly construction delays due to inclement weather. Further costs may arise should flooding,

resulting from run-off, occur once again in our neighborhood, as has happened the previous 2 years.

I strongly urge the Planning Commission to carefully review and analyze the requests made by Russell Square and the underlying reasons for the requests. I look forward to hearing your final recommendations to the City Council.

Thank You,
Gail Lyon



CC:
Edison Bisnar, Senior Civil Engineer
William He, Senior Planner



**City of American Canyon
Active Community Development Projects
August 2024**

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
1.	Canyon Café Food Truck Design Permit (PL23- 0020)	Michael Lara	Park a Stationary Food Truck at the front of Canyon Café restaurant with operating hours: Mon - Sun, 7am - 11pm	3845 Broadway 0.63 acres	10/2/23 Application submitted 10/12/23 Comments to applicant 4/12/24 Application resubmitted 5/3/24 Comments to applicant 5/20/24 Application resubmitted 6/21/24 Comments to applicant	William He
2.	SDG 220 Conditional Use Permit (PL23-0017)	SDG Commerce 220, LLC	Conditional Use Permit for a 220,000 square foot wine warehouse.	1055 Commerce Court 10.17 acres	8/3/23 Application submitted 8/30/23 Comments to applicant 10/6/23 Application resubmitted 10/27/23 EIR 30-day NOP Comment period begins 11/7/23 Comments to applicant 11/17/23 EIR NOP Scoping Meeting 11/27/23 EIR NOP Comment Period ends 1/12/24 Meeting with applicant to discuss administrative draft EIR (ADEIR) 3/26/24 ADEIR submitted 4/15/24 ADEIR comments to applicant 5/10/24 ADEIR resubmitted 6/11/24 DEIR Public Comment Period Begins 7/30/24 Public Comment Workshop	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
3.	Crown Hill Minor Modification (PL23-0012)	Crown Hill Stone Supply, LLC	Construct a 4,800 square foot storage building.	650 Green Island Road 5.88 acres	5/22/23 Application submitted 6/13/23 Comments to applicant 1/29/24 Staff checked in with the applicant on project status 6/7/24 Staff checked in with applicant	William He
4.	Crawford Way Multifamily Residential (PL23-0003)	Yeh Area Group	A 100-unit Townhome style apartment homes with sixteen 3-story buildings including a mix of 68 two-bedroom and 32 three-bedroom units.	Northwest corner Crawford Way/SR-29 4.276 acres	1/25/23 Application submitted 2/27/23 Comments to applicant 7/19/23 Application resubmitted 8/16/23 Comments to applicant 12/12/23 Staff checked in with the applicant on project status. 1/25/24 Applicant resubmitted 2/23/24 Comments to applicant 6/26/24 Applicant resubmitted 7/26/24 Comments to applicant	William He
5.	Ibarra Terminal Conditional Use Permit (PL22-0032)	Ibarra Trucking	Convert an existing residential site into a trucking office with equipment and vehicle storage.	1190 Green Island Road 1.56 acres	12/6/22 Application submitted 12/16/22 Comments to applicant 12/12/23 Staff checked in with applicant on project status 6/7/24 Staff checked in with the applicant on project status	William He
6.	Giovannoni Logistics Center Development Agreement (PL22-0018)	Buzz Oates Construction	Proposed Development Agreement to extend the term of proposed entitlements	East and West of Devlin Road, north of Green Island Road 200 acres	8/1/22 Application submitted 9/1/22 Application on hold pending entitlement approvals 3/23/23 Entitlements approved	Brent Cooper

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
7.	Residences at Napa Junction (PL22-0011)	American Canyon Ventures LLC	453 multi-family rental dwellings with associated parking and amenities	1000 Reliant Way / 15 acres	5/2/22 Application submitted 6/1/22 Comments to applicant 7/22/22 Application resubmitted 8/19/22 Comments to applicant 1/11/23 Application resubmitted 2/9/23 Comments to applicant 7/11/23 30-Day NOP Completed 8/11/23 Admin Draft EIR Preparation 1/29/24 Staff checked in with the applicant on project status 6/7/24 Staff checked in with the applicant on project status	William He
8.	Sun Square Mixed Use Apts Minor Modification (PL24-0003)	Max Konan	Modify site plan to reduce 1 parking space, revise landscaping plan, and widen sidewalk along front setback.	425 Napa Junction Rd/ 1 acre	1/29/24 Application Submitted 2/28/24 Comments to applicant 4/11/24 Application resubmitted 5/8/24 Comments to applicant 6/10/24 Application resubmitted 7/3/24 Comments to applicant	William He
9.	Outfront Billboards Zone Change (PL24-0006)	Outfront Media	Zone Change and Development Agreement to convert existing double-sided billboard sign to LED displays	4301 Broadway and 5747 Broadway	3/14/24 Application submitted 4/17/24 Comments to applicant	Brent Cooper
10.	Oat Hill / Domaine Apts Parcel A Minor Modification for Architecture (PL24-0009)	Russell Square	Change architecture of Oat Hill Parcel A apartments	300 Opus Ln	5/1/24 Application Submitted 5/21/24 Comments to applicant 5/31/24 Application resubmitted 7/30/24 PC Hearing (Continued) 8/22/24 PC Hearing	Brent Cooper
11.	Oat Hill / Domaine Apts Parcel B Minor Modification for Architecture (PL24-0010)	Russell Square	Change architecture of Oat Hill Parcel B apartments	100 Chennault Way	5/1/24 Application Submitted 5/21/24 Comments to applicant 5/31/24 Application resubmitted 7/30/24 PC Hearing (Continued)	Brent Cooper

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
					8/22/24 PC Hearing	
12.	Watson Ranch Lot 7 Subdivision Map (PL24-0011)	KB Homes	Development of 136 single-family homes on a 12.86-acre site in the Watson Ranch MDR-16 Zone	West of Marcus Rd and Cartier St intersection / 12.86-acres	6/26/24 Application submitted 7/26/24 Comments to applicant 8/13/24 Application resubmitted	William He
13.	Watson Ranch Lot 7 Design Permit (PL24-0012)	KB Homes	Development of 136 single-family homes on a 12.86-acre site in the Watson Ranch MDR-16 Zone	West of Marcus Rd and Cartier St intersection / 12.86-acres	6/26/24 Application submitted 7/26/24 Comments to applicant 8/13/24 Application resubmitted	William He
14.	Oat Hill Parcel A Walls Minor Modification (PL24-0014)	Russell Square	Development of CMU walls and soil nail walls in Oat Hill Parcel A	100 Opus Ln	6/7/24 Application submitted 7/30/24 PC Hearing (Continued) 8/22/24 PC Hearing	Brent Cooper
15.	Oat Hill Parcel B Walls Minor Modification (PL24-0015)	Russell Square	Development of CMU walls in Oat Hill Parcel B	100 Chennault Way	6/7/24 Application submitted 7/30/24 PC Hearing (Continued) 8/22/24 PC Hearing	Brent Cooper
16.	21 Capri Ct Variance (PL24-0019)	DR Horton	Reduce rear setback requirement for model home at 21 Capri Ct in Harvest Subdivision	21 Capri Ct / 4,756 SF	7/15/24 Application submitted 8/22/24 PC Hearing	William He
17.	Tractor Supply Side Lot Minor Modification (PL24-0020)	Tractor Supply Co.	Addition of an exterior Garden Center with two canopies and a drive-through lane in a fenced area for the existing Tractor Supply Store.	418 Napa Junction Rd 1 acre	7/16/24 Application Submitted 8/9/24 Approved	William He

Project Applications Under Review						
No.	Project Name	Applicant	Description	Location/Area	Application Status	Planner
18.	USAgain Textile Recycling Box Design Permit (PL24-0021)	USAgain	Addition of two unmanned textile recycling boxes on the south east side of Parry's Pizza Store.	234 American Canyon Rd	8/9/24 Application Submitted	William He
19.	Watson Ranch Lot 8 Design Permit	AC-1, LLC	Development of 25 single-family homes on a 2.3-acre site in the Watson Ranch Specific Plan Medium Density 16 Zone.	80 to 212 Cartier St 2.3 acres	8/12/24 Application Submitted	William He

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Hampton Inn Improvement Plans (DV23-0002)	Site improvements for a 3-story, 112 room Hampton Inn Hotel.	3443 Broadway	2.52 acres	1/24/23 Application submitted 3/17/23 Comments to applicant 9/21/23 Water Supply Report approved 12/12/23 Staff contacted applicant for a project status update 2/13/24 1 st Submittal Received 3/16/24 1 st PC Comments returned 4/3/24 2 nd Submittal Received 4/29/24 2 nd PC Comments Returned 5/31/24 3 rd Submittal Received 6/24/24 3 rd PC Comments Returned 8/6/24 4 th Submittal Recieved	Edison Bisnar
2. Hampton Inn (BP24-0124)	Development of a 3-story 112-room Hampton Inn Hotel.	3443 Broadway	2.52 acres	3/5/24 Application submitted 4/2/24 Comments to applicant	Ron Beehler
3. Napa Valley Ruins and Gardens Building Retrofit (BP23-0010)	Level 1 and level 2 retrofit of Buildings 2, 3, 4, 5, 7 at the American Canyon Ruins.	Southwest corner Rio Del Mar East/Rolling Hills Drive	29 acres	1/4/23 Application submitted 1/20/23 Comments to applicant 9/28/23 Status outreach to applicant	Ron Beehler
4. Oat Hill Domaine Mass Grading (DV22-0004)	Mass grading for Parcel A and B	Western terminus Napa Junction Road	20.8 acres	4/21/22 Application submitted 10/20/22 Grading Permit Approved 7/22/24 Mass Grading in Parcel A in Progress	Edison Bisnar
5. Oat Hill Domaine Residential Building Plan Check (BP22-0733)	Plan check for the 15-Unit Apartment Building (Bldg 100)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 4/27/23 Comments to applicant 12/12/23 Resubmittal received 12/19/23 Master Plans Approved	Ron Beehler
6. Oat Hill Domaine Residential Building Plan Check (BP22-0736)	Plan check for the 18-Unit Apartment Building (Bldg 200)	Western terminus Napa Junction Road	N/A	1/11/23 Application submitted 2/8/23 Comments to applicant 4/14/23 Permit resubmitted 12/12/23 Resubmittal received	Ron Beehler

				12/19/23 Master Plans Approved	
7. Oat Hill Domaine Parcel A Improvement Plan (DV22-0006)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10 acres	12/8/22 Application submitted 12/20/23 Improvement Plans approved 7/22/24 Mass grading in progress	Edison Bisnar
8. Oat Hill Domaine Parcel B Improvement Plan (DV22-0007)	Precise grading, utilities for the Oat Hill Residential Project	Western terminus Napa Junction Road	10.8 acres	12/8/22 Application submitted 8/15/23 Improvement Plans approved 7/22/24 Building construction in progress	Edison Bisnar
9. Oat Hill Domaine Parcel B Clubhouse Building Permit (BP22-0734)	Clubhouse building on Parcel B (Lower Parcel)	100 Chennault Way	N/A	12/15/22 Application submitted 8/15/23 Improvement Plan DV22-0007 approved 1/29/24 Response to Building comments outstanding 2/12/24 Resubmittal received 2/20/24 Comments to applicant 2/26/24 Resubmittal received 2/26/24 Permit Approved	Ron Beehler

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
10. Oat Hill Domaine Parcel A Maintenance Building Permit (BP22-0737)	Maintenance building on Parcel A (Upper Parcel)	801 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied 1/4/24 Resubmittal received 1/5/24 Comments to applicant	Ron Beehler
11. Oat Hill Domaine Parcel A Pool Building Permit (BP22-0739)	Pool building on Parcel A (Upper Parcel)	301 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied 1/4/24 Application submitted 1/5/24 Comments to applicant	Ron Beehler
12. Oat Hill Domaine Parcel A Clubhouse Building Permit (BP22-0740)	Clubhouse building on Parcel A (Upper Parcel)	300 Opus Way	N/A	12/15/22 Application submitted 9/29/23 Requires Improvement Plan DV22-0006 approval and conditions of approval satisfied 1/9/24 Resubmittal received 1/16/24 Comments to applicant	Ron Beehler
13. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sqft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 4/10/23 Permit issued	Ron Beehler
14. Napa Cove Improvement Plans and Grading (DV22-0001)	Grading and Improvement plans for the Napa Cove Apartment project.	3787 Broadway	3.48 acres	1/18/22 Application submitted 2/4/22 First Plan check 3/21/22 Grading permit approved 7/22/24 Construction in progress. Removal of existing poles and undergrounding is complete. Highway 29 widening in progress.	Edison Bisnar
15. Napa Cove Building Permits (BP22-0017, 0018, 0019)	Building Permits for the Napa Cove Apartment Project	3787 Broadway	3.48 acres	1/19/22 Application submitted 2/1/22 First Plan check 3/21/22 Permits issued	Ron Beehler

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
17. Watson Ranch Lot 10 Harvest Rough grading and Subdivision Improvement Plans (DV21-0014, 0015)	Rough grading and site improvements for WRSP Lot 10 Harvest	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	11/08/21 Application submitted 12/08/21 First Plan Check 01/03/22 Second Submittal 01/13/22 Second Plan Check 01/21/22 Third Submittal 1/24/22 Rough Grading Permit Approved 7/22/24 construction in progress. All roads and utilities are complete. 83 of 219 houses are occupied. 38% complete.	Edison Bisnar
18. Watson Ranch Lot 10 Harvest Model Home Building Permits (BP21-0522, 0523)	Harvest Model Homes for Watson Ranch Lot 10	Northeast corner Marcus Road/Rio Del Mar East	27.17 acres	12/02/21 Application submitted 12/20/21 First Plan Check 02/10/22 Second Submittal 2/18/22 Second Plan Check 4/5/22 Applicant Submittal 4/7/22 Permit approved 9/2/22 Deferred Submittal 9/7/22 Permit approved 12/31/23 51 homes finaled 5/17/24 70 homes finaled	Ron Beehler
19. Lemos Pointe Building Permit (BP21-0291 – BP21-0298)	186 modular affordable apartment units	Northwest corner Marcus Road/Rio Del Mar East	6.7 acres	6/28/21 Application submitted 11/23/21 Building Permits issued 7/1/24 Certificates of Occupancy issued	Ron Beehler
20. Lemos Pointe Grading Permit (DV21-0007)	Rough grading for the Lemos Point Apartment Project	Northwest corner Loop Road/Rio Del Mar	6.7 acres	6/9/21 Application submitted 8/9/21 Application approved. 7/22/24 Complete	Edison Bisnar
21. Watson Ranch Lot 14/15 (Artisan) Model Home Building Permits (BP21-0513, 0514, 0515)	Model Homes for Watson Ranch Lot 14/15.	Northern terminus of Summerwood	11.97 acres	11/30/21 Application submitted 5/4/22 Permits approved 9/1/22 Permits issued 5/30/23 15 homes finaled 12/31/23 71 homes finaled 6/21/24 98 homes finaled	Ron Beehler

22. Watson Ranch Lot 14/15 Improvements (DV21-0013)	Rough grading and civil improvements. 98 single family lots with public streets and utilities	Watson Ranch north of Summerwood Drive	11.97 acres	11/15/21 Grading Permit approved 1/28/22 Improvement Plans Approved 7/22/24 Construction Complete. 100% occupied	Edison Bisnar
23. SDG 217 Improvements (DV22-0016)	Rough grading and civil improvements. 217,294 square feet wine warehouse and extension of bike path from Eucalyptus from end of Wetlands Edge Ct. to Eucalyptus Dr.	1075 Commerce Court	10.39 acres	3/28/23 Grading Permit and Civil Improvements Approved 12/6/23 Bike Path Extension Plans Approved 7/22/24 Project complete	Edison Bisnar
24. Napa Valley Casino Temporary Parking (DV20-0012)	Temporary parking with 39 stalls along Donaldson Way.	3466 Broadway		7/19/23 Approved Grading Permit and Improvement Plans. 8/16/24. Temporary parking lot paved. Parking lot lights installed. Drainage and landscaping work in progress.	Edison Bisnar

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
25. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3701 Main Street	2.0 acres	12/3/19 Application submitted 8/9/22 BP Issued	Ron Beehler
26. Fume Commercial Cannabis Will Serve (DV20-0014)	Extend reclaimed water line to supply irrigation demand of the project.	180 Klamath Court	1.37 acres	12/16/20 Will serve and wastewater study received 1/28/21 PC approved the CUP 3/26/21 Will Serve comments to the applicant. 7/22/24 No activity	Edison Bisnar
27. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3 rd submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction 11/10/22 Civil Improvements 95% complete 9/1/23 On-site civil improvements and off-site water and recycled water complete. Newell Drive improvements 95% complete. 7/22/24 Complete.	Edison Bisnar
28. 236 Canyon Estates Court (BP23-0823)	Building Permit for a new single-family house and ADU.	236 Canyon Estates Court	0.53 acres	12/7/23 Application Submitted 1/2/24 Comments to applicant 3/22/24 Application resubmitted 4/3/24 Comments to applicant	Ron Beehler

Major Building/Grading Permits					
Project Name	Description	Location	Area	Status	Staff Liaison
29. Copart (DV20-0008)	Grading permit for an auto storage lot and office building Conditional Use Permit PL18-0019.	1587 and 1660 Green Island Road	20 acres	4/23/20 On-site private wastewater treatment system application submitted to the County 5/12/22 Grading Permit approved 4/18/24 Civil Improvements are 90% complete 7/22/24 95% Complete	Edison Bisnar
30. Home2Suites Will Serve and Improvement Plan (DV19-0015)	Will serve application and improvement plans for a 102-room hotel.	3701 Main Street	2.0 acres	9/5/19 Will Serve Application submitted 5/25/20 Improvement Plan Application submitted 6/10/21 Improvement Plan approved 4/5/22 Council approved fee reimbursement request 8/10/22 2 nd Change Plan Approved 4/18/24 Main Street is 50% complete. Onsite construction in progress. 7/22/24 Construction in progress	Edison Bisnar
31. PG&E Regional Center Improvement Plans (DV21-0018)	Improvement plans for the PG&E Regional Center	500 Boone Dr	24.5 acres	10/19/21 Application submitted 2/23/22 Improvement Plans approved 7/22/24 Complete	Edison Bisnar
33. Single Family Home Improvement Plans (DV21-0019)	Improvement plan for a new single- family home.	219 Rio Del Mar	0.66 acres	11/17/21 Application submitted 5/12/22 Second Plan Check comments 9/23/22 Applicant project is on Hold.	Edison Bisnar
34. Chicken Guy Improvement Plan (DV23-0015)	New 2,818 sqft restaurant	200 American Canyon Road	1.03 acres	8/16/23 Application submitted 9/5/23 Plans submitted 3/6/24 Improvement Plans approved 4/18/24 Construction in progress.	Edison Bisnar

35. Chicken Guy Restaurant Building Permit (BP23-0616)	New 2,818 sqft restaurant	200 American Canyon Road	1.03 acres	8/15/23 Application submitted 3/7/24 Permit Issued	Ron Beehler
36. Two-story Four-plex (BP23-0628)	New 5,344 sqft two-story four-plex apartment	6 Donaldson Way	0.3 acres	8/24/23 Application submitted 9/8/23 Comments to applicant 3/1/24 Application resubmitted 3/25/24 Comments to applicant	Ron Beehler
37. Sun Square Mixed Use Buildings Phase I (BP24-0131)	New 5,781 sqft mixed-use building	425 Napa Junction Rd	1.0 acre	3/11/24 Application submitted 4/10/24 Comments to applicant	Ron Beehler
38. Watson Ranch Lot 7 (DV24-0005)	Mass grading of Watson Ranch Large Lot 7	Vacant lot north of Lemos Pointe Apts in Watson Ranch	12.86 acres	3/26/24 1 st Submittal received 4/8/24 1 st PC comments returned 4/15/24 2 nd Submittal received 4/18/24 2 nd PC comments returned 4/22/24 3 rd Submittal received 4/25/24 3 rd PC comments returned 6/3/24 4 th Submittal Received 6/10/24 Grading Permit Approved 7/22/24 Grading in progress	Edison Bisnar
39. Sun Square Improvement Plans (DV23-0013)	Site Improvement for Sun Square	425 Napa Junction Road	1.0 acre	3/29/24 1 st submittal received 4/12/24 1 st PC comments returned 6/7/24 2 nd submittal received 6/21/24 3 rd PC comments returned	Edison Bisnar
40. Promontory Subd Rough Grading (DV23-0018)	Mass Grading for 216 single-family lots with 54 junior ADU subdivision	Watson Ranch Newell Property	23 acres	9/13/23 1 st submittal received 12/8/23 1 st PC comments returned 4/18/24 2 nd submittal received	Edison Bisnar

				6/9/24 2 nd PC comments returned 8/6/24 3 rd submittal received	
41. Promontory Subd Improvement Plan (DV23-0018)	Improvement Plans for 216 single-family lots with 54 junior ADU subdivision	Watson Ranch Newell Property	23 acres	11/3/23 1 st submittal received 1/11/24 1 st PC comments returned 5/3/24 2 nd submittal received 6/20/24 2 nd PC comments returned	Edison Bisnar
42. Napa Junction Solar (DV23-0024)	Improvement Plans for 3 MW solar utility facility with RV and boat storage.	5381 Broadway	6.68 Acres	12/11/23 1 st submittal received 2/9/24 2 nd submittal received 3/18/24 3 rd submittal received 4/29/24 4 th submittal received 5/14/24 5 th submittal received 6/5/24 Grading Permit approved	Edison Bisnar
43. Napa Junction Mini Storage (DV24-0008)	540 unit mini storage facility	4484 Hess Road	5.84 acres	6/7/24 1 st Submittal received 7/10/24 1 st PC comments returned	Edison Bisnar
44. Giovannoni Mass Grading (DV24-0009)	Mass Grading for the Giovannoni Logistics Center	Green Island Road	70.2 acres	6/17/24 1 st submittal received 7/22/24 1 st PC comments returned 8/14/24 2 nd submittal received	Edison Bisnar

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
1. Accessory Dwelling Unit Ordinance update	Amendments to the ADU Ordinance that respond to comments from HCD	Citywide	N/A	10/4/23 Comment letter from HCD 1/10/24 Drafting updates. 2/22/24 PC Hearing Approved 3/19/24 CC Hearing First Reading Approved	Brent Cooper
2. Density Bonus Ordinance Update and Housing Element Implementation	Amendments to the Density Bonus Ordinance and Municipal Code updates to implement the Housing Element	Citywide	N/A	1/10/24 Drafting updates. 2/22/24 PC Hearing Approved 3/19/24 CC Hearing First Reading Approved	Brent Cooper
3. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 1/13/22 Modified "fast-track" technical update scope approved 6/7/22 City Council NOP approved 9/1/22 Administrative draft elements reviewed by staff 3/15/23 Administrative draft EIR received. 9/19/23 CC Land Use Map Review	Brent Cooper

Major City-Initiated Projects					
Project Name	Description	Location	Area	Status	Staff
4. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property. 5/16/22 Annexation efforts returned to City initiated. Consultant preparing CEQA scope documents. 9/7/22 NOP Comment period begins 9/21/22 NOP Workshop 3/14/23 45-Day EIR Review period begins. Ends on 4/28/23. 4/27/23 PC EIR Workshop 5/1/23 Preparing Response to Comments 10/26/23 PC Hearing 11/7/23 CC EIR, GPA, ZC First Reading approved 11/14/23 ALUC Application submitted 2/2/24 ALUC Application approved 2/20/24 Prezoning 2 nd Reading scheduled	City Manager

Major Regional Projects					
Project Name	Description	Location	Area	Status	Staff Liaison
1. Napa Valley Transportation Authority 2045 Countywide Transportation Plan	Update the 2015 NVTA Countywide Plan with new mobility priorities for the next 25 years.	Napa County	N/A	8/19 Project Kick-off 9/19 – 01/20 Public Input 01/21 Drafting the Plan 5/2021 Plan approved.	Alberto Esqueda (NVTA)
2. Regional Working Group on Climate Change	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	1/16/24 City approved a General Fund appropriation for City's share to prepare a Regional climate Action and Adaptation Plan (RCAAP)	Leon Garcia Mark Joseph
3. Napa Valley Transportation Authority Highway 29 PID Study	Project Initiation Document (PID) for Highway 29 through American Canyon	American Canyon	N/A	10/4/21 NVTA and American Canyon workshop 2/16/22 NVTA Board of Directors voted to remove the six-lane option from future study. 1/16/24 City approved Cooperative Agreement 04-2957 with Caltrans and NVTA for Project Approval and Environmental Document phase	Danielle Schmitz (NVTA)
4. Napa County Airport Land Use Compatibility Plan Update	Napa County Airport Land Use Compatibility Plan Update and associated CEQA documentation	Napa County Airport Compatibility Zones	N/A	January 2021 Board of Supervisors initiated Airport Land Use Compatibility Plan update 12/13/22 County selects aviation consultant Mead and Hunt 2/1/23 First working group meeting 4/12/23 Second meeting 6/22/23 Third meeting 11/16/23 Fourth meeting 12/14/23 City comments to Napa County	Brent Cooper