



## REGULAR PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers  
4381 Broadway, Ste. 201, American Canyon  
September 26, 2024  
6:30 PM

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

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### AMENDED AGENDA

**This agenda has been amended to update Item 2; updating attachment 1.3 WR Lot 8 Design Permit Exhibit C: Plans.**

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@americancanyon.gov](mailto:cityclerk@americancanyon.gov).

**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](http://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 [tocityclerk@americancanyon.gov](mailto:tocityclerk@americancanyon.gov). 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 August 22, 2024**  
**Recommendation:** Approve the minutes of August 22, 2024

## PUBLIC HEARINGS

2. **Watson Ranch Lot 8 Design Permit**  
**Recommendation:** Adopt a Resolution approving a Design Permit for Watson Ranch Lot 8 to develop 25 single-family homes on 2.3 Acres within the Medium Density Residential-16 zoning district located north of Cartier Street, Accessor's Parcel Numbers 059-430-044 and 059-430-037 (File Number PL24-0022)
3. **Oat Hill Multifamily Residential Major Modification**  
**Recommendation:** Adopt a Resolution recommending the City Council of the City of American Canyon, California, approve a Major Modification to the Oat Hill Multifamily Residential Project Parcel A and B Design Permits located on the east side of Oat Hill south of Napa Junction Road (PL24-0009).

## MANAGEMENT AND STAFF ORAL REPORTS

4. **Active Planning Projects**

**Recommendation:** Review the September 2024 Active Planning Projects

**COMMISSIONER ITEMS**

**ADJOURNMENT**

**CERTIFICATION**

I, Nicolle Hall, Deputy City Clerk 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.

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Nicolle Hall, Deputy City Clerk

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

**ACTION MINUTES**  
*August 22, 2024*

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**6:30 P.M. REGULAR MEETING**

**CALL TO ORDER**

**Action:** The meeting was called to order at 6:33 p.m.

**PLEDGE**

**Action:** The Pledge of Allegiance was recited.

**ROLL CALL**

**Present:** Commissioners Eric Altman, Andrew Goff, Crystal Mallare, Chair Brando Cruz

**Absent:** Vice Chair Davet Mohammed

**Excused:** None

**PUBLIC COMMENT**

Written Comments: None Oral Comments: Beth Marcus was called to speak

**AGENDA CHANGES**

City Attorney William Ross requested that the report on the July 25, 2024 meeting's closed session be added as item 2 to the consent calendar.

**Action:** Motion to add item 2, Report on Closed Session from July 25, 2024, to the consent calendar made by Commissioner Crystal Mallare, seconded by Commissioner Eric Altman, and CARRIED by a unanimous oral vote.

## CONSENT CALENDAR

### 1. Minutes of July 25, 2024

### 2. Report on Closed Session from July 25, 2024

**Action:** Motion to approve the Consent Calendar made by Commissioner Andrew Goff, seconded by Commissioner Eric Altman, and CARRIED by roll call vote.

**Ayes:** Commissioner Eric Altman, Commissioner Andrew Goff, Commissioner Crystal Mallare, Chair Brando Cruz

**Absent:** Vice Chair Davet Mohammed

**Excused:** None

## PUBLIC HEARINGS

### 3. 21 Capri Ct Setback Variance

Senior Planner William He reported on the item and shared a PowerPoint Presentation. Jaqueline Chan, Project Manager from D.R. Horton, shared an additional PowerPoint Presentation.

Commissioners discussed the item.

Chair Brando Cruz opened the Public Hearing.

Written Comment: None Oral Comment: None

Chair Brando Cruz closed the Public Hearing.

**Action:** Motion to Adopt Resolution 2024-10 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) made by Commissioner Crystal Mallare, seconded by Commissioner Eric Altman and CARRIED by a roll call vote.

**Ayes:** Commissioner Eric Altman, Commissioner Andrew Goff, Commissioner Crystal Mallare, Chair Brando Cruz

**Absent:** Vice Chair Davet Mohammed

**Excused:** None

#### **4. Oat Hill Multifamily Residential Major Modification**

**Action:** 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.

Community Development Director Brent Cooper reported on the item.

Speakers: Blaise Hilton, Russell Square

Commissioners discussed the item

Chair Cruz opened the Public Hearing.

Written Comments: None Oral Comments: None

Chair Cruz Closed the public hearing.

Commissioners deliberated on the item.

Speakers: Community Development Director Brent Cooper; City Attorney William Ross.

Chair Brando Cruz called the meeting to recess at 7:38 p.m.

Chair Brando Cruz called the meeting order at 7:41 p.m.

Chair Brando Cruz called the Planning Commission into closed session at 7:43 p.m.

Chair Brando Cruz called the meeting called to open session at 8:15 p.m.

Commissioner Andrew Goff reviewed each of the fourteen items in the proposal with the other commissioners to confirm their stance on each item.

Speakers: City Attorney William Ross

Motion to approve twelve of fourteen items, as reviewed by Commissioner Andrew Goff, with instructions for staff to prepare a draft Resolution for those twelve items, conditional approval of items seven and nine pending the applicant's presentation of alternatives for final recommendation to City Council and a continuance of this regular meeting to September 4th at 4:30 p.m. to allow the Commission to review the alternatives and consider a final recommendation made by Commissioner Eric Altman, seconded Commissioner Crystal Mallare and CARRIED by a roll call vote.

Chair Brando Cruz invited the applicant to make closing comments.

Speakers: Blaise Hilton, Russell Square

Chair Brando Cruz opened public comment.

Written Comments: none Oral Comments: None

Chair Brando Cruz closed public comments.

## **MANAGEMENT AND STAFF ORAL REPORTS**

### **4. Active Planning Projects**

Community Development Director Brent Cooper reported on active planning projects, including the Canyon Café food truck, SDG 220 Use permit, the Out Front Billboard zone change, a new application for a design permit for clothing recycling boxes near Parry's Pizza, Watson Ranch Lot 8 new application, and the Napa Cove project.

## **COMMISSIONER ITEMS**

There were no commissioner items.

## **ADJOURNMENT**

**Action:** The meeting adjourned at 8:33 p.m.

## **CERTIFICATION**

Respectfully Submitted,

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Nicolle Hall, Deputy City Clerk, Community Development Department



**TITLE**

Watson Ranch Lot 8 Design Permit

**RECOMMENDATION**

Adopt a Resolution approving a Design Permit for Watson Ranch Lot 8 to develop 25 single-family homes on 2.3 Acres within the Medium Density Residential-16 zoning district located north of Cartier Street, Accessor's Parcel Numbers 059-430-044 and 059-430-037 (File Number PL24-0022)

**CONTACT**

William He, AICP, Senior Planner

**BACKGROUND & ANALYSIS**

**Table 1: Site Information**

General Plan Designation	WRSP - MDR16
Zoning District	WRSP - MDR16
Site Size	2.3 Acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: WRSP Park / vacant lot South: WRSP MDR-16 / Harvest Subdivision, Single-Family Homes East: WRSP MDR-16 / Promontory Subdivision, vacant lot West: WRSP MDR-16 / Watson Ranch Lot 7, vacant lot
Access	From Cartier Street

History: On March 28, 2024, the Planning Commission recommended approval of the Watson Ranch Lot 8 Vesting Tentative Subdivision Map (VTSM) for the development of 25 single-family lots on a 2.3-acre site north of the Harvest Subdivision. On April 16, 2024, the City Council approved the VTSM. The homes would be on the north side of Cartier Street, which is accessible from Marcus Road, Pewter Street, and Datura Street. The project site includes two paseos (Parcels B and C), which provides pedestrian access to a future community park in the north.

Proposed Development: The 25 single-family homes are divided among two floor plans: a 2,124 SF plan and a 2,446 SF plan. The two-story homes will feature 4 bedrooms and two-car garages with options for a covered outdoor patio.

The architecture will feature farmhouse, ranch, and traditional designs. Each design includes decorative siding, head and sill trims, decorative gable end details, and concrete tile roofing.

The Watson Ranch Lot 8 Design Permit Resolution, conditions of approval, architecture plans, and landscaping plans are available as Attachment 1. A location map is available as Attachment 2.

### Site Specific Issues

*Enhanced Elevations.* According to the Watson Ranch Specific Plan Section A.4.2.2, equal concern should be given to side elevations on corner lots and rear elevations where visible to the public. All homes will have 4-sided architecture, but enhanced aesthetic wrapping shall be provided for the side and rear of homes visible to the public located on Lot 1 and Lot 25.

*Community Park.* WR Lot 8 is adjacent to a future community park parcel directly to the north. In addition to access from Marcus Rd in the west and the Vine Trail in the east, pedestrians can enter the park from the paseo (Parcel B) between Lots 4 and 5. There is no schedule for the park development at this time.

*Landscaping.* The applicant provided a landscaping plan that includes Madrone (Strawberry) Trees, Eastern Redbud Trees, Sweet Bay Trees, and Olive Trees. Each lot will have a minimum of one tree in the front yard.

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

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

### Public Outreach:

City outreach occurred between August 21, 2024, and September 26, 2024. A copy of the public notification addresses and map is included in Attachment 3. Specific events are outlined below:

Aug. 20 – Public Hearing Notice mailed to property owners and residents within 500 feet  
Aug. 20 – GovDelivery Notice of Public Hearing Bulletin sent to email subscribers list (4,340 + people)  
Sept. 14 – Public Hearing Notice Published in the Vallejo Times Herald  
Sept. 20 – Staff Report published on City Website and emailed to GovDelivery Recipients  
Sept. 20 – GovDelivery Notice of Planning Commission Agenda emailed to subscribers (4,340 + people)  
Sept. 24 – GovDelivery Reminder Notice of Public Hearing emailed to subscribers (4,340 + people)

## **FISCAL IMPACT**

The Watson Ranch Lot 8 Design Permit required a developer's deposit for review and processing, so there is no fiscal impact for staff's time. If the Planning Commission approves the project, then the City will gain 25 single-family homes, which provides additional tax revenue.

## **ENVIRONMENTAL REVIEW**

The environmental impacts of the Watson Ranch Specific Plan (WRSP) Project, which includes the proposed Watson Ranch Lot 8 Subdivision, were adequately considered in the certified Final EIR for the Watson Ranch Specific Plan Project (State Clearinghouse No. 2015022030) which includes findings, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations for the Project. Approval of the proposed Design Permit is based on the Final EIR and complies with CEQA. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168.

There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

## **ATTACHMENTS:**

- [1.0 WR Lot 8 Design Permit - Resolution](#)
- [1.1 WR Lot 8 Design Permit - Exhibit A: Specific Conditions](#)
- [1.2 WR Lot 8 Design Permit - Exhibit B: AC1 Master Conditions](#)
- [1.3 WR Lot 8 Design Permit - Exhibit C: Plans](#)
- [1.4 WR Lot 8 Design Permit - Exhibit D: Landscaping Plans](#)
- [2. WR Lot 8 Design Permit - Location Map](#)
- [3. WR Lot 8 Design Permit - Public Outreach](#)

**PC RESOLUTION NO. 2024-XX**

**A RESOLUTION APPROVING A DESIGN PERMIT FOR WATSON RANCH LOT 8 TO DEVELOP 25 SINGLE-FAMILY HOMES ON 2.3 ACRES WITHIN THE MEDIUM DENSITY RESIDENTIAL-16 ZONING DISTRICT LOCATED NORTH OF CARTIER STREET, ASSESSOR’S PARCEL NUMBERS 059-430-044 AND 059-430-037 (FILE NO. PL24-0022)**

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

**WHEREAS**, on June 18, 2019, the City Council approved the Watson Ranch Specific Plan Development Agreement with Property Owner AC-1, LLC (Ordinance 2019-06, Agreement 2019-A107); and

**WHEREAS**, on April 16, 2024, the City Council approved the Watson Ranch Lot 8 Tentative Vesting Subdivision Map for development of 25 single-family home lots on 2.3 acres within the Medium Density Residential-16 (WRSP MDR 16) Zoning District located north of Cartier Street; and

**WHEREAS**, on August 13, 2024, AC-1, LLC “Applicant” submitted the Watson Ranch Lot 8 Design Permit for development of 25 single-family homes on the 2.3-acre site located north of Cartier Street, Accessor’s Parcel Numbers 059-430-012 and 059-430-037 (File No. PL22-0024); and

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

**WHEREAS**, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on September 26, 2024 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of American Canyon, having considered all the evidence, including any submitted by member of the public, hereby approves the Watson Ranch Lot 8 Design Permit (PL22-0022), subject to the following Findings and Conditions of Approval.

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

1. The City of American Canyon makes the following findings and determinations based on substantial evidence in the record as a whole pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 *et seq.*) and its Guidelines (California Code of Regulations, Title 14 §§ 15000, *et seq.*), as each is amended from time to time (“CEQA”).
2. Pursuant to CEQA, an Environmental Impact Report (EIR) was prepared, supplemented, and certified for the Watson Ranch Project (“Project EIR”). The Project EIR considered and analyzed the

significant adverse environmental impacts of, related mitigation measures for, and reasonable alternatives to, the planning, development, construction, operation, and maintenance of the proposed uses of the Property implemented through the "Project Approvals" of the "Project," including without limitation, the General Plan Amendment, Watson Ranch Specific Plan (and related Zoning), Large Lot Vesting Tentative Map, and Development Agreement. In accordance with CEQA, City certified as legally adequate and complete the Project EIR, and approved the development allowed and approved by said existing and future Project Approvals contemplated by the Project EIR and the Development Agreement.

3. The proposed Watson Ranch Lot 8 Design Permit is a contemplated "Project Approval" under the Project EIR and the Development Agreement. Under CEQA, a Specific Plan EIR, like the Watson Ranch Specific Plan Project EIR, is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. Under controlling CEQA law, particularly CEQA Guidelines section 15162, the legal question is whether the Project EIR, itself, needs updating (through a Subsequent or Supplemental EIR) before the City can consider and approve the Watson Ranch Lot 8 Design Permit, or whether the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Watson Ranch Lot 8 Design Permit. For the following reasons and findings, by law, no such Subsequent or Supplemental EIR can be required by the City, and the Project EIR provides the appropriate CEQA compliance work for the City's consideration and approval of the Watson Ranch Lot 8 Design Permit.

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

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

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

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; [*There is no substantial evidence in the light of the whole record revealing circumstances under which the Project is undertaken which require major revisions to the Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects: the Watson Ranch Lot 8 Design Permit is anticipated by, and is the implementation of, the Watson Ranch Specific Plan Project (and Project Approvals), and no new significant environmental effects or a substantial increase in the severity of previously*

*identified significant effects not already addressed by the Project EIR will result from that implementation.]; or*

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following *[There is no substantial evidence in the light of the whole record revealing any such new information of any kind has been presented. In summary, there is no substantial evidence that the Watson Ranch Lot 8 Design Permit will have significant effects not discussed in the Project EIR, or that previously examined effects will be more severe. No evidence supports that previously infeasible mitigation measures or alternatives would now be feasible and substantially reduce significant effects, nor that different measures or alternatives would do so. No such mitigation measures or alternatives have been proposed or rejected by the Project applicant.]*

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

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

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

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

## **SECTION 2. DESIGN PERMIT FINDINGS**

Approval of the Watson Ranch Lot 8 Design Permit requires all the following findings be made, pursuant to American Canyon Municipal Code Section 19.41.050:

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

*The project includes 25 single-family homes, which is a permitted use in the WRSP MDR-16 zone.*

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

*The project consists of 2 floor plans and 3 designs: traditional, farmhouse, and ranch. The designs are aligned with the goals of the WRSP MDR-16 zone, which strives to provide a variety of quality residential housing types.*

C. The project and its design complies with all applicable general plan policies, and applicable local, regional, and state development policies, and municipal code standards.

*The project is required to meet the standards in the WRSP MDR-16 zone, as described in WRSP Table 6.2.2. The table below shows how the homes meet MDR-16 development standards.*

	<i>Required</i>	<i>Proposed</i>	<i>Compliance</i>
<i>Min. width, interior lot</i>	<i>30'</i>	<i>41'</i>	<i>Yes</i>
<i>Min. width, corner lot</i>	<i>35'</i>	<i>48'</i>	<i>Yes</i>
<i>Min. depth</i>	<i>50'</i>	<i>88'</i>	<i>Yes</i>
<i>Setback, front yard garage</i>	<i>20'</i>	<i>20'</i>	<i>Yes</i>
<i>Setback, side yard for internal lot</i>	<i>3'</i>	<i>4'</i>	<i>Yes</i>
<i>Setback, side yard for corner lot</i>	<i>8'</i>	<i>8' plus</i>	<i>Yes</i>
<i>Setback, rear yard</i>	<i>10'</i>	<i>10'</i>	<i>Yes</i>
<i>Max. Height</i>	<i>35'</i>	<i>28'</i>	<i>Yes</i>
<i>Max. FAR</i>	<i>0.7</i>	<i>0.68</i>	<i>Yes</i>
<i>Max. Lot Coverage</i>	<i>55%</i>	<i>42%</i>	<i>Yes</i>

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

*The project is in the Napa County Airport Land Use Compatibility Plan Zone E, which permits single-family homes.*

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

*Access to the project is available on Cartier Street, north of the Harvest Subdivision. Cartier Street can be accessed from Marcus Road, Pewter Street, and Datura Street. The single-family homes will have driveways that comply with Public Work standards.*

### **SECTION 3: CONDITIONS OF APPROVAL**

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

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 26<sup>th</sup> day of September, 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. Watson Ranch Lot 8 Design Permit Conditions of Approval
- B. Master Conditions of Approval for AC-1 Portion of Watson Ranch (Resolution 2020-106)
- C. Watson Ranch Lot 8 Design Permit Plans (PL24-0022)
- D. Watson Ranch Lot 8 Landscaping Plans (PL24-0022)

Exhibit A

Specific Conditions – Watson Ranch Lot 8 Design Permit

Approvals, Exhibits, and Expiration

<i>Specific Condition</i>	<i>Developer Obligations</i>	<i>Mechanism</i>	<i>Implementation</i>	<i>Status</i>
1.	The Watson Ranch Lot 8 Residential Design Guidelines, (on file in the Community Development Department “Design Permit Plans”), are hereby approved. “Design Guidelines” as used in these Specific Conditions shall mean and include all Applicant-submitted materials relating to the Design Guidelines. Development of the subdivision and the individual lots comprising Watson Ranch Lot 8 Design Permit shall be subject to, and in compliance with, the Design Guidelines.	Design Guidelines	Prior to City Issuance of Occupancy Permit	Applicable
2.	<p>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.</p> <p>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,</p>	Design Guidelines	As Needed	Applicable

	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
3.	The approval shall become effective on the latter of expiration of the appeal period, ten calendar days following the decision, unless an appeal to the City Council is filed. An appeal may be filed with the Community Development Director by filling out an Appeal Form accompanied by a fee of \$795.	City Code	Whether Appeal Brought	Applicable
4.	This approval is also subject to return of the “Applicant Confirmation of Conditions of Approval” form signed by the property owner. Should an appeal period end on a Saturday, Sunday or holiday, the final day for filing an appeal shall be the following Monday, or the next business day following a holiday. If there is no appeal, this approval will be final on <u>October 7, 2024</u> .	City Code	Whether Appeal Brought	Applicable
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	City Code	Appropriate City permit	Applicable

	invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.			
6.	The date upon which the approval is final shall be considered the day of the imposition of the fees, dedications, reservations and exactions required by these conditions approval for the purposes of protesting the imposition pursuant to California Government Code Section 66020.	City Code	Prior to Building Permit Issuance	Applicable
7.	The expiration period for this Design Permit shall coincide with that of the associated expiration period for the Vesting Tentative Subdivision Map (PL22-0024).	City Code	Project Expiration Period	Applicable
8.	All plans submitted for review and approval by City and all development within the Project shall be in substantial conformance with the approved Design Guidelines. City's Community Development Director or designee may approve minor changes on the plans submitted for the construction permits with a determination that the changes are in substantial compliance with the representation of the project as reviewed by the Planning Commission (and City Council if applicable), that the proposed change will be in compliance with the required development standards, and the change will not materially affect adjacent private or public property.	Design Guidelines	Permits for Development within the area comprising Watson Ranch Lot 8 Subdivision	Applicable; Not Completed
9.	These Specific Conditions for the Design Guidelines shall be attached to plan sets submitted for the building permit master plans, under the title "Design Guidelines Conditions." The conditions shall be printed on the first sheet of each plan set submitted for a building permit pursuant to this Design Permit, under the title 'Design Permit Conditions'. The second sheet may also be used if the first sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.	Design Guidelines	Prior to the issuance of Building Permits	Applicable; Not Completed
10.	Plans submitted for building permits, including all exterior site lighting, building-mounted lighting, lighting within the parking areas, and along walkways shall be consistent with the Design Guidelines. Lighting shall be shielded, and avoid light spillage or glare from the project site, and exterior light fixtures on buildings shall be oriented downward and shall be shielded to return potential light and glare impacts, all as set forth in the Design Guidelines.	Design Guidelines	Prior to the issuance of Building Permits	Applicable; Not Completed

11.	The Master Building Permit Plans for the single-family homes shall show enhanced aesthetic wrapping for all corner lots and lots adjacent to open spaces in compliance with the Watson Ranch Specific Plan. Specifically, this enhanced aesthetic is required for Lots 1 and 25.	WRSP	Prior to Building Permit Issuance	Applicable
12.	Prior to issuance of occupancy permits for each residence, the applicant shall demonstrate that the “good neighbor” wooden fences within the neighborhood are painted or stained to ensure long-term durability and neighborhood aesthetics. The fences shall comply with guidelines in WRSP Section A.7.2.	Design Guidelines	Prior to Certificate of Occupancy	Applicable
13.	Consistent with General Plan Policy H-8.12, the “Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation” shall be implemented in the event any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony are found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity. A copy of the “Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation” is included in this Resolution as Exhibit C.	General Plan	Prior to Grading Activities or ground disturbance	Applicable
14.	Final landscape plans that comply with the State of California Water Efficient Landscape regulations are set forth in the Design Guidelines and shall be followed, and all plant materials shall be installed in accordance with the approved Design Guidelines. All tree stakes and ties shall be removed as set forth in the Design Guidelines. All landscape plantings and required irrigation systems shall be maintained as set forth in the Design Guidelines.	Design Guidelines	Prior to issuance of the Certificate of Occupancy	Applicable; Not Completed
15.	All conditions of approval from the Watson Ranch Lot 8 Tentative Subdivision Map (PL22-0034, Resolution 2024-30) remain in effect.	Design Guidelines	Prior to Issuance of Certificate of Occupancy	Applicable; Not completed

**RESOLUTION NO. 2020-106**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Leon Garcia, Mayor

ATTEST:



Cherri Walton, Interim City Clerk

APPROVED AS TO FORM:



William D. Ross, City Attorney

EXHIBITS:

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

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

**A. MASTER CONDITIONS - GENERALLY**

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

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

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

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

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

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

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

**C. MASTER CONDITIONS – DEVELOPMENT AGREEMENT**

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

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

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

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		<p>Developer desire to contract with a particular Processing Consultant, prior to entering into such contract, Developer shall provide written notice to City at least thirty (30) days prior to Developer entering into such Processing Consultant contract (the “30-day period”), which notice to City shall address such intended contract, including without limitation, naming the intended Processing Consultant. Within thirty (30) days of receipt of such notice from Developer, City shall indicate its consent or objections, in writing. If City fails to raise objection to Developer within such 30-day period, City consent shall be deemed provided. If City raises objection to such Developer-noticed Processing Consultant within said 30-day period, then the Resolution Process set forth in the Development Agreement shall apply. City and Developer shall maintain and update a list of Processing Consultants acceptable to City. And/or,</p> <p style="padding-left: 40px;">C. To a Processing Consultant acceptable to City and contracted directly with Developer and City (a three-party agreement) the amount that the Processing Consultant and Developer contract for such processing services. Again, City and Developer shall maintain and update a list of Processing Consultants acceptable to City.</p>			
22.	§ 2.07(d) Pages 35-36	<p>In Developer’s sole and exclusive discretion, Developer shall pay Inspection Fees for residential development, MBI, in-tract infrastructure, NVRG and Hotel, and/or any other Project construction requiring inspection, in either or some combination of the following options:</p> <p style="padding-left: 40px;">1. To City, those Inspection Fees that at the time Inspection Fees are due to City reflects the amount that City actually expends to provide such inspection services, which City actual expenditures shall not include any administrative fees, charges, and/or assessments; and/or;</p> <p style="padding-left: 40px;">2. To a third-party consultant acceptable to City and contracted directly with Developer (“Inspection Consultant”) the amount that the Inspection Consultant and Developer contract for such inspection services. Should Developer desire to contract with a particular Inspection Consultant, prior to entering into such contract, Developer shall provide written notice to City at least thirty (30) days prior to Developer entering into such Inspection Consultant contract (the “30-day period”), which notice to City shall address such intended contract, including without limitation, naming the intended Inspection Consultant. Within thirty (30) days of receipt of such notice from Developer, City shall indicate its consent or objections, in writing. If City fails to raise objection to Developer within such 30-day period, City consent shall be deemed provided. If City raises objection to</p>	Applicable Parcels	Pre-Final Map, SIA, Grading Permit, Construction Permit, Building Permit, Occupancy Permit	Applicable

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**E. MASTER CONDITIONS – MITIGATION MEASURES**

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

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

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	<ul style="list-style-type: none"> <li>○ Prior to issuance of the first building permit for each phase of the Project, the Applicant shall develop operational emissions reduction strategies, which could include the mitigation strategies identified in <b>Table 4.2-8, Summary of Operational CAP Mitigation Strategies</b>, to provide options for reducing ROG and NO<sub>x</sub> emissions from operation of the project. The operational emissions reduction strategies shall be submitted to and approved by the City, prepared by a qualified air quality technical expert, and evaluate the emissions reduction strategies in relation to the project's emissions.</li> </ul>	calculations and feasible operational emissions reduction strategies	permit for the project
88.	<p><b>Mitigation Measure 4.2-2c: Purchase Emission Offsets.</b> Prior to the issuance of the final Certificate of Occupancy for Phase 1 or prior to the issuance of the first residential building permit in Phase 2, whichever occurs first, the Applicant would, partially or wholly, purchase offset credits if determined to be feasible based on information available at the time implementation would be required. To reduce ROG and NO<sub>x</sub> emissions depending on the reductions achieved through Mitigation Measure 4.2-2a and Mitigation Measure 4.2-2b, and if this mitigation is implemented.</p> <ul style="list-style-type: none"> <li>○ The Applicant or its designee shall pay a mitigation offset fee to the BAAQMD Bay Area Clean Air Foundation (Foundation)<sup>1</sup> in an amount to be determined at the time of the impact. The fee would offset emissions that exceed the threshold of significance after implementation of Project-Level Reduction Strategies and the TDM Program described above to the extent feasible.</li> <li>○ The Project Applicant would implement Mitigation Measure 4.2-2c through payment of a mitigation offset fee to the BAAQMD's Foundation in an amount not to exceed \$30,000 per weighted ton per year of ozone precursors per year requiring emissions offset. The fee shall be determined by the City of American Canyon Planning Division in consultation with the Applicant and be based on the type of projects available at the time of the payment. The offset fee is calculated to be "roughly proportional" to the operational air quality impacts. Documentation of payment shall be provided to the City of American Canyon or its designated representative.</li> </ul> <p>The current process for payment of offset fees is detailed above. As required by this mitigation measure, payment of offset fees would proceed according to BAAQMD procedures when initiated. The Applicant or its designee would enter into a memorandum of understanding (MOU) with the BAAQMD's Foundation. The MOU would include details regarding the funds to be paid, the administrative fee, and the timing of the emissions reduction project. Acceptance of this fee by the BAAQMD shall serve as an acknowledgment and commitment by the BAAQMD to (1) implement an emissions reduction project(s) within a timeframe to be determined based on the type of project(s) selected and after receipt of the mitigation fee to achieve the emission reduction objectives specified above, and (2) provide documentation to City of American Canyon or its designated representative and to the Project Applicant describing the amount of and the project(s) funded by the mitigation fee, including the amount of emissions of ROG and NO<sub>x</sub> reduced (tons per year) within SFBAAB from the emissions reduction project(s). If there is any remaining unspent portion of the mitigation offset fee following implementation of the emission reduction project(s), the Project Applicant shall be entitled to a refund in that amount from the BAAQMD. To qualify under this mitigation measure, the specific emissions retrofit project must result in emission reductions within SFBAAB that would not otherwise be achieved through compliance with existing regulatory requirements.</p>	Bay Area Air Quality Management District Memorandum of Understanding	Prior to the issuance of the final Certificate of Occupancy for Phase 1 or prior to the issuance of the first residential building permit in Phase 2, whichever occurs first

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

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

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

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

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

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

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

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	Division (NCEHD) prior to initiating any earthwork activities on the project site for direction on whether any further sampling or remediation may be necessary.	implemented, as necessary	
106.	<b>Mitigation Measure 4.6-2b: Soil Management Plan.</b> The project shall submit and obtain approval of a Soil Management Plan from the Napa County Environmental Health Division (NCEHD) prior to initiating any earthwork activities on the project site. During construction, the contractor shall cease any earthwork activities upon discovery of any suspect soils or groundwater (e.g., petroleum odor and/or discoloration) during construction in accordance with a Soil Management Plan prepared for the project by a qualified environmental consultant and approved by the NCEHD. The contractor shall notify the NCEHD upon discovery of suspect soils or groundwater and retain a qualified environmental firm to collect soil samples to confirm the level of contamination that may be present. If contamination is found to be present, any further proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a California state licensed professional. The contractor shall follow all procedural direction given by NCEHD and in accordance with the Soil Management Plan prepared for the site to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with transportation laws and the requirements of the licensed receiving facility.	Submit NCEHD-approved Soil Management Plan and Health and Safety Plan, as necessary	Prior to grading and during construction
107.	<b>Mitigation Measure 4.6-2c: Removal of Contaminated Soil or Groundwater.</b> If contaminated soil or groundwater is encountered and identified constituents exceed human health risk levels, the Project Applicant shall submit documentation to the City to verify that it has been delineated, removed, and disposed of off site in compliance with the receiving facilities' requirements prior to construction of any building foundation.	Submit documentation of removal of contaminated soil or groundwater, if encountered	Prior to construction of any building foundation
108.	<b>Mitigation Measure 4.6-4: Development within 50 Feet of the Pacific Gas &amp; Electric (PG&amp;E) Pipeline/Easement.</b> Prior to issuance of building or grading permits, Project Applicant shall submit documentation to the City to verify that development plans located within 50 feet of the existing PG&E pipeline/easement, including utilities that may intersect the existing PG&E pipeline, have been submitted to PG&E Gas Transmission Integrity Management and PG&E Land Development for review and approval. Project Applicant plans for all proposed improvements located within this zone shall adhere to the requirements of PG&E Gas Transmission Integrity Management and PG&E Land Development, including without limitation, setback requirements, depth of cover over pipeline, location of trees and maintenance requirements, minimum separation of crossing utilities, trail location, as well as any relocation requirements, if applicable.	Submit development plans for any activities within 50 feet of the existing PG&E pipeline/easement	Prior to issuance of building or grading permits for any activities within 50 feet of the existing PG&E pipeline/easement.
109.	<b>Mitigation Measure 4.7-1: Stormwater Pollution Prevention Plan (SWPPP).</b> Prior to issuance of grading permits for the project, the Project Applicant shall submit documentation to the City to verify that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of the statewide National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The SWPPP shall be designed, without limitation, to address the following objectives: (1) all pollutants and their sources, including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site best management practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs are installed to reduce or eliminate pollutants after construction is completed. The SWPPP shall be prepared by a qualified SWPPP developer and included as part of	Submit Stormwater Pollution Prevention Plan	Prior to issuance of grading permits

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

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

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

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

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

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



## WATSON RANCH LOT 8

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### ARCHITECTURE:

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- A1.1 PLAN 1 FLOOR PLAN
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- A1.3 PLAN 1A EXTERIOR ELEVATIONS
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- A1.7 PLAN 1 OPT. COVERED OUTDOOR ROOMS

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#### COLOR MATERIAL BOARDS

- A4.0 COLOR / MATERIAL BOARD

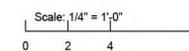


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**WATSON RANCH LOT 8**  
AMERICAN CANYON, CA # 2024-0386

**SCHEMATIC DESIGN**  
AUGUST 30, 2024



INDEX SHEET

**A0.0**



Front Elevation 1A  
Scheme 1

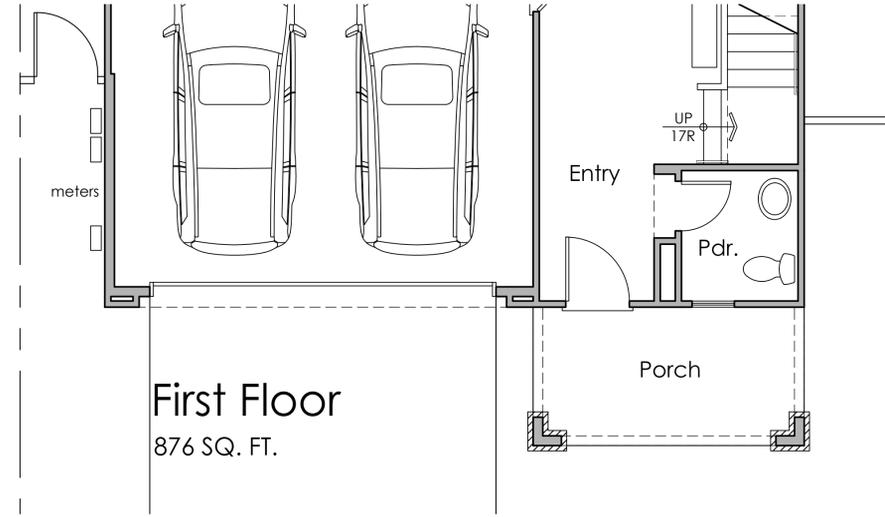
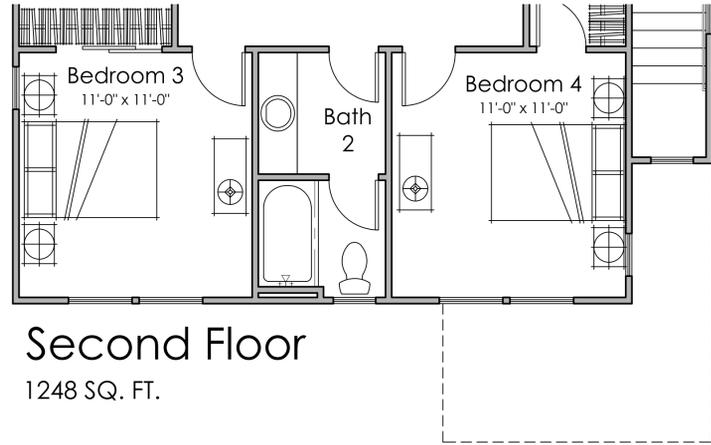


Front Elevation 1B  
Scheme 4

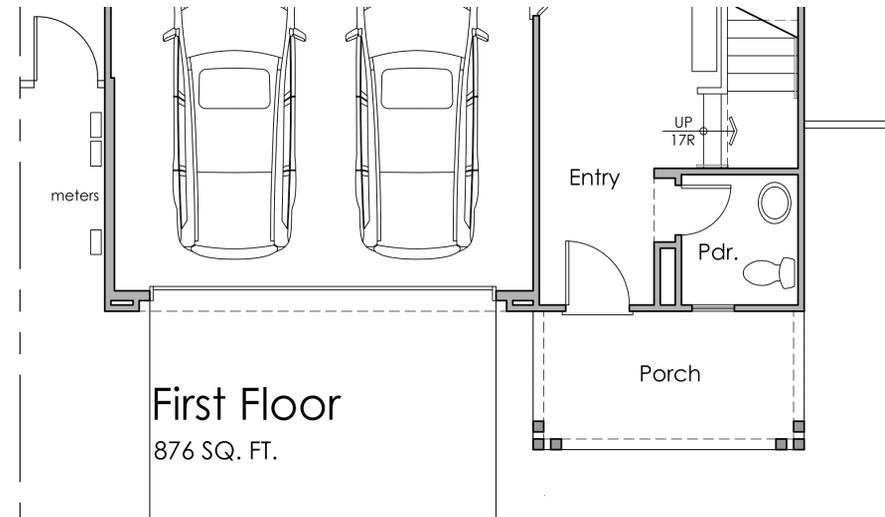
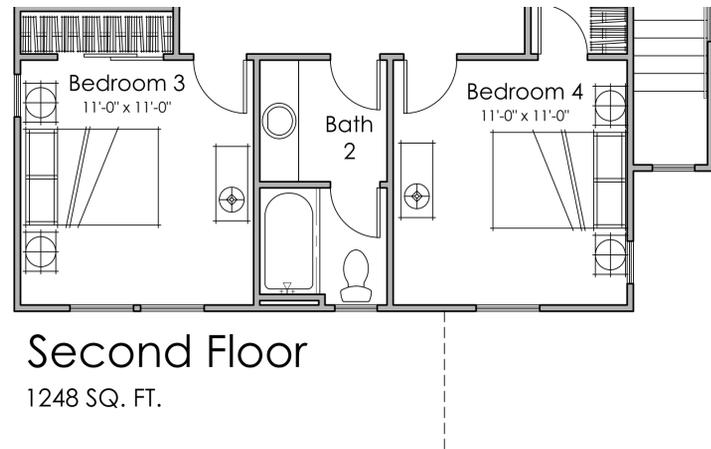


Front Elevation 1C  
Scheme 7





PLAN 1C



PLAN 1B

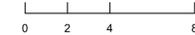


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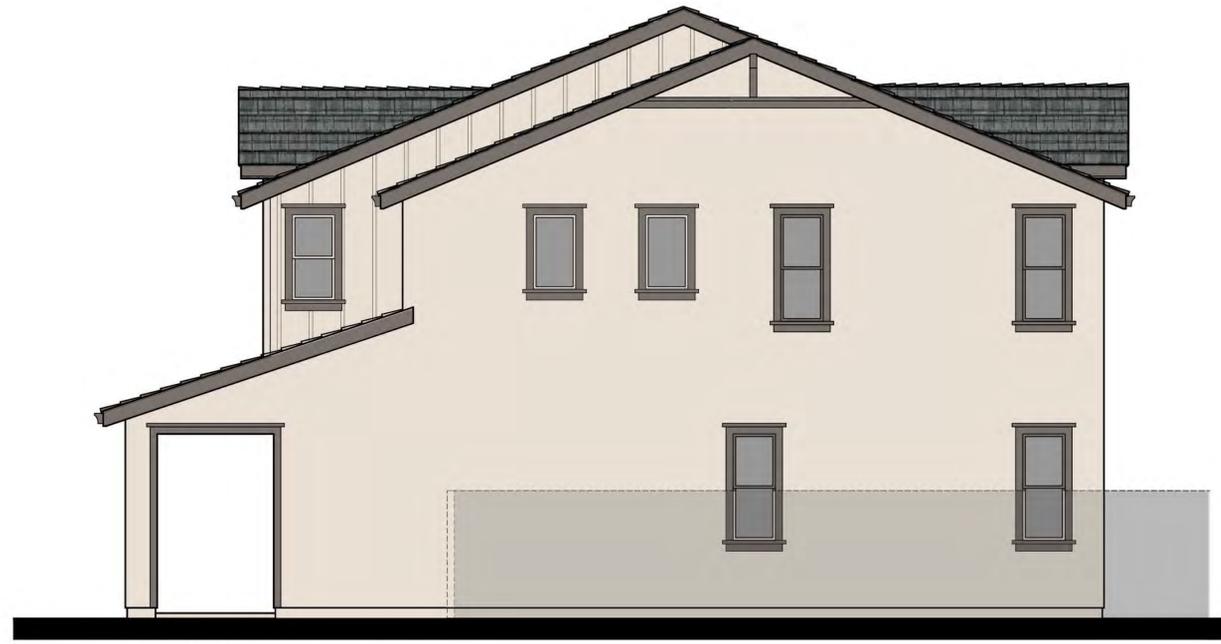
**WATSON RANCH LOT 8**  
AMERICAN CANYON, CA # 2024-0386

**SCHEMATIC DESIGN**  
AUGUST 30, 2024



FLOOR PLAN 1 ADDENDA

A1.2



Right Elevation



Front Elevation 1A  
Scheme 1

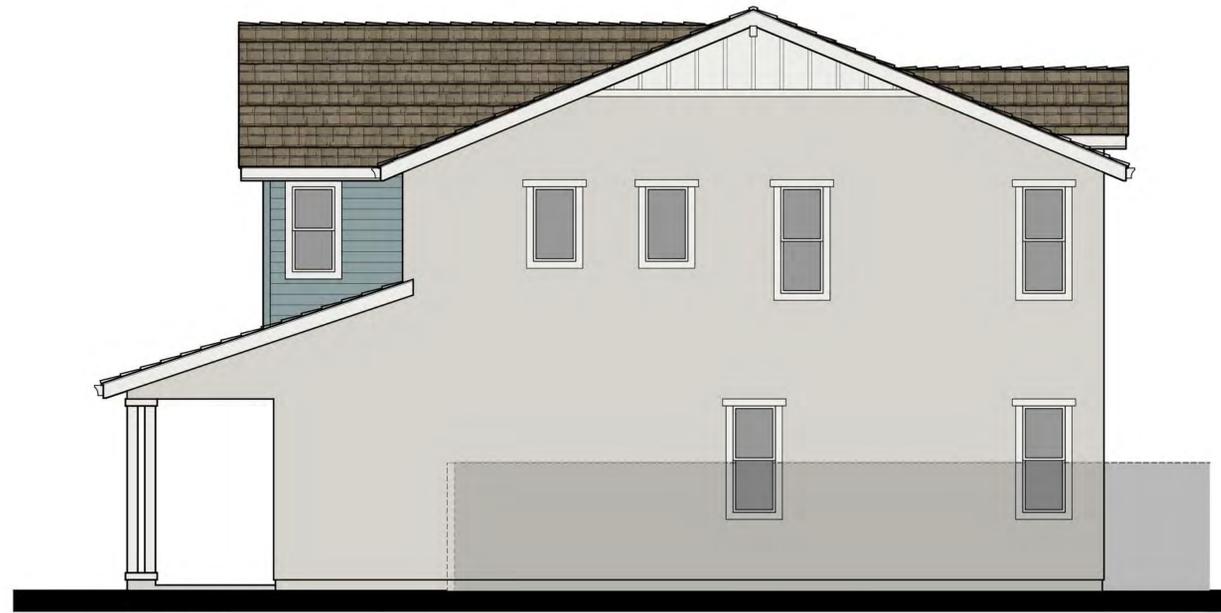
1A - Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board & Batt Siding  
 Enhanced Head and Sill Trim  
 Decorative Gable End Detail  
 Metal Sectional Garage Door  
 Decorative Coach Light



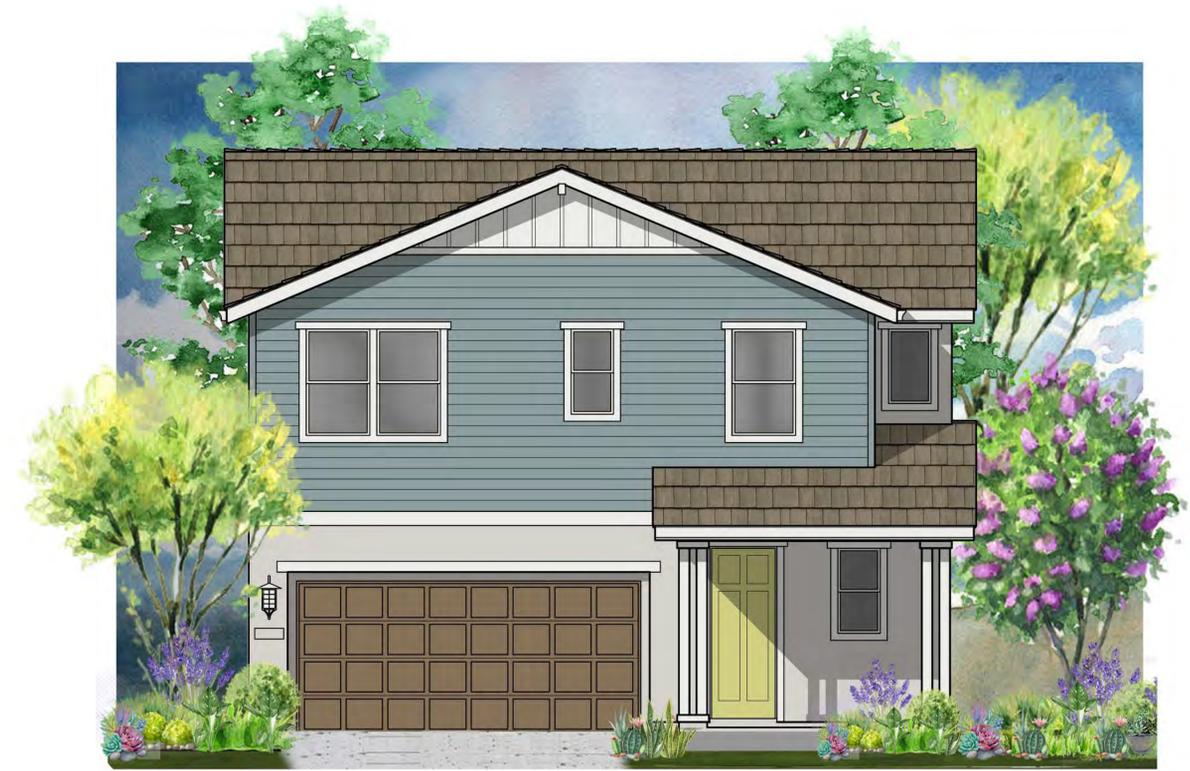
Rear Elevation



Left Elevation



Right Elevation



Front Elevation 1B

Scheme 4

1B - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Lap Siding  
 Stucco Finish  
 Stone Veneer  
 Enhanced Head and Sill Trim  
 Decorative Gable End Detail  
 Metal Sectional Garage Door  
 Decorative Coach Light



Rear Elevation



Left Elevation



Right Elevation



Front Elevation 1C

1C - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Lap Siding  
 Stucco Finish  
 Brick Veneer  
 Enhanced Head and Sill Trim  
 Metal Sectional Garage Door  
 Decorative Coach Light



Rear Elevation



Left Elevation



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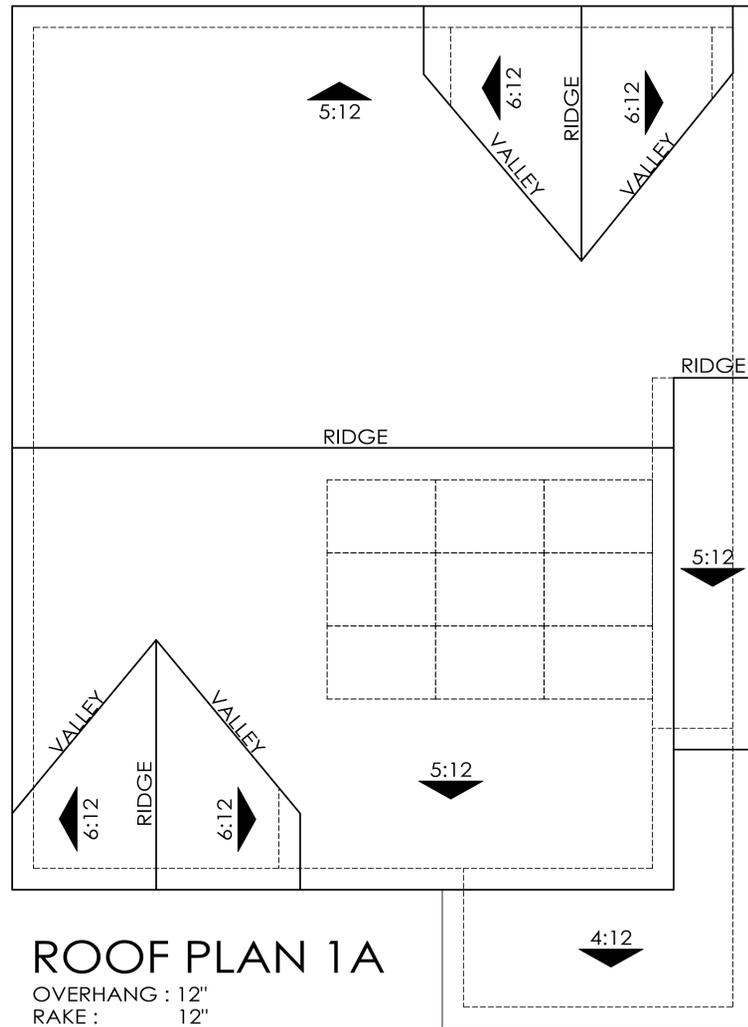
**WATSON RANCH LOT 8**  
 AMERICAN CANYON, CA # 2024-0386

**SCHEMATIC DESIGN**  
 AUGUST 30, 2024

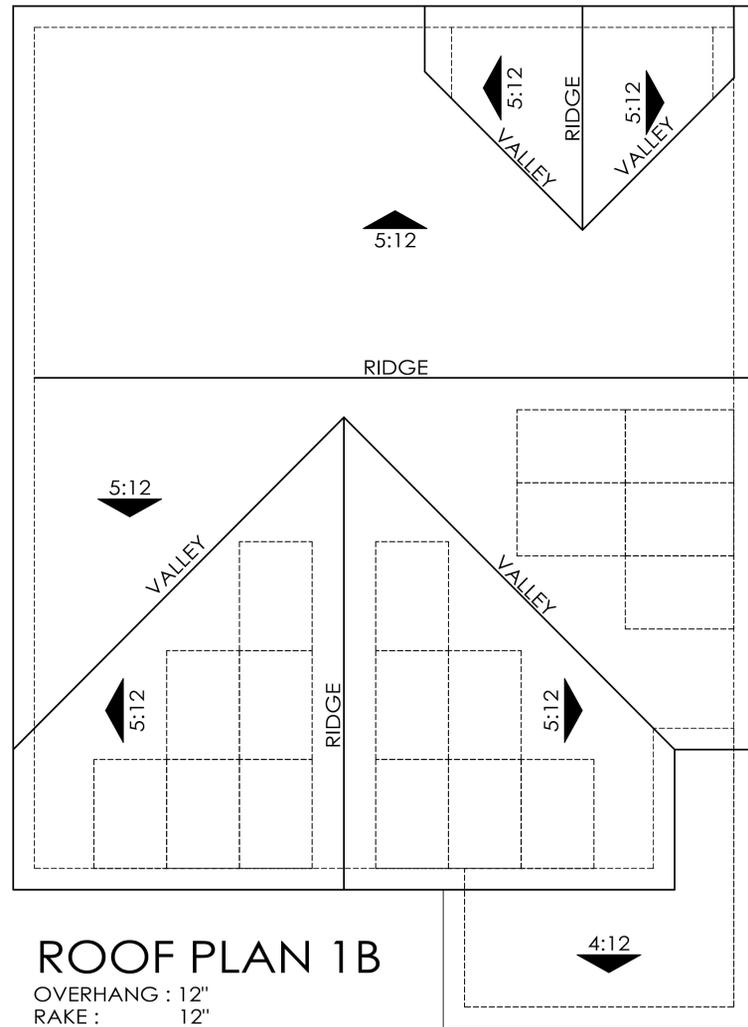


PLAN 1C - EXTERIOR ELEVATIONS

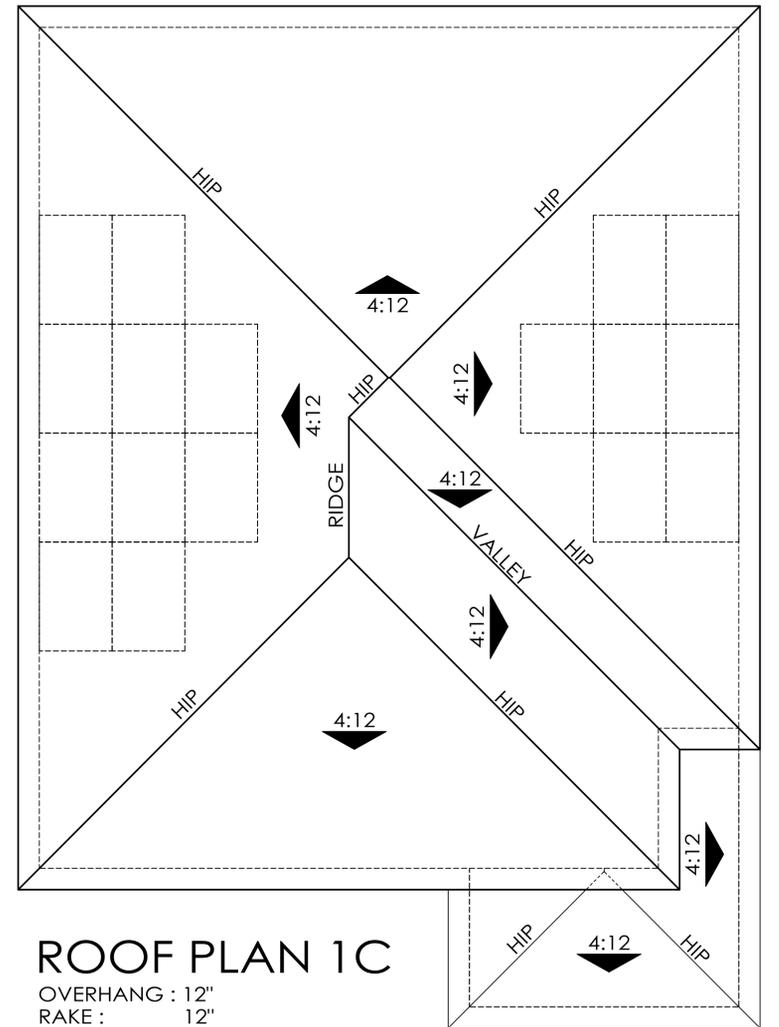
A1.5



**ROOF PLAN 1A**  
 OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 5:12 U.N.O



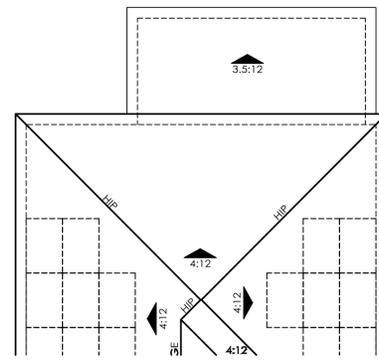
**ROOF PLAN 1B**  
 OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 5:12 U.N.O



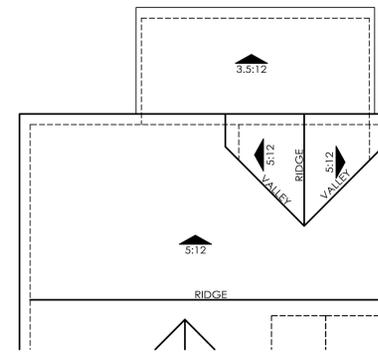
**ROOF PLAN 1C**  
 OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 4:12 U.N.O

**NOTE:**  
 Solar panels shown are for illustrative purposes.  
 Solar will be confirmed with solar consultant during building submittal process.  
 Location, quantity and orientation may change.

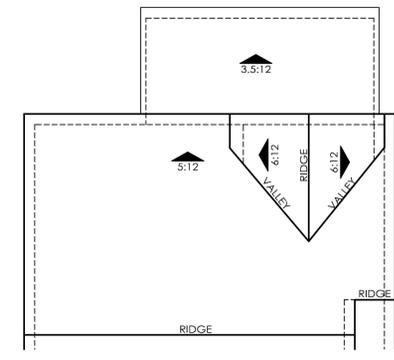
No roof mounted mechanical equipment.



**ROOF PLAN 1C**  
 OVERHANG : 12"  
 ROOF PITCH : 4:12 U.N.O



**ROOF PLAN 1B**  
 OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 5:12 U.N.O



**ROOF PLAN 1A**  
 OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 5:12 U.N.O



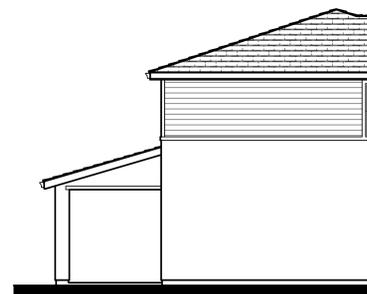
Rear Elevation at  
 Opt. Covered Outdoor Room



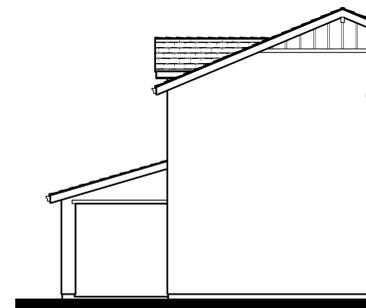
Rear Elevation at  
 Opt. Covered Outdoor Room



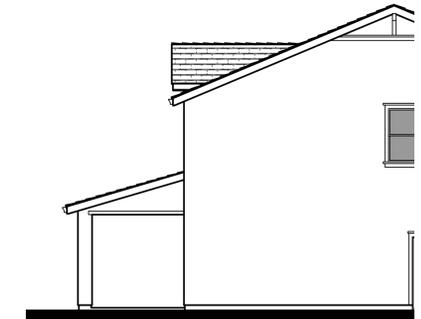
Rear Elevation at  
 Opt. Covered Outdoor Room



Left Elevation at  
 Opt. Covered Outdoor Room



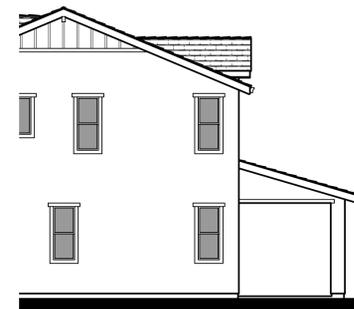
Left Elevation at  
 Opt. Covered Outdoor Room



Left Elevation at  
 Opt. Covered Outdoor Room



Right Elevation at  
 Opt. Covered Outdoor Room



Right Elevation at  
 Opt. Covered Outdoor Room



Right Elevation at  
 Opt. Covered Outdoor Room

PLAN 1C

PLAN 1B

PLAN 1A



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**WATSON RANCH LOT 8**  
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PLAN 1  
 OPT. COVERED OUTDOOR ROOM

A1.7



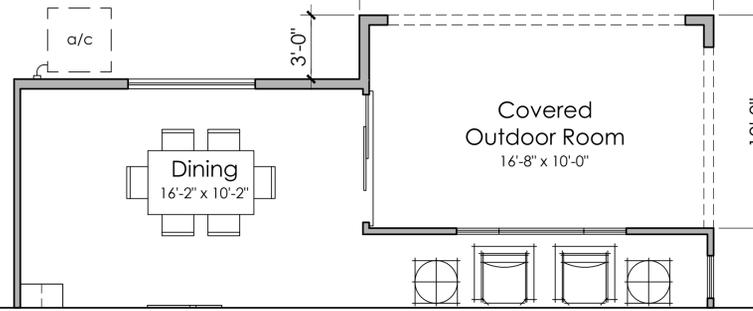
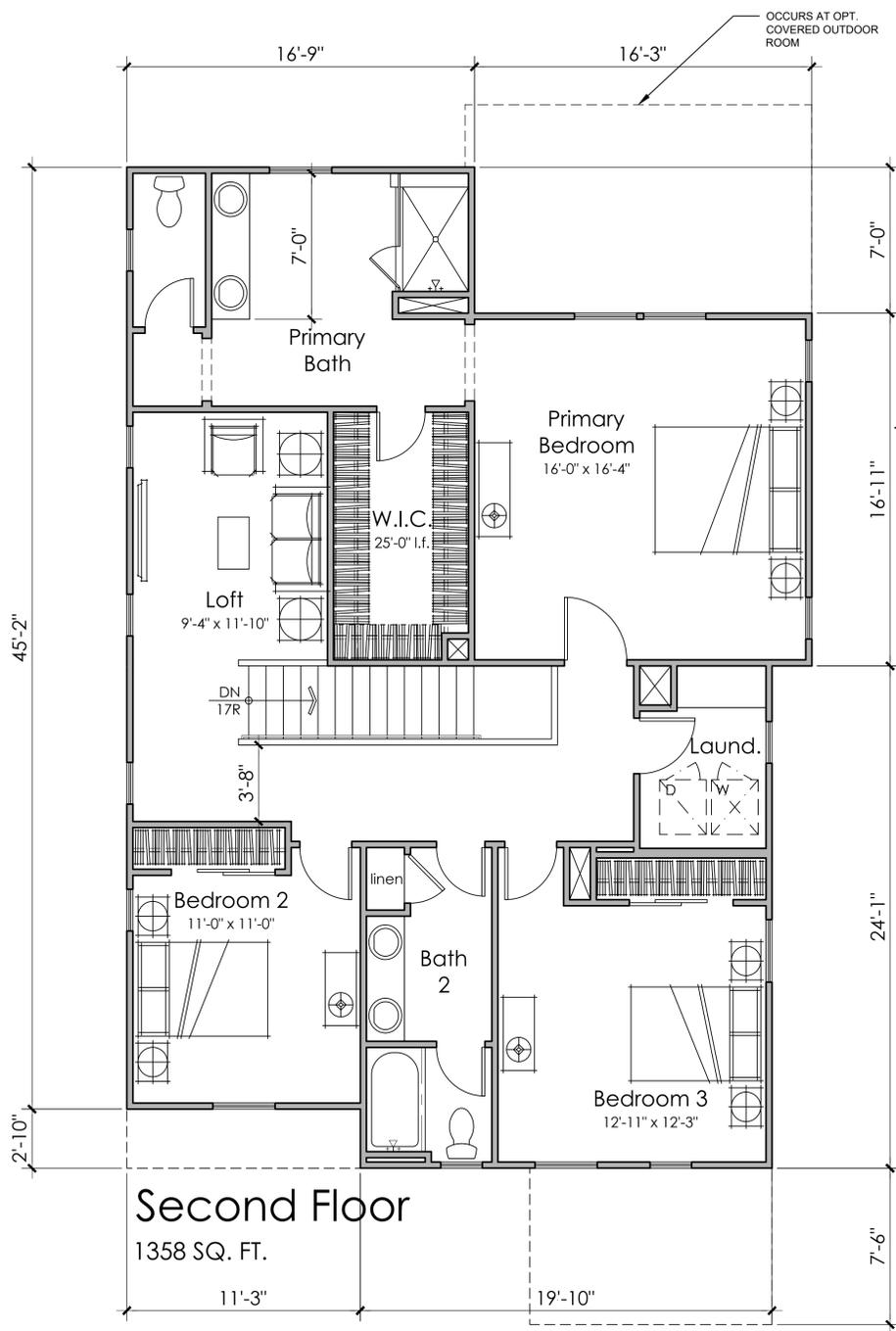
Front Elevation 2A  
Scheme 2



Front Elevation 2B  
Scheme 5

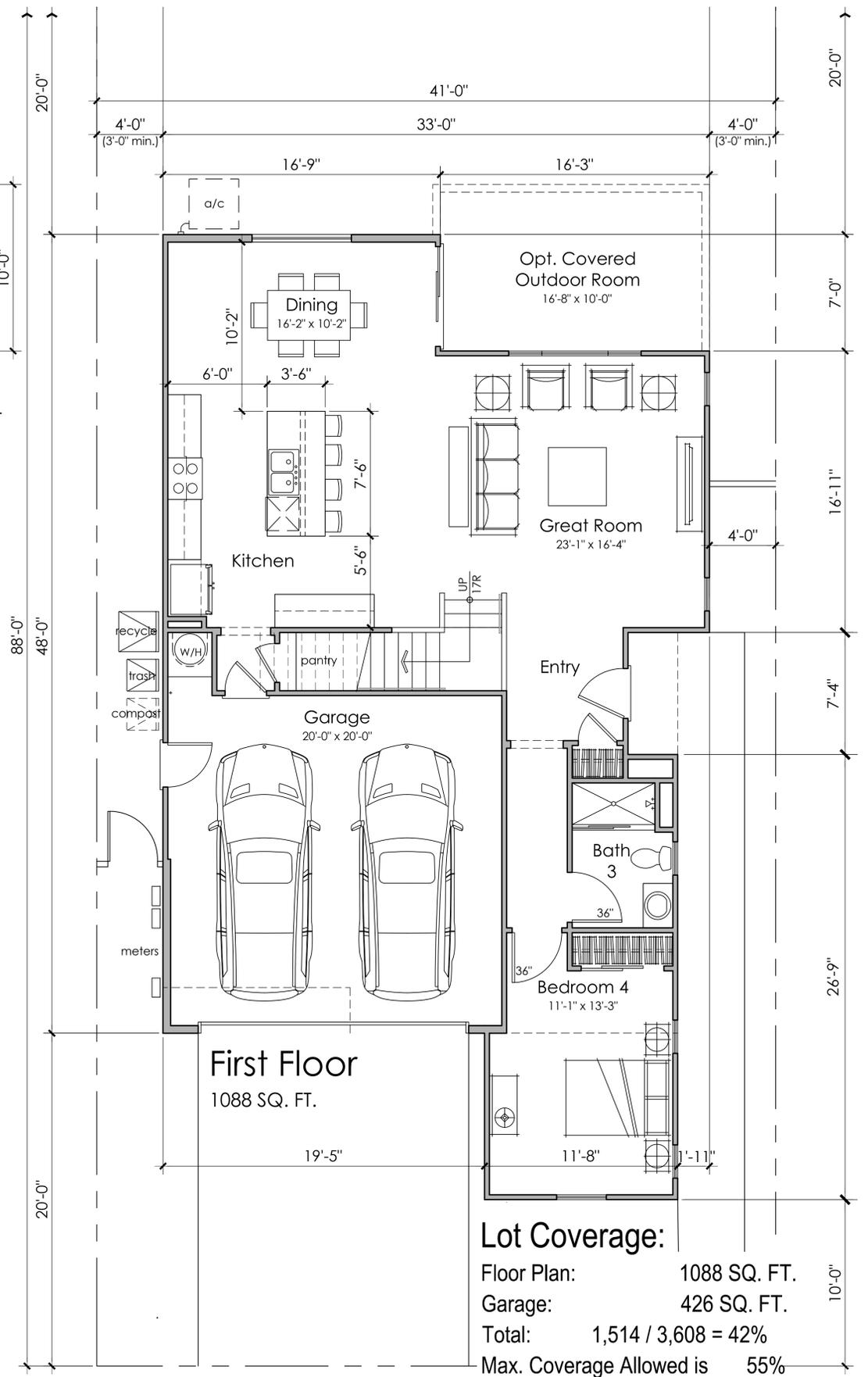


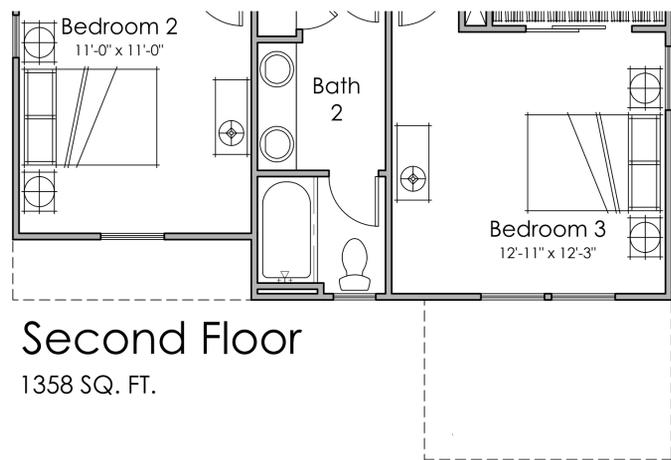
Front Elevation 2C  
Scheme 8



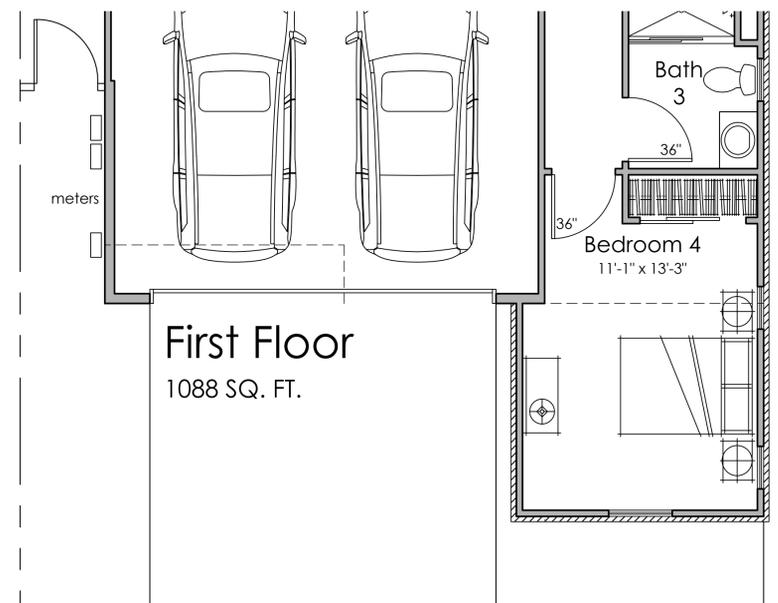
**Opt. Covered Outdoor Room**

SEE SHEET A2.6 FOR ELEVATIONS & ROOF PLANS



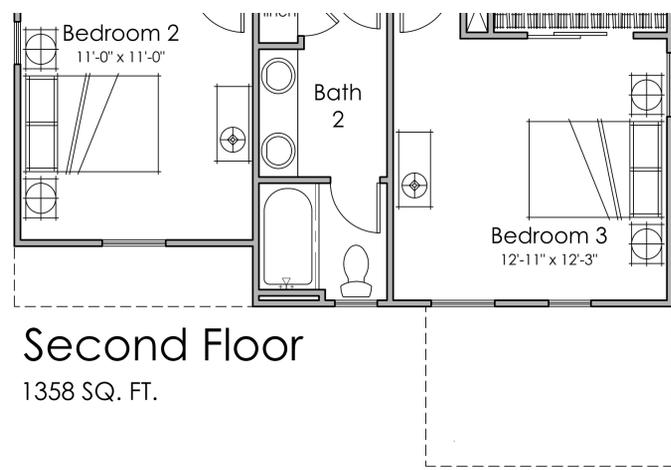


**Second Floor**  
1358 SQ. FT.

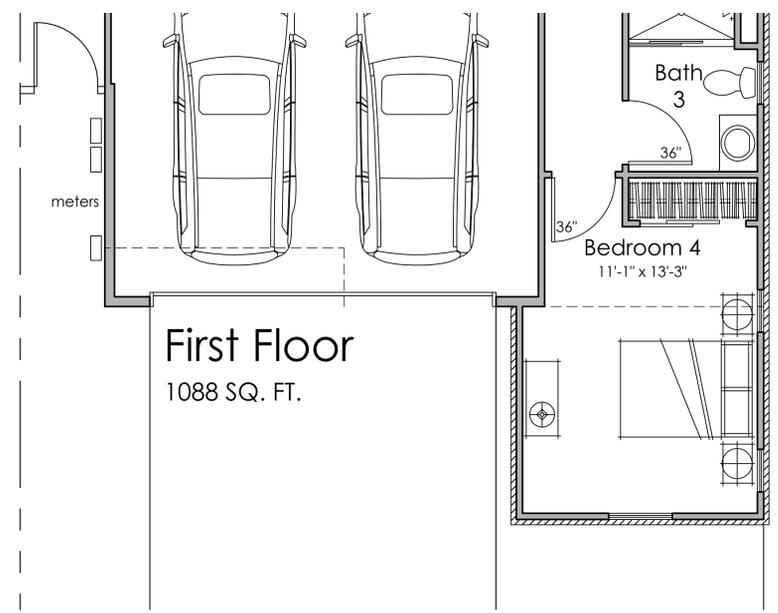


**First Floor**  
1088 SQ. FT.

PLAN 2C



**Second Floor**  
1358 SQ. FT.



**First Floor**  
1088 SQ. FT.

PLAN 2B



Right Elevation



Front Elevation 2A

Scheme 2

2A - Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board & Batt Siding  
 Enhanced Head and Sill Trim  
 Decorative Gable End Detail  
 Metal Sectional Garage Door  
 Decorative Coach Light



Rear Elevation



Left Elevation



Right Elevation



Front Elevation 2B  
Scheme 5

2B - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Lap Siding  
 Stucco Finish  
 Stone Veneer  
 Enhanced Head and Sill Trim  
 Decorative Gable End Detail  
 Metal Sectional Garage Door  
 Decorative Coach Light



Rear Elevation



Left Elevation



Right Elevation



Front Elevation 2C

Scheme 8

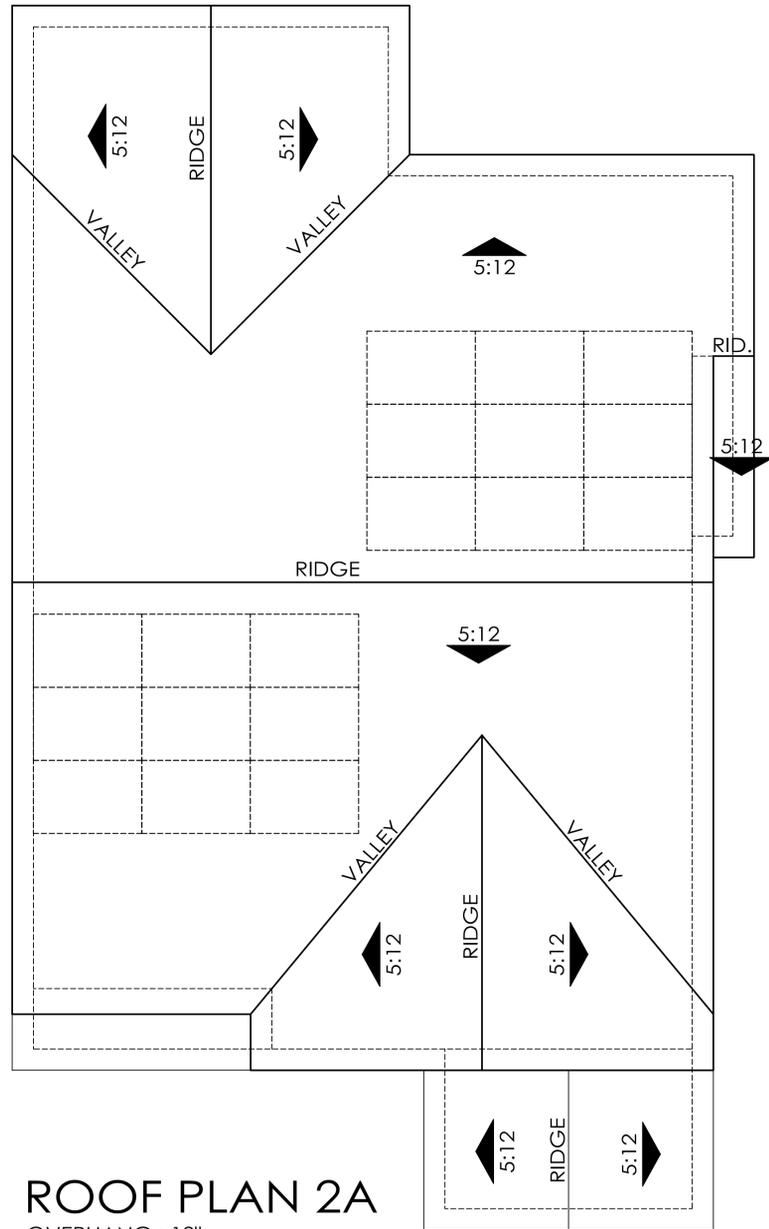
2C - Material Legend:  
 Flat Concrete Tile Roofing  
 Cementitious Lap Siding  
 Stucco Finish  
 Brick Veneer  
 Enhanced Head and Sill Trim  
 Metal Sectional Garage Door  
 Decorative Coach Light



Rear Elevation

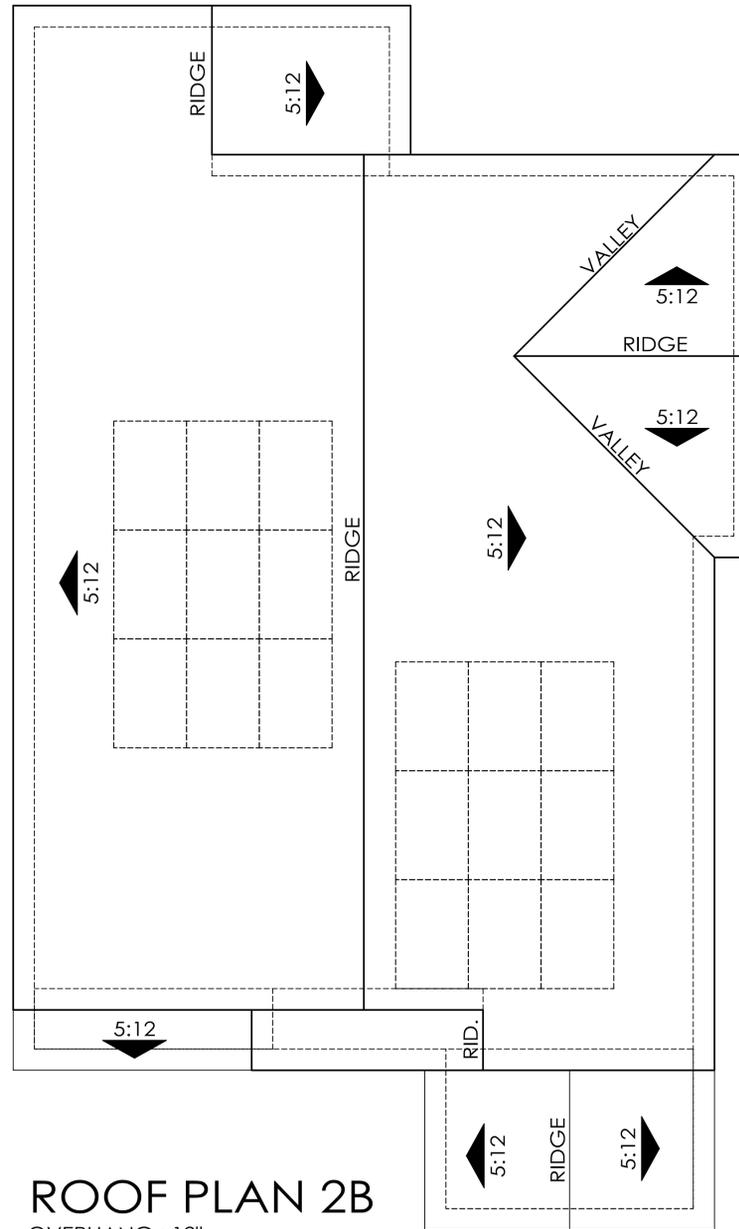


Left Elevation



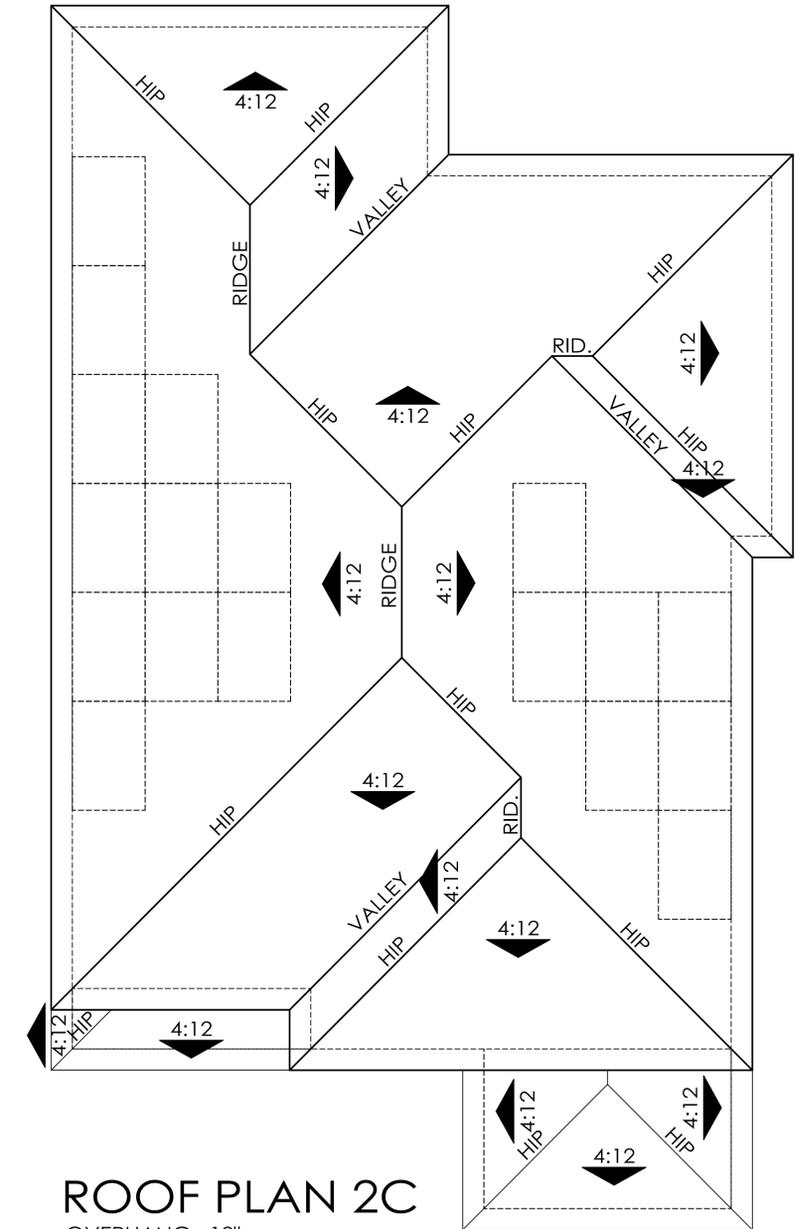
**ROOF PLAN 2A**

OVERHANG : 12"  
RAKE : 12"  
ROOF PITCH : 5:12 U.N.O



**ROOF PLAN 2B**

OVERHANG : 12"  
RAKE : 12"  
ROOF PITCH : 5:12 U.N.O



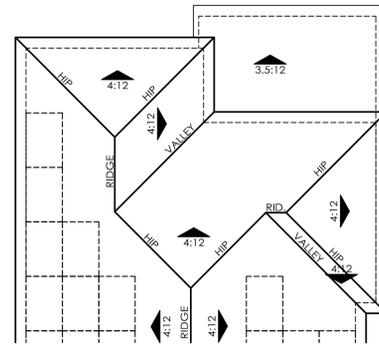
**ROOF PLAN 2C**

OVERHANG : 12"  
RAKE : 12"  
ROOF PITCH : 4:12 U.N.O

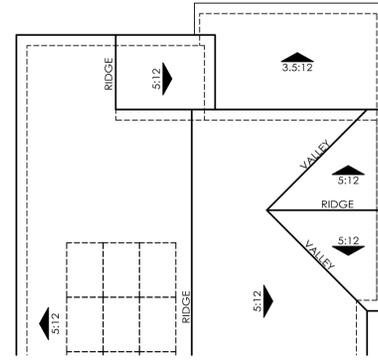
**NOTE:**

Solar panels shown are for illustrative purposes.  
Solar will be confirmed with solar consultant during building submittal process.  
Location, quantity and orientation may change.

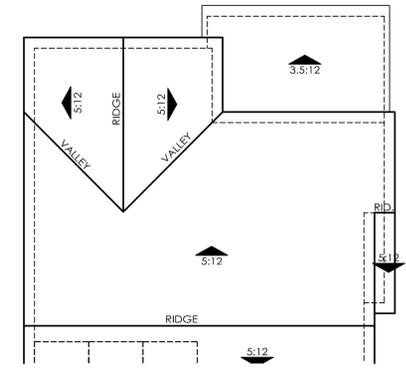
No roof mounted mechanical equipment.



**ROOF PLAN 2C**  
 OVERHANG: 12"  
 ROOF PITCH: 4:12 U.N.O



**ROOF PLAN 2B**  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



**ROOF PLAN 2A**  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O



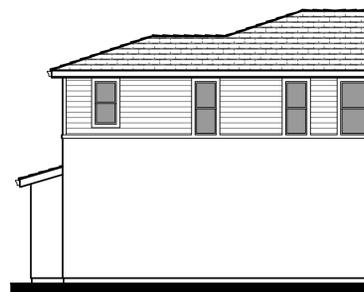
Rear Elevation at  
 Opt. Covered Outdoor Room



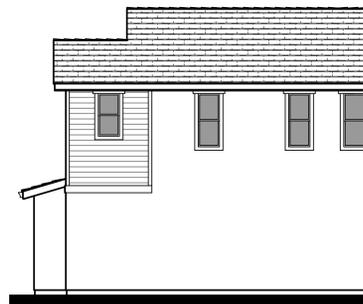
Rear Elevation at  
 Opt. Covered Outdoor Room



Rear Elevation at  
 Opt. Covered Outdoor Room



Left Elevation at  
 Opt. Covered Outdoor Room



Left Elevation at  
 Opt. Covered Outdoor Room



Left Elevation at  
 Opt. Covered Outdoor Room



Right Elevation at  
 Opt. Covered Outdoor Room

**PLAN 2C**



Right Elevation at  
 Opt. Covered Outdoor Room

**PLAN 2B**



Right Elevation at  
 Opt. Covered Outdoor Room

**PLAN 2A**

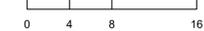


Architecture + Planning  
 888.456.5849  
 ktgy.com



**WATSON RANCH LOT 8**  
 AMERICAN CANYON, CA # 2024-0386

**SCHEMATIC DESIGN**  
 AUGUST 30, 2024



**PLAN 2**  
 OPT. COVERED OUTDOOR ROOM

**A2.7**

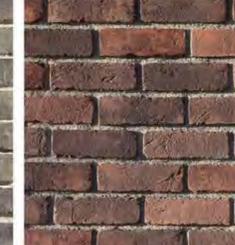
# 'A' - ELEVATIONS

	1	2	3
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE			
	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE
STUCCO BODY / TRIM 1 / SIDING			
	SW 0053 PORCELAIN	SW 7045 INTELLECTUAL GRAY	SW 7544 FENLAND
FASCIA / EAVES / TRIM 2 / POSTS / GABLE SIDING			
	SW 7019 GAUNTLET GRAY	SW 8917 SHELL WHITE	SW 7541 GRECIAN IVORY
GARAGE DOORS			
	SW 7643 PUSSYWILLOW	SW 8917 SHELL WHITE	SW 7048 URBANE BRONZE
ENTRY DOORS / SHUTTERS			
	SW 6459 JADITE	SW 6006 BLACK BEAN	SW 0032 NEEDLEPOINT NAVY

# 'B' - ELEVATIONS

	4	5	6
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE			
	4588 GARNET BROWN RANGE	4602 CONCORD BLEND	4595 DARK CHARCOAL
SIDING BODY INCLUDING CORNER BOARDS TRIM			
	SW 9134 DELFT	SW 6252 ICE CUBE	SW 7004 SNOWBOUND
STUCCO BODY			
	SW 7647 CRUSHED ICE	SW 6252 ICE CUBE	SW 7641 COLANNADE GRAY
FASCIA / EAVES / TRIM / POSTS / GABLE SIDING			
	SW 7006 EXTRA WHITE	SW 7644 GATEWAY GRAY	SW 7004 SNOWBOUND
GARAGE DOORS			
	SW 9124 VERDE MARRON	SW 7067 CITYSCAPE	SW 7069 IRON ORE
ENTRY DOORS			
	SW 9031 PRIMAVERA	SW 7726 LEMON VERBENA	SW 9135 WHIRLPOOL
STONE VENEER			
	EL DORADO CHAPEL HILL STACKED STONE	EL DORADO CHAPEL HILL STACKED STONE	EL DORADO NANTUCKET STACKED STONE

# 'C' - ELEVATIONS

	7	8	9
ROOF MATERIAL: CONCRETE FLAT SLATE PROFILE			
	4595 DARK CHARCOAL	4588 GARNET BROWN RANGE	4602 CONCORD BLEND
SIDING BODY / WINDOW TRIM AT SIDING / INCLUDING CORNER BOARDS TRIM			
	SW 7018 DOVETAIL	SW 7551 GREEK VILLA	SW 7644 GATEWAY GRAY
STUCCO BODY / STUCCO WINDOW & DOOR TRIM			
	SW 7029 AGGREEABLE GRAY	SW 7025 BACKDROP	SW 7005 PURE WHITE
FASCIA / EAVES			
	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7644 GATEWAY GRAY
GARAGE DOORS			
	SW 7643 PUSSYWILLOW	SW 6082 COBBLE BROWN	SW 7069 IRON ORE
ENTRY DOORS			
	SW 9182 ROJO MARRON	SW 6473 SURF GREEN	SW 7591 RED BARN
BRICK VENEER			
	EL DORADO ASHLAND TUNDRA BRICK	EL DORADO ASHLAND TUNDRA BRICK	EL DORADO HARTFORD BRICK

# WATSON RANCH LOT 8 (ADJUSTED PARCEL B)

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BEING A SUBDIVISION OF ADJUSTED PARCEL B AS DESCRIBED  
IN DN 2022-0015384 BEING A PORTION OF SECTION 24, T.4N., R.4W., M.D.B.&M.

APN: 059-430-044

25 LOTS, AND 3 PARCELS, 2.30± AC.

CITY OF AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

DESIGN REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

SEPTEMBER 5, 2024

LANDSCAPE ARCHITECT

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FORMA  
DESIGN PARTNERS

4770 BASELINE ROAD, SUITE 200  
BOULDER, COLORADO 80303  
PHONE: 303.501.5364  
CONTACT: ROLAND CRIGHTON  
rcrighton@formadp.com

IRRIGATION DESIGNER

SWEENEY & ASSOCIATES  
201 SOUTH COLLEGE AVENUE, SUITE 200  
FORT COLLINS, COLORADO 80524  
PHONE: 970.999.5619  
CONTACT: TRISTAN SWEENEY  
tsweeney@sweeneyassoc.com

# GENERAL NOTES

## GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF THE WORK LIMIT, EXISTING CONDITIONS AND ALL SITE DEMOLITION ITEMS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, STANDARD DETAILS AND SUBSEQUENT ADDENDA AS ADOPTED BY THE CITY COUNCIL, WHERE APPLICABLE AND ALSO THE SPECIAL PROVISIONS FOR THIS PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 2 DAYS PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR CONSTRUCTION ACCESS AND STORAGE OF CONTRACTOR'S EQUIPMENT, AND MATERIALS AREAS.
- THE CONTRACTOR SHALL CONTACT ENVIRONMENTAL SURVEYOR AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION TO CONDUCT REQUIRED ENVIRONMENTAL/WILD LIFE SURVEY ON SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTORS OWN EXPENSE, ANY STRUCTURES, FENCES, EQUIPMENT, MATERIALS, VEGETATION, AND OR PROPERTY DAMAGED OR DESTROYED BY THE CONTRACTORS OPERATION. LIKEWISE, THE CONTRACTOR SHALL RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGES OCCURRING BY THEIR OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
- ANY DAMAGE TO STRUCTURES, EQUIPMENT, MATERIALS, VEGETATION, AND OR PROPERTY SHALL BE REPLACED AND OR REPAIRED AS SPECIFIED IN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THE PROJECT (U.S.A. AT 800-227-2600 OR "811"). THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE. ALL UNDERGROUND UTILITY LOCATIONS MUST BE MARKED PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS FOR SECURITY BACKGROUND CHECK, SPECIAL TRAINING AND INSURANCE REQUIREMENTS SET FORTH BY THE CITY.
- THE CONTRACTOR SHALL REMOVE ALL USA MARKINGS, AS SOON AS THEY ARE NO LONGER NEEDED, BY USING A HIGH-PRESSURE WATER METHOD ONLY. THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES AND IRRIGATION IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

## LAYOUT NOTES

- VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.
- VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
- TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
- ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
- ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
- REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
- ALL CONCRETE SLABS AND FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

## PLANTING NOTES

- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
- PROVIDE MATCHING SIZES AND FORMS FOR ALL SHRUB PLANTINGS. SPACE EQUALLY IN ROW OR TRIANGULAR AS SHOWN.
- INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
- FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 3 INCH LAYER OF WOOD CHIPS.
- INSTALL LAWN UNDER ALL TREES THROUGHOUT ENTIRE LAWN PLANTING AREA TO LIMIT OF SPRAY IRRIGATION UNLESS NOTED OTHERWISE. (TREES OUTSIDE OF SPRAY IRRIGATION LIMIT ARE TO BE DRIP IRRIGATED).
- EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING PROGRESS OF WORK AS MAY BE DIRECTED BY THE LANDSCAPE ARCHITECT, IN ADDITION TO ALL HEADERS INDICATED ON DRAWINGS.
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.

## CITY RECYCLED WATER NOTES

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

# SHEET INDEX

- L0.00 COVER SHEET
- L0.01 GENERAL NOTES & SHEET INDEX & MATERIAL SCHEDULE
- L1.01 LAYOUT & MATERIAL PLAN
- L1.02 LAYOUT & MATERIAL PLAN
- L1.03 LAYOUT & MATERIAL PLAN
- L1.04 LAYOUT & MATERIAL PLAN
- L4.01 PLANTING PLAN
- L4.02 PLANTING PLAN
- L4.03 PLANTING PLAN
- L4.04 PLANTING PLAN
- L4.05 PLANT SCHEDULE
- L4.06 PLANTING DETAILS
- L5.00 SITE DETAILS
- L6.01 IRRIGATION PLAN
- L6.02 IRRIGATION PLAN
- L6.03 IRRIGATION PLAN
- L6.04 IRRIGATION PLAN
- L6.05 IRRIGATION LEGEND
- L6.06 IRRIGATION DETAILS
- L6.07 IRRIGATION DETAILS
- L6.08 IRRIGATION CALCULATIONS

# PROJECT DATA

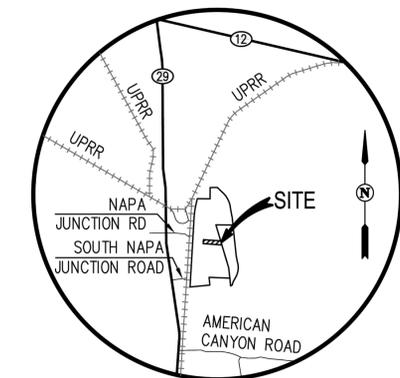
PARCEL 8 - TOTAL SITE AREA = **100,096** SF

DESCRIPTION	AREA (SF)	% OF SITE
LANDSCAPE AREAS	14,736	14.72%
LANDSCAPE AREAS ADJACENT TO PARKING & CIRCULATION	14,736	14.72%
TURF AREAS	NOT USED	

# MATERIAL SCHEDULE

PAVING									
	CODE	MATERIAL	DETAIL / SHEET	SIZE / PATTERN	FINISH	COLOR	MODEL #	MANUFACTURER	COMMENTS
	1.1	CITY CONCRETE SIDEWALK	RE: CIVIL	PER CITY STANDARDS	-	-	-	-	SEE CIVIL PLANS
	1.2	CONCRETE PAVING (VEHICULAR)	RE: CIVIL	AS SHOWN	LIGHT BROOM	STANDARD GREY	-	-	SEE CIVIL PLANS
	1.3	CONCRETE PAVING (PEDSTRIAN)	1 / L5.00	AS SHOWN	LIGHT BROOM	STANDARD GREY	-	-	-
WALLS, FENCES AND GATE									
	CODE	MATERIAL	DETAIL / SHEET	SIZE / PATTERN	FINISH	COLOR	MODEL #	MANUFACTURER	COMMENTS
	2.1	GOOD NEIGHBOR FENCE AND GATE	2 / L5.00	AS SHOWN	CLEAR HEART REDWOOD	CLEAR STAIN	-	-	REFER TO DETAIL FOR POST SPACING AND BOARD SIZE, CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
	2.2	GOOD NEIGHBOR FENCE ON RETAINING WALL	3 / L5.00	AS SHOWN	CLEAR HEART REDWOOD	CLEAR STAIN	-	-	REFER TO DETAIL FOR POST SPACING AND BOARD SIZE, CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

# VICINITY MAP - N.T.S.



This work was prepared by me or under my supervision and construction of this project will be under my observation.

SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA

SUBMITTALS		
NO.	COMMENTS	DATE

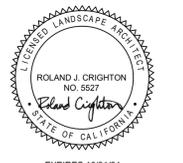
REVISIONS		
NO.	COMMENTS	DATE

SHEET INFORMATION	
DATE	SEPTEMBER 5, 2024
JOB NUMBER	2405
DRAWN BY	RC
SCALE	

DESIGN REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

GENERAL NOTES,  
SHEET INDEX AND  
MATERIAL SCHEDULE

# L0.01



EXPIRES 10/31/24  
DATE: 09-05-2024

This work was prepared by me or under my supervision and construction of this project will be under my observation.

**SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA**

**SUBMITTALS**

NO.	COMMENTS	DATE

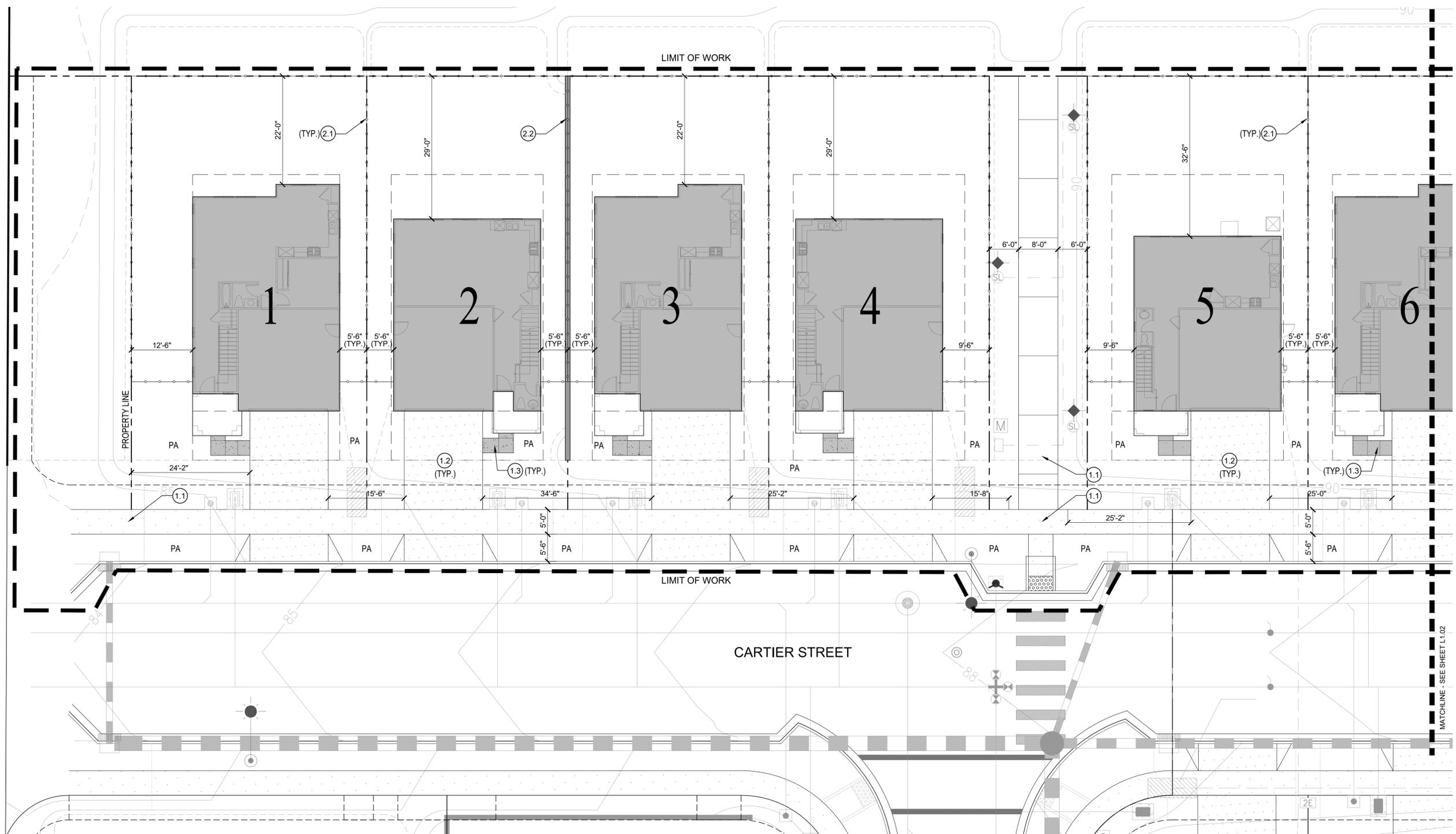
**SHEET INFORMATION**

DATE	SEPTEMBER 5, 2024
JOB NUMBER	2405
DRAWN BY	RC
SCALE	1" = 10'-0"

DESIGN REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

LAYOUT PLAN

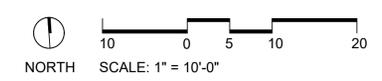
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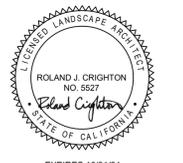


**LEGEND**

PAVING		
CODE	MATERIAL	DETAIL / SHEET
(1.1)	CITY CONCRETE SIDEWALK	RE: CIVIL
(1.2)	CONCRETE PAVING (VEHICULAR)	RE: CIVIL
(1.3)	CONCRETE PAVING (PEDSTRIAN)	1 / L5.00
WALLS, FENCES AND GATE		
CODE	MATERIAL	DETAIL / SHEET
(2.1)	GOOD NEIGHBOR FENCE AND GATE	2 / L5.00
(2.2)	GOOD NEIGHBOR FENCE ON RETAINING WALL	3 / L5.00

NOTE:  
REFER TO CIVIL PLANS FOR ALL ROAD AND CURB LAYOUTS, CROSSWALKS, DETECTABLE WARNING SURFACES, STREET LIGHTS AND UTILITIES.

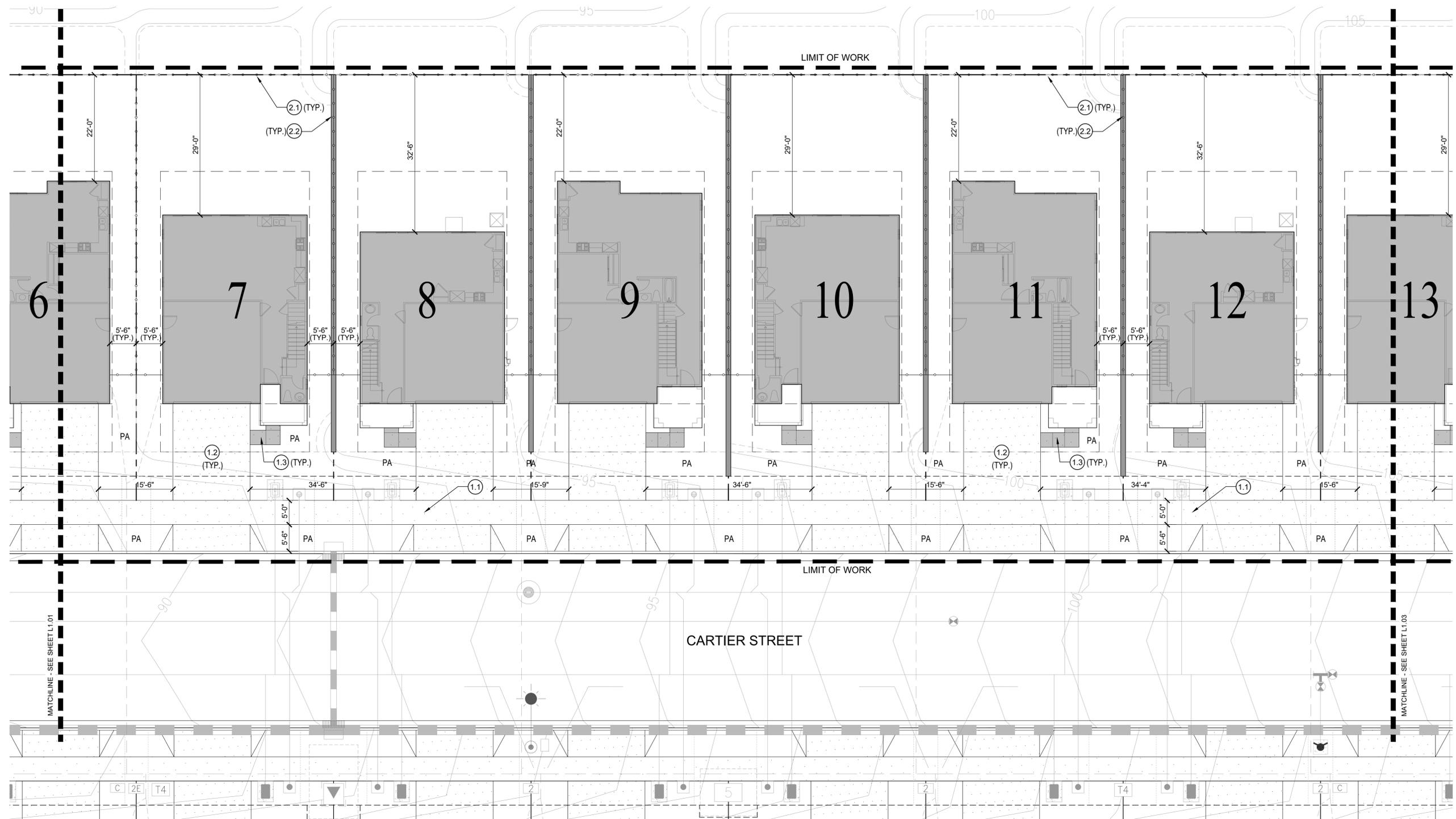




EXPIRES 10/31/24  
DATE: 09-05-2024

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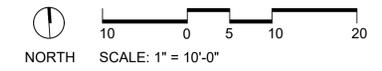
**SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA**



**LEGEND**

PAVING		
CODE	MATERIAL	DETAIL / SHEET
(1.1)	CITY CONCRETE SIDEWALK	RE: CIVIL
(1.2)	CONCRETE PAVING (VEHICULAR)	RE: CIVIL
(1.3)	CONCRETE PAVING (PEDSTRIAN)	1 / L5.00
WALLS, FENCES AND GATE		
CODE	MATERIAL	DETAIL / SHEET
(2.1)	GOOD NEIGHBOR FENCE AND GATE	2 / L5.00
(2.2)	GOOD NEIGHBOR FENCE ON RETAINING WALL	3 / L5.00

NOTE:  
REFER TO CIVIL PLANS FOR ALL ROAD AND CURB LAYOUTS, CROSSWALKS, DETECTABLE WARNING SURFACES, STREET LIGHTS AND UTILITIES.



**SUBMITTALS**

**REVISIONS**

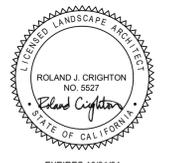
NO.	COMMENTS	DATE
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**SHEET INFORMATION**  
DATE: SEPTEMBER 5, 2024  
JOB NUMBER: 2405  
DRAWN BY: RC  
SCALE: 1" = 10'-0"

DESIGN REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

LAYOUT PLAN

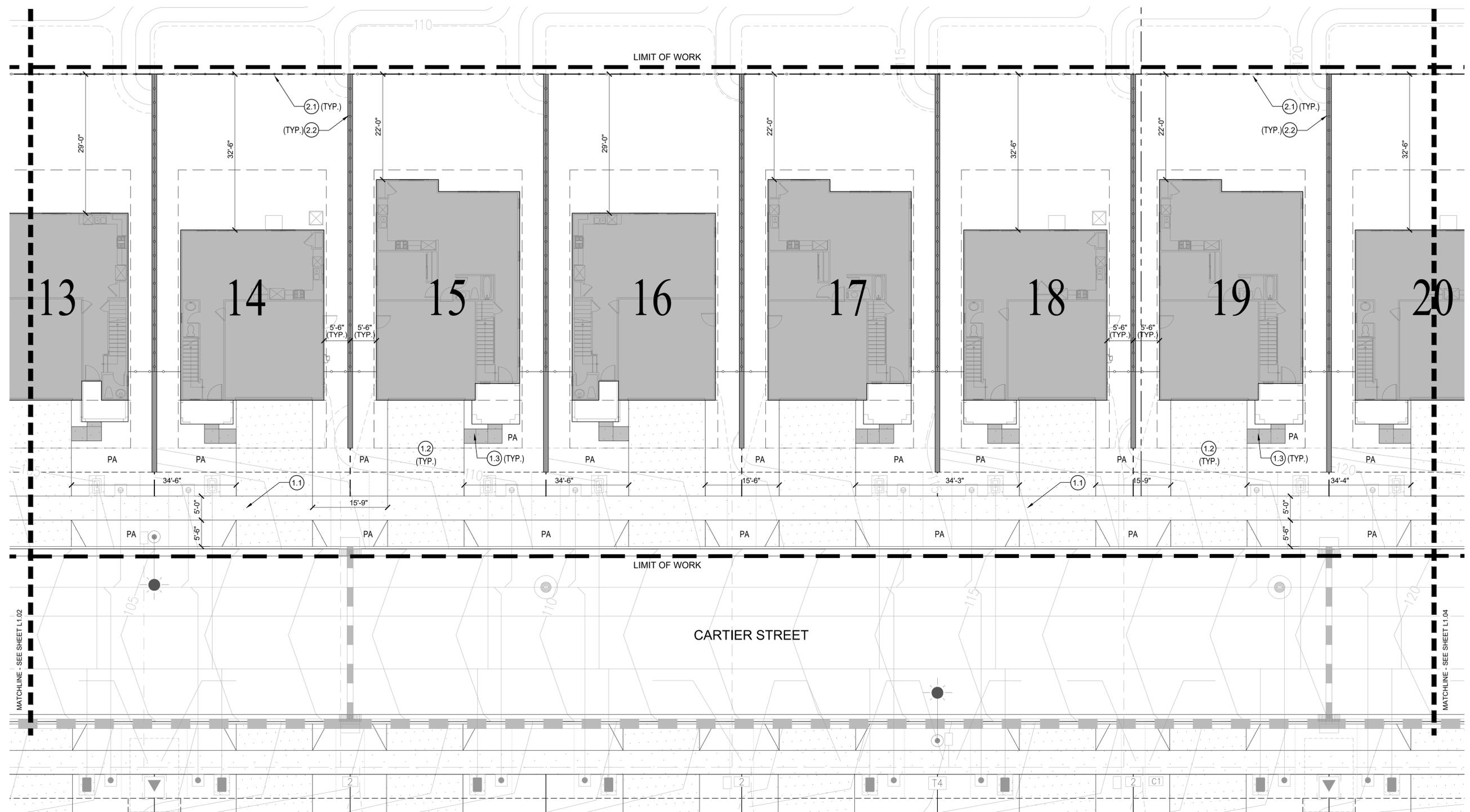
**L1.02**



EXPIRES 10/31/24  
DATE: 09-05-2024

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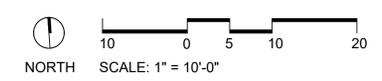
**SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA**



**LEGEND**

PAVING		
CODE	MATERIAL	DETAIL / SHEET
(1.1)	CITY CONCRETE SIDEWALK	RE: CIVIL
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(1.3)	CONCRETE PAVING (PEDESTRIAN)	1 / L5.00
WALLS, FENCES AND GATE		
CODE	MATERIAL	DETAIL / SHEET
(2.1)	GOOD NEIGHBOR FENCE AND GATE	2 / L5.00
(2.2)	GOOD NEIGHBOR FENCE ON RETAINING WALL	3 / L5.00

NOTE:  
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**SUBMITTALS**

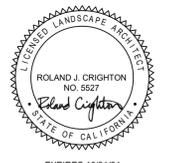
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LAYOUT PLAN

**L1.03**



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DATE: 09-05-2024

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**SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA**

**SUBMITTALS**

NO.	COMMENTS	DATE

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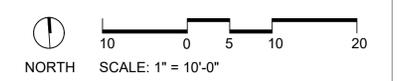
**L1.04**



**LEGEND**

PAVING		
CODE	MATERIAL	DETAIL / SHEET
1.1	CITY CONCRETE SIDEWALK	RE: CIVIL
1.2	CONCRETE PAVING (VEHICULAR)	RE: CIVIL
1.3	CONCRETE PAVING (PEDSTRIAN)	1 / L5.00
WALLS, FENCES AND GATE		
CODE	MATERIAL	DETAIL / SHEET
2.1	GOOD NEIGHBOR FENCE AND GATE	2 / L5.00
2.2	GOOD NEIGHBOR FENCE ON RETAINING WALL	3 / L5.00

NOTE:  
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MATCHLINE - SEE SHEET L1.03



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CITY OF AMERICAN CANYON  
NAPA COUNTY, CA**

**SUBMITTALS**

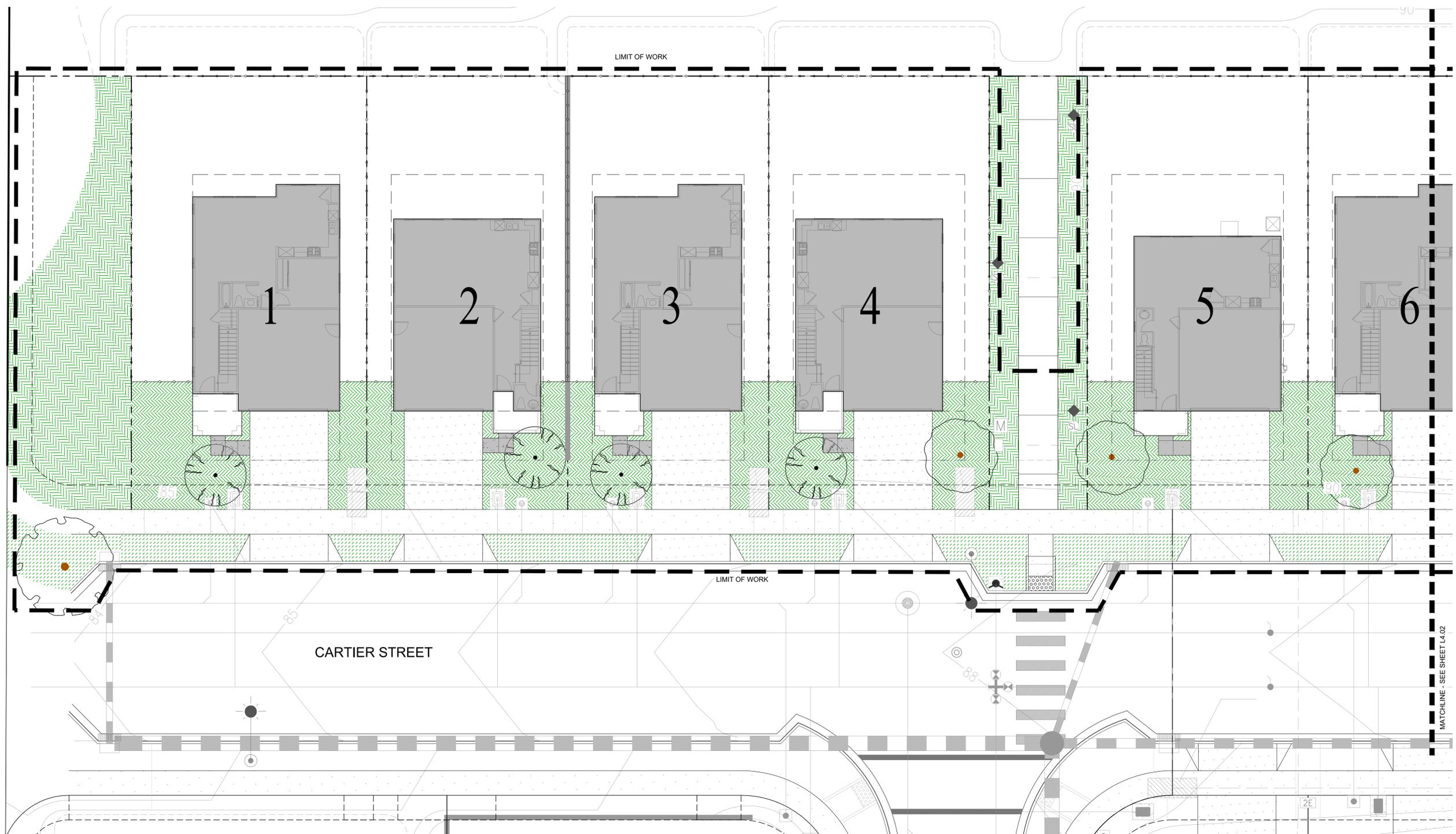
NO.	COMMENTS	DATE

SHEET INFORMATION	
DATE	SEPTEMBER 5, 2024
JOB NUMBER	2405
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SCALE	1" = 10'-0"

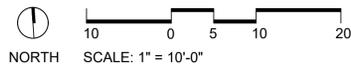
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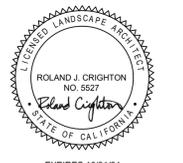
**PLANTING PLAN**

**L4.01**



NOTE:  
REFER TO CIVIL PLANS FOR ALL ROAD AND CURB LAYOUTS, CROSSWALKS, DETECTABLE WARNING SURFACES, STREET LIGHTS AND UTILITIES.





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LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA**

**SUBMITTALS**

NO.	COMMENTS	DATE

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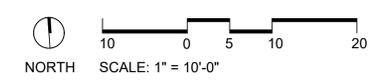
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**PLANTING PLAN**

**L4.02**



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**SITE IMPROVEMENTS**  
**WATSON RANCH**  
**LOT 8 (ADJUSTED PARCEL B)**  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA

**SUBMITTALS**

**REVISIONS**

NO. COMMENTS DATE

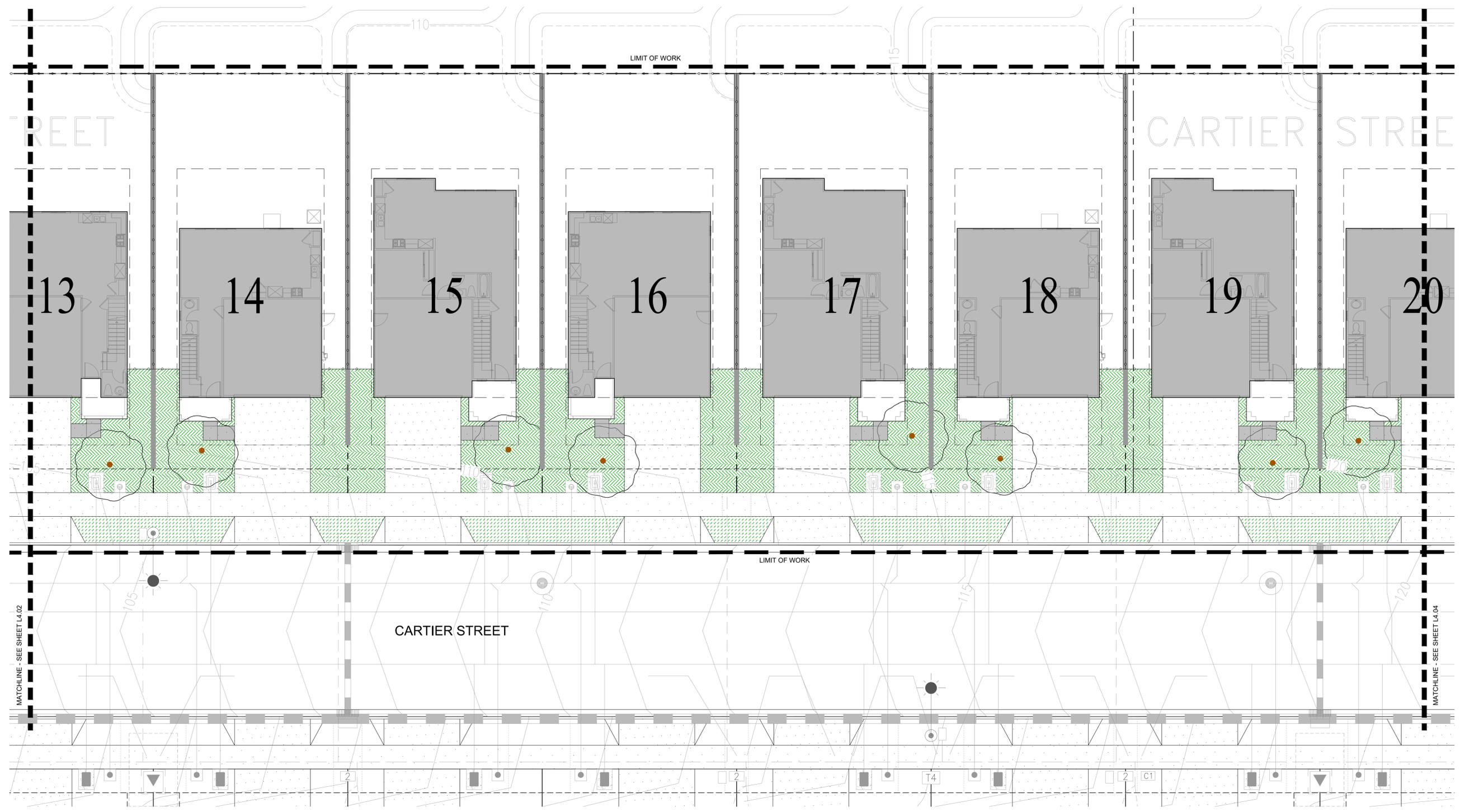
**SHEET INFORMATION**

DATE SEPTEMBER 5, 2024  
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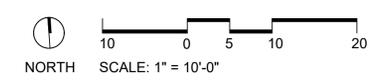
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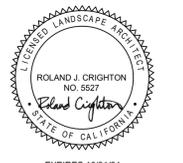
**PLANTING PLAN**

**L4.03**



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**SITE IMPROVEMENTS**  
**WATSON RANCH**  
**LOT 8 (ADJUSTED PARCEL B)**  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA

**SUBMITTALS**

**REVISIONS**

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**SHEET INFORMATION**

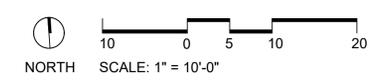
DATE	SEPTEMBER 5, 2024
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**PLANTING PLAN**

**L4.04**

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**WATSON RANCH**  
**LOT 8 (ADJUSTED PARCEL B)**  
 CITY OF AMERICAN CANYON  
 NAPA COUNTY, CA

**SUBMITTALS**

**REVISIONS**

NO.	COMMENTS	DATE

**SHEET INFORMATION**

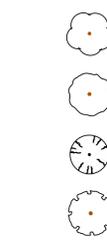
DATE: SEPTEMBER 5, 2024  
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PLANT SCHEDULE &  
PLANTING DETAILS

**PLANTING SCHEDULE**

ABBREVIATION	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WUCOLS	NOTES	TREE COUNT
<b>TREES (AS PER SITE IMPROVEMENT PLANS)</b>						
AUS	Arbutus unedo Strawberry Tree	15 GAL	-	MOD	SEE PLANTING DETAILS	3
CFE	Cercis Canadensis 'Forest Pansy' Eastern Redbud	15 GAL	-	MOD	SEE PLANTING DETAILS	19
LBS	Lauris noblis Sweet Bay	15 GAL	-	VERY LOW	SEE PLANTING DETAILS	6
OEO	Olea europaea European Olive	15 GAL	-	LOW	SEE PLANTING DETAILS	3

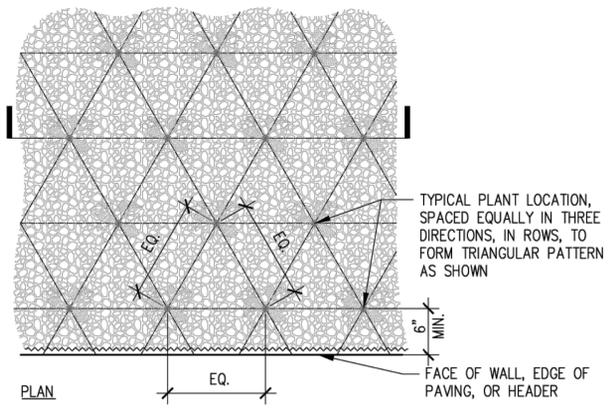
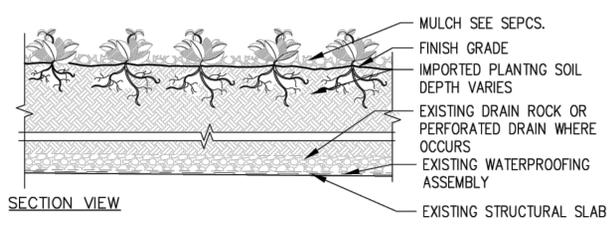


<b>PLANTING STRIP</b>					
	JUNCUS PATENS SPREADING RUSH	5 GAL	24" O.C.	LOW	DRIP
	IRIS DOUGLASIANA DOUGLAS IRIS	5 GAL	24" O.C.	LOW	DRIP
	FESTUCA CALIFORNICA CALIFORNIA FESCUE	5 GAL	24" O.C.	LOW	DRIP
	<b>BUFFER PLANTING</b>				
	ARCTOSTAPHYLOS 'SUNSET'	5 GAL	48" O.C.	LOW	DRIP
	SUNSET MANZANITA	5 GAL	36" O.C.	LOW	DRIP
	RHAMNUS CALIFORNICA CALIFORNIA COFFEEBERRY	5 GAL	36" O.C.	LOW	DRIP
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	36" O.C.	LOW	DRIP

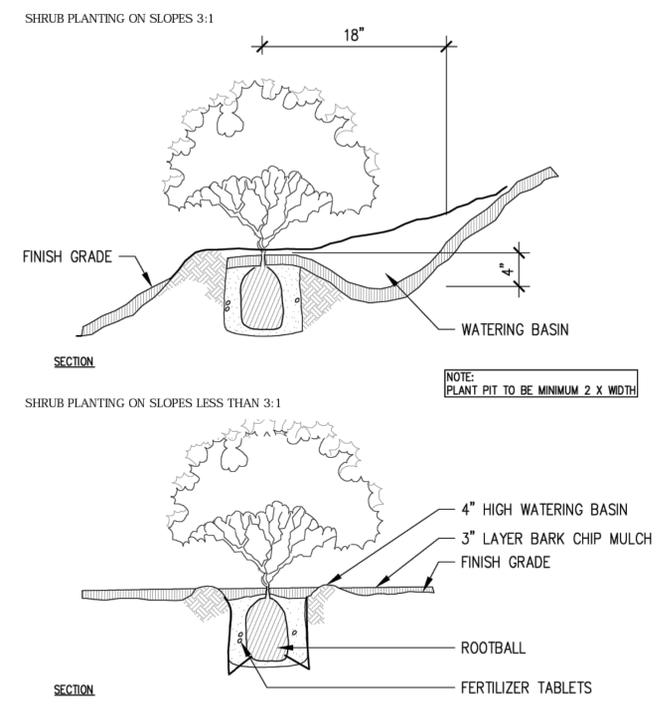
<b>RESIDENTIAL PLANTING *SEE PRODUCTION HOME BUILDING PERMIT PLANS</b>					
<b>SHRUBS</b>					
ABG	ABELIA X GRANDIFLORA DWARF ABELIA	5 GAL	36" O.C.	MOD	SEE PLANTING DETAILS
DIC	DIETES BICOLOR	5 GAL	24" O.C.	LOW	SEE PLANTING DETAILS
PIT	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' KOHUHU	5 GAL	24" O.C.	MOD	SEE PLANTING DETAILS
RHC	RHAMNUS CALIFORNICA COFFEEBERRY	5 GAL	36" O.C.	LOW	SEE PLANTING DETAILS
SAC	SANTOLINA CHAMAECYPARISSIS	5 GAL	24" O.C.	LOW	SEE PLANTING DETAILS
WEF	WESTRINGIA FRUTICOSA COASTAL ROSEMARY	5 GAL	36" O.C.	LOW	SEE PLANTING DETAILS
<b>GRASSES/GROUNDCOVERS</b>					
AEM	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET' EMERALD CARPET MANZANITA	5 GAL	36" O.C.	LOW	SEE PLANTING DETAILS
BOB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	12" O.C.	LOW	SEE PLANTING DETAILS
FRC	FRAGARIA CHILOENSIS BEACH STRAWBERRY	1 GAL	18" O.C.	MOD	SEE PLANTING DETAILS
LOL	LOMANDRA LONGIFOLIA 'LIME TUFF'	5 GAL	30" O.C.	LOW	SEE PLANTING DETAILS
MYP	MYOPORUM PARVIFOLIA CREEPING MYOPORUM	5 GAL	12" O.C.	LOW	SEE PLANTING DETAILS
PES	PENNISETUM SPATHIOLATUM SLENDER VELD T GRASS	5 GAL	24" O.C.	MOD	SEE PLANTING DETAILS

**NOTES:**

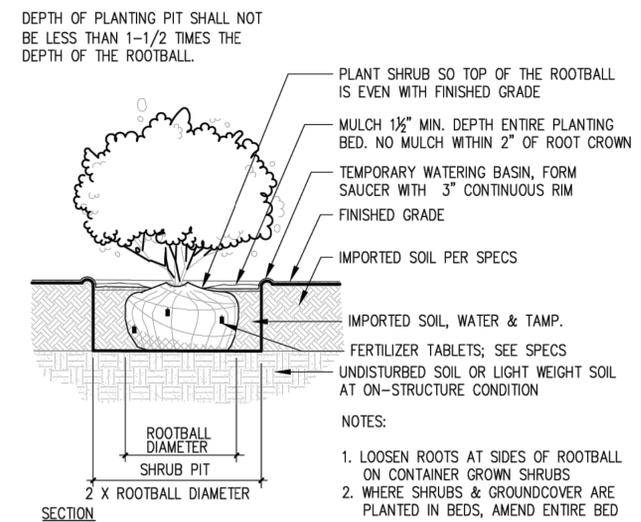
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



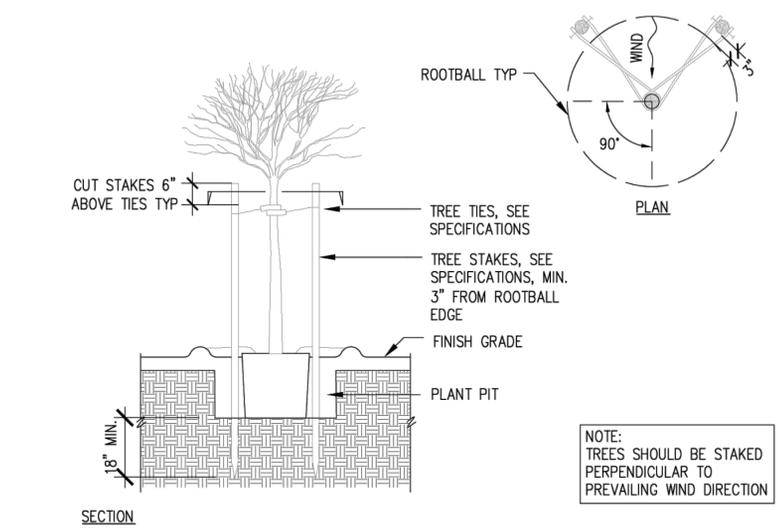
**05** TRIANGULAR SPACING LAYOUT  
1:48



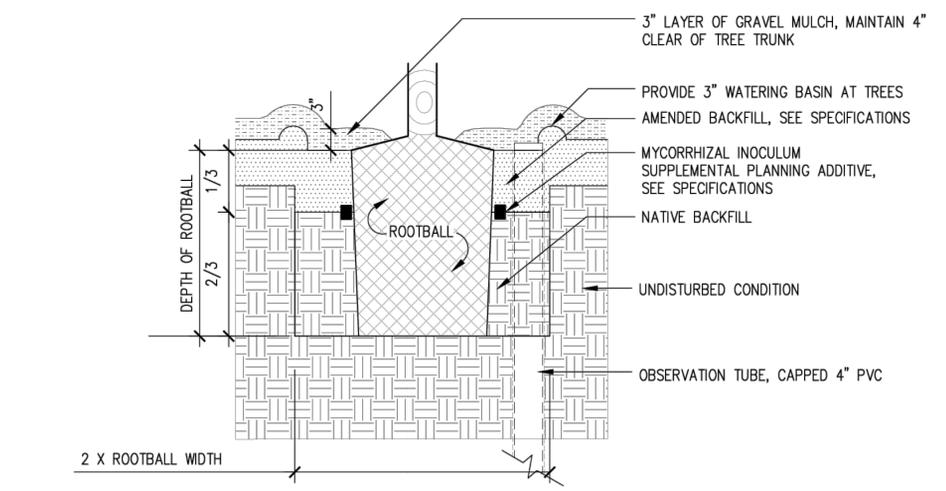
**04** SHRUB PLANTING ON SLOPES  
1:12



**03** SHRUB PLANTING  
1:48



**02** TREE STAKING  
1:24



**01** TREE PLANTING PIT  
1:12





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SUBMITTALS

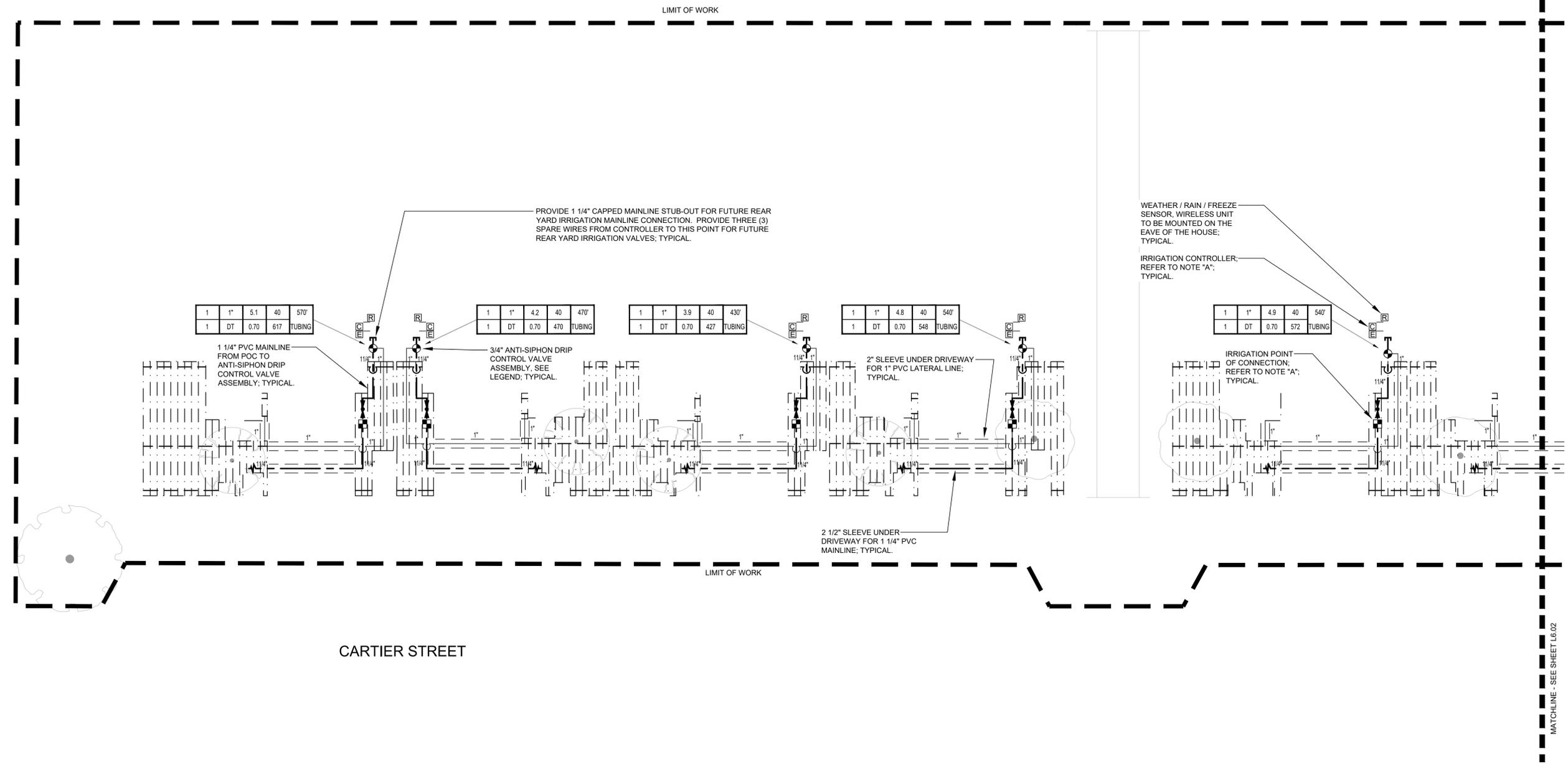
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DATE	SEPTEMBER 5, 2024
JOB NUMBER	2405
DRAWN BY	RC
SCALE	1" = 10'-0"

DESIGN REVIEW SUBMITTAL  
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IRRIGATION PLAN

L6.01



NOTE A:  
POINT OF CONNECTION (POC) SHALL BE CONNECTION TO THE EXISTING RESIDENTIAL SERVICE, BETWEEN THE METER AND THE RESIDENCE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	65	PSI (STATIC)
DESIGN WATER PRESSURE:	57	PSI
MAXIMUM SYSTEM DEMAND:	5	GPM
RESIDUAL WATER PRESSURE:	8	PSI

NOTE B:  
CONTROLLER SHALL BE A SIX (6) STATION CONTROLLER OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED INSIDE THE RESIDENCE GARAGE. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE ELECTRICIAN. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK. A SOLAR SYNC WIRELESS WEATHER / RAIN / FREEZE SENSOR SHALL BE INSTALLED ON THE EAVE OF THE RESIDENCE AND WITHIN COMMUNICATION DISTANCE WITH THE CONTROLLER.

NOTE C:  
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)  
PRESCRIPTIVE COMPLIANCE OPTION

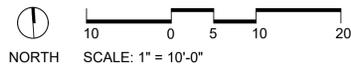
THIS LANDSCAPE HAS BEEN DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE COMPLIANCE OPTION" OF THE REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) EFFECTIVE DECEMBER 1, 2015. AS SUCH, THE LANDSCAPE AND IRRIGATION SYSTEM MUST BE INSTALLED PER THESE PLANS WITH NO CHANGES TO THE PERCENTAGE OF TURF OR THE PLANT SPECIES WITHOUT SPECIFIC APPROVAL BY THE LANDSCAPE ARCHITECT. TURF MAY NOT EXCEED 25% OF THE TOTAL LANDSCAPE AREA AND MAY NOT BE PLANTED IN AREAS LESS THAN 10 FEET WIDE OR ON SLOPES GREATER THAN 4:1. A MINIMUM OF 75% OF THE SHRUB / GROUND COVER AREAS ARE TO BE LOW WATER USE SPECIES (0.3 PLANT FACTOR PER WUCOLS IV). NO OVER HEAD SPRAY IRRIGATION IS USED ON THIS PLAN. A WEATHER / RAIN / FREEZE SENSOR SHALL BE INSTALLED AND CONNECTED TO THE CONTROLLER AS SHOWN.

THE SIGNATURE OF THE LANDSCAPE ARCHITECT ON THESE PLANS IS APPLICABLE TO THE STATEMENT - "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWEO."

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



NOTE:  
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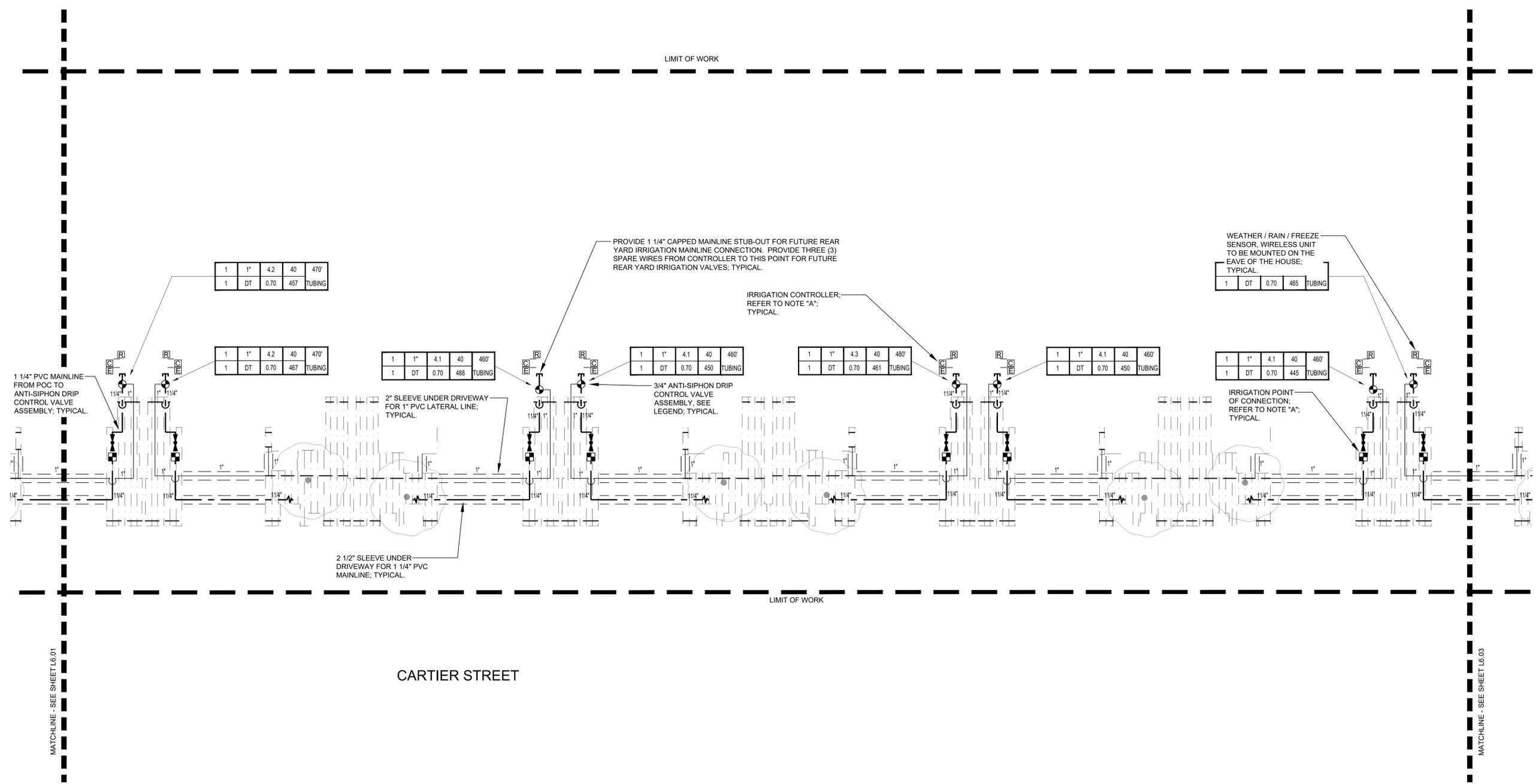
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**DESIGN REVIEW SUBMITTAL  
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**IRRIGATION PLAN**

**L6.02**



**NOTE A:**  
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WATER PRESSURE AT POC:	65	PSI (STATIC)
DESIGN WATER PRESSURE:	57	PSI
MAXIMUM SYSTEM DEMAND:	4.3	GPM
RESIDUAL WATER PRESSURE:	8	PSI

**NOTE B:**  
CONTROLLER SHALL BE A SIX (6) STATION CONTROLLER OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED INSIDE THE RESIDENCE GARAGE. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE ELECTRICIAN. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK. A SOLAR SYNC WIRELESS WEATHER / RAIN / FREEZE SENSOR SHALL BE INSTALLED ON THE EAVE OF THE RESIDENCE AND WITHIN COMMUNICATION DISTANCE WITH THE CONTROLLER.

**NOTE C:**  
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PROVIDE 1 1/4" CAPPED MAINLINE STUB-OUT FOR FUTURE REAR YARD IRRIGATION MAINLINE CONNECTION. PROVIDE THREE (3) SPARE WIRES FROM CONTROLLER TO THIS POINT FOR FUTURE REAR YARD IRRIGATION VALVES; TYPICAL.

IRRIGATION CONTROLLER; REFER TO NOTE "A"; TYPICAL.

WEATHER / RAIN / FREEZE SENSOR, WIRELESS UNIT TO BE MOUNTED ON THE EAVE OF THE HOUSE; TYPICAL.

IRRIGATION POINT OF CONNECTION; REFER TO NOTE "A"; TYPICAL.

**WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) PRESCRIPTIVE COMPLIANCE OPTION**

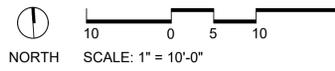
THIS LANDSCAPE HAS BEEN DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE COMPLIANCE OPTION" OF THE REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL) EFFECTIVE DECEMBER 1, 2015. AS SUCH, THE LANDSCAPE AND IRRIGATION SYSTEM MUST BE INSTALLED PER THESE PLANS WITH NO CHANGES TO THE PERCENTAGE OF TURF OR THE PLANT SPECIES WITHOUT SPECIFIC APPROVAL BY THE LANDSCAPE ARCHITECT. TURF MAY NOT EXCEED 25% OF THE TOTAL LANDSCAPE AREA AND MAY NOT BE PLANTED IN AREAS LESS THAN 10 FEET WIDE OR ON SLOPES GREATER THAN 4:1. A MINIMUM OF 75% OF THE SHRUB / GROUND COVER AREAS ARE TO BE LOW WATER USE SPECIES (0.3 PLANT FACTOR PER WUCOLS IV). NO OVER HEAD SPRAY IRRIGATION IS USED ON THIS PLAN. A WEATHER / RAIN / FREEZE SENSOR SHALL BE INSTALLED AND CONNECTED TO THE CONTROLLER AS SHOWN.

THE SIGNATURE OF THE LANDSCAPE ARCHITECT ON THESE PLANS IS APPLICABLE TO THE STATEMENT - "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWEL".

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

**sweeney + associates**  
IRRIGATION DESIGN AND CONSULTING  
38730 Sky Canyon Drive, Suite C  
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e: info@sweeneyassoc.com t: (951) 461-6830  
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**NOTE:**  
REFER TO CIVIL PLANS FOR ALL ROAD AND CURB LAYOUTS, CROSSWALKS, DETECTABLE WARNING SURFACES, STREET LIGHTS AND UTILITIES.



SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA

SUBMITTALS

REVISIONS

NO.	COMMENTS	DATE

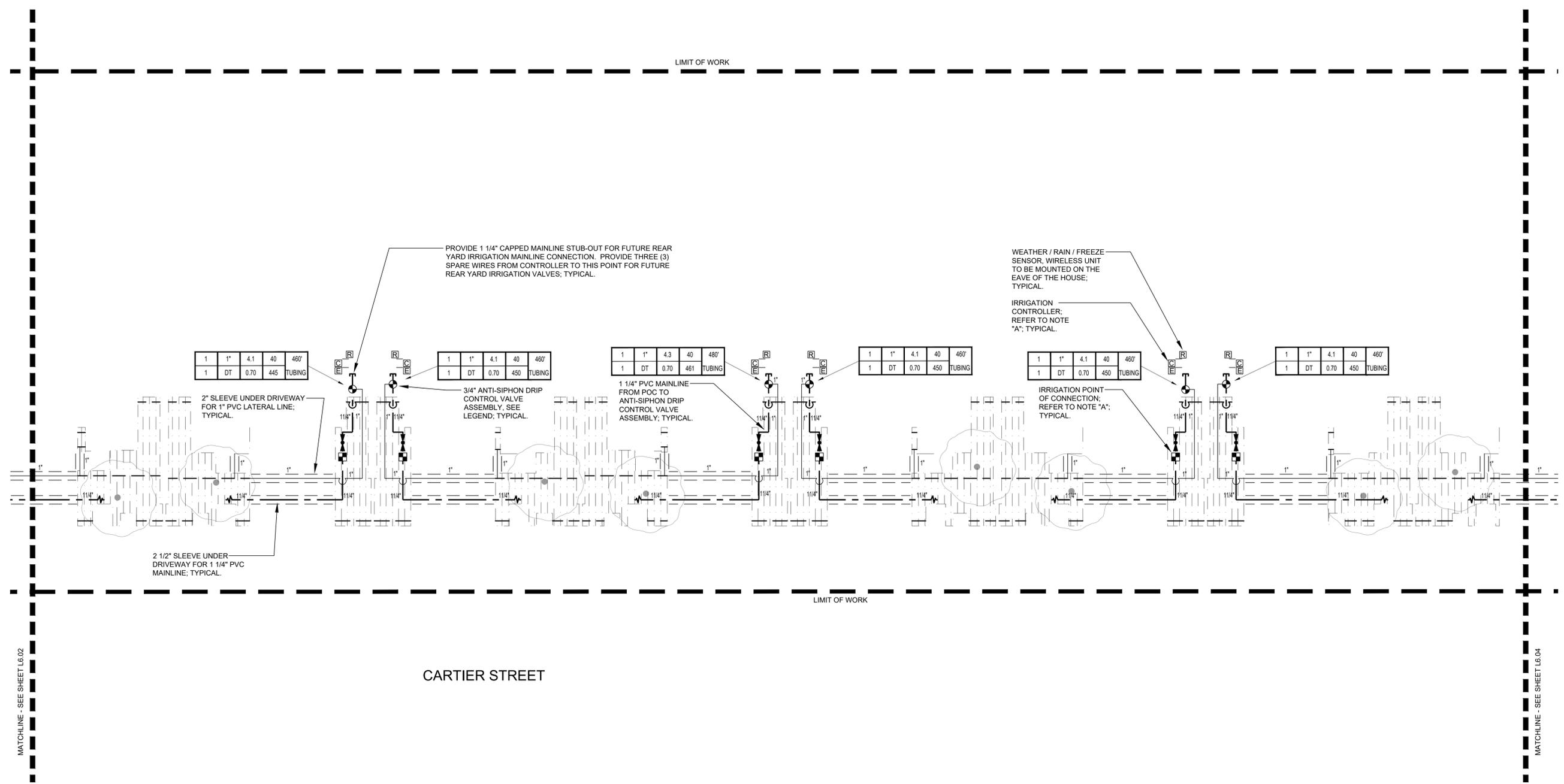
SHEET INFORMATION

DATE	SEPTEMBER 5, 2024
JOB NUMBER	2405
DRAWN BY	RC
SCALE	1" = 10'-0"

DESIGN REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

IRRIGATION PLAN

**L6.02**



1	1"	4.1	40	460'
1	DT	0.70	445	TUBING

1	1"	4.1	40	460'
1	DT	0.70	450	TUBING

1	1"	4.3	40	480'
1	DT	0.70	461	TUBING

1	1"	4.1	40	460'
1	DT	0.70	450	TUBING

1	1"	4.1	40	460'
1	DT	0.70	450	TUBING

1	1"	4.1	40	460'
1	DT	0.70	450	TUBING

PROVIDE 1 1/4" CAPPED MAINLINE STUB-OUT FOR FUTURE REAR YARD IRRIGATION MAINLINE CONNECTION. PROVIDE THREE (3) SPARE WIRES FROM CONTROLLER TO THIS POINT FOR FUTURE REAR YARD IRRIGATION VALVES; TYPICAL.

2" SLEEVE UNDER DRIVEWAY FOR 1" PVC LATERAL LINE; TYPICAL.

3/4" ANTI-SIPHON DRIP CONTROL VALVE ASSEMBLY; SEE LEGEND; TYPICAL.

1 1/4" PVC MAINLINE FROM POC TO ANTI-SIPHON DRIP CONTROL VALVE ASSEMBLY; TYPICAL.

WEATHER / RAIN / FREEZE SENSOR, WIRELESS UNIT TO BE MOUNTED ON THE EAVE OF THE HOUSE; TYPICAL.

IRRIGATION CONTROLLER; REFER TO NOTE "A"; TYPICAL.

IRRIGATION POINT OF CONNECTION; REFER TO NOTE "A"; TYPICAL.

2 1/2" SLEEVE UNDER DRIVEWAY FOR 1 1/4" PVC MAINLINE; TYPICAL.

LIMIT OF WORK

CARTIER STREET

NOTE A:  
POINT OF CONNECTION (POC) SHALL BE CONNECTION TO THE EXISTING RESIDENTIAL SERVICE, BETWEEN THE METER AND THE RESIDENCE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

WATER PRESSURE AT POC:	65	PSI (STATIC)
DESIGN WATER PRESSURE:	57	PSI
MAXIMUM SYSTEM DEMAND:	4.3	GPM
RESIDUAL WATER PRESSURE:	8	PSI

NOTE B:  
CONTROLLER SHALL BE A SIX (6) STATION CONTROLLER OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED INSIDE THE RESIDENCE GARAGE. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE ELECTRICIAN. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK. A SOLAR SYNC WIRELESS WEATHER / RAIN / FREEZE SENSOR SHALL BE INSTALLED ON THE EAVE OF THE RESIDENCE AND WITHIN COMMUNICATION DISTANCE WITH THE CONTROLLER.

NOTE C:  
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

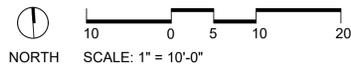
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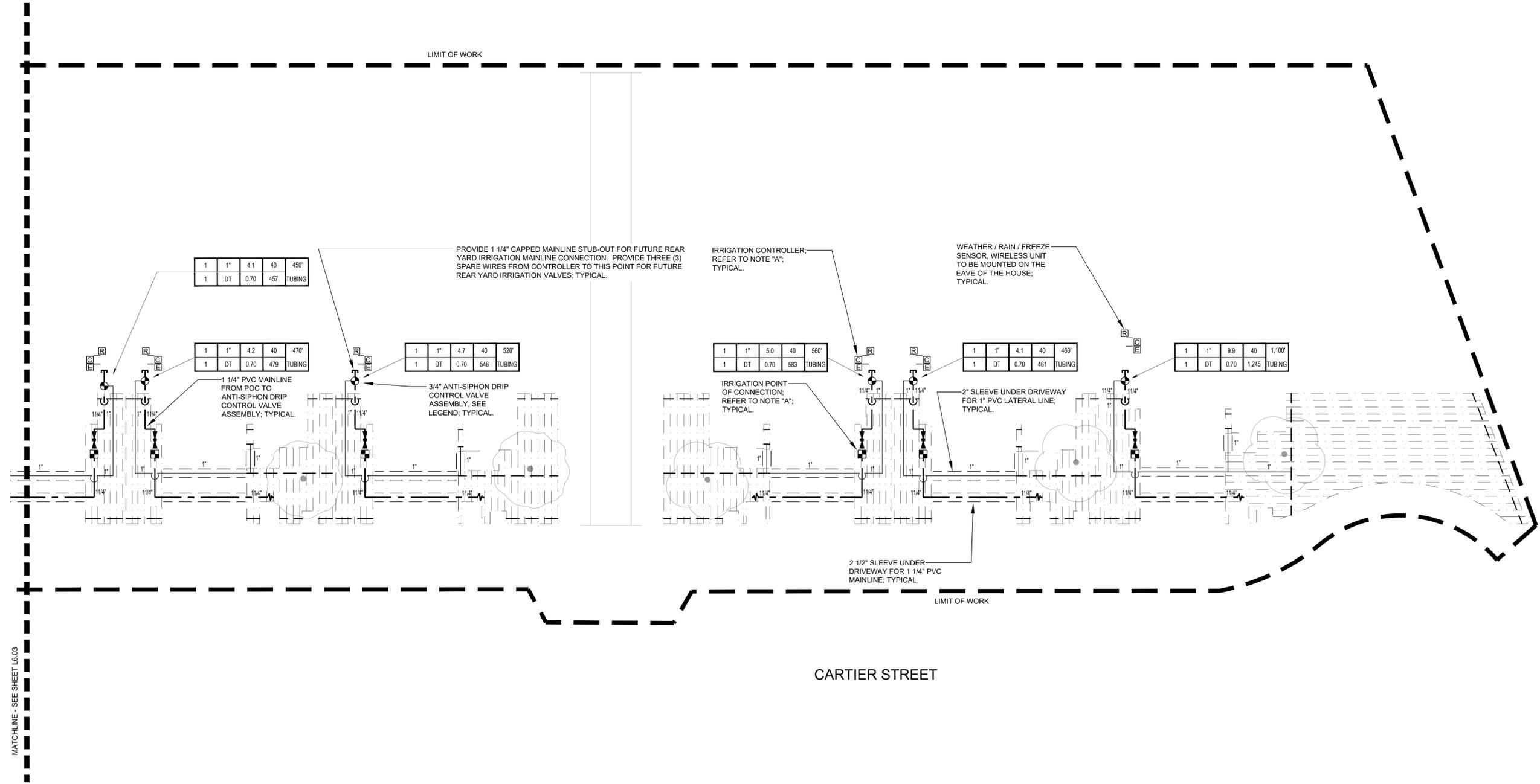
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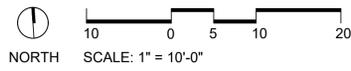
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SUBMITTALS

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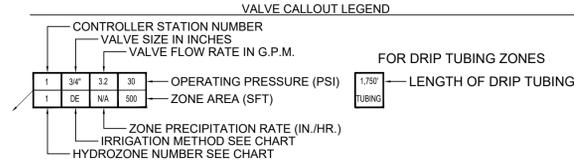
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IRRIGATION PLAN

L6.04

# IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE (GPM)	PSI	RADIUS	PR. RATE	DETAIL
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHXVRS-CS-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS. SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	A,C
NO SYMBOL	RAIN BIRD	TREES SHALL RECEIVE A TOTAL OF FOUR (4) XB-20PC, 2.0 GPH DRIP EMITTERS. EACH DRIP EMITTER SHALL BE INSTALLED WITH A SHORT LENGTH OF RAINBIRD XQ-114" DISTRIBUTION TUBING, A TS-025 UNIVERSAL 1/4" TUBING TAKE, AND A DBC-025 DIFFUSERBUG CAP. DRIP TUBING SHALL BE INSTALLED 3" BELOW FINISHED GRADE (NOT COUNTING ANY MULCH LAYER) AND STAKED TO GRADE AT FIVE (5) FEET ON CENTER USING A RAINBIRD TDS-6 GALVANIZED STEEL TIE-DOWN STAKE.					A,B
NO SYMBOL	NETAFIM	CONNECTION BETWEEN DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING SCH. 40 PVC SXT FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING. USE A SCH. 40 PVC LATERAL X LATERAL X 1/2" SXSXT TEE (OR A LATERAL X 1/2" SXT 90° ELBOW) FITTING ON THE PVC LATERAL LINE HEADER, A TL050MA BARB X 1/2" MALE ADAPTER, A SHORT LENGTH OF BLANK DRIP TUBING, AND A TL TEE BARBED TEE FITTING. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. NO HEATING OF TUBING SHALL BE ALLOWED FOR ASSEMBLY.					A,C
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					A,B,C
	P.O.C.	APPROVED POINT OF CONNECTION AT THE DOMESTIC (POTABLE) WATER SERVICE TO THE HOUSE. VERIFY LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF THE WATER PRESSURE EXCEEDS 75 PSI, INSTALL A BRASS PRESSURE REGULATOR UPSTREAM OF THE CONTROL VALVES AND ADJUST THE WATER PRESSURE TO 60 PSI.					A,C
	AS APPROVED	1 1/4" SCH. 40 PVC BALL VALVE (SPEARS, LASCO, OR EQUAL) INSTALL IMMEDIATELY DOWNSTREAM OF THE POINT OF CONNECTION AND BEFORE THE RCV'S INSTALL THE BALL VALVE BELOW GRADE AND INSIDE A RAIN BIRD PVB10RND 10" ROUND VALVE BOX.					D
	HUNTER	ACZ-XXX-40 3/4" OR 1" PLASTIC AUTOMATIC ANTI-SIPHON VALVE WITH A HFR-100-075 FILTER AND A 40 PSI PRESSURE REGULATOR, INSTALL 6" ABOVE HIGHEST HEAD SERVED.					E
	HUNTER	PCC-600I FIXED 6 STATION CONTROLLER WITH A PLASTIC INDOOR MOUNT CABINET. INSTALL CONTROLLER INSIDE THE GARAGE OF THE RESIDENCE.					G
	HUNTER	WSS-SEN WIRELESS SOLAR SYNC WEATHER / RAIN / FREEZE SENSOR. INSTALL ON THE EAVE OF THE BUILDING.					H
	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD					N/A
	AS APPROVED	PVC PIPE 3/4" - 1" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE					I
	AS APPROVED	PVC PIPE 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					I
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE.					J
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD PVC PIPE SHALL BE SCH. 40 PVC FITTINGS AND SIZED TO MATCH THE MAINLINE OR LATERAL LINE PIPES. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.					N/A
NO SYMBOL	WELD-ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P-68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 706 LOW VOC "GRAY COLORED MEDIUM BODY" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR. COMMON GROUND WIRE SHALL BE WHITE IN COLOR. SPARE WIRES SHALL BE YELLOW IN COLOR. THE CONTRACTOR SHALL ROUTE THREE (3) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER TO THE VALVE ASSEMBLIES FOR FUTURE USE.					I,J,K
NO SYMBOL	GPH IRRIGATION	GDBR6V DIRECT BURIAL, 100% SILICONE GEL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS					K



HYDROZONE DESCRIPTION CHART		WUCOLS PLANT FACTOR	
NUMBER	DESCRIPTION OF THE HYDROZONE	HZ 1	MODERATE WATER USE PLANTINGS 0.40

IRRIGATION METHOD DESCRIPTION CHART		IR. EFFICIENCY	
DT	DRIP EMITTERS	DRIP	0.81

# IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE POINT OF CONNECTION AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON THE MAINLINE.
- PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

WATER EFFICIENT LANDSCAPE WORKSHEET									
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package									
Project Name:		Watson Ranch Lot 8 House 19							
Project Address:		Napa Valley, California							
Reference Evapotranspiration (Eto)		45.8	In./Yr.	Residential Project?	Yes				
Hydrozone # / Planting Description*	Plant Factor	Irrigation Method <sup>d</sup>	Irrigation Efficiency (IE) <sup>b</sup>	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>		
Regular Landscape Areas		2. Medium Water Use Plantings	0.40	Drip	0.81	0.50	450	225	6,389
Special Landscape Areas		N/A							
Totals:				1.00	0	0	0	0	0
Estimated Total Water Use (ETWU) Total:		6,389							
Maximum Applied Water Allowance (MAWA) <sup>f</sup> :		7,028							
*Hydrozone # / Planting Description		*Irrigation Method		*Irrigation Efficiency					
E.g. 1) Front Lawn		Overhead Spray of Drip		0.75 for Spray 0.81 for Drip					
2) Low Water Use Plantings									
3) Medium Water Use Plantings									
*ETWU (Annual Gallons Required) = Eto x 0.62 x [ETAF x LA] + [(1 - ETAF) x SLA] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.									
*MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.									
Evapotranspiration Adjustment Factor (ETAF) Calculations									
This residential project complies with the WELO and its average ETAF is less than 0.55									
Regular Landscape Areas		All Landscape Areas		Total ETAF x Area		Total Area		Average ETAF	
Total ETAF x Area		Total ETAF x Area		225		450		0.5	
Total Area		Total Area		450		457		0.5	
Average ETAF		Average ETAF		0.5		0.5		0.5	

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This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package									
Project Name:		Watson Ranch Lot 8 House 22							
Project Address:		Napa Valley, California							
Reference Evapotranspiration (Eto)		45.8	In./Yr.	Residential Project?	Yes				
Hydrozone # / Planting Description*	Plant Factor	Irrigation Method <sup>d</sup>	Irrigation Efficiency (IE) <sup>b</sup>	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>		
Regular Landscape Areas		2. Medium Water Use Plantings	0.40	Drip	0.81	0.50	546	273	7,752
Special Landscape Areas		N/A							
Totals:				1.00	0	0	0	0	0
Estimated Total Water Use (ETWU) Total:		7,752							
Maximum Applied Water Allowance (MAWA) <sup>f</sup> :		8,527							
*Hydrozone # / Planting Description		*Irrigation Method		*Irrigation Efficiency					
E.g. 1) Front Lawn		Overhead Spray of Drip		0.75 for Spray 0.81 for Drip					
2) Low Water Use Plantings									
3) Medium Water Use Plantings									
*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.									
*MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.									
Evapotranspiration Adjustment Factor (ETAF) Calculations									
This residential project complies with the WELO and its average ETAF is less than 0.55									
Regular Landscape Areas		All Landscape Areas		Total ETAF x Area		Total Area		Average ETAF	
Total ETAF x Area		Total ETAF x Area		273		546		0.5	
Total Area		Total Area		546		547		0.5	
Average ETAF		Average ETAF		0.5		0.5		0.5	

WATER EFFICIENT LANDSCAPE WORKSHEET									
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package									
Project Name:		Watson Ranch Lot 8 House 25							
Project Address:		Napa Valley, California							
Reference Evapotranspiration (Eto)		45.8	In./Yr.	Residential Project?	Yes				
Hydrozone # / Planting Description*	Plant Factor	Irrigation Method <sup>d</sup>	Irrigation Efficiency (IE) <sup>b</sup>	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>		
Regular Landscape Areas		2. Medium Water Use Plantings	0.40	Drip	0.81	0.50	1,245	623	17,677
Special Landscape Areas		N/A							
Totals:				1.00	0	0	0	0	0
Estimated Total Water Use (ETWU) Total:		17,677							
Maximum Applied Water Allowance (MAWA) <sup>f</sup> :		19,444							
*Hydrozone # / Planting Description		*Irrigation Method		*Irrigation Efficiency					
E.g. 1) Front Lawn		Overhead Spray of Drip		0.75 for Spray 0.81 for Drip					
2) Low Water Use Plantings									
3) Medium Water Use Plantings									
*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.									
*MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.									
Evapotranspiration Adjustment Factor (ETAF) Calculations									
This residential project complies with the WELO and its average ETAF is less than 0.55									
Regular Landscape Areas		All Landscape Areas		Total ETAF x Area		Total Area		Average ETAF	
Total ETAF x Area		Total ETAF x Area		623		1,245		0.5	
Total Area		Total Area		1,245		1,245		0.5	
Average ETAF		Average ETAF		0.5		0.5		0.5	

WATER EFFICIENT LANDSCAPE WORKSHEET									
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package									
Project Name:		Watson Ranch Lot 8 House 20							
Project Address:		Napa Valley, California							
Reference Evapotranspiration (Eto)		45.8	In./Yr.	Residential Project?	Yes				
Hydrozone # / Planting Description*	Plant Factor	Irrigation Method <sup>d</sup>	Irrigation Efficiency (IE) <sup>b</sup>	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>		
Regular Landscape Areas		2. Medium Water Use Plantings	0.40	Drip	0.81	0.50	457	229	6,488
Special Landscape Areas		N/A							
Totals:				1.00	0	0	0	0	0
Estimated Total Water Use (ETWU) Total:		6,488							
Maximum Applied Water Allowance (MAWA) <sup>f</sup> :		7,137							
*Hydrozone # / Planting Description		*Irrigation Method		*Irrigation Efficiency					
E.g. 1) Front Lawn		Overhead Spray of Drip		0.75 for Spray 0.81 for Drip					
2) Low Water Use Plantings									
3) Medium Water Use Plantings									
*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.									
*MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.									
Evapotranspiration Adjustment Factor (ETAF) Calculations									
This residential project complies with the WELO and its average ETAF is less than 0.55									
Regular Landscape Areas		All Landscape Areas		Total ETAF x Area		Total Area		Average ETAF	
Total ETAF x Area		Total ETAF x Area		229		457		0.5	
Total Area		Total Area		457		457		0.5	
Average ETAF		Average ETAF		0.5		0.5		0.5	

WATER EFFICIENT LANDSCAPE WORKSHEET									
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package									
Project Name:		Watson Ranch Lot 8 House 23							
Project Address:		Napa Valley, California							
Reference Evapotranspiration (Eto)		45.8	In./Yr.	Residential Project?	Yes				
Hydrozone # / Planting Description*	Plant Factor	Irrigation Method <sup>d</sup>	Irrigation Efficiency (IE) <sup>b</sup>	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>e</sup>		
Regular Landscape Areas		2. Medium Water Use Plantings	0.40	Drip	0.81	0.50	583	292	8,277
Special Landscape Areas		N/A							
Totals:				1.00	0	0	0	0	0
Estimated Total Water Use (ETWU) Total:		8,277							
Maximum Applied Water Allowance (MAWA) <sup>f</sup> :		9,105							
*Hydrozone # / Planting Description		*Irrigation Method		*Irrigation Efficiency					
E.g. 1) Front Lawn		Overhead Spray of Drip		0.75 for Spray 0.81 for Drip					
2) Low Water Use Plantings									
3) Medium Water Use Plantings									
*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.									
*MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + (1 - ETAF) x SLA] Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.									
Evapotranspiration Adjustment Factor (ETAF) Calculations									
This residential project complies with the WELO and its average ETAF is less than 0.55									
Regular Landscape Areas		All Landscape Areas		Total ETAF x Area		Total Area		Average ETAF	
Total ETAF x Area		Total ETAF x Area		292		583		0.5	
Total Area		Total Area		583		583		0.5	
Average ETAF		Average ETAF		0.5		0.5		0.5	

# WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) PRESCRIPTIVE COMPLIANCE OPTION

THIS LANDSCAPE HAS BEEN DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE COMPLIANCE OPTION" OF THE REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) EFFECTIVE DECEMBER 1, 2015. AS SUCH, THE LANDSCAPE AND IRRIGATION SYSTEM MUST BE INSTALLED PER THESE PLANS WITH NO CHANGES TO THE PERCENTAGE OF TURF OR THE PLANT SPECIES WITHOUT SPECIFIC APPROVAL BY THE LANDSCAPE ARCHITECT. TURF MAY NOT EXCEED 25% OF THE TOTAL LANDSCAPE AREA AND MAY NOT BE PLANTED IN AREAS LESS THAN 10 FEET WIDE OR ON SLOPES GREATER THAN 4:1. A MINIMUM OF 75% OF THE SHRUB / GROUND COVER AREAS ARE TO BE LOW WATER USE SPECIES (0.3 PLANT FACTOR PER WUCOLS IV). NO OVER HEAD SPRAY IRRIGATION IS USED ON THIS PLAN. A WEATHER / RAIN / FREEZE SENSOR SHALL BE INSTALLED AND CONNECTED TO THE CONTROLLER AS SHOWN.

THE SIGNATURE OF THE LANDSCAPE ARCHITECT ON THESE PLANS IS APPLICABLE TO THE STATEMENT - "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MWELO".

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



38730 Sky Canyon Drive, Suite C  
Mariposa, CA 95369  
e: info@sweeneyassoc.com | (531) 461-6830  
w: www.sweeneyassoc.com | (531) 461-6850



FORMA DESIGN PARTNERS  
LANDSCAPE ARCHITECTURE + PLANNING  
4770 BASILINE RD., SUITE 200  
BOULDER, CO 80303  
303.561.5364

FormaDesignPartners.com



ROLAND J. CRIGHTON  
NO. 5527  
STATE OF CALIFORNIA

EXPIRES 10/31/24  
DATE: 09-05-2024

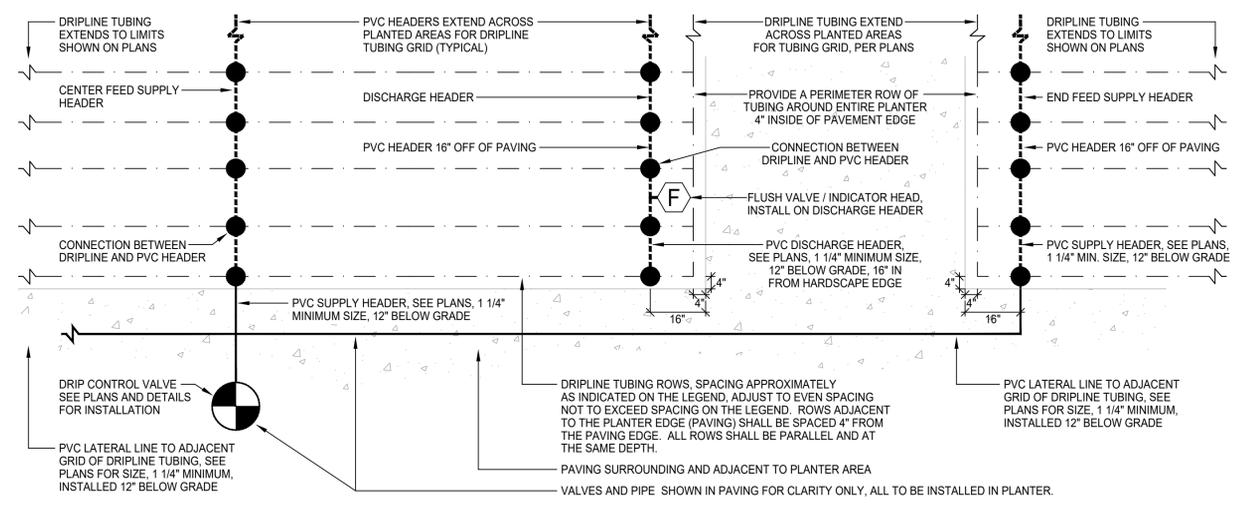
This work was prepared by me or under my supervision and construction of this project will be under my observation.

SITE IMPROVEMENTS  
WATSON RANCH  
LOT 8 (ADJUSTED PARCEL B)  
CITY OF AMERICAN CANYON  
NAPA COUNTY, CA

# SUBMITTALS

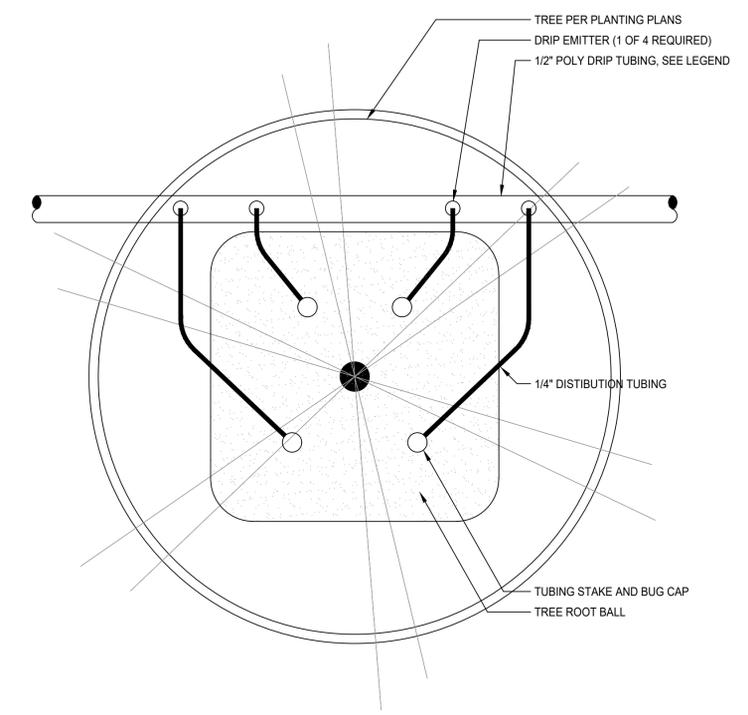
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||

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



**NOTE:**  
 PVC SUPPLY AND DISCHARGE HEADERS SHALL BE INSTALLED AT END RUNS OF TUBING, NO MORE THAN 16' FROM THE EDGE OF THE HARDSCAPE. WHERE A TUBING END RUN HAS ONLY TWO (2) OR THREE (3) ROWS, A PVC DISCHARGE HEADER IS NOT NEEDED AND THE PERIMETER ROW OF TUBING SHALL BE USED FOR THE DISCHARGE. WHERE FOUR (4) OR MORE TUBING ROWS END RUN, A PVC DISCHARGE HEADER IS REQUIRED.  
 PVC PIPE FOR LATERALS, SUPPLY HEADERS AND DISCHARGE HEADERS SHALL BE MINIMUM 1 1/4" SIZE, OR SIZED AS SHOWN ON THE PLANS.  
 ENTIRE PERIMETER OF PLANTING AREA SHALL HAVE A ROW OF DRIP TUBING INSTALLED 4" OFF OF THE EDGE OF THE HARDSCAPE AS SHOWN ABOVE.

PLAN VIEW - N.T.S.  
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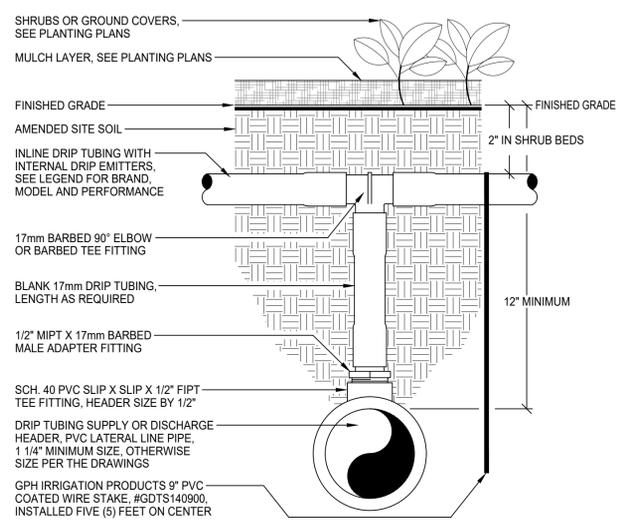


**NOTE:**  
 EACH TREE TO RECEIVE A TOTAL OF FOUR (4) 2.0 GPH DRIP EMITTERS, SEE LEGEND.

PLAN VIEW - N.T.S.  
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**A DRIP TUBING LAYOUT**

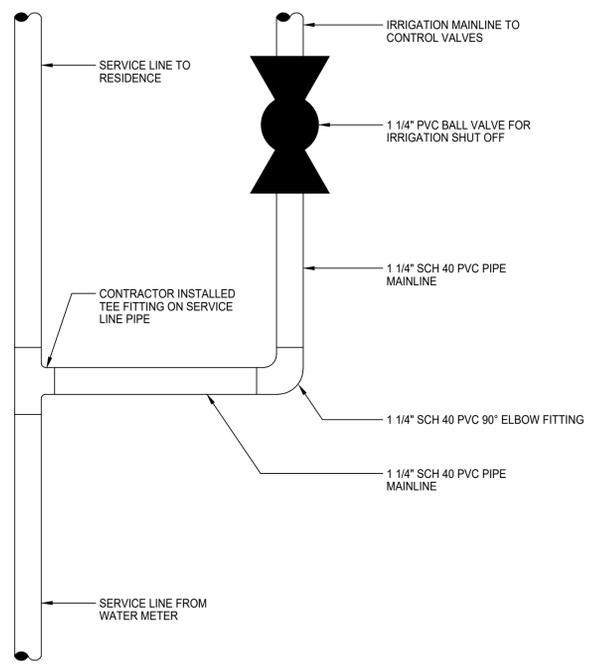
**B TREE DRIP EMITTERS**



**NOTE:**  
 DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.  
 FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.  
 FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND ONE ADAPTER FITTING FOR THE CONNECTION.

SECTION VIEW - N.T.S.  
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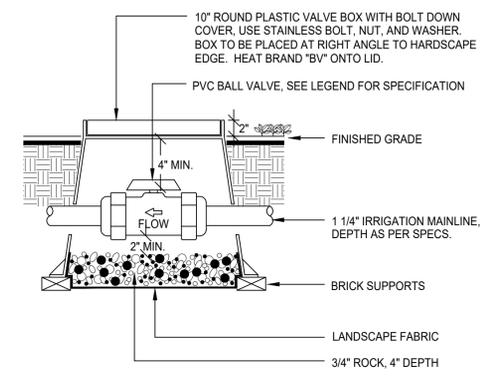
**C DRIP TUBING CONNECTION**



USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

SECTION VIEW - N.T.S.  
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**D WATER POINT OF CONNECTION**



SECTION VIEW - N.T.S.  
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**E ISOLATION (BALL) VALVE**

FORMA DESIGN PARTNERS  
 LANDSCAPE ARCHITECTURE + PLANNING  
 4770 BASELINE RD., SUITE 200  
 BOULDER, CO 80303  
 303.501.5364  
 forma@designpartners.com



EXPIRES 10/31/24  
 DATE: 09-05-2024

This work was prepared by me or under my supervision and construction of this project will be under my observation.

**SITE IMPROVEMENTS**  
**WATSON RANCH**  
**LOT 8 (ADJUSTED PARCEL B)**  
 CITY OF AMERICAN CANYON  
 NAPA COUNTY, CA

**SUBMITTALS**

**REVISIONS**

NO.	COMMENTS	DATE

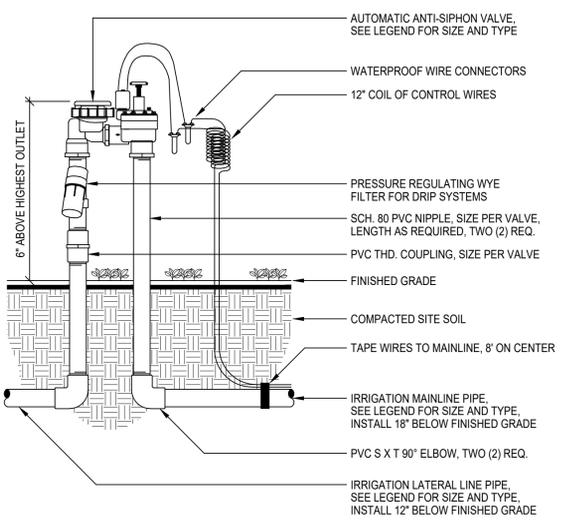
**SHEET INFORMATION**

DATE	SEPTEMBER 5, 2024
JOB NUMBER	2405
DRAWN BY	RC
SCALE	1" = 10'-0"

DESIGN REVIEW SUBMITTAL  
 NOT FOR CONSTRUCTION

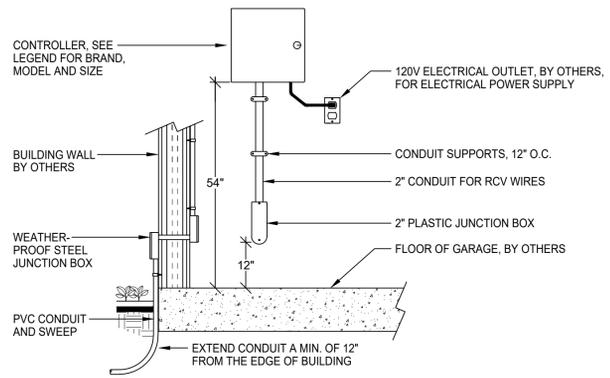
**IRRIGATION DETAILS**

**L6.06**



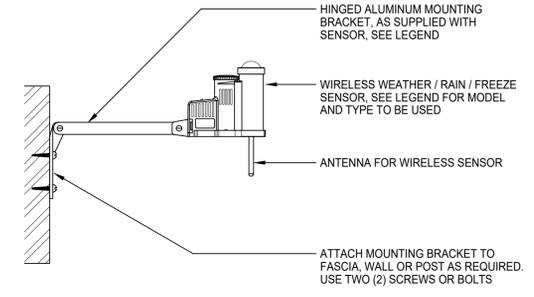
NOTE:  
USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

SECTION VIEW - N.T.S.  
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NOTE:  
DETAIL SHOWS FRONT VIEW OF CONTROLLER AND A SIDE VIEW EXAMPLE OF A WALL PENETRATION. EACH CONDUIT REQUIRES A J-BOX ON THE INTERIOR AND EXTERIOR OF THE BUILDING.

SECTION VIEW - N.T.S.  
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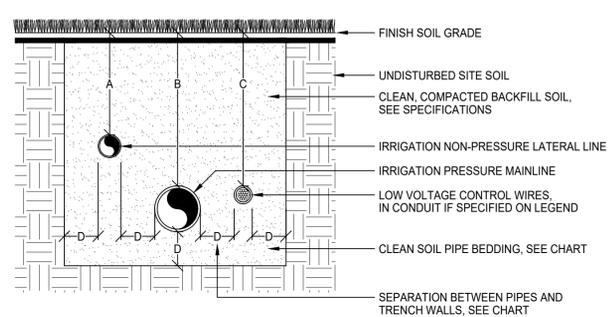
NOTE:  
LOCATE THE SENSOR PER THE DRAWINGS AND IN AN AREA THAT WILL RECEIVE DIRECT RAINFALL. VERIFY THE SENSOR LOCATION WITH THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.  
VERIFY THAT THE INSTALLED LOCATION ALLOWS FOR FULL COMMUNICATION WITH THE CONTROLLER. ADJUST SENSOR LOCATION AS NECESSARY.

SECTION VIEW - N.T.S.  
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F DRIP ANTI-SIPHON VALVE ASSEMBLY

G WALL MOUNTED CONTROLLER

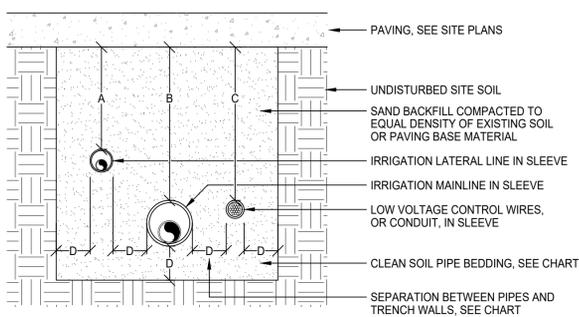
H WIRELESS WEATHER, RAIN AND FREEZE SENSOR



PIPE SIZES	A	B	C	D
SIZES 3/4\"/>				

NOTE:  
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

811  
SECTION VIEW - N.T.S.  
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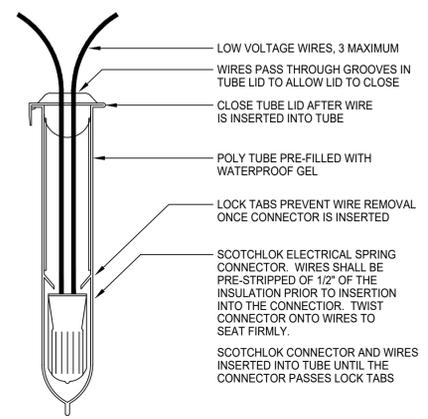


PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12\"/>			

NOTE:  
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.  
SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN.  
SLEEVES SHALL EXTEND 12\"/>

811  
SECTION VIEW - N.T.S.  
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J SLEEVE INSTALLATION



NOTE:  
WIRE CONNECTOR SHALL BE AS INDICATED IN THE MATERIALS LEGEND.  
KIT SHALL INCLUDE A SPRING CONNECTOR, A POLYPROPYLENE TUBE AND 100% SILICON WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.  
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 PRE-STRIPPED COPPER WIRES.

SECTION VIEW - N.T.S.  
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K WATERPROOF WIRE CONNECTOR

I PIPE INSTALLATION





**CITY OF AMERICAN CANYON PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING**

On **Thursday, September 26, 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 Design Permit for 25 single-family residential units on a 2.3-acre site within the Watson Ranch Specific Plan, Medium Density Residential 16 Zoning District, APNs 059-430-012 and 059-430-037 (File Number PL22-0024).

**PROJECT DESCRIPTION:** The project is located in Watson Ranch, north of Cartier Street. The site consists of 25 2-story single-family residential (SFR) homes, 2 public parcels, and 1 private parcel. The proposed SFR homes include 2 floorplans that range from 2,124 SF to 2,448 SF. Each floorplan includes farmhouse, ranch, and traditional architectural designs. Each design includes three exterior color schemes.

**ENVIRONMENTAL REVIEW:** The proposed Lot 8 Design Permit is a contemplated "Project Approval" analyzed under the Project FEIR and the Watson Ranch Specific Plan Development Agreement. Under CEQA, the Watson Ranch Specific Plan Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines § 15168. There is no substantial evidence of changed circumstances under CEQA Guidelines section 15162 requiring further CEQA review as the whole of the approvals sought are contemplated under the Project FEIR analysis.

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

**APPLICANT:** AC 1 LLC, c/o Terry McGrath

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

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

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

Public meetings/events sponsored or conducted by the City of American Canyon are held in accessible sites. Requests for accommodations may be made by calling (707) 647-4577 (voice) or 711 for the California Relay Service or by e-mailing [cityclerk@cityofamericancanyon.org](mailto: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

**Date:** August 20, 2024

**Publication Date:** August 20, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

059-030-007-000  
[REDACTED]  
533 SOSCOL AVE #100  
NAPA, CA 94559

059-471-003-000  
[REDACTED]  
281 PEWTER ST  
AMERICAN CANYON, CA 94503

059-471-006-000  
[REDACTED]  
251 PEWTER ST  
AMERICAN CANYON, CA 94503

059-471-009-000  
[REDACTED]  
221 PEWTER ST  
AMERICAN CANYON, CA 94508

059-471-012-000  
[REDACTED]  
607 BERRYESSA RD  
SAN JOSE, CA 95112

059-471-051-000  
[REDACTED]  
200 MARCUS RD  
AMERICAN CANYON, CA 94503

059-471-054-000  
[REDACTED]  
230 MARCUS RD  
AMERICAN CANYON, CA 94503

059-430-010-000  
MCGRATH PROPERTIES AMERICAN  
CANYON LLC ETAL  
1001 42<sup>ND</sup> ST STE 200  
OAKLAND, CA 94608

059-430-036-000  
1625 CLAY LLC ETAL  
1001 42<sup>ND</sup> ST STE 200  
OAKLAND, CA 94608

059-430-045-000  
MCGRATH PROPERTIES AMERICAN  
CANYON LLC ETAL  
1001 42<sup>ND</sup> ST STE 200  
OAKLAND, CA 94608

059-471-001-000  
[REDACTED]  
290 MARCUS RD  
AMERICAN CANYON, CA 94503

059-471-004-000  
[REDACTED]  
271 PEWTER ST  
AMERICAN CANYON, CA 94503

059-471-007-000  
[REDACTED]  
241 PEWTER ST  
AMERICAN CANYON, CA 94503

059-471-010-000  
[REDACTED]  
211 PEWTER ST  
AMERICAN CANYON, CA 94503

059-471-013-000  
[REDACTED]  
171 PEWTER ST  
AMERICAN CANYON, CA 94503

059-471-052-000  
[REDACTED]  
210 MARCUS RD.  
AMERICAN CANYON, CA 94503

059-471-055-000  
[REDACTED]  
240 MARCUS RD  
AMERICAN CANYON, CA 94503

059-471-056-000  
[REDACTED]  
AMERICAN CANYON, CA 94503

059-471-057-000  
[REDACTED]  
260 MARCUS RD  
AMERICAN CANYON, CA 94503

059-471-058-000  
[REDACTED]  
270 MARCUS RD  
AMERICAN CANYON, CA 94503

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280 MARCUS RD  
AMERICAN CANYON, CA 94503

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MCGRATH PROPERTIES AMERICAN  
CANYON LLC ETAL  
1001 42<sup>ND</sup> ST STE 200  
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OAKLAND, CA 94608

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D R HORTON BAY INC  
3000 EXECUTIVE PKWY STE 100  
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC  
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SAN RAMON, CA 94583-4356

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SAN RAMON, CA 94583-4356

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SAN RAMON, CA 94583-4356

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D R HORTON BAY INC  
3000 EXECUTIVE PKWY STE 100  
SAN RAMON, CA 94583-4356

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D R HORTON BAY INC  
3000 EXECUTIVE PKWY STE 100  
SAN RAMON, CA 94583-4356

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3000 EXECUTIVE PKWY STE 100  
SAN RAMON, CA 94583-4356

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OAKLAND, CA 94608

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CANYON LLC ETAL  
1001 42<sup>ND</sup> ST STE 200  
OAKLAND, CA 94608

059-484-015-000  
CITY OF AMERICAN CANYON  
4381 BROADWAY STE 201  
AMERICAN CANYON, CA 94503

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1001 42<sup>ND</sup> ST STE 200  
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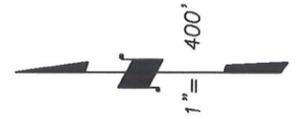
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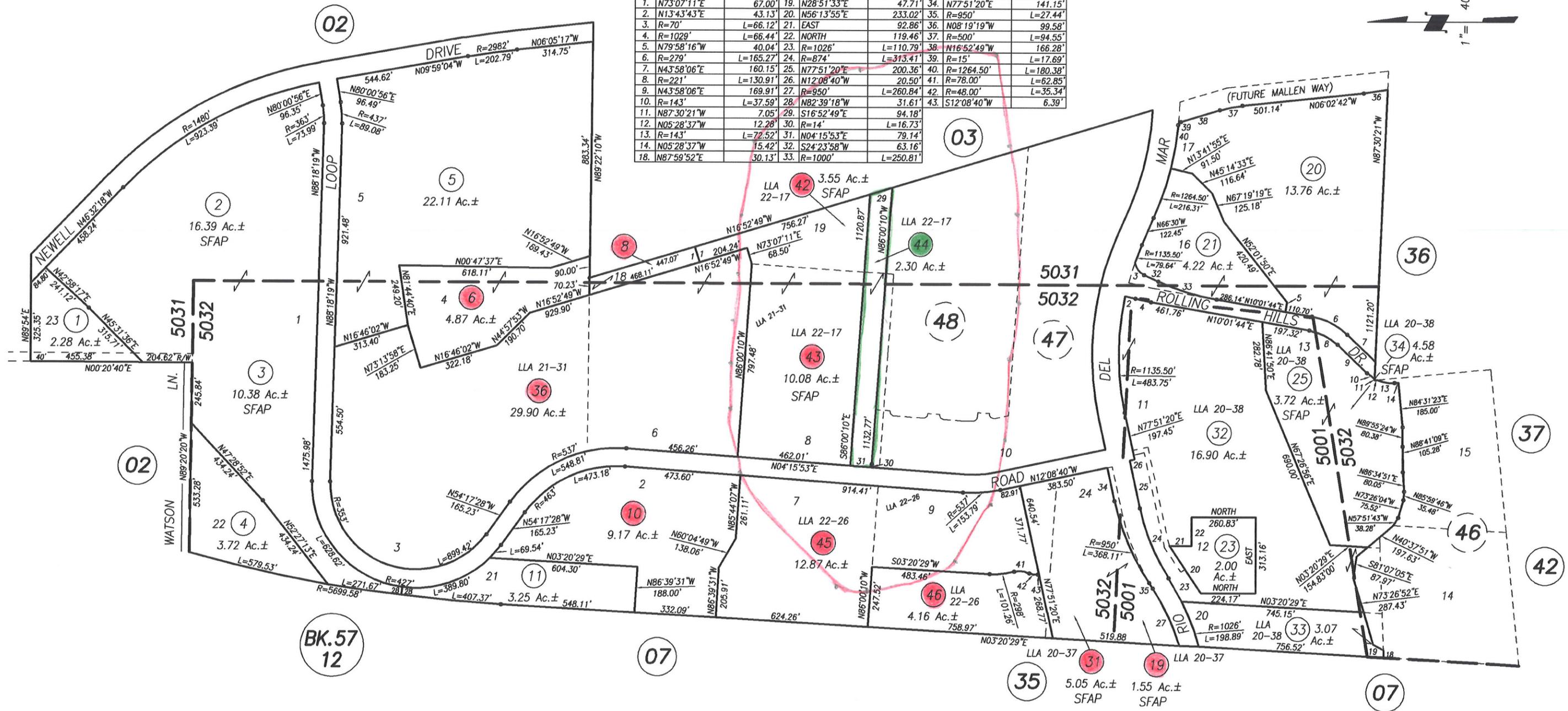
# COUNTY ASSESSOR'S PARCEL MAP

Tax Area Code  
 5001  
 5031  
 5032

59-43  
 59-02



1. N73°07'11"E	67.00'	19. N28°51'33"E	47.71'	34. N77°51'20"E	141.15'
2. N13°43'43"E	43.13'	20. N56°13'55"E	233.02'	35. R=950'	L=27.44'
3. R=70'	L=66.12'	21. EAST	92.86'	36. N08°19'19"W	99.58'
4. R=1029'	L=66.44'	22. NORTH	119.46'	37. R=500'	L=94.55'
5. N79°58'16"W	40.04'	23. R=1026'	L=110.79'	38. N16°52'49"W	166.28'
6. R=279'	L=165.27'	24. R=874'	L=313.41'	39. R=15'	L=17.69'
7. N43°58'06"E	160.15'	25. N77°51'20"E	200.36'	40. R=1264.50'	L=180.38'
8. R=221'	L=130.91'	26. N12°08'40"W	20.50'	41. R=78.00'	L=62.85'
9. N43°58'06"E	169.91'	27. R=950'	L=260.84'	42. R=48.00'	L=35.34'
10. R=143'	L=37.59'	28. N82°39'18"W	31.61'	43. S12°08'40"W	6.39'
11. N87°30'21"W	7.05'	29. S16°52'49"E	94.18'		
12. N05°28'37"W	12.28'	30. R=14'	L=16.73'		
13. R=143'	L=72.52'	31. N04°15'53"E	79.14'		
14. N05°28'37"W	15.42'	32. S24°23'58"W	63.16'		
18. N87°59'52"E	30.13'	33. R=1000'	L=250.81'		



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

430-38 & 39 TO PG 48 3-21-22	
430-42,43 & 44 LLA	8-12-22
430-21 PTN TO RD	11-30-22
430-19,31 PTN TO RD	11-30-22
430-20 PTN TO RD	11-30-22
430-45 & 46 LLA	12-5-22
REVISION	DATE

LARGE LOT FINAL MAP WATSON RANCH R.M. BK. 28, PG. 6-13

# COUNTY ASSESSOR'S PARCEL MAP

PTN. SEC'S. 17, 18, 19, 20 T.4N., R.3W., M.D.B.&M.

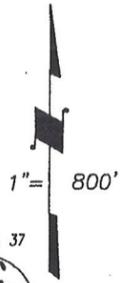
Tax Area Code  
5031,72001

59-03

01

18

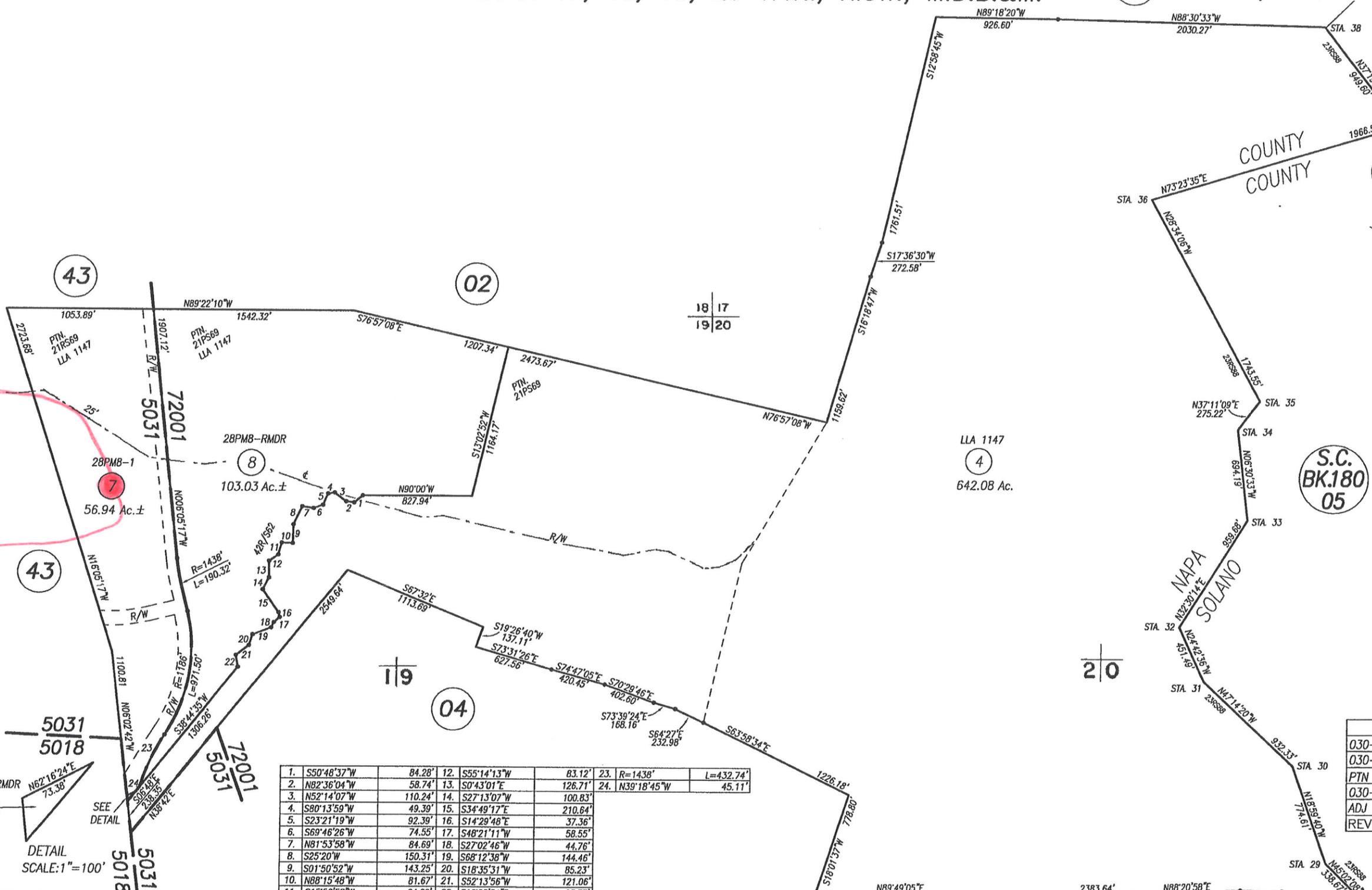
17



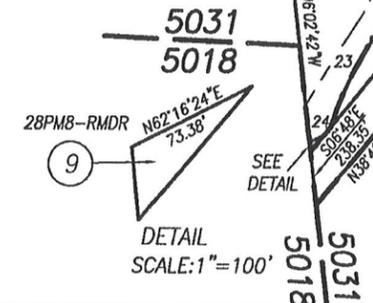
S.C. BK.180 04

S.C. BK.180 05

S.C. BK.180 06



1. S50°48'37\"/>
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REVISION	DATE
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030-03 & 04 LLA	12-28-99
030-05,06 TRA CHG	12-29-11
PTN 030-06 RS	10-15-13
030-07,08,09 PM	4-18-19
ADJ PG CHG	12-18-19

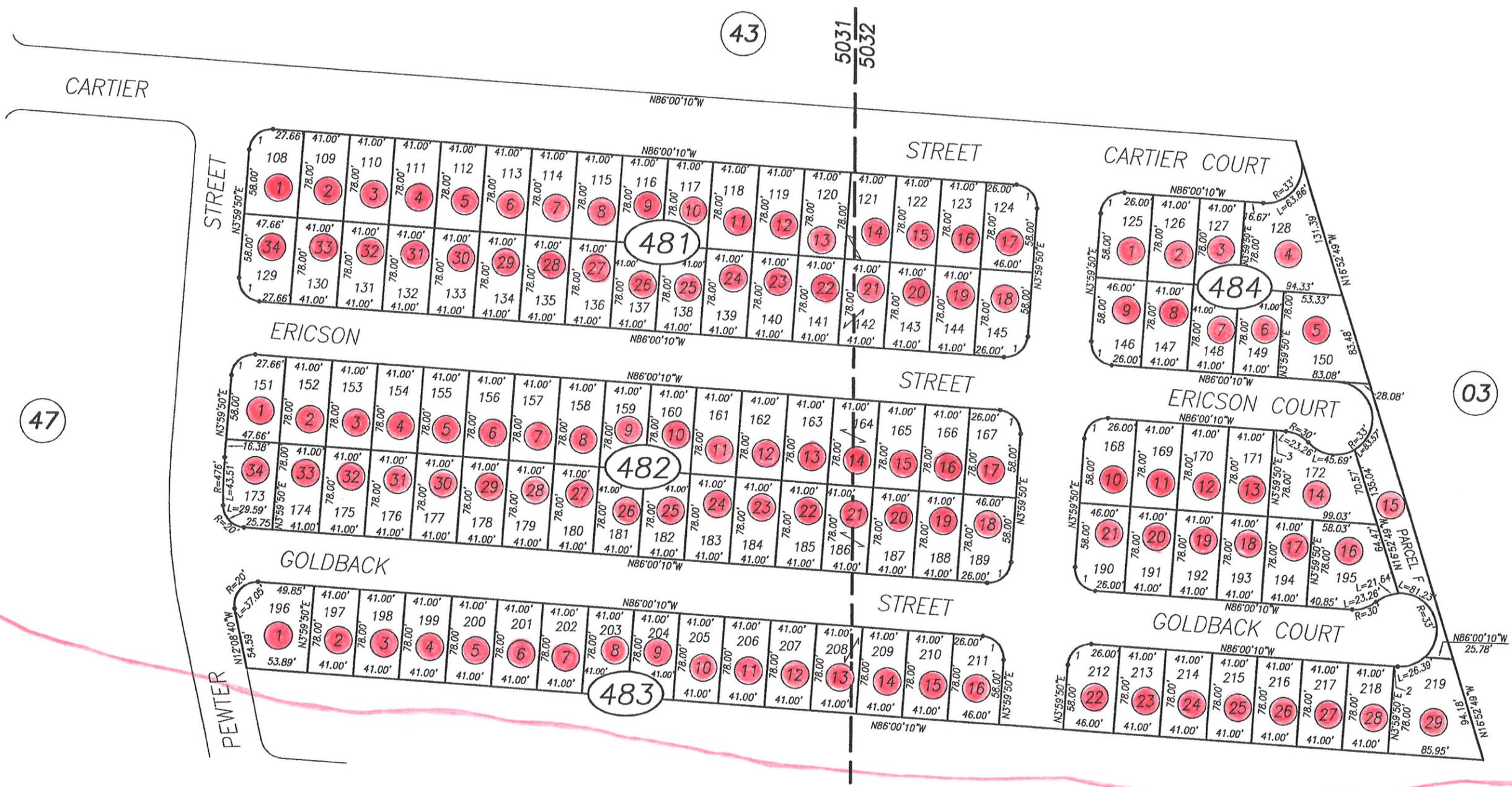
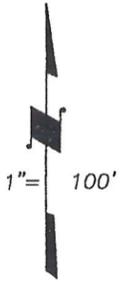
1960

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



# COUNTY ASSESSOR'S PARCEL MAP

OCT 06 2022  
 Tax Area Code 5031  
 5032  
 59-48  
 59-43



47

43

03

47

1.	R=20'	L=31.42'
2.	N86°00'10"W	2.94'
3.	N86°00'10"W	10.90'

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

29RM10-18	3-21-22
REVISION	DATE



## TITLE

Oat Hill Multifamily Residential Major Modification

## RECOMMENDATION

Adopt a Resolution recommending the City Council of the City of American Canyon, California, approve a Major Modification to the Oat Hill Multifamily Residential Project Parcel A and B Design Permits located on the east side of Oat Hill south of Napa Junction Road (PL24-0009).

## CONTACT

Brent Cooper, AICP, Community Development Director

## BACKGROUND & ANALYSIS

The Oat Hill Multifamily Residential Project Major Modification was considered on July 30, 2024. A copy of the staff report is included as Attachment 2. The hearing was continued to August 22, 2024, because the applicant proposed additional project modifications.

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.

On August 22, 2024, the Planning Commission considered the applicant's August 7, 2024, modifications and continued the public hearing to September 4, 2024, to receive information from the applicant on alternatives to retain a proposal to delete two ground floor windows on the 15-plex apartment building, and alternatives to incorporate lap siding elements onto the recreation and amenity buildings. A copy of the applicant's response to the Planning Commission's direction is included as Attachment 1.B.

### 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 draft Resolution based on the Planning Commission potential actions is included as Attachment 1. This draft Resolution will be reviewed and revised as necessary to conform to the direction given by the Commission at its September 26, 2024, 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 because there are no changes to the project that create any new environmental impacts because the overall density of the project remains unchanged and amendments to apartment buildings and accessory recreational building and amenity buildings are aesthetic in nature and support hillside stability.

## **ATTACHMENTS:**

1. [Reso Oat Hill Parcel A and B Design Permit Major Modification](#)
  - 1.A [Russell Square Major Modification Proposal 08.7.24](#)
  - 1.B [Russell Square Major Modification Proposal 09.17.24](#)
2. [July 30 Staff Report and Attachments](#)

# DRAFT

## PC RESOLUTION 2024-XX

### **A RESOLUTION RECOMMENDING THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVE A MAJOR MODIFICATION TO THE OAT HILL MULTIFAMILY RESIDENTIAL PROJECT PARCEL A AND B DESIGN PERMITS LOCATED ON THE EAST SIDE OF OAT HILL SOUTH OF NAPA JUNCTION ROAD (FILE NO. PL24-0009)**

**WHEREAS**, on September 21, 2021, the City Council approved the Oat Hill Multi-Family Residential Parcel A Design Permit PL20-0022 for 206 dwelling units on 13.6 acres (Resolution 2021-76) and Parcel B Design Permit PL20-0023 for 85 dwelling units on 7.3 acres (Resolution 2021-77); and

**WHEREAS**, the project design was established in connection with a legislative Council decision to amend the General Plan and Zoning Designation from Industrial with a Commercial Overlay and Estate Residential to High Density Residential; and

**WHEREAS**, 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; and

**WHEREAS**, subsequent to the City Council approval, the applicant, Russell Square Consulting, submitted several Minor Modification amendments and changes to construction plans; and

**WHEREAS**, on July 5, 2024, after reflecting on all the existing and proposed 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; and

**WHEREAS**, on July 30, 2024, the Planning Commission conducted a public hearing on the Parcel A and B Major Modification; and

**WHEREAS**, on July 30, 2024, the Planning Commission continued the public hearing to August 22, 2024 to because the applicant proposed further changes to the project; and

**WHEREAS**, on August 7, 2024, the applicant submitted a comprehensive list of 14 proposed amendments to the Parcel A and B Design Permits; and

**WHEREAS**, on August 22, 2024, the Planning Commission continued the public hearing to September 4, 2024, to receive information from the applicant on alternatives to retain a proposal to delete two ground floor windows on the 15-plex apartment building, and alternatives to incorporate lap siding elements onto the recreation and amenity buildings; and

**WHEREAS**, the September 4, 2024 meeting was cancelled which continued the hearing to September 26, 2024; and

**WHEREAS**, on September 26, 2024, the Planning Commission conducted a public hearing and considered all the written and oral testimony presented at the public hearing in making its decision.

**NOW, THEREFORE, BE IT RESOLVED** that the City of American Canyon Planning Commission recommends the City Council approve a Major Modification to the Oat Hill Project Parcel A and B Design Permit as depicted in Exhibit A which is incorporated by reference into this Resolution.

### **SECTION 1: CEQA**

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 because there are no changes to the project that create any new environmental impacts because the overall density of the project remains unchanged and amendments to apartment buildings and accessory recreational building and amenity buildings are aesthetic in nature and support hillside stability.

### **SECTION 2: Design Permit Findings**

A. A Major Modification application may be approved if all of the following findings are made:

(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.

*Proposed modifications to building elevations and exterior treatments provide an equivalent aesthetic appearance to the original approval. Additional retaining walls and larger retaining walls are required for hillside stability. Wall treatments with textured brick, textured and colored concrete, and painted concrete will help the walls blend into the hillside. Augmented landscaping also furthers reduction of the wall visibility.*

(2) The modification will not create impacts substantially different from those of the previously approved project.

*The proposed modifications do not increase the building height and bulk. Exterior treatments, landscaping, and hillside stability requirements are equivalent to the original approval as described in (1) above. The overall density of the project remains unchanged.*

(3) The granting of the modification will not be materially detrimental to the public health, safety, or welfare, or to property or residents in the vicinity.

*Amendments to apartment buildings and accessory recreational building and amenity buildings are aesthetic in nature and do not result in any reduction in standards that could impact public health, safety or welfare. The addition of retaining walls and increases in height for some retaining walls reflect new information that is discovered during hillside grading. These retaining wall revisions and additions will ensure the project contours Oat Hill in a manner that will safely accommodate the proposed apartment project.*

(4) The proposed modification is consistent with the policies and exhibits contained in the general plan.

*The project design modification remains in compliance with the approved project which met Parcel A RH-1 design standards and the Parcel B MDR design standards.*

## **SECTION 2. CONDITIONS OF APPROVAL**

1. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected officials, officers, employees, attorneys, representatives, boards, commissions, consultants, volunteers and agents from and against all claims, actions, including actions to arbitrate or mediate, damages, losses, judgments, liabilities, expenses and other costs, or proceedings against the City, its elected officials, officers, employees, attorneys, representatives, boards, commissions, volunteers, or agents to attack, modify, set aside, void, or annul an approval, conditional approval, permit, entitlement, environmental document, environmental clearance, mitigation plan, or any other document or any of the proceedings, acts, or determinations taken, done, or made prior to granting of such approval, conditional approval, permit, entitlement, environmental clearance, environmental document, mitigation plan, or other documents, by the City, including, without limitation, an action against an advisory agency, appeal board, or legislative body within the applicable limitation period.

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

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

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

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

2. 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.
3. Recommended plan modifications for Parcel A Design Permit PL20-0022 (Resolution 2021-76) and Parcel B Design Permit PL20-0023 (Resolution 2021-77) is incorporated into this Resolution as Exhibit A.
4. All conditions of approval from Parcel A Design Permit PL20-0022 (Resolution 2021-76) and Parcel B Design Permit PL20-0023 (Resolution 2021-77) remain in effect.
5. Prior to the effective date of the Minor Modification Permit, the applicant and property owner shall sign the agreement to the conditions of approval. The form is available as Exhibit B.

**PASSED, APPROVED and ADOPTED** at a regularly scheduled meeting of the Planning Commission of the City of American Canyon held on the 26<sup>th</sup> day of September, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Brando Cruz, Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Nicolle Jones, Deputy City Clerk

\_\_\_\_\_  
William D. Ross, City Attorney

**EXHIBITS**

- A. Proposed Project Modifications
- B. Applicant confirmation of conditions

**EXHIBIT B**  
**Applicant Confirmation of Conditions of Approval**  
**Oat Hill Parcel A and B Design Permits**  
**Major Modification**  
**(FILE NO. PL24-0009)**

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the City Council Resolution dated TBA.

\_\_\_\_\_  
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



Russell Square Consulting  
 2339 Courage Dr Suite C  
 Fairfield CA 94533

August 7<sup>th</sup>, 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 21<sup>st</sup>, 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 21<sup>st</sup>, 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 30<sup>th</sup>, 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

# PROPOSED BUILDING SUBMITTAL SET



**PARCEL A - 18-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



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

## ALTERNATE 1: COMPARISON STUDY | BUILDING ELEVATIONS

## APPROVED BUILDING SUBMITTAL SET

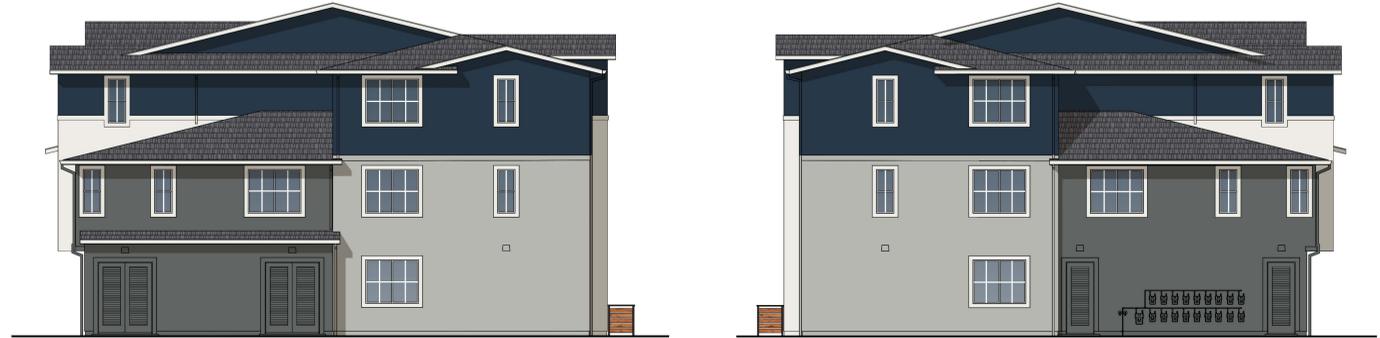


Left Elevation

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

# PROPOSED BUILDING SUBMITTAL SET



**PARCEL A - 15-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



**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

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

For exact color refer to manufacturer actual samples.  
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**OAT HILL (PARCELS A & B)**  
American Canyon, California  
R.H. HESS DEVELOPMENT  
April 24, 2020 | 2018386

**Exterior Color & Materials**  
SCHEME 1 OF 3

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

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## COLOR SCHEME #1

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

**SCHEME 1**  
All Buildings

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## COLOR SCHEME #1

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

**Exterior Color & Materials**  
SCHEME 1 OF 1/2

Material	Color	Manufacturer
<b>Roofing:</b> 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)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem or Equal
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Stucco Color #1</b>	SW 9178 In the Navy	Sherwin Williams
<b>Stucco Color #2</b>	SW 7658 Gray Clouds	Sherwin Williams
<b>Stucco Color #3 (applied to):</b> Stucco Trash Enclosure Doors Utility Doors	SW 2848 Roycroft Pewter	Sherwin Williams
<b>Trim Color #1 (applied to):</b> Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patio Stucco Trim	SW 7005 Pure White	Sherwin Williams
<b>Trim Color #2 (applied to):</b> Stringers Unit Doors Metal Railing	SW 6258 Tricorn Black	Sherwin Williams
<b>Natural Cedar Wood Siding (applied to):</b> Railing at 1st Level Patio	Clear Finish per Manufacturer's Specifications	Sherwin Williams (or equal)
<b>Garage Door Weatherstrip (factory finish)</b>	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.

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**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	Naming convention changed from Body Color to Stucco Color.
6	9/21/23	Panel 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

RH HESS  
DEVELOPMENT

A7

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**WHA.**  
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

# 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

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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

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## COLOR SCHEME #2

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

**SCHEME 2**  
All Buildings

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

For exact color refer to manufacturer actual samples.  
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## COLOR SCHEME #2

**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
<b>Roofing:</b> 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)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem or Equal
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	'Sherwin Williams
<b>Stucco Color #1</b>	SW 7069 Iron Ore	'Sherwin Williams
<b>Stucco Color #2 (applied to):</b> Stucco	'SW 7658 Gray Clouds	'Sherwin Williams
<b>Stucco Color #3 (applied to):</b> Stucco Trash Enclosure Doors Utility Doors	'SW 2848 Roycroft Pewter	'Sherwin Williams
<b>Trim Color #1 (applied to):</b> Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patio Stucco Trim	'SW 7005 Pure White	'Sherwin Williams
<b>Trim Color #2 (applied to):</b> Stringers Unit Doors Metal Railing	'SW 6258 Tricorn Black	'Sherwin Williams
<b>Natural Cedar Wood Siding (applied to):</b> Railing at 1st Level Patio	Clear Finish per Manufacturer's Specifications	'Sherwin Williams (or equal)
<b>Garage Door Weatherstrip (factory finish)</b>	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

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**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 Ceram-Tiles at all schemes.
5	4/18/23	Roofing colorway updated to Granite Black (IKO) at all schemes.
6	9/21/23	Panel 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 level 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

RH HESS  
DEVELOPMENT

A9

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  
 (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

# OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**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**

**PROPOSED BUILDING  
SUBMITTAL SET**



Rear Elevation

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



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

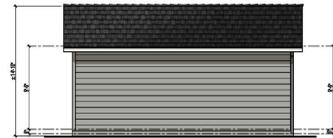
- Remove all Hardie panels and replace with stucco
- Remove all Hardie lap siding and replace with stucco
- Revise roofing material from GAF to Pabco composition shingles
- Revise garage door style

## 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

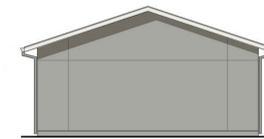
**APPROVED BUILDING  
SUBMITTAL SET**

**PROPOSED BUILDING  
SUBMITTAL SET**



Rear Elevation

**MAINTENANCE BUILDING | ELEVATION**  
**Color Scheme #2**



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

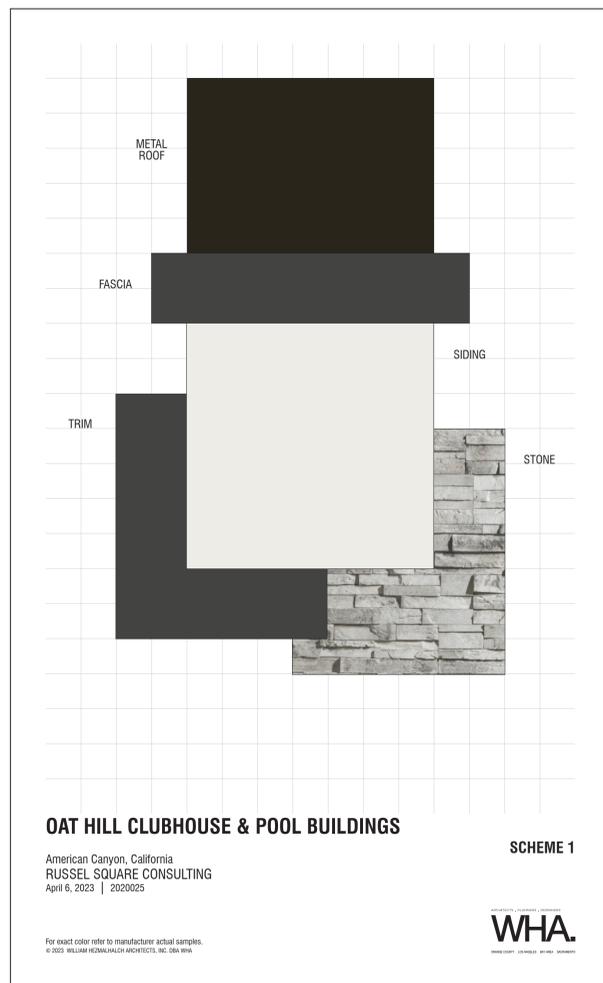
### Design

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

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REVISIONS:

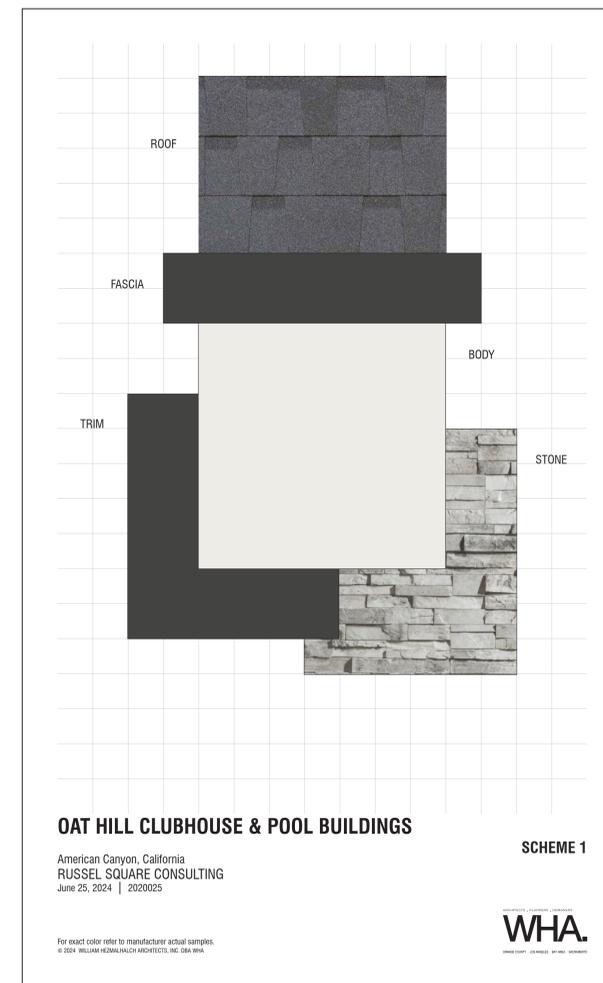
Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
2	3/30/23	Project name update.
3	4/6/23	Roofing at maintenance building updated per energy compliance.
4	9/21/23	Panel information added to metal roof.

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

SCHEME 1

**WHA.**  
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

## COLOR SCHEME #1



**WHA.**  
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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
<b>Roofing:</b> *Composition Singles	*Cool Black *Premier Radiance *Ref. :19 Emi. :92 ASRI: 19 *CRRC: 1018-0022	*PABCO (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Masonry Panel System</b> (install per manufacturers instructions)	*Lighthouse *Craft Chop Ledge Panel	Creative Mines (or equal)
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>Body Color (applied to):</b> Posts Secondary & Utility Doors Stucco Trim	SW 7005 Pure White	Sherwin Williams
<b>Trim Color (applied to):</b> 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.

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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

SCHEME 1

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

## COLOR SCHEME #1

### Revisions

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

## COMPARISON STUDY | COLOR SCHEMES

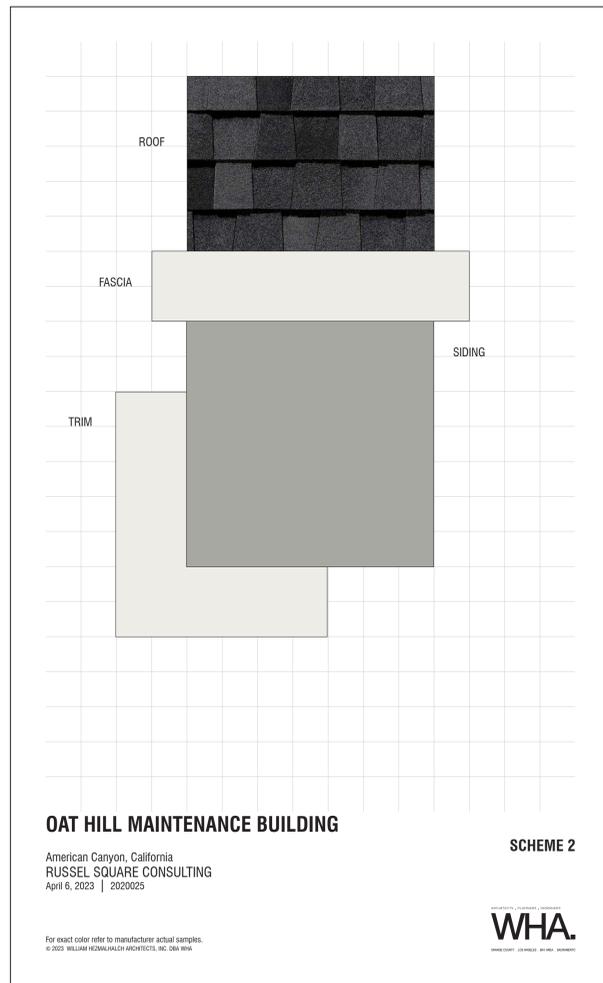
# OAT HILL PARCEL A

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

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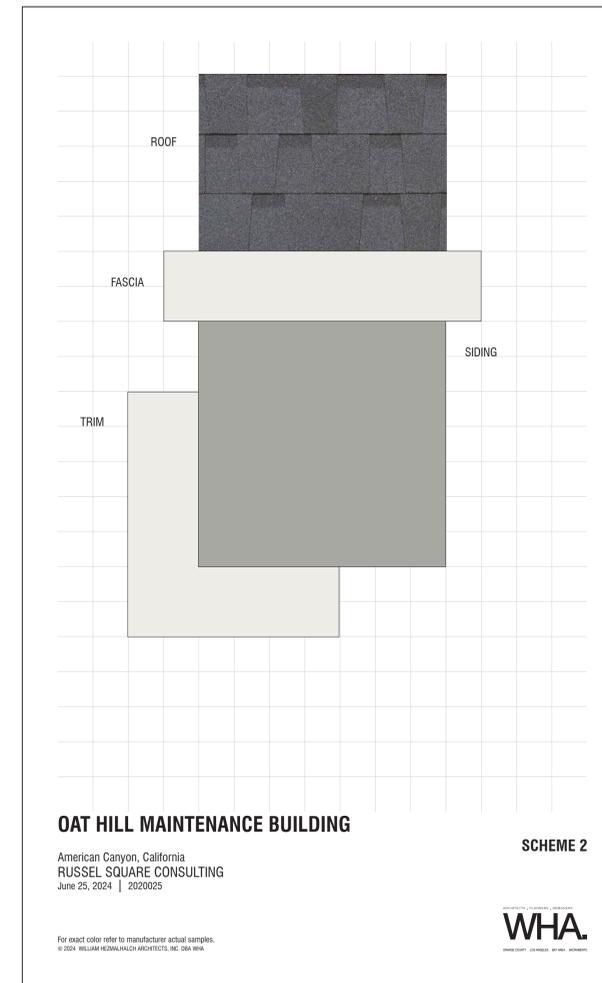
**REVISIONS:**

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.

American Canyon, California  
RUSSEL SQUARE CONSULTING  
June 25, 2024 | 2020025

**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
<b>Roofing:</b> Composition Shingles	<sup>1,2</sup> Cool Black <sup>1,2</sup> Premier Radiance <sup>1,2</sup> Ref: .19 Emi: .92 ASRI: 19 <sup>1,2</sup> CRRC: 1018-0022	<sup>1,2</sup> PABCO (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>'Body Color (applied to):</b> Secondary Doors Stucco	SW 7066 Gray Matters	Sherwin Williams
<b>Trim Color (applied to):</b> 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.

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**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 grout from specifications.
7	6/25/24	Roofing manufacturer updated.

American Canyon, California  
RUSSEL SQUARE CONSULTING  
June 25, 2024 | 2020025

**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



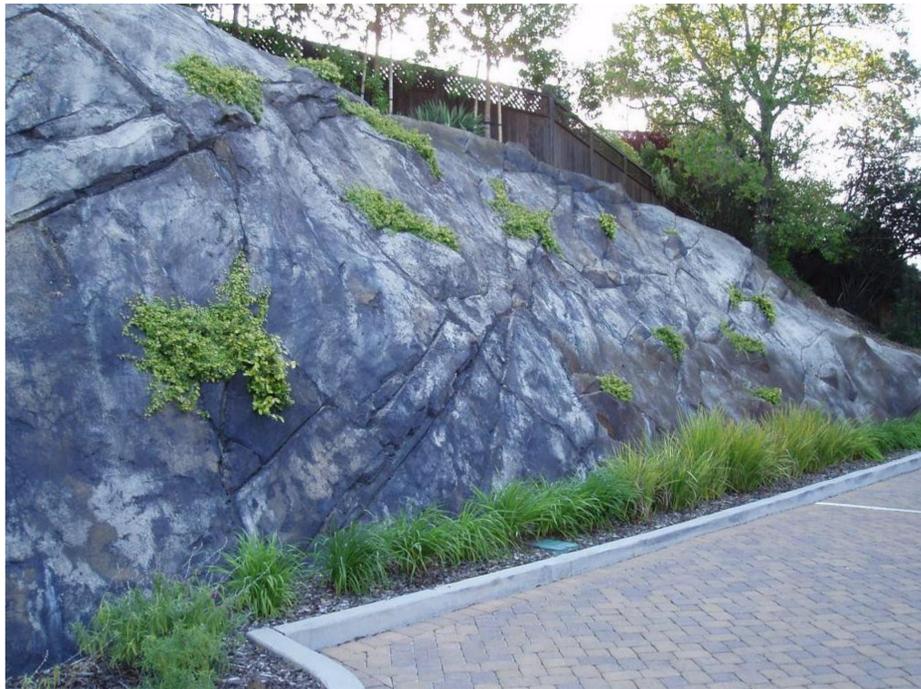
Tiered MSE Wall at West side of Parcel B



Decorative Block used at MSE Walls



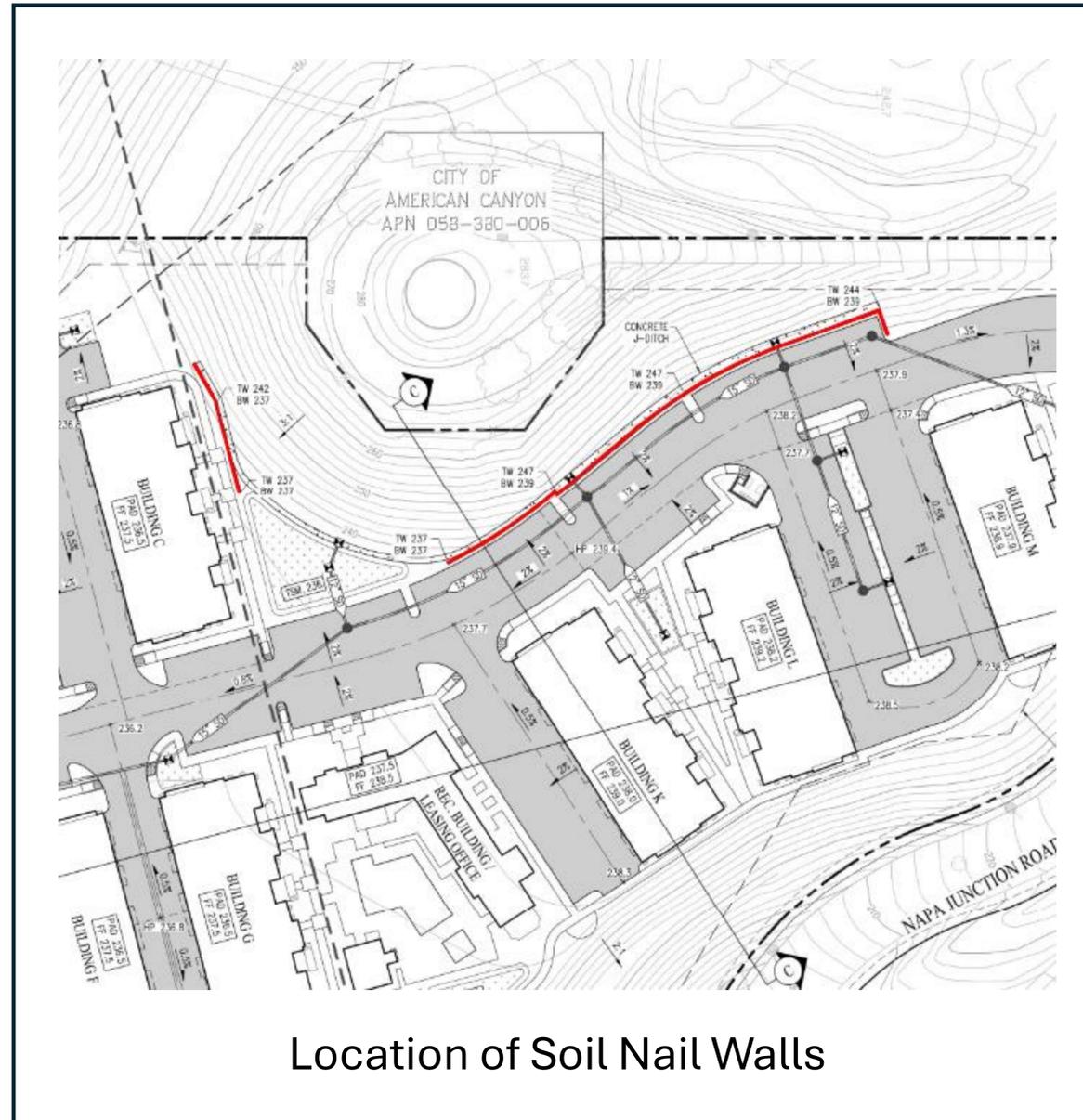
MSE Wall at Parcel B Driveway Entrance



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

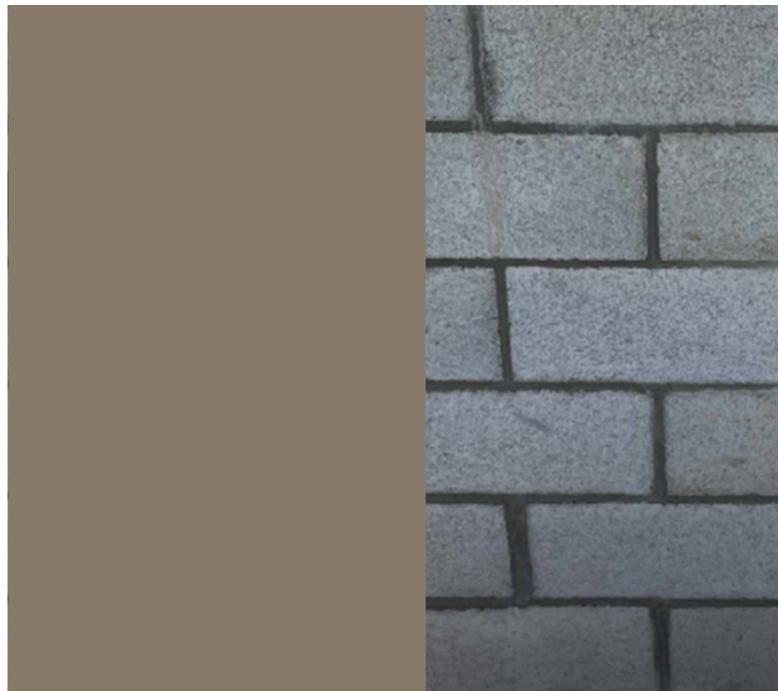
**SHEET:  
RSC - 3**

**SOIL NAIL  
WALLS AT  
PARCEL A**

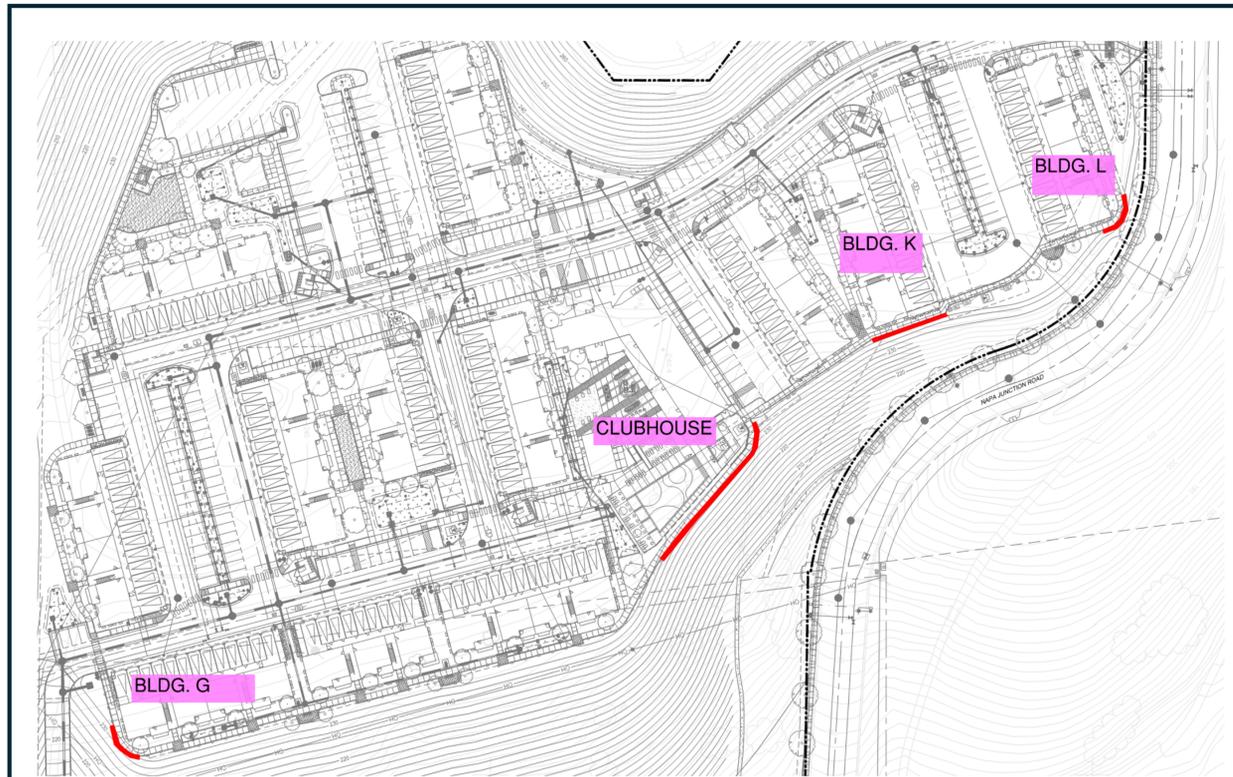
DATE: AUGUST 7, 2024



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



Russell Square Consulting  
2339 Courage Dr Suite C  
Fairfield CA 94533

September 17<sup>th</sup>, 2024

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

Dear Mr. Cooper,

Russell Square is pleased to submit our proposed changes in response to the Planning Commission's request on August 22, 2024. We have outlined each design modification discussed during the meeting, along with the corresponding rationale. The baseline for comparison will be the design permit set approved during entitlement on September 21, 2021. All proposed changes are value-engineering options aimed at reducing construction costs, which have arisen since ownership acquired the project in October 2022.

Below is a summary and breakdown of the proposed changes.

## **1. GROUND FLOOR WINDOWS:**

Original Design (See Sheets A1 & A4):

- Bathroom Windows at the Left/Right Ground Units

Proposed Design (See Sheets A1 & A4):

- Install Sound-Rated Windows at Left/Right Units to Help Mitigate Noise

As recommended by the Planning Commission, Russell Square has explored options to retain the ground-floor bathroom windows in the design. We propose using an STC 41 sound-rated window to mitigate noise from the condenser units outside of the bathroom windows, based on the recommendation of an acoustical consultant.

## **2. AMENITY ROOF, SIDING & STONE MATERIAL:**

Original Material (See Sheets A7 – A20):

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



Proposed Material (See Sheets A7-A20):

- Stucco & Lap Siding
- PABCO Composition Shingles – Antique Black
- Masonry Panel System – Lighthouse Craft / Craft Chop Ledge Panel

Russell Square Consulting proposes using a combination of stucco and lap siding to create a cohesive appearance with the apartment buildings, which feature lap siding on the third floors. We propose adding lap siding to the clubhouse pop-outs to enhance the architectural appeal. Additionally, we propose using composite shingles for the amenity buildings to match the apartment buildings, as metal roofs are not cost-efficient. This change will maintain the integrity of the original design, retaining key architectural features like the stone chimneys and louvered panels.

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.

###

As discussed during our August 22<sup>nd</sup> Planning Commission meeting, we have made several adjustments in response to the increasing costs of construction. While these proposed changes involve additional expenses, we recognize the importance of maintaining strong community partnerships. Our goal is to deliver a project that we, as long-term community members, and the broader community can take pride in. We have thoroughly considered the Planning Commission's recommendations, explored optimal solutions, and arrived at the proposals outlined above. We greatly appreciate the Planning Commission's recommendations, the opportunity to address them promptly, and your consideration of our requests.

# APPROVED BUILDING SUBMITTAL SET



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

## REVISIONS

- Keep Ground Floor Bathroom Windows & Install STC 41 Rated Windows

# PROPOSED BUILDING SUBMITTAL SET



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



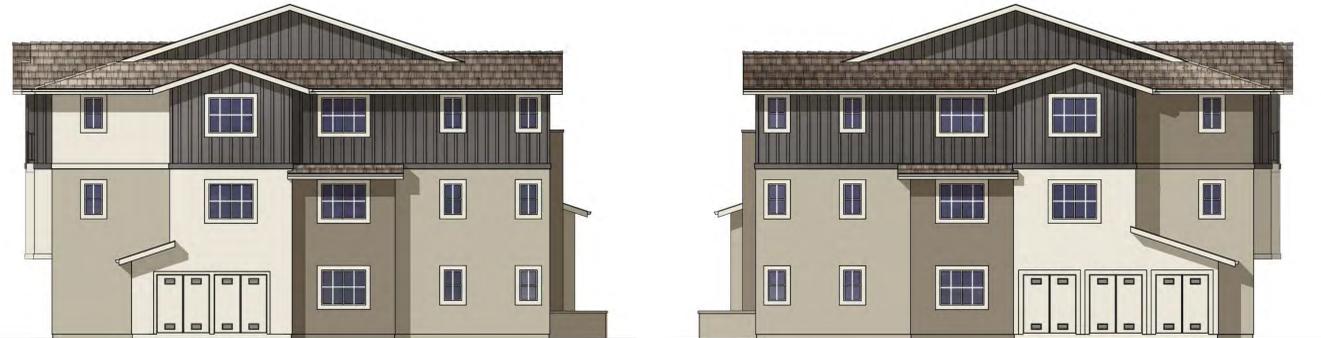
**PARCEL B - 18-PLEX | FRONT ELEVATION**  
Color Scheme #1

## COMPARISON STUDY | BUILDING ELEVATIONS

# OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**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**

- Keep Ground Floor Bathroom Windows & Install STC 41 Rated Windows



Left Elevation

Right Elevation

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

**COMPARISON STUDY | BUILDING ELEVATIONS**

**OAT HILL MULTI-FAMILY**

**AMERICAN CANYON, CALIFORNIA**

**APPROVED BUILDING  
SUBMITTAL SET**



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

**REVISIONS**

- Keep Ground Floor Bathroom Windows & Install STC 41 Rated Windows

**PROPOSED BUILDING  
SUBMITTAL SET**



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



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

**COMPARISON STUDY | BUILDING ELEVATIONS**

**OAT HILL MULTI-FAMILY**

**AMERICAN CANYON, CALIFORNIA**

# APPROVED BUILDING SUBMITTAL SET



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

## REVISIONS

- Keep Ground Floor Bathroom Windows & Install STC 41 Rated Windows

# PROPOSED BUILDING SUBMITTAL SET



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



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

## COMPARISON STUDY | BUILDING ELEVATIONS

# OAT HILL MULTI-FAMILY

AMERICAN CANYON, CALIFORNIA

**APPROVED BUILDING  
SUBMITTAL SET**



Left Elevation

Right Elevation

**12-PLEX | SIDE ELEVATIONS**  
Color Scheme #2

**REVISIONS**

- Keep Ground Floor Bathroom Windows & Install STC 41 Rated Windows

**PROPOSED BUILDING  
SUBMITTAL SET**



Left Elevation

Right Elevation

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



Left Elevation

Right Elevation

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

**COMPARISON STUDY | BUILDING ELEVATIONS**

**OAT HILL MULTI-FAMILY**

**AMERICAN CANYON, CALIFORNIA**

# APPROVED BUILDING SUBMITTAL SET



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

## REVISIONS

- Keep Ground Floor Bathroom Windows & Install STC 41 Rated Windows

# PROPOSED BUILDING SUBMITTAL SET



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



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

## COMPARISON STUDY | BUILDING ELEVATIONS

**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 Hardie board & battens and replace with lap siding at pop-outs
- Revise roofing material from metal roof to Pabco composition shingles
- Revise Manufactured Stone to Masonry Panel System at Clubhouse Chimneys

**COMPARISON STUDY | BUILDING ELEVATIONS**

**APPROVED BUILDING  
SUBMITTAL SET**

**PROPOSED BUILDING  
SUBMITTAL SET**



Left Elevation



Left Elevation



Right Elevation

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



Right Elevation

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

**REVISIONS**

**Design**

- Remove Hardie board & battens and replace with lap siding at pop-outs
- Revise roofing material from metal roof to Pabco composition shingles
- Revise Manufactured Stone to Masonry Panel System at Clubhouse Chimneys

**COMPARISON STUDY | BUILDING ELEVATIONS**

## APPROVED BUILDING SUBMITTAL SET

## PROPOSED BUILDING SUBMITTAL SET



Rear Elevation



Rear Elevation

### CLUB HOUSE | ELEVATION Color Scheme #1

### CLUB HOUSE | ELEVATION Color Scheme #1

### REVISIONS

#### Design

- Remove Hardie board & battens and replace with lap siding at pop-outs
- Revise roofing material from metal roof to Pabco composition shingles
- Revise Manufactured Stone to Masonry Panel System at Clubhouse Chimneys

## COMPARISON STUDY | BUILDING ELEVATIONS

**APPROVED BUILDING  
SUBMITTAL SET**

**PROPOSED BUILDING  
SUBMITTAL SET**



Front Elevation

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



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

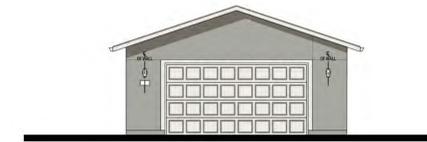
## APPROVED BUILDING SUBMITTAL SET



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

## 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



Front Elevation

### CLUB HOUSE | ELEVATION Color Scheme #1

## PROPOSED BUILDING SUBMITTAL SET



Front Elevation

### CLUB HOUSE | ELEVATION Color Scheme #1

## REVISIONS

### Design

- Remove Hardie board & battens and replace with lap siding at pop-outs
- Revise roofing material from metal roof to Pabco composition shingles
- Revise Manufactured Stone to Masonry Panel System at Clubhouse Chimneys

## 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 Hardie board & battens and replace with lap siding at pop-outs
- Revise roofing material from metal roof to Pabco composition shingles
- Revise Manufactured Stone to Masonry Panel System at Clubhouse Chimneys

## 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

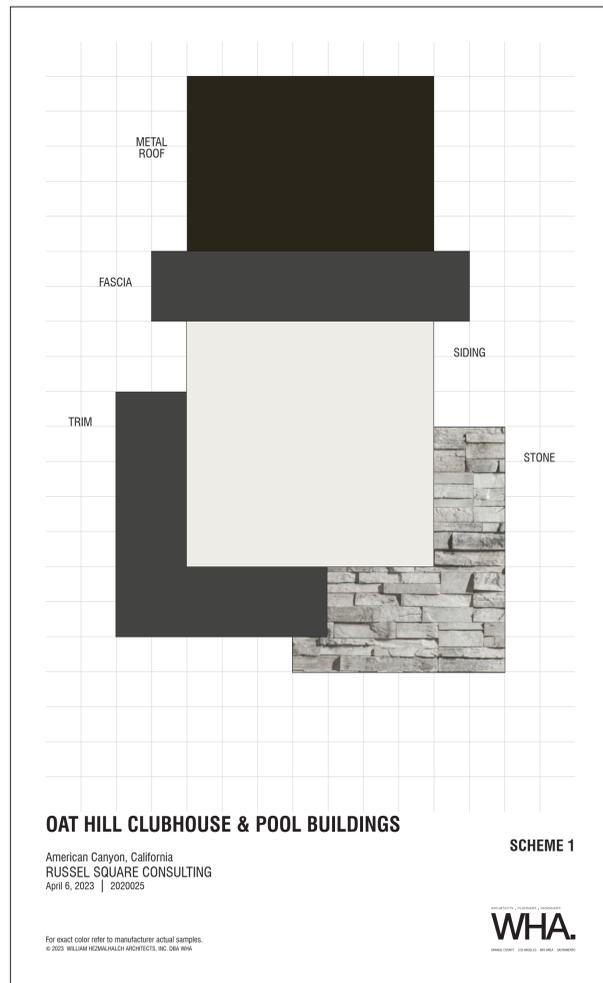
### Design

- Remove Hardie board & battens and replace with lap siding at pop-outs
- Revise roofing material from metal roof to Pabco composition shingles
- Revise Manufactured Stone to Masonry Panel System at Clubhouse Chimneys

## COMPARISON STUDY | BUILDING ELEVATIONS

# APPROVED BUILDING SUBMITTAL SET

# PROPOSED BUILDING SUBMITTAL SET



**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

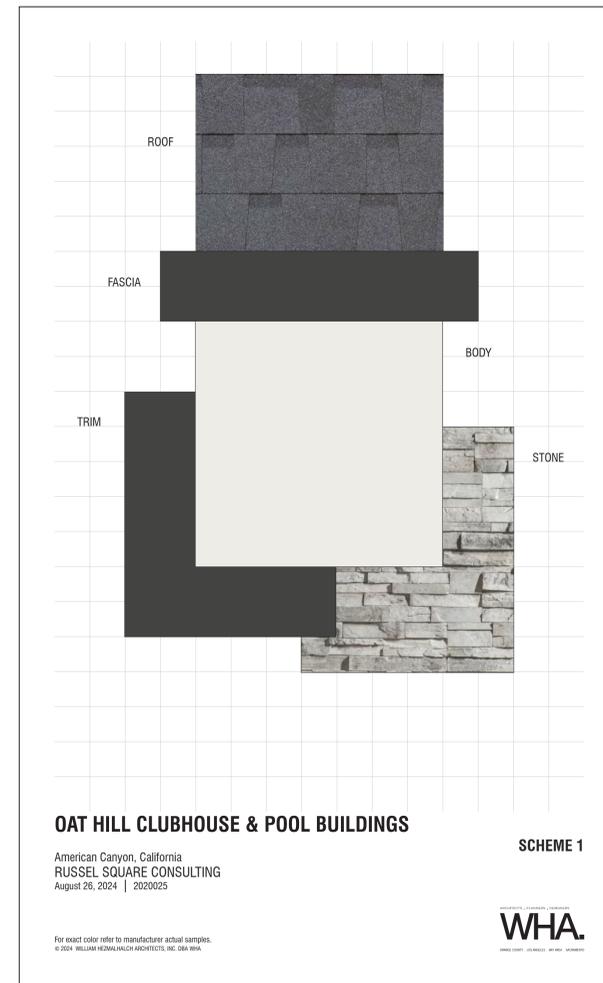
Material	Color	Manufacturer
<b>Roofing:</b> Metal (factory finish)	Dark Bronze (50) *Rib Height: 1-1/2" *Panel Coverage: 16" *Gauge: 24 ga.	Metal Sales (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Masonry Panel System</b> (install per manufacturers instructions)	<sup>1</sup> Lighthouse <sup>1</sup> Craft Chop Ledge Panel	Creative Mines (or equal)
<b>Mortar @ Stone</b>	Misty Cove	Orco
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>Siding Color (applied to):</b> Board & Battens Louvered Panels Posts Secondary & Utility Doors Trim	SW 7005 Pure White	Sherwin Williams
<b>Trim Color (applied to):</b> 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 Corei Rath (925) 483-1700.

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**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.



**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
<b>Roofing:</b> <sup>1</sup> Composition Singles	<sup>1,2</sup> Cool Black <sup>1,2</sup> Premier Radiance <sup>1</sup> Ref. :19 Emi. :92 ASRI: 19 <sup>1,3</sup> CRRC: 1018-0022	<sup>1,3</sup> PABCO (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Masonry Panel System</b> (install per manufacturers instructions)	<sup>1</sup> Lighthouse <sup>1</sup> Craft Chop Ledge Panel	Creative Mines (or equal)
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>Body Color (applied to):</b> <sup>1</sup> Lap Siding Posts Secondary & Utility Doors Stucco Trim	SW 7005 Pure White	Sherwin Williams
<b>Trim Color (applied to):</b> Barge Boards Braces Chimney Cap Eaves Fascia Storefront Doors w/ Panel System	SW 7069 Iron Ore	Sherwin Williams

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Contact Corei Rath (925) 483-1700.

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**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.
8	8/26/24	Lap siding added back to Color Scheme #1.

## COLOR SCHEME #1

## Revisions COLOR SCHEME #1

- Revise roofing material to Pabco composition shingles

## COMPARISON STUDY | COLOR SCHEMES

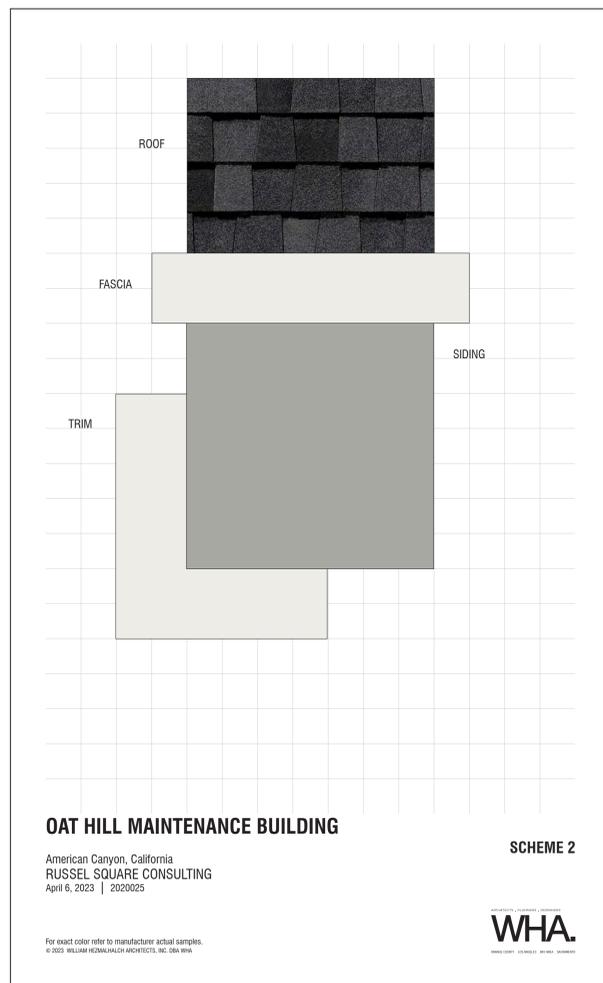
# OAT HILL PARCEL A

## AMERICAN CANYON, CALIFORNIA

A19

# 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
<b>Roofing:</b> Composition Shingle <i>(only at maintenance bld.)</i>	<sup>1</sup> Graphite <sup>2</sup> Landmark Solaris <sup>3</sup> Ref.: 21 Emi.: 91 A.SRI: 21 <sup>4</sup> CRRC: 0668-0155	<sup>1</sup> CertainTeed (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>Siding Color (applied to):</b> Lap Siding Secondary Doors	SW 7066 Gray Matters	Sherwin Williams
<b>Trim Color (applied to):</b> 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) 453-1700. © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

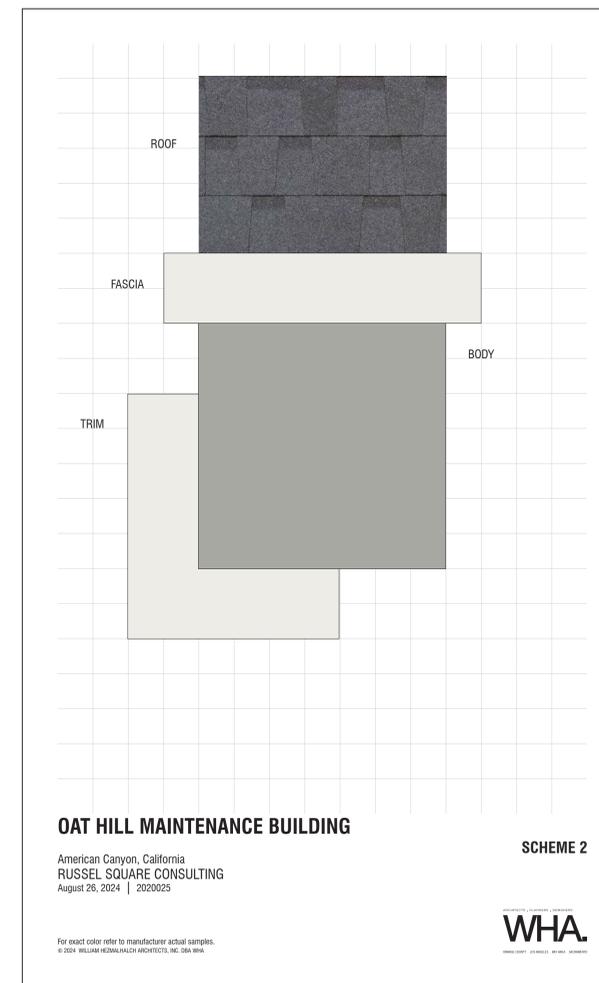
REVISIONS:

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.

American Canyon, California  
RUSSEL SQUARE CONSULTING  
April 6, 2023 | 2020025

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

## COLOR SCHEME #2



**WHA.**  
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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
<b>Roofing:</b> Composition Shingles	<sup>1</sup> Cool Black <sup>2</sup> Premier Radiance <sup>3</sup> Ref.: 19 Emi.: 92 ASRI: 19 <sup>4</sup> CRRC: 1018-0022	<sup>1</sup> PABCO (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>'Body Color (applied to):</b> Secondary Doors Stucco	SW 7066 Gray Matters	Sherwin Williams
<b>Trim Color (applied to):</b> 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) 453-1700. © 2024 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	3/23/23	Manufactured stone updated per client request.
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5	5/9/24	Roofing manufacturer updated per composition shingle.
6	5/22/24	Remove gravel from specifications.
7	6/25/24	Roofing manufacturer updated.
8	8/26/24	Lap siding added back to Color Scheme #1.

American Canyon, California  
RUSSEL SQUARE CONSULTING  
August 26, 2024 | 2020025

**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

A20

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



**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

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**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

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Proposed View from the East Along Theresa Avenue



VIEW SIM 3

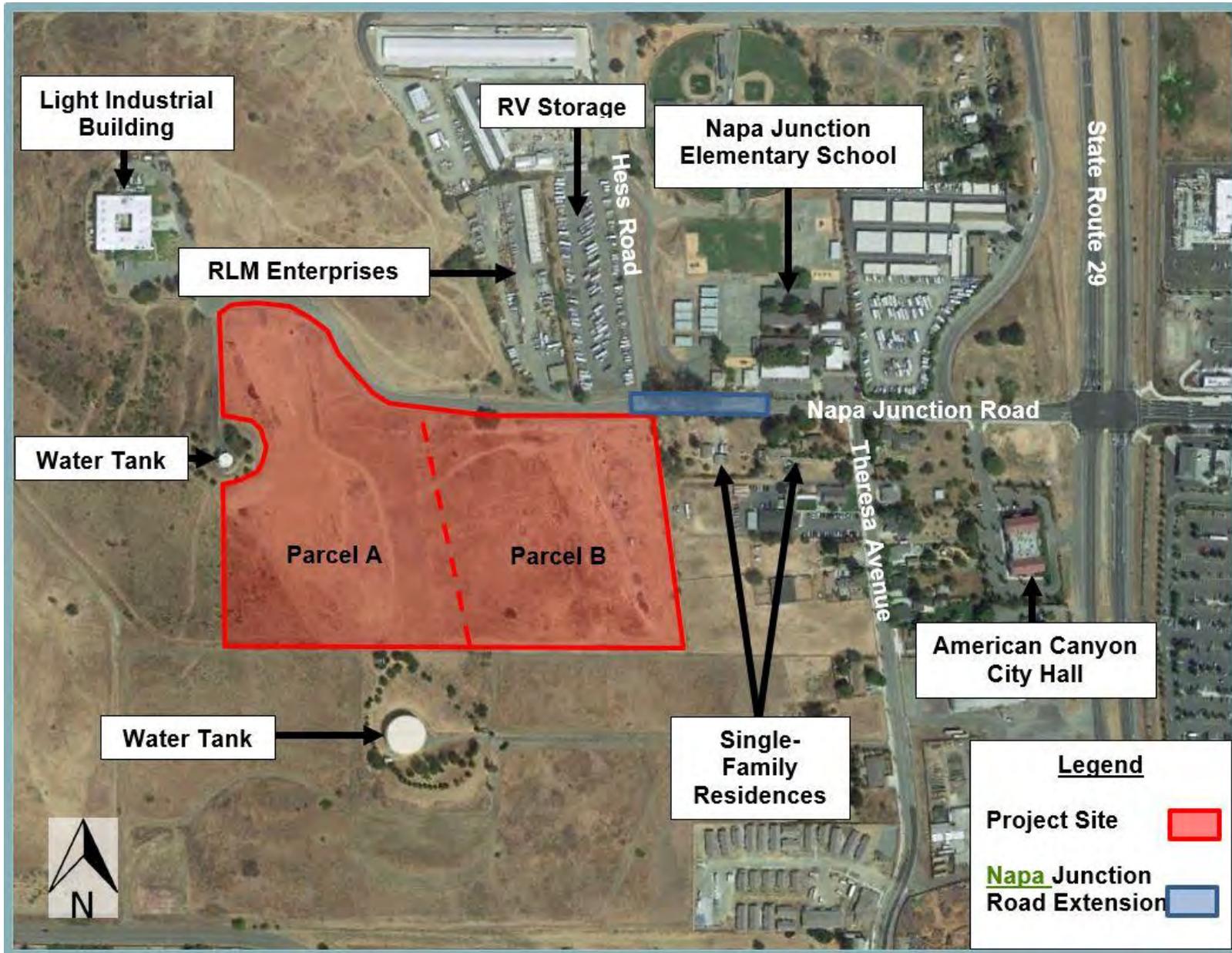
RH HESS  
DEVELOPMENT

OAT HILL MULTI-FAMILY  
AMERICAN CANYON, CALIFORNIA

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Project Site Aerial View



Project Site Plan

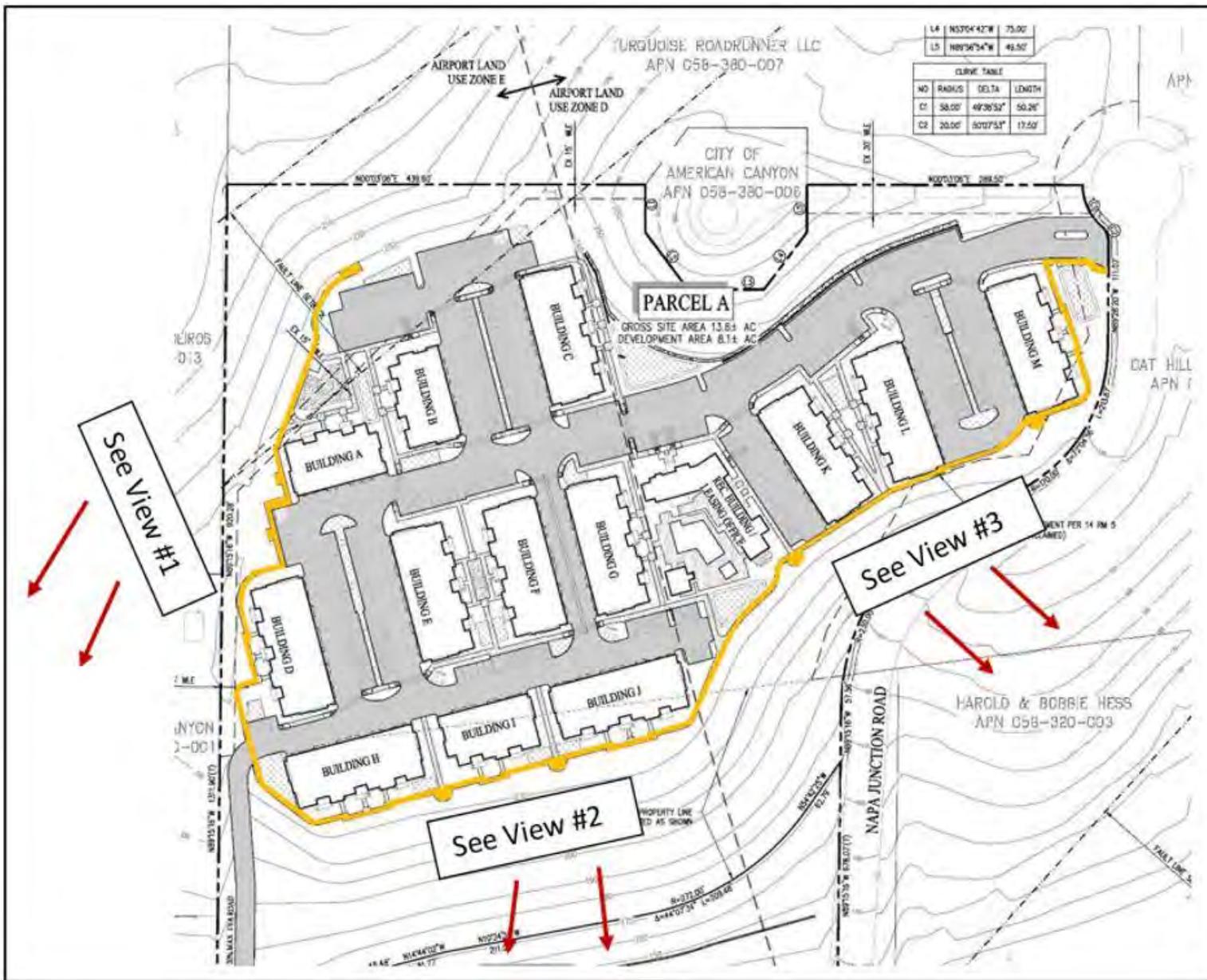


**Project Summary**

<b>Parcel A</b>	
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
	<b>428 On-site Spaces</b>
	• Garage: 157 Spaces
	• Carports: 49 Spaces
	• Head In: 222 Spaces
	<b>23 Off-site Spaces</b>
Open Space	
	• Common Open Space: 53,571 SF
	• Hillside Slope Area: 139,392 SF
<b>Parcel B</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. Basis information per 04 of ordinance.
  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.

Public View Trail





*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



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



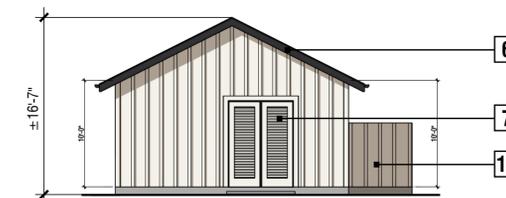
Recreation Building Left



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

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

**12-PLEX | Building Elevations**

**OAT HILL MULTI-FAMILY – PARCEL A**

AMERICAN CANYON, CALIFORNIA



Right



Rear



Left



Front

**EXTERIOR COLORS & MATERIALS**

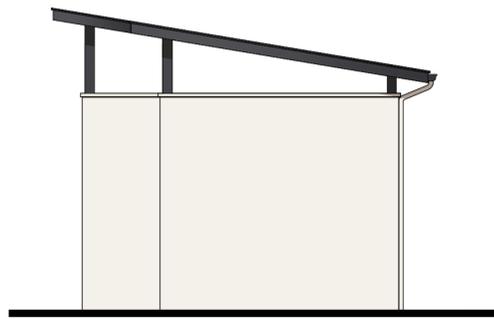
Color Scheme #1

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

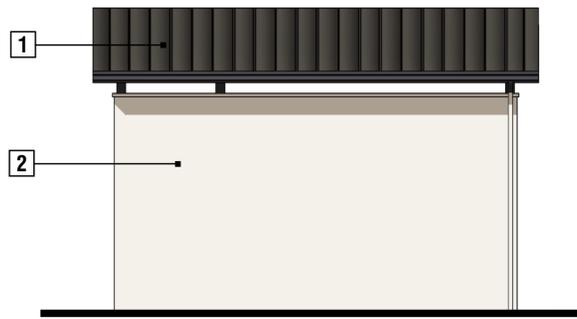
**17-PLEX | Building Elevations**

**OAT HILL MULTI-FAMILY – PARCEL A**

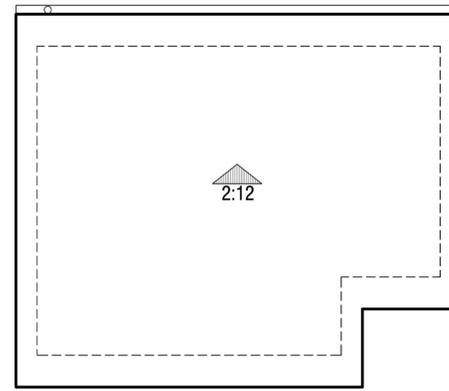
AMERICAN CANYON, CALIFORNIA



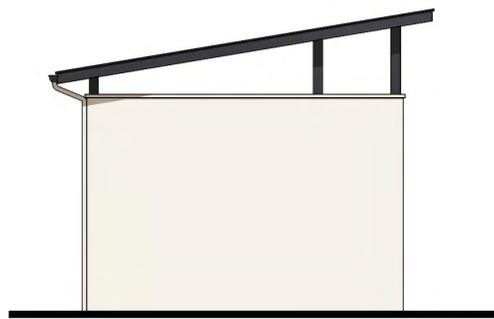
Trash Enclosure Left



Trash Enclosure Front



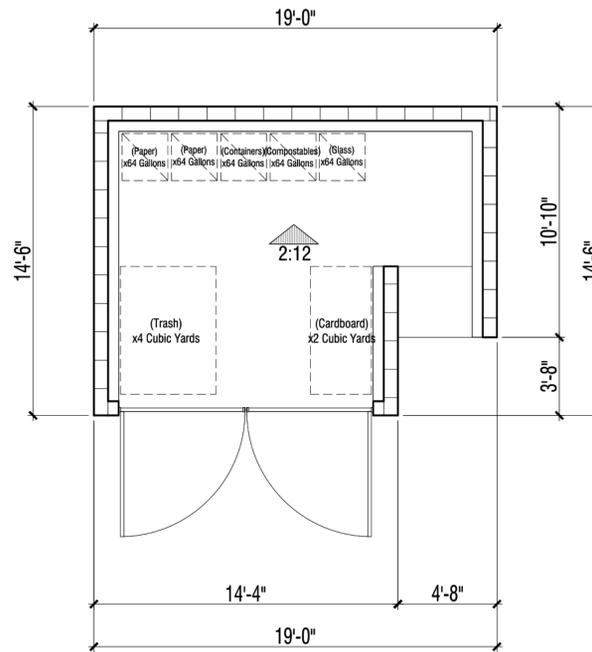
Trash Enclosure  
Roof Plan



Trash Enclosure Left



Trash Enclosure Front



Trash Enclosure  
Floor Plan



Carport Sample

**EXTERIOR COLORS & MATERIALS**

Color Scheme #4

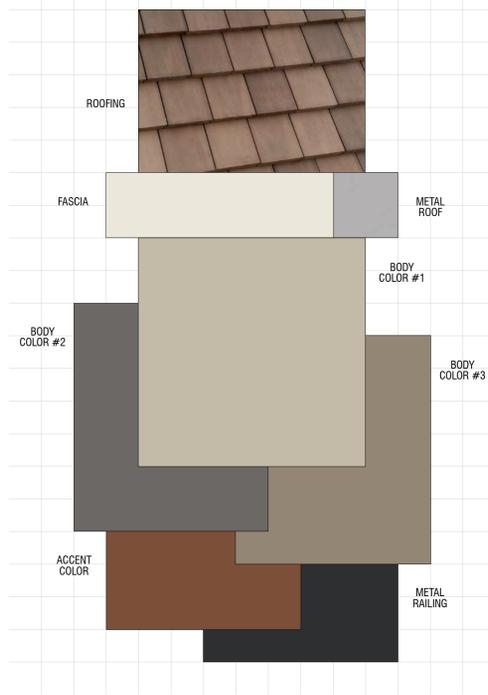
- 1 Metal Roof - *Dark Bronze (50)*
- 2 Stucco over CMU
- 3 Metal Door
- 4 Cane Bolt

**Trash Enclosure & Carport Sample**

**OAT HILL MULTI-FAMILY – PARCEL A**

AMERICAN CANYON, CALIFORNIA

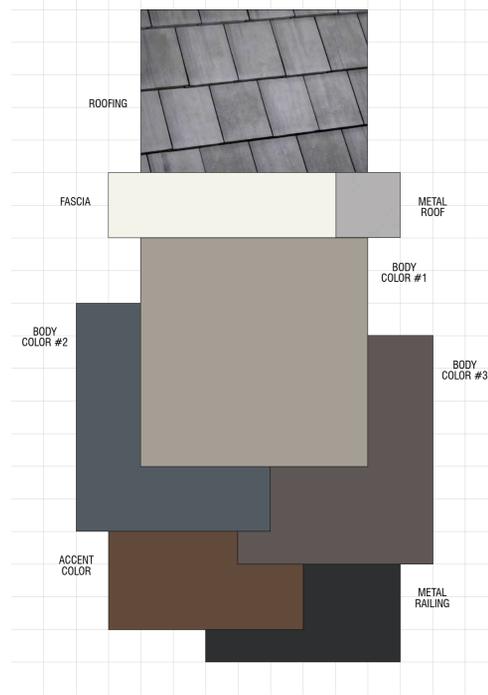
## Muli-Family Color Scheme #1



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

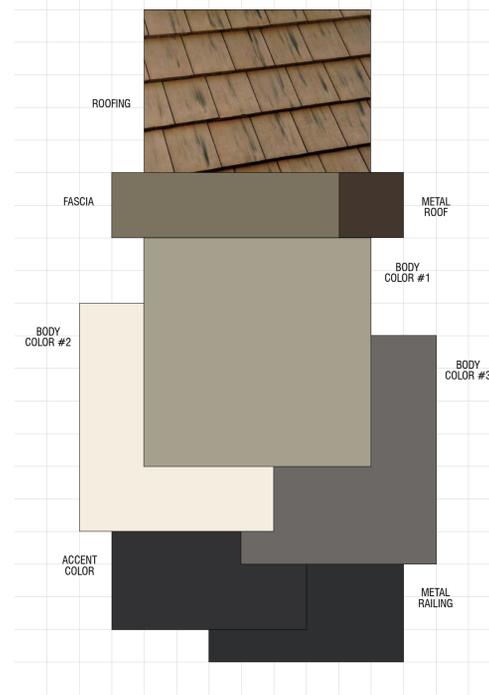
## Muli-Family Color Scheme #2



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

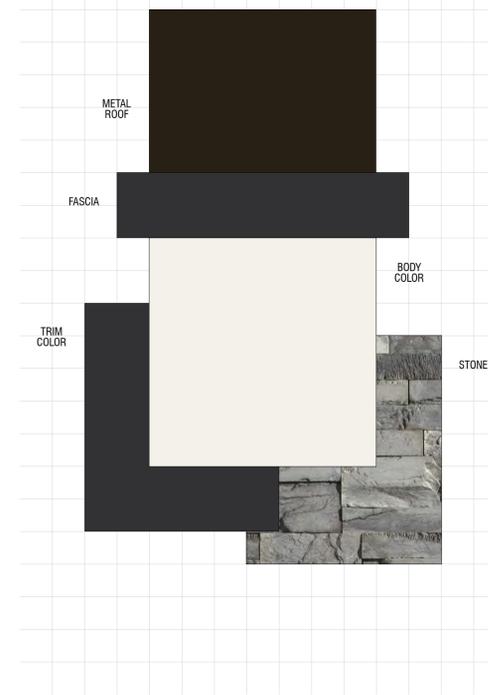
## Multi-Family Color Scheme #3



Material	Color	Manufacturer
<b>Roofing:</b> Concrete Slate Tile	4502 Arcadia Canyon Brown Ref. 13 Em: 94 A.SRI: 16 CRRC: 0918-0043	Eagle
<b>Metal Roof (factory finish)</b>	Medium Bronze (H4)	Metal Sales or Equal
<b>Vinyl Windows (factory finish)</b>	White	Ply Gen or Equal
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Kelly Moore
<b>Body Color #1 (applied to):</b> Low Wall @ Covered Patio Entry Stucco Columns Stucco Trim Band @ Stucco	KM 5771 Apple Hill	Kelly Moore
<b>Body Color #2 (applied to):</b> Board & Battens Corner Boards @ Board & Battens Gable Siding Trim Band @ Board & Battens	KM W23 Bechamel	Kelly Moore
<b>Body Color #3 (applied to):</b> Stucco	KM 5826 Volcanic Rock	Kelly Moore
<b>Trim Color (applied to):</b> Barge Boards Eaves Fascia Garage Doors Utility Doors Stucco Trim Band @ Stucco Trim	KM 5769 Backcountry	Kelly Moore
<b>Accent Color (applied to):</b> Unit Doors	KM A87 Stiletto	Kelly Moore
<b>Metal Railing</b>	KM 4883 Black Cat	Kelly Moore
<b>Garage Door Weatherstrip (factory finish)</b>	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
<b>Metal Roof (factory finish)</b>	Dark Bronze (50)	Metal Sales or Equal
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Kelly Moore
<b>Vinyl Windows (factory finish)</b>	White	Ply Gen or Equal
<b>Manufactured Stone (1/8" standard raked joints)</b>	Shadowplay Craft Split Modular	Creative Mines or Equal
<b>Mortar @ Stone</b>	Misty Cove	Orco
<b>Body Color (applied to):</b> Board & Battens Corner Boards @ Board & Battens Louvered Panels Posts Stucco Utility Doors Trim	KM W46 Picker Fence	Kelly Moore
<b>Trim Color (applied to):</b> 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,

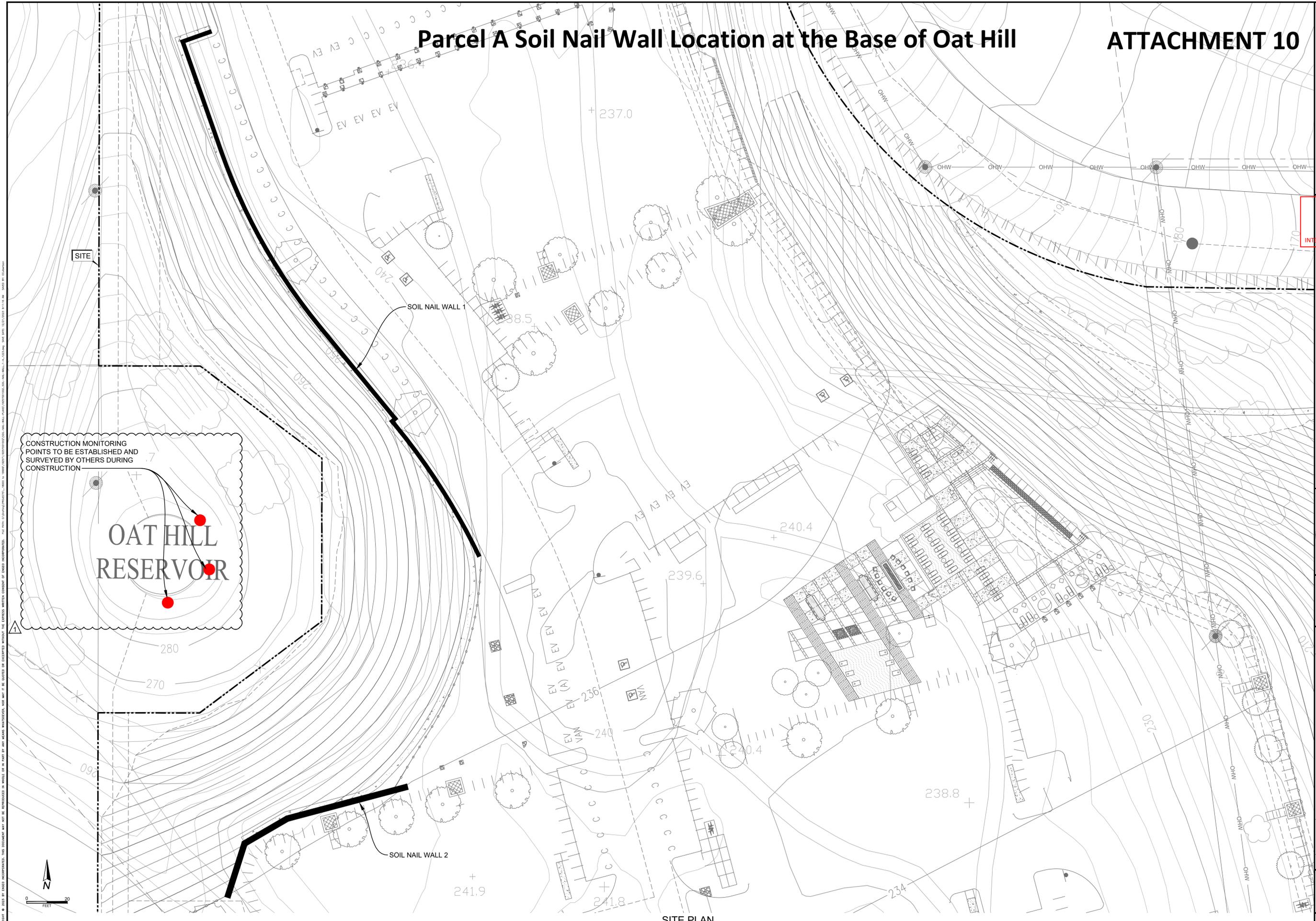
**Brent Cooper, AICP**

**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



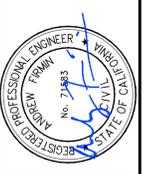
2010 CROW CANYON PLACE  
 SUITE 250  
 SAN RAMON, CALIFORNIA 94583-4624  
 (925) 865-9000  
 (888) 275-2688

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**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

SOURCE: CARLSON BARBEE & GIBSON

SITE PLAN  
 1"=20'

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

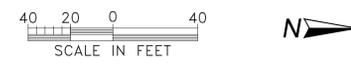
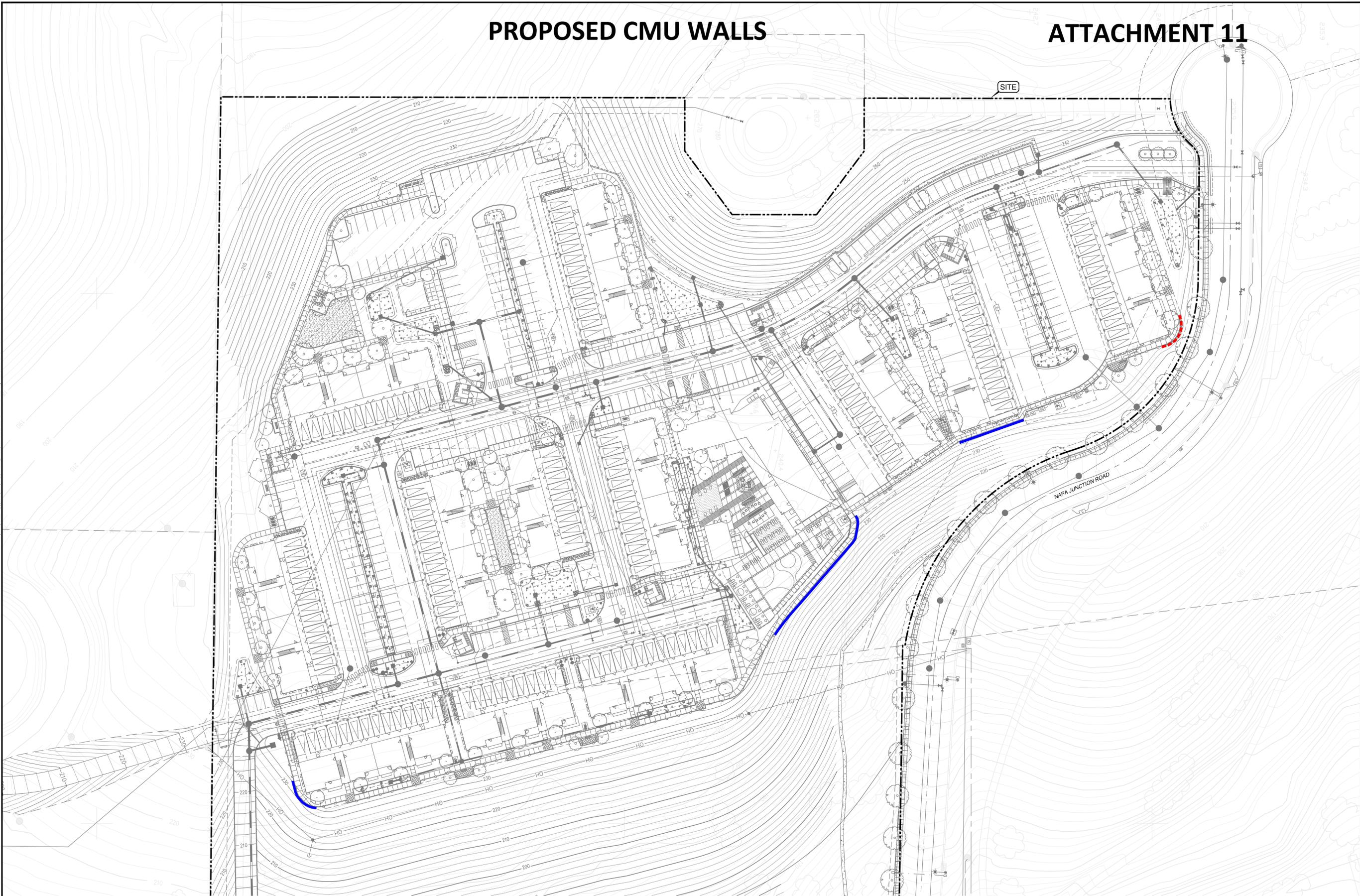


Figure 4. The faux-rock finish is becoming much more widespread and has seen use across the Bay Area.



# PROPOSED CMU WALLS

# ATTACHMENT 11



**EXPLANATION**  
ALL LOCATIONS ARE APPROXIMATE

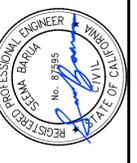
<span style="color: blue;">———</span>	CMU WALL - CASE A
<span style="color: red;">- - - - -</span>	CMU WALL - CASE B

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 - RIVERSIDE - 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, "Virtual Taupe". 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 the main content area, there is a small icon of a tablet with a cursor, likely representing a virtual color tool.



SEE RECREATION BUILDING A ENLARGEMENT, SHEET L-5.5

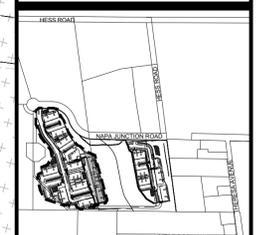
MATCHLINE REFER TO SHEET L-5.3

# 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.

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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

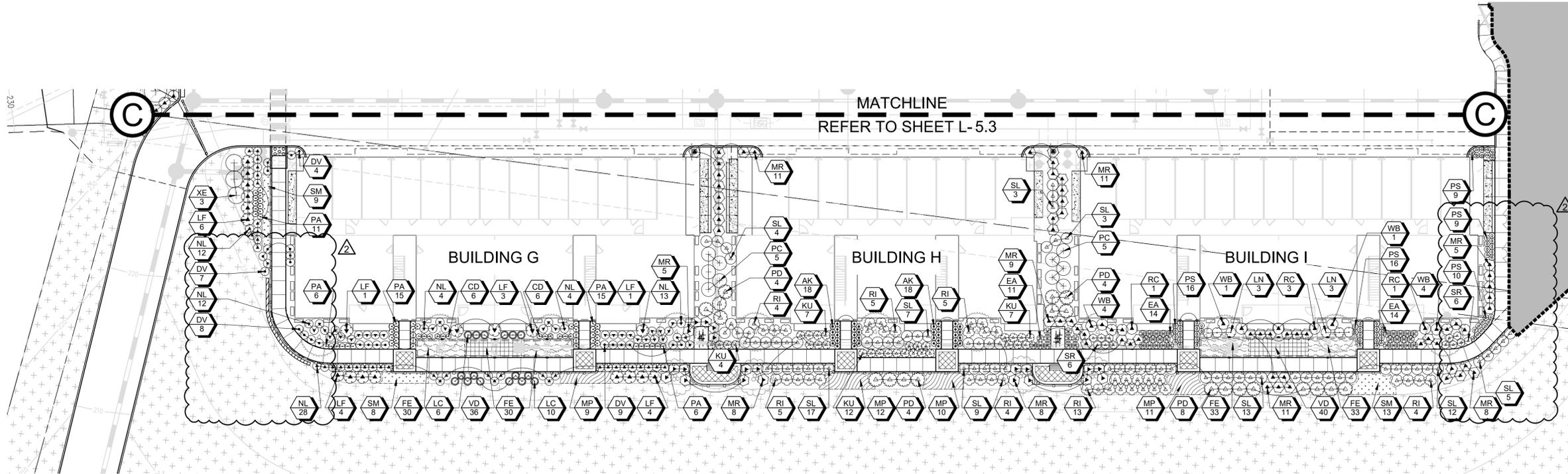
SHEET TITLE:

## 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	FEUJIA 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\*

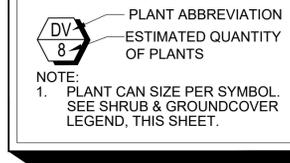
LANDMARK MIX	BOTANICAL NAME	COMMON NAME	WUCOLS	QTY.
+	BROMUS CARINATUS	NATIVE CALIFORNIA BROME	LOW	221,719 SF
	ELYMUS GLAUCUS	BLUE WILD RYE	LOW	
	HORDEUM CALIFORNICUM	CALIFORNIA BARLEY	LOW	
	FESTUCA RUBRA	MOLATE RED FESCUE	LOW	

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

## TURF LEGEND

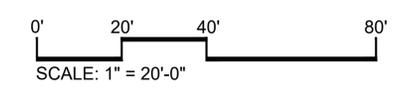
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	QTY.
+	90/10 TALL FESCUE	90% TALL FESCUE	SOD	2,477 SF
	ARTIFICIAL TURF	10% KENTUCKY BLUE GRASS		1,297 SF

## PLANTING CALLOUT LEGEND



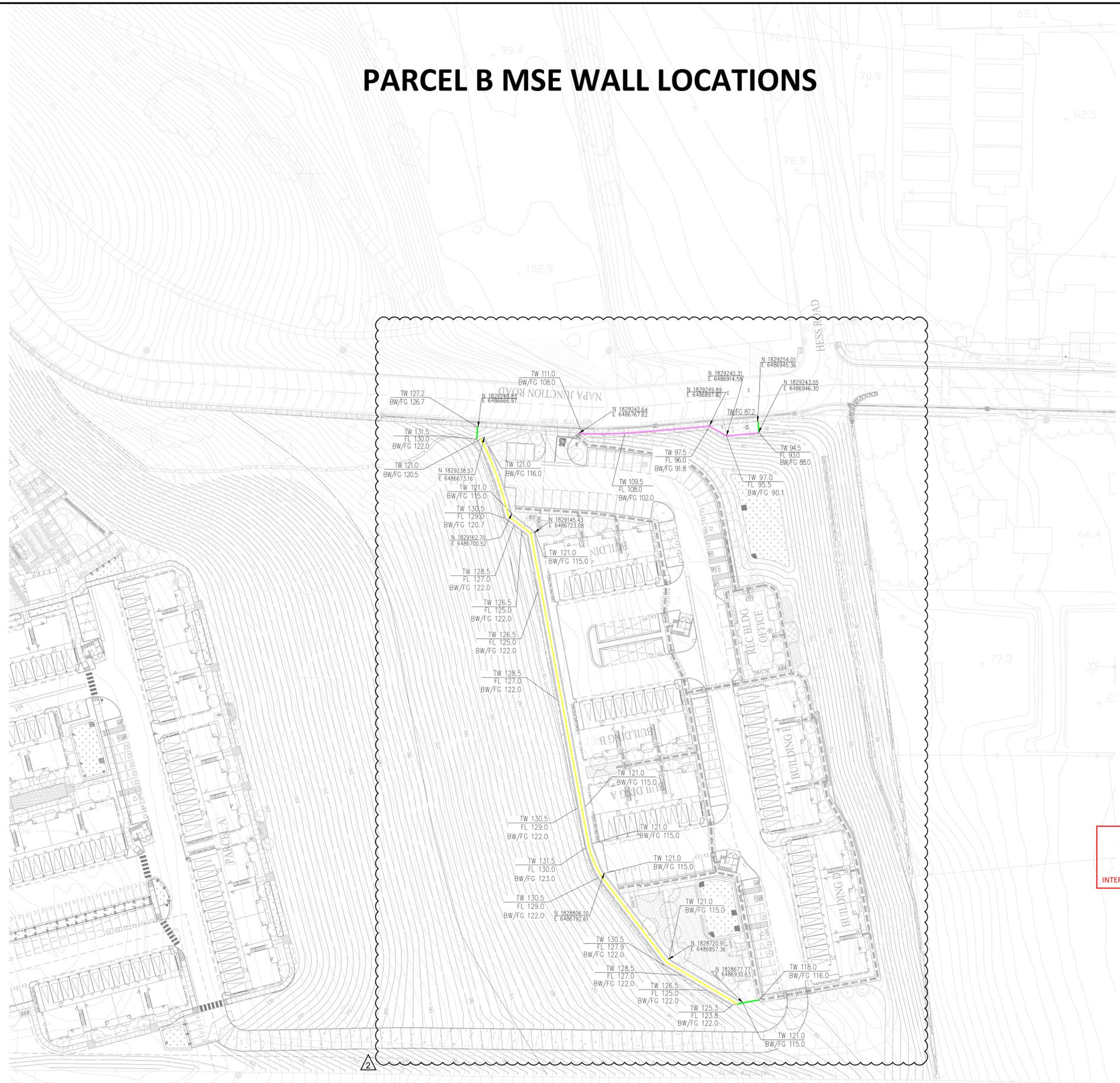
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

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

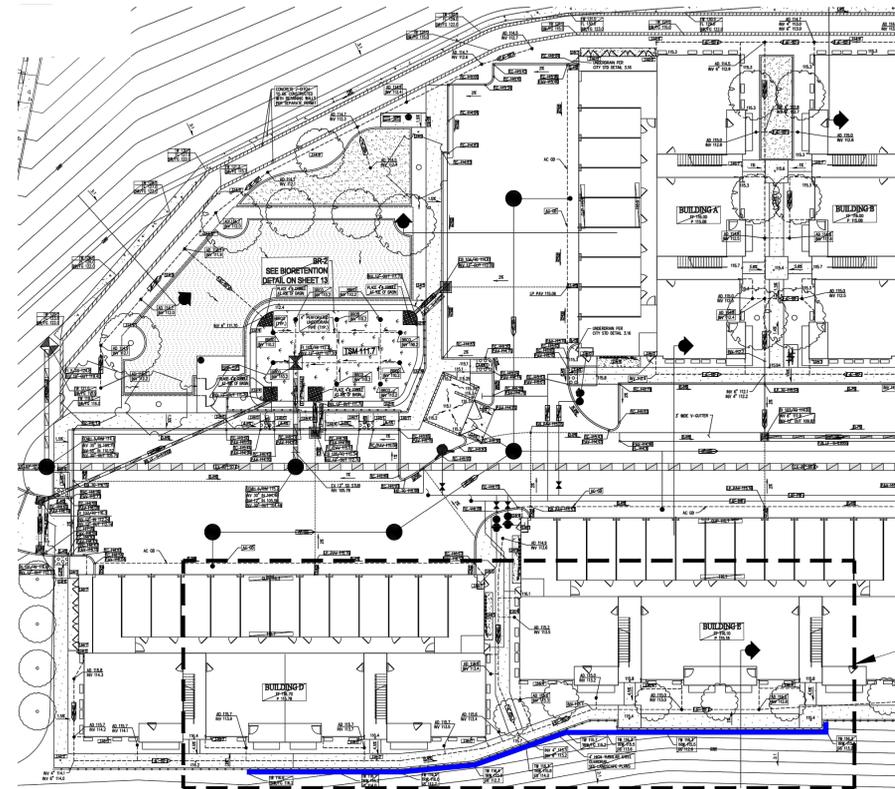
REV.	DATE	DESCRIPTION
2	10-23-2023	CITY PLAN VIEW COMMENTS
1	8-23-2023	CITY PLAN VIEW COMMENTS

SHEET NUMBER  
**2**

PROJECT NO.  
 19257.001.002

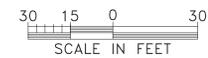
# PARCEL B CMU WALL LOCATION AND LANDSCAPE PLANS

# ATTACHMENT 14

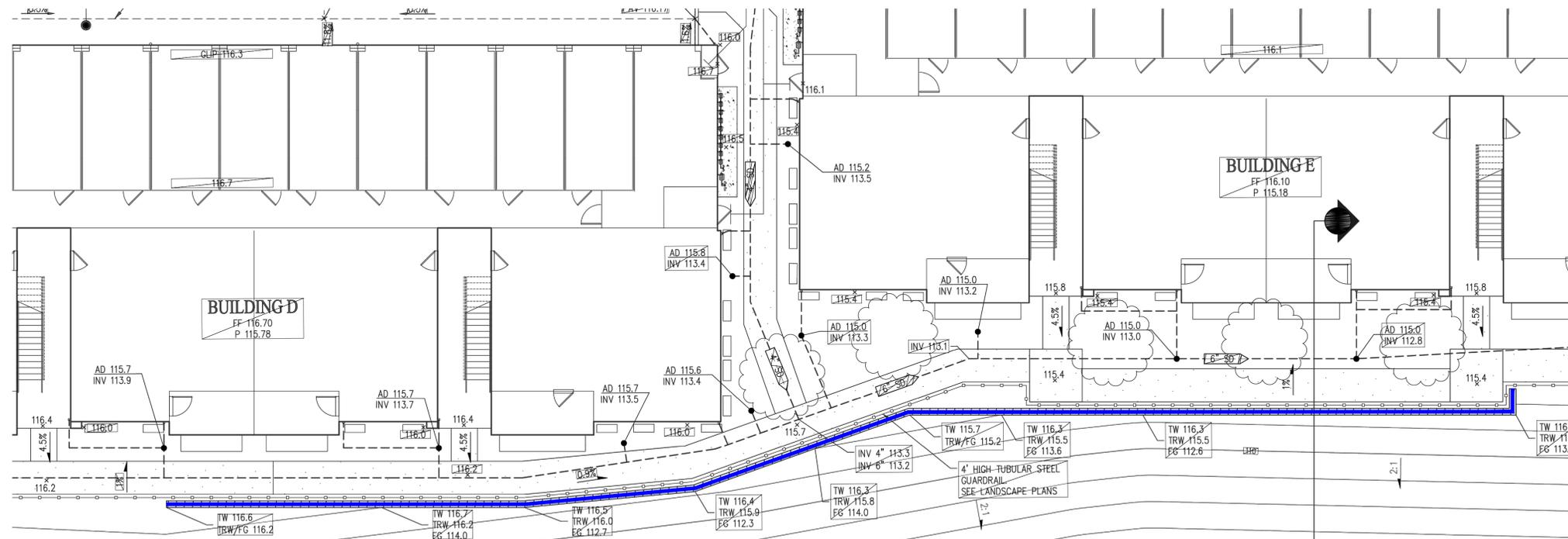


SITE OVERVIEW

1"=30'



SEE INSET 1



INSET 1- CMU WALL SITE PLAN

1"=10'



EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

CMU WALL

**REVIEWED**  
FOR  
CODE COMPLIANCE  
Jan 29, 2024  
INTERWEST CONSULTING GROUP

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	PLAN REVIEW COMMENTS	DESCRIPTION
1	1-11-2024		

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. 1000

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

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

**BIORETENTION LEGEND\***

SYMBOL \ ABBR.	BOTANICAL NAME	COMMON NAME	SIZE \ SPACING	WUCOLS	QTY
	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL @ 24" O.C	LOW	226
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL @ 24" O.C	LOW	318
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL @ 24" O.C	LOW	274
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL @ 48" O.C	LOW	57
	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
	OENOTHERA 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
KU	HEUCHERA X 'SANTA ANA CARDINAL'	CARDINAL CORAL BELLS	1 GAL	LOW	104
LL	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	LOW	47
LC	LEONOTIS LEONATUS	LION'S TAIL	5 GAL	LOW	54
LN	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	LOW	47
LF	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 BEARDE Tongue	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

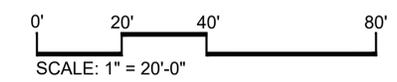
**HYDROSEED LEGEND\***

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

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	1,836 SF
	ARTIFICIAL TURF	10% KENTUCKY BLUE GRASS		3,089 SF



- 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.

**OAT HILL  
MULTI-FAMILY  
PARCEL B**  
AMERICAN CANYON, CA

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



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Walnut Creek: 2000 Veterans Oaks Way, Walnut Creek, CA 94596, Tel: 925.274.1305  
Sacramento: 2305 Veterans Oaks Way, Sacramento, CA 95833, Tel: 916.244.3000  
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

# 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
<b>TOTAL</b>	<b>13</b>	<b>206</b>		<b>TOTAL</b>	<b>12</b>	<b>210</b>	

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
<b>TOTALS</b>	<b>210</b>		<b>210</b>	<b>162</b>	<b>53</b>	<b>425</b>

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

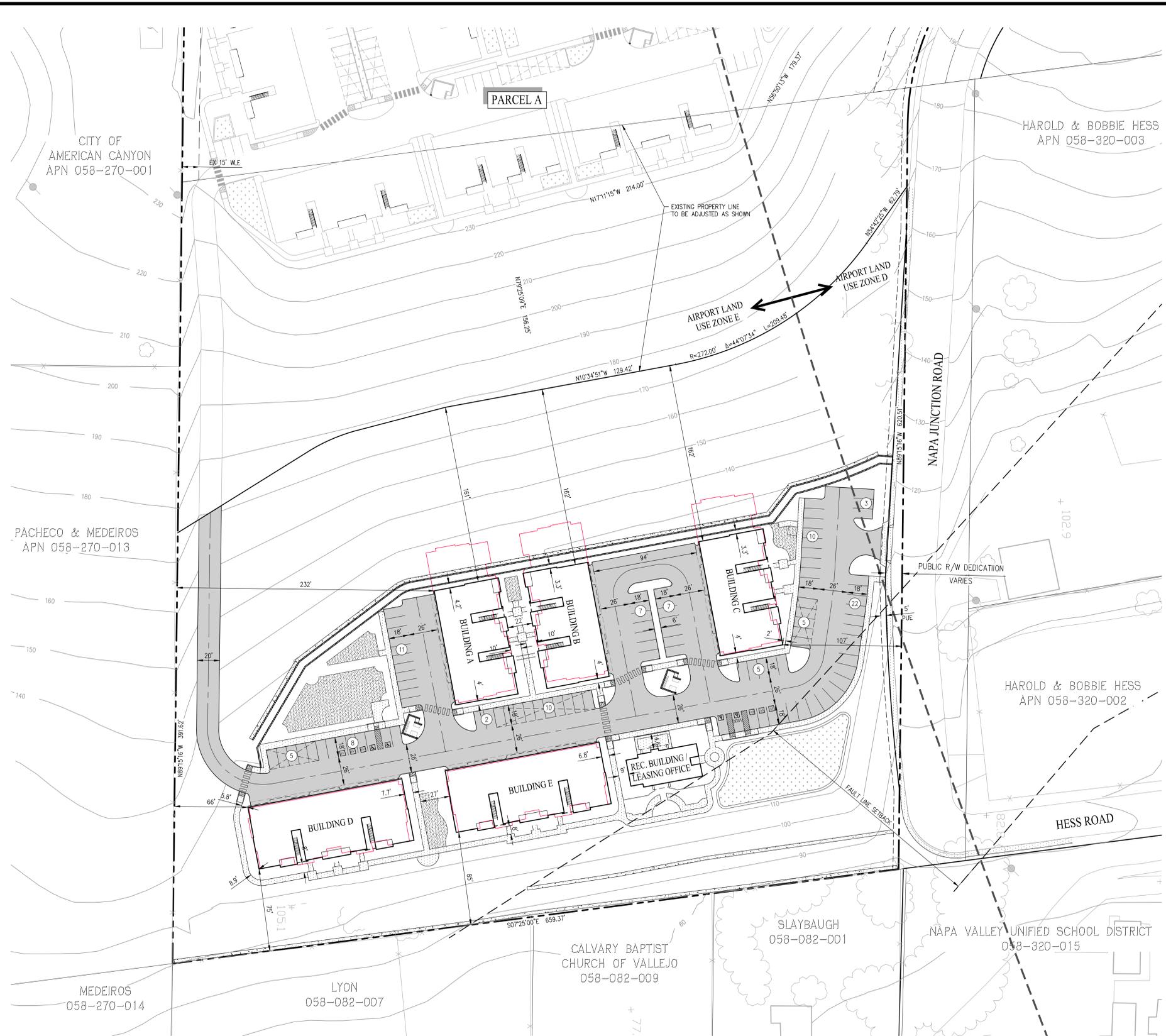
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA  
SCALE: 1" = 40' DATE: JUNE 21, 2022



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
<b>TOTAL</b>		<b>5</b>	<b>85</b>	<b>TOTAL</b>	<b>5</b>	<b>81</b>	

PARKING SUMMARY - REQUIRED						
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
<b>TOTALS</b>	<b>81</b>		<b>81</b>	<b>61</b>	<b>21</b>	<b>163</b>

PARKING SUMMARY - PROVIDED				
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

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

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 ORANGE COUNTY . LOS ANGELES . BAY AREA

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

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

**SCHEME 1**  
 All Buildings

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

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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

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# 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

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

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
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**OAT HILL (PARCELS A & B)**  
 American Canyon, California  
 R.H. HESS DEVELOPMENT  
 May 27, 2022 | 2018386

**SCHEME 2**  
 All Buildings

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

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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

RH HESS  
DEVELOPMENT

A8

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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"	Color: Timberline HD 88 Pkt. 18 Item 37 & 38 1/2 CSC-2004-0216	GP
Vinyl Siding (Main Wall)	White	WV Siding Co.
Siding & Soffits (Lower Wall)	Match Adjacent Color	"Owner Willard"
"Trim Color #1 (Applied to): Shoes"	"SW 7265 Emp. Walnut"	"Owner Willard"
"Trim Color #2 (Applied to): Shoes Sticky Doors"	"SW 7574 Pigeonhole"	"Owner Willard"
"Trim Color (Applied to): Shoes & Soffits Corner Siding"	"SW 2176 In The Navy"	"Owner Willard"
"Trim Color #1 (Applied to): Soffit Siding Shoes Sticky Doors Soffit Siding Shoes"	"SW 7265 Emp. Walnut"	"Owner Willard"
"Trim Color #2 (Applied to): Soffit Siding Sticky Doors"	"SW 7260 Iron Ore"	"Owner Willard"
Storage Shed Weathering (Shake Siding)	Match Storage Shed Color	"GP"

**SCHEME 1**  
as follows

**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"	Color: Timberline HD 88 Pkt. 18 Item 37 & 38 1/2 CSC-2004-0216	GP
Vinyl Siding (Main Wall)	White	WV Siding Co.
Siding & Soffits (Lower Wall)	Match Adjacent Color	"Owner Willard"
"Trim Color #1 (Applied to): Shoes"	"SW 7265 Emp. Walnut"	"Owner Willard"
"Trim Color #2 (Applied to): Shoes Sticky Doors"	"SW 7574 Pigeonhole"	"Owner Willard"
"Trim Color (Applied to): Shoes & Soffits Corner Siding"	"SW 2176 In The Navy"	"Owner Willard"
"Trim Color #1 (Applied to): Soffit Siding Shoes Sticky Doors Soffit Siding Shoes"	"SW 7265 Emp. Walnut"	"Owner Willard"
"Trim Color #2 (Applied to): Soffit Siding Sticky Doors"	"SW 7260 Iron Ore"	"Owner Willard"
Storage Shed Weathering (Shake Siding)	Match Storage Shed Color	"GP"

**SCHEME 2**  
as follows

**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

BY ARCHITECT TITLE OR PROFESSIONAL SEAL REQUIRED  
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**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 Gem or Equal
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 (326) 463-7700.

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REVISIONS:

Number	Date	Description
1	6/27/22	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 Gray (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

Labels: ROOFING, FASCIA, METAL ROOF, SIDING, BODY #1, BODY #2, TRIM #1, TRIM #2

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

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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

Labels: ROOFING, FASCIA, METAL ROOF, STUCCO #1, STUCCO #2, TRIM #1, TRIM #2

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

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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 #1

- 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

A7

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 2**  
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 2 OF 3 ALL BUILDINGS

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

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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 #2

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

**SCHEME 2**  
All Buildings

WHA ARCHITECTS, PLANNERS, DESIGNERS

## COLOR SCHEME #2

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

**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 3 ALL BUILDINGS

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

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REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
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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

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

REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
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5	4/18/23	Various updates per client request.

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## 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.**  
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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
<b>Roofing:</b> Composition Shingles	<sup>1</sup> Graphite Black <sup>4</sup> Cambridge Cool Colors Plus <sup>4</sup> Ref. :20 Emi. :92 A.SRI: 20 <sup>4</sup> CRRC: 1214-0010	<sup>1</sup> IKO (or equal)
<b>Metal Roofing @ Trash Enclosure</b> (factory finish)	Dark Bronze (50) <sup>4</sup> Rib Height: 1-1/2" <sup>4</sup> Panel Coverage: 16" <sup>4</sup> Gauge: 24 ga.	<sup>1</sup> Metal Sales (or equal)
<b>Vinyl Windows</b> (factory finish)	White	Ply Gem or Equal
<b>Gutters &amp; Downspouts</b> (factory finish)	Match Adjacent Color	<sup>1</sup> Sherwin Williams
<b>Stucco Color #1</b>	SW 7069 Iron Ore	Sherwin Williams
<b>Stucco Color #2</b> (applied to): Stucco	<sup>1</sup> SW 7658 Gray Clouds	<sup>1</sup> Sherwin Williams
<b>Stucco Color #3</b> (applied to): Stucco Trash Enclosure Doors Utility Doors	<sup>1</sup> SW 2848 Roycroft Pewter	<sup>1</sup> Sherwin Williams
<b>Trim Color #1</b> (applied to): Barge Boards Breezeway Deck Lid Eaves Fascia Garage Doors Patios Stucco Trim	<sup>1</sup> SW 7005 Pure White	<sup>1</sup> Sherwin Williams
<b>Trim Color #2</b> (applied to): Secondary Doors Stringers Unit Doors Metal Railing	<sup>1</sup> SW 6258 Tricorn Black	<sup>1</sup> Sherwin Williams
<b>Garage Door Weatherstrip</b> (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.

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REVISIONS:

Number	Date	Description
1	5/21/22	Various updates per client request.
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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  
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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**

**PROPOSED 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

**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



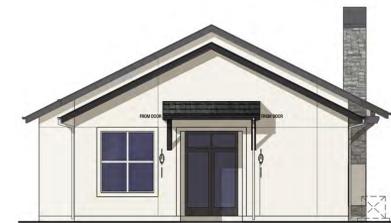
Right Elevation

**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



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 MULLIONS

## PROPOSED BUILDING SUBMITTAL SET



Rear Elevation

### CLUB HOUSE | ELEVATION Color Scheme #1

## 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.

**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
<b>Roofing:</b> Metal (factory finish)	Dark Bronze (50) *Rib Height: 1-1/2" *Panel Coverage: 16" *Gauge: 24 ga.	Metal Sales (or equal)
<b>Vinyl Windows (factory finish)</b>	White	Ply Gem (or equal)
<b>Masonry Panel System</b> *(install per manufacturers instructions)	*Lighthouse *Craft Chop Ledge Panel	Creative Mines (or equal)
<b>Mortar @ Stone</b>	Misty Cove	Orco
<b>Gutters &amp; Downspouts (factory finish)</b>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>Siding Color (applied to):</b> Board & Battens Louvered Panels Posts Secondary & Utility Doors Trim	SW 7005 Pure White	Sherwin Williams
<b>Trim Color (applied to):</b> 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 Corei Rath (925) 483-1700.

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**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.

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

SCHEME 1

WHA.

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

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

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1	3/23/23	Manufactured stone updated per client request.
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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
<b>Roofing:</b> Composition Shingle <i>(only at maintenance bld.)</i>	<sup>3</sup> Graphite <sup>3</sup> Landmark Solaris <sup>2</sup> Ref: 21 Emi: .91 A.SRI: 21 <sup>2</sup> CRRC: 0668-0155	<sup>2</sup> CertainTeed (or equal)
<b>Vinyl Windows</b> <i>(factory finish)</i>	White	Ply Gem (or equal)
<b>Gutters &amp; Downspouts</b> <i>(factory finish)</i>	Match Adjacent Color	Sherwin Williams
<b>Corner Boards</b>	Match Adjacent Color	Sherwin Williams
<b>Body Color</b> <i>(applied to):</i> Secondary Doors Stucco	SW 7066 Gray Matters	Sherwin Williams
<b>Trim Color</b> <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.

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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

A14



Sent by Email to:  
 Blaise Hilton, [blaise@russellsquareconsulting.com](mailto:blaise@russellsquareconsulting.com)  
 Vanessa Pineda, [vanessap@whainc.com](mailto: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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 25<sup>th</sup>, 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?

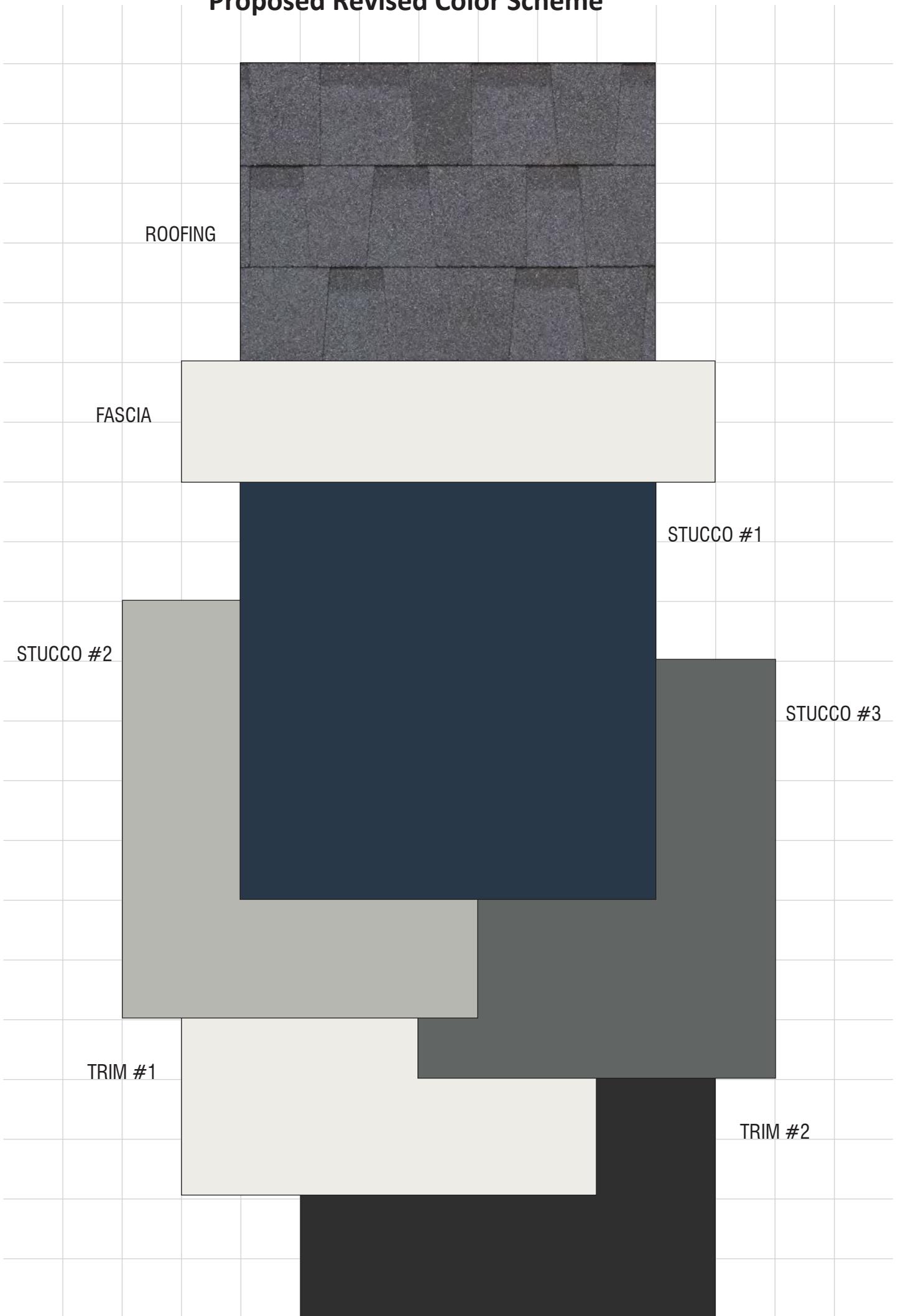
Feel free to let me know if you have any questions, or feel free to give me a call if that works for you.

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



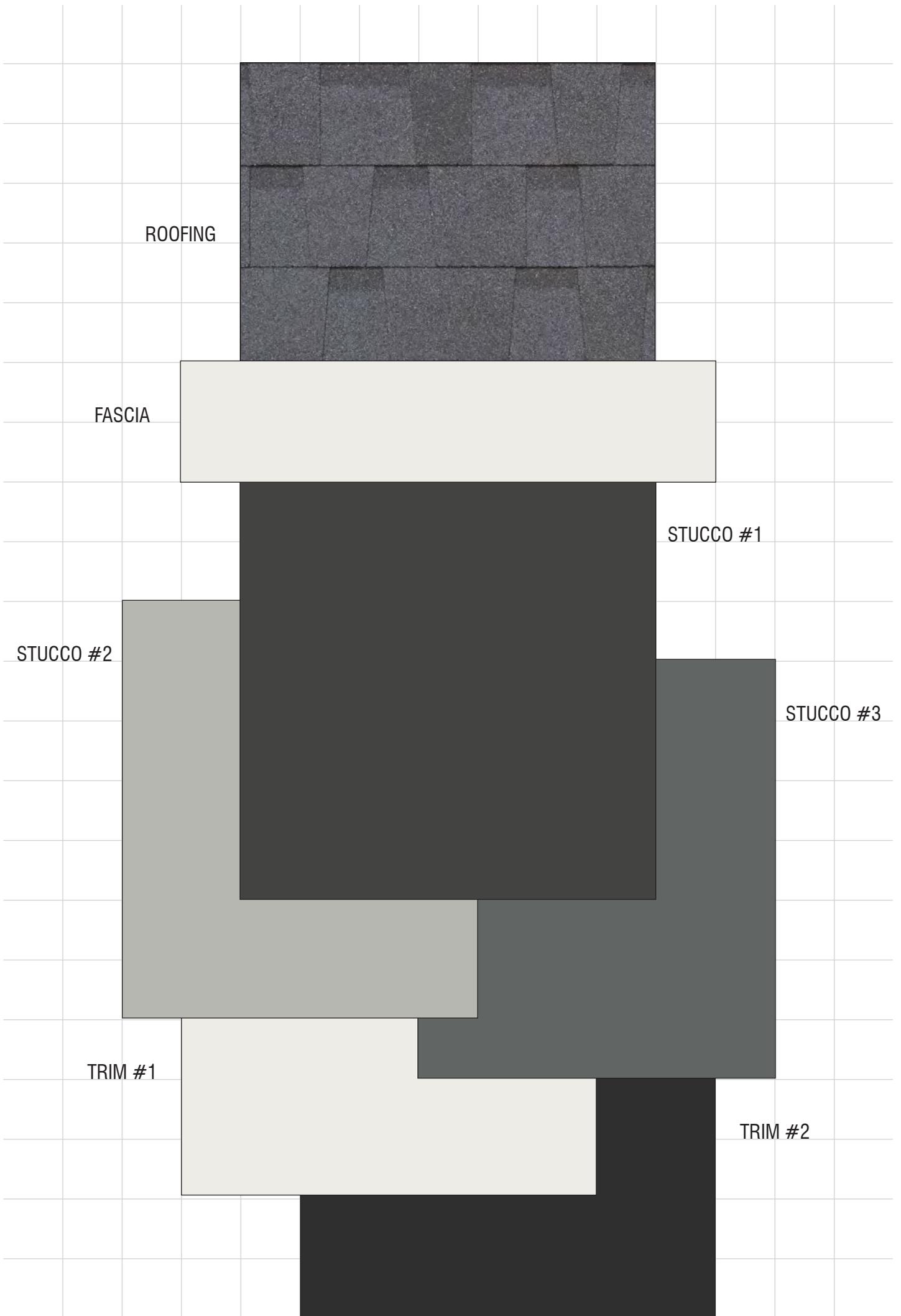
## OAT HILL APARTMENTS

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

**SCHEME 1**  
All Buildings

For exact color refer to manufacturer actual samples.  
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ARCHITECTS . PLANNERS . DESIGNERS  
**WHA.**  
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



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

## 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





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

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
1.	Canyon Café Food Truck Design Permit (PL23- 0020)	Michael Lara	Canyon Café Stationary Food Truck 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 8/19/24 Application resubmitted	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 9/16/24 Admin FEIR submitted 10/24/24 Tentative PC Date	William He

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
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 Application resubmitted 2/23/24 Comments to applicant 6/26/24 Application resubmitted 7/26/24 Comments to applicant 9/17/24 Application resubmitted	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

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
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 4/17/24 Application resubmitted 4/30/24 Comments to applicant 6/24/24 Application resubmitted 8/2/24 Comments to applicant	Brent Cooper
11.	Oat Hill / Domaine Apts Parcel A and B Major Modification (PL24-0009)	Russell Square	Change architecture, grading and landscaping of Oat Hill apartments.	100 Chennault Way 100 Opus Lane	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 (Continued) 9/26/24 PC Hearing 10/1/24 CC Hearing Scheduled	Brent Cooper

<b>Project Applications Under Review</b>						
<b>No.</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Description</b>	<b>Location/Area</b>	<b>Application Status</b>	<b>Planner</b>
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 9/13/24 Comments to applicant	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 9/13/24 Comments to applicant	William He
16.	21 Capri Ct Variance (PL24-0019)	DR Horton	Reduce rear setback requirement for model home at 21 Capri Ct	21 Capri Ct / 4,756 SF	7/15/24 Application submitted 8/22/24 PC Hearing, PC Approved	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
18.	USAgain Textile Recycling Box Design Permit (PL24-0021)	USAgain	Addition of two unmanned textile recycling boxes on the southeast side of Parry's Pizza Store.	234 American Canyon Rd	8/9/24 Application Submitted 9/10/24 Comments to applicant	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 9/6/24 Comments to applicant 9/26/24 PC Hearing	William He

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
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 <sup>st</sup> Submittal Received 3/16/24 1 <sup>st</sup> PC Comments returned 4/3/24 2 <sup>nd</sup> Submittal Received 4/29/24 2 <sup>nd</sup> PC Comments Returned 5/31/24 3 <sup>rd</sup> Submittal Received 6/24/24 3 <sup>rd</sup> PC Comments Returned 8/6/24 4 <sup>th</sup> Submittal Received 9/11/24 4 <sup>th</sup> PC comments returned	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 9/19/24 Application resubmitted	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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
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 12/19/23 Master Plans Approved	Ron Beehler
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
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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
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. Oat Hill Offsite Improvement (DV23-0008)	Napa Junction Road, domestic water, recycled water, sanitary sewer and public water pump station improvements.	Napa Junction Rd, north of Oat Hill Apts frontage	N/A	3/6/24 Improvement Plans approved 3/12/24 Offsite Construction at Napa Junction commenced 4/11/24 Recycled Water main installation at Lombard to Hess Drive north commenced. 8/14/24 Recycled Water main installation completed. 07/02/24 Public Water Pump Station coordination. Design in progress 9/19/24 Offsite Improvements construction in progress.	Edison Bisnar
14. SDG 217 Warehouse Building Permit (BP22-0436)	Building Permit for a 217,294 sq ft warehouse	1075 Commerce Ct	10.38 acres	8/18/22 Application submitted 4/10/23 Permit issued 9/17/24 Temporary Occupancy Permit Issued	Ron Beehler
15. 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. Undergrounding Overhead poles complete. Highway 29 widen in progress.	Edison Bisnar
16. 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 9/4/24 Building B Occupancy Request	Ron Beehler

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
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 finalized 5/17/24 70 homes finalized 9/3/24 94 homes finalized	Ron Beehler
19. 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
20. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
21. 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
22. 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
23. 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 <sup>rd</sup> 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
24. 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 7/31/24 5 <sup>th</sup> submittal comments sent	Ron Beehler

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
25. 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
26. 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 <sup>nd</sup> Change Plan Approved 4/18/24 Main Street is 50% complete. Onsite construction in progress. 7/22/24 Construction in progress	Edison Bisnar
27. 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
28. 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
29. 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

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
30. 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
31. 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 8/23/24 Application resubmitted 9/10/24 Comments to applicant	Ron Beehler
32. 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 1st Submittal received 4/8/24 1st PC comments returned 4/15/24 2nd Submittal received 4/18/24 2nd PC comments returned 4/22/24 3rd Submittal received 4/25/24 3rd PC comments returned 6/3/24 4th Submittal Received 6/10/24 Grading Permit Approved 7/22/24 Grading in progress	Edison Bisnar
33. Sun Square Improvement Plans (DV23-0013)	Site Improvement for Sun Square	425 Napa Junction Road	1.0 acre	3/29/24 1st submittal received 4/12/24 1st PC comments returned 6/7/24 2nd submittal received 6/21/24 3rd PC comments returned	Edison Bisnar
34. 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 1st submittal received 12/8/23 1st PC comments returned 4/18/24 2nd submittal received 6/9/24 2nd PC comments returned 8/6/24 3rd submittal received 9/5/24 3rd PC comments returned	Edison Bisnar

<b>Major Building/Grading Permits</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
35. Promontory Subdivision 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 1st submittal received 1/11/24 1st PC comments returned 5/3/24 2nd submittal received 6/20/24 2nd PC comments returned 8/16/24 3rd submittal received 9/11/24 3rd PC comments returned	Edison Bisnar
36. 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 1st submittal received 2/9/24 2nd submittal received 3/18/24 3rd submittal received 4/29/24 4th submittal received 5/14/24 5th submittal received 6/5/24 Grading Permit approved 9/4/24 Improvement Plans Approved 9/16/24 Contractor mobilized for grading	Edison Bisnar
37. Napa Junction Mini Storage (DV24-0008)	540 unit mini storage facility	4484 Hess Road	5.84 acres	6/7/24 1st Submittal received 7/10/24 1st PC comments returned 8/30/24 2nd submittal received	Edison Bisnar
38. Giovannoni Mass Grading (DV24-0009)	Mass Grading for the Giovannoni Logistics Center	Green Island Road	70.2 acres	6/17/24 1st submittal received 7/22/24 1st PC comments returned 8/14/24 2nd submittal received 8/26/24 2nd PC comments returned 9/13/24 3rd submittal received	Edison Bisnar

<b>Major City-Initiated Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff</b>
1. 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 09/28/24 Draft EIR 45-day review 10/24/24 PC EIR workshop	Brent Cooper
2. 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. 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 <sup>nd</sup> Reading approved	City Manager

<b>Major Regional Projects</b>					
<b>Project Name</b>	<b>Description</b>	<b>Location</b>	<b>Area</b>	<b>Status</b>	<b>Staff Liaison</b>
1. <a href="#">Regional Working Group on Climate Change</a>	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
2. <a href="#">Napa Valley Transportation Authority Highway 29 PID Study</a>	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)
3. <a href="#">Napa County Airport Land Use Compatibility Plan Update</a>	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 7/17/24 Hearing continued	Brent Cooper