SPECIAL PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste. 201, American Canyon
September 30, 2021
6:30 PM

Chair: Tyrone Navarro
Vice Chair: Crystal Mallare
Commissioners: Eric Altman, Andrew Goff, Tammy Wong

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

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

Oral comments, during the meeting: A Zoom Webinar has been established for public participation during the meeting related to a specific agenda item, or matters not on the agenda. To give your public comment directly to the legislative body during the meeting, use the Register to Speak feature of eComments or connect via below Zoom link and follow the instructions or by calling 408-638-0968.

Zoom Meeting Link: Click Here
Webinar ID: 823 6777 1279 **Passcode:** 256894

Written comments, Via eComments: The eComments link is located on the Meetings & Agendas page of our website here. Comments received before the 3:00 p.m. day-of-meeting cutoff time will be routed to all Planning Commissioners at that time. eComments will remain open throughout the meeting, and all comments received will be posted online and become part of the meeting record.

The above-identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-29-20 and N-33-20. For more information, please call the City Clerk at (707) 647-5337 or email cityclerk@cityofamericancanyon.org.

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

AMERICANS WITH DISABILITIES ACT: The Planning Commission will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@cityofamericancanyon.org. Include your name, address, phone number and brief description of the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

6:30 P.M. REGULAR MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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 eComments 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

Minutes of August 26, 2021
Recommendation: Approve Minutes of the August 26, 2021 Planning Commission Meeting.

PUBLIC HEARINGS

PG&E Regional Service Center Design Permit and Variance
Recommendation: Adopt a Resolution of the Planning Commission of the City of American Canyon, California, approving a Design Permit and Variance for a 98,800 square foot Pacific Gas and Electric (PG&E) Regional Service Center on a 24.51-acre site in the Napa Logistics Park, APN 057-090-083 (File Nos. PL21-0011 and PL21-0022).

BUSINESS

MANAGEMENT AND STAFF ORAL REPORTS

Active Planning Projects
Recommendation: Review the Active Planning Projects list.

ADJOURNMENT

CERTIFICATION

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

_____

Nicolle Jones, Administrative Technician

City of American Canyon
PLANNING COMMISSION

ACTION MINUTES
August 26, 2021

Consistent with the California Governor's Executive Order N-29-20 promoting social distancing, there will be no physical or in person meeting location available to the public. Instead, the meeting will be conducted by teleconference. The meeting will be accessible for all members of the public to attend and give public comment via the City's website, YouTube, and Cable TV Channel 28.

6:30 P.M. REGULAR MEETING

CALL TO ORDER
Meeting called to order at 6:32 PM.

PLEDGE

ROLL CALL

Present: Commissioners Eric Altman, Andrew Goff, Tammy Wong, Vice Chair Crystal Mallare, Chair Tyrone Navarro

Absent: None

AGENDA CHANGES
None**.**

CONSENT CALENDAR
1. **Minutes of July 22, 2021**

Approve Minutes of the July 22, 2021 Planning Commission meeting.

2. **Minutes of July 29, 2021**

Approve Minutes of the July 29, 2021 Special Joint City Council/Planning Commission Meeting.

Action: Moved by Commissioner Wong, Second by Vice Chair Mallare and carried unanimously to approve the consent calendar.

PUBLIC HEARINGS
3. Watson Ranch Lot 10 Design Permit and Vesting Tentative Subdivision Map for the development of 219 single-family residential units on a 27.17-acre site

Recommendation: Adopt the following resolutions:
1. Resolution number 2021-17-of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon approve a Vesting Tentative Subdivision map for Watson Ranch Lot 10 to create 219 single-family residential units; 6 parcels; 9 public courts; and 6 public streets on 27.17-acre site within the Watson Ranch; located north of Vintage Ranch and accessible from the future extension of Rolling Hills Drive and Rio Del Mar, APNs 059-430-015 and -016 (File no. PL21-0013) and;
2. Resolution 2021-18 of the Planning Commission of the City of American Canyon, California approving a Design Permit for 219 single family home lots on 27.17 acres within the Watson Ranch Specific Plan Lot 10 Medium Density Residential-16 Zoning District; located north of Vintage Ranch and accessible from the future extension of Rolling Hills Drive and Rio Del Mar, APNs 059-430-015 (File no. PL21-0014).

Associate Planner William He provided a PowerPoint Presentation.

Speakers:
Chris Zaballos, D.R. Horton on behalf of the applicant
Daniel Affleck, SWA Landscape Architect
Terrance McGrath, Applicant
Erica Ahmann Smithies, Public Works Director

Chair Navarro opened the Public Hearing

Speakers:
Justin Hamilton Hole

Chair Navarro Closed the Public Hearing

Speakers
Will Carlson on behalf of the applicant

Chair Navarro reopened the Public Hearing

Speakers:
Chris James

Chair Navarro Closed the Public Hearing

Action: Moved by commissioner Altman, second by Commissioner Wong and carried unanimously to approve Resolution 2021-17 of the Planning Commission of the City of American Canyon, California, recommending the City Council of the City of American Canyon

approve a Vesting Tentative Subdivision map for Watson Ranch Lot 10 to create 219 single-family residential units; 6 parcels; 9 public courts; and 6 public streets on 27.17-acre site within the Watson Ranch; located north of Vintage Ranch and accessible from the future extension of Rolling Hills Drive and Rio Del Mar, APNs 059-430-015 and -016 (File no. PL21-0013)

Action: Moved by Commissioner Altman, second by Commissioner Goff and carried unanimously to approve Resolution 2021-18 of the Planning Commission of the City of American Canyon, California approving a Design Permit for 219 single family home lots on 27.17 acres within the Watson Ranch Specific Plan Lot 10 Medium Density Residential-16 Zoning District; located north of Vintage Ranch and accessible from the future extension of Rolling Hills Drive and Rio Del Mar, APNs 059-430-015 (File no. PL21-0014).

BUSINESS

4. Administrative Citation CE2105-009 Appeal for indoor Cannabis Cultivation: 51 Pelleria Drive continued from July 22, 2021

Recommendation: On the basis of the approval criteria not being met in accordance with ACMC Section 9.12.070, staff recommends the Planning Commission deny the Administrative Citation CE2105-009 Appeal for Indoor Cannabis Cultivation of more than twenty (20) plants at 51 Pelleria Drive filed by Nim Cho Wu and Wendy We.

Community Development Director Brent Cooper Introduced the item. City Attorney William Ross presented the criteria that the Planning Commission must evaluate and the standards that the appellants must meet in accordance with ACMC 9.02.070.

Written Comment submitted prior to the meeting:
Wendy We, Appellant

Speakers:
Wendy We, Appellant

City Attorney William Ross stated for the record that this is the second hearing; it was continued to allow specific comment on the legal standards and the code standards applicable to a citation as is issued to a responsible person like the owners and appellants. The staff recommendation remains the same that in accordance with Municipal Code 19.12.070, it is recommended that the Planning Commission deny administrative Citation CE 2105-009 appeal for indoor Cannabis Cultivation of more than twenty (20) plants at 51 Pelleria Drive owned by the appellants, Nim Cho Wu and Wendy We.

Action: Moved by Commissioner Goff, second by Commissioner Altman and carried unanimously to, on the basis of the approval criteria not being met in accordance with

ACMC Section 9.12.070, deny the Administrative Citation CE2105-009 Appeal for Indoor Cannabis Cultivation of more than twenty (20) plants at 51 Pelleria Drive filed by Nim Cho Wu and Wendy We.

MANAGEMENT AND STAFF ORAL REPORTS

5. Active Planning Projects
Recommendation: Review Active Planning Projects list.

Community Development Director Brent Cooper announced that Administrative Clerk, Laura Welch has been promoted to Permit Technician to fill the vacancy left by Taresa Geilfuss, who has been promoted to City Clerk. He also announced that Tiffany Ford has been hired as Code Enforcement officer to replace Jim Cannon, who recently retired. Updates on active planning projects included including signs at Walmart, Napa Airport Commerce Center, application for mixed use with office on ground floor with apartments above, Tacos Baja Cali appeal overturned Planning commission decision, PG&E project, Hampton Inn Zone Change, Oat Hill General Plan Amendment, SDG 217, Amazon building in Napa Logistics Park, Napa Junction medical building, Village at Vintage Ranch, Fume Cannabis use permit, and Home2Suites.

COMMISSIONER ITEMS

Commissioners reported on items of interest.

ADJOURNMENT

Meeting adjourned at: 8:29 PM

Respectfully Submitted,

_____
Nicolle Jones, Administrative Technician

TITLE

PG&E Regional Service Center Design Permit and Variance

RECOMMENDATION

Adopt a Resolution of the Planning Commission of the City of American Canyon, California, approving a Design Permit and Variance for a 98,800 square foot Pacific Gas and Electric (PG&E) Regional Service Center on a 24.51-acre site in the Napa Logistics Park, APN 057-090-083 (File Nos. PL21-0011 and PL21-0022).

CONTACT

William He, AICP, Associate Planner

BACKGROUND & ANALYSIS

Site Information

General Plan Designation	Specific Plan (SP2)
Zoning District	Specific Plan (SP2)
Site Size	24.51 acres
Present Use	Undeveloped Lot
Surrounding Zoning and Uses	North: SP2/ biological resource area South: General Industrial / Biagi Brothers East: SP2/ Napa Logistics Park Bldg 4 West: Unincorporated Napa County / vacant site
Access	Boone Dr from Devlin Rd

Proposed Development: The PG&E Regional Service Center consolidates City of Napa and City of Vallejo Service Centers into a more efficient, centralized regional facility. Located at 500 Boone Drive, the site will have perimeter security fencing and gates, internal vehicular circulation, separate employee, visitor and fleet parking, and paved and gravel surfaces for laydown/material storage.

The Variance will reduce the southern, western, and northern landscape setback from 10-feet to 0-feet. Due to site constraints, the eastern setback will be replaced with equivalent landscaping within

the site, parallel to the eastern property boundary.

As discussed further in the report, PG&E proposes to replace the landscape setback on the northern property boundary with an equivalent landscape enhancement site at the 3331 Broadway Street substation.

PG&E will exceed Electric Vehicle Charging Station code minimums in the parking lots. The Design Permit Resolution is included as Attachment 1. The project plans are included as Attachment 2, and the location map is available as Attachment 3. The applicant's letter of justification for the Variance is included as Attachment 4.

Design Permit

The PG&E Regional Service Center consists of three single story 27'-9" tall buildings (fleet building, logistics building, and an operations building) and a logistics outdoor canopy. The site includes a material storage area, pole storage area, soil spoils drying bins, and a fueling station. The site will be supported with a bio-detention basin, a wrought iron perimeter fence, parking lot landscaping and 210 parking spaces.

The project is located in the Business/Industrial Park zoning district of the Napa County Airport Industrial Area Specific Plan (NCAIASP). The project site is also located within the Napa Logistics Park (NLP), which was approved with a Program Environmental Impact Report (PEIR).

The Business/Industrial Park zoning district land use designation is intended to attract higher standard development with respect to construction characteristics, on-site amenities, standards of acceptable use, and off-site improvement requirements. The designation is intended to accommodate light industrial uses such as research and development, light manufacturing, light assembly, warehousing and distribution, large administrative headquarters, and other professional and administrative uses.

Specific Plan Development Standards: The following table summarizes the project's compliance with applicable development standards in the NCAIASP. The project site is also subject to the Napa Logistics Park Conditional Use Permit and Development Agreement.

Development Standards	**Required**	**Provided**
Minimum Lot Size	5 acres	24.5 acres
Minimum Lot Width	125 feet	512 feet
Floor Area Ratio	50%	11%
Required Setbacks		
Front	40-foot average with a 25-foot minimum	189 feet average 189 feet minimum
Side (Interior)	10 feet	61 feet
Rear	10 feet	434 feet

Building Height	100 feet (per CUP)	27 feet and 9 inches
Parking	148 spaces	258 spaces

The architecture of the buildings is compatible with the surrounding area. The proposed buildings consist of natural materials and earth tone colors, such as white, gray, beige, and red. The specific colors and materials are identified in the materials board shown in Attachment 5. The operations building, which faces east toward the site entry way, features bay windows, stone veneer, and horizontal accents to break up the building mass. The buildings have a parapet that will screen rooftop mechanical equipment. The neighboring NLP buildings are a larger scale, but have similar design schemes and color/materials palette. The building elevations are available in Pages 42-47 of the Design Permit plan set in Attachment 2.

Site Specific Issues

1. Variance

According to the Municipal Code, a Variance may be granted to prevent or lessen practical difficulties and unnecessary physical hardships that would result from strict or literal interpretation and enforcement of certain regulations of this title. Approval of a Variance requires confirmation of specific findings. One important finding must discuss how granting the Variance would grant a special privilege inconsistent with limitations on other properties and zoning district(s) in the vicinity.

According to the NCAIASP, the landscape setback requirements around the property perimeter are 35' in the front yard setback (on the east property boundary facing Boone Drive), and 10' setbacks on the side (north and south property boundaries) and rear yard (west property boundary). A graphic depicting these property boundaries is included as Attachment 6.

The applicant proposes to eliminate the required landscaping setbacks along the northern, western, and southern setbacks because of site constraints, and a lack of perimeter landscape setback requirements along the west and southern boundaries.

West Boundary. The west boundary is located adjacent to an undeveloped parcel in unincorporated Napa County. This parcel has a NCAIASP zoning designation of "Airport." The NCAIASP identifies the "Airport" zoning designation as a rural, open character of land surrounding the airport to minimize future urban encroachment. Given the highly restrictive landuse to the west, there is very little benefit to providing perimeter landscape screening along the west property boundary. A graphic depicting an aerial view of the property adjacent to the west boundary is included as Attachment 7.

South Boundary. The south boundary is located adjacent to the Biagi Wine Storage facility. The zoning on this property is General Industrial. The General Industrial zoning district does not require a landscape setback along the rear property line. Eliminating a landscape setback on the south

PG&E property boundary is not detrimental to the adjacent Biagi property because the Biagi Warehouse truck parking and loading bays are located adjacent to the proposed PG&E Regional Center. A graphic depicting an aerial view of the property adjacent to the south boundary is included as Attachment 8.

North Boundary. The north boundary is located adjacent to a Napa Logistics Park (NLP) permanent wetlands and stormwater detention facility. This 34.17-acre facility will remain open space in perpetuity. As an enhanced wetlands facility, the NLP wetlands feature will be landscaped with native trees and shrubs. Due to the size of the open space feature, driver views of the PG&E Regional Center from Boone Drive, which is the nearest road, will be distant, but still visible through the native vegetation.

The applicant presents the perspective that providing a landscape setback along the northern boundary would reduce the site's usable area. As a practical suggestion, the applicant proposes to substitute the same amount of landscaping that would occur in the northern setback boundary with an equivalent size landscape area at the PG&E substation at Highway 29/American Canyon Road (3331 Broadway). This "landscape equivalency" proposal equals approximately 11,140 square feet of additional landscaping at the substation. Staff agrees that adding landscaping at the PG&E substation would have a greater visual benefit to more people than landscaping the northern property boundary at the PG&E Regional Center. Conserving available site area within the PG&E Regional Center would also maximize the usable area on-site for a valuable utility maintenance service to the community. The offsite PG&E landscape requirement is included as a condition of approval and will be subject to an agreement between the City and PG&E.

East Boundary. "No Name Creek" is located between the east boundary and Boone Drive. Because this is a "front" setback, the NCAIASP Business/Industrial zoning district requires a 35-foot landscape setback. Unfortunately, the first 40-feet of the eastern property boundary (where the landscape setback is intended to be) is constrained with a Wetlands Open Space access roadway, which cannot be planted. In-lieu of providing landscaping at the east property boundary, the applicant proposes to heavily landscape the area west of the access easement and within the employee parking lot. The substitute landscaping west of the code-required setback, will still provide a visual benefit to drivers on Boone Drive. The Landscaping Plan is shown in Attachment 9.

Sustainability

The applicant intends to discuss its sustainability program for this site to the Planning Commission. In discussions with staff, PG&E explained that they plan to place photovoltaic canopies over employee parking and small wind turbine energy devices on site to reduce energy usage. The solar panels are identified in page 6 of the landscaping plan (Attachment 9). They are also willing to exceed code minimums in providing Electric Vehicle Charging (EVC) Stations. The site plans have identified 23 EVC stations. A plan for the stations are shown in Attachment 10.

2. California Environmental Quality Act (CEQA) consistency

The City Council approved the NLP Program EIR (SCH #201408033) and approved a Conditional Use Permit (CUP) for the NLP Phase 2 Project in December 2015 (Resolutions 2015-106 and 2015-107). The CUP authorized the development of the 173-acre site with 2.27 million square feet of warehouse, distribution, e-commerce, manufacturing and accessory uses.

The PG&E applicant provided a letter of justification that confirmed applicable mitigation measures from the NLP EIR will be incorporated into the project. The CEQA consistency memorandum provides substantial evidence that the Project is consistent with the NLP Program EIR and an addendum is appropriate. A copy of the CEQA consistency analysis is included as Attachment 11.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

The PG&E Design Permit and Variance applications 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, the applicant will develop the last vacant parcel of the Napa Logistics Park, which may bring additional customers to city stores and restaurants.

ENVIRONMENTAL REVIEW

The proposed PG&E Regional Service Center is contemplated in the Napa Logistics Park "Project Approvals" analyzed under the Project FEIR and the Napa Logistics Park Development Agreement. Under CEQA, the Napa Logistics Park Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines Section 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:

01. PC Resolution PG&E Design Permit
02. PGE - Exhibit A Planning Resubmittal Drawing Set
03. PGE - location map
04. PGE - Variance Letter 09.20.2021
05. PGE - Colors and Materials Board
06. PGE - Planning Variance Resubmittal Set
07. PGE - Western Boundary graphic
08. PGE - Southern Boundary graphic
09. PGE - LANDSCAPE ONLY Drawing Set
10. PGE - EVCS Plan Page PP-100.2

11. PGE - CEQA Consistency Memorandum

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A DESIGN PERMIT AND VARIANCE FOR DEVELOPMENT OF A 98,800 SQUARE FOOT PACIFIC GAS AND ELECTRIC (PG&E) REGIONAL SERVICE CENTER ON A 24.51-ACRE SITE IN THE NAPA LOGISTICS PARK, APN 057-090-083 (FILE NO. PL21-0011 AND PL21-0022)

WHEREAS, on May 19, 2021, Pacific Gas and Electric (PG&E) filed a Design Permit application (File No. PL21-0011) for a 98,800 square foot public utility facility with outdoor storage ("Project") on a 24.5-acre site in the Napa Logistics Park Phase 2 area (NLP 2) in the Napa Airport Industrial Area Specific Plan (SP2) Zone, at APN 057-090-083; and

WHEREAS, on August 16, 2021, PG&E filed a Variance application (File No. PL21-0022) to eliminate the required 10-foot landscape setbacks from the north, west, and south property boundaries, and substitute the east property boundary landscape setback with greater landscaping immediately west of the setback area and greater landscaping in the parking lot; and

WHEREAS, a Conditional Use Permit (CUP) was approved by City Council on December 15, 2015 that authorized the development of the 173–acre NLP 2 site with up to 2,271,000 square feet of warehouse, distribution, E-commerce, manufacturing, and accessory retail/office uses, to allow building heights of up to 100 feet, and to allow the relaxation of front and side yard landscaping requirements; and

WHEREAS, on December 15, 2015 the Planning Commission recommended to the City Council and the City Council certified the Final EIR as adequate to address environmental impacts associated with the NLP 2 Project, adopted a Statement of Overriding Considerations for the Project, and adopted the Mitigation Monitoring and Reporting Program, based on all of the evidence presented, as set out in City Council Resolution 2015-106; and approved the CUP by adopting City Council Resolution 2015-107; and

WHEREAS, the City had an Initial Study/Addendum prepared by First Carbon Solutions dated August 31, 2017 ("2017 Initial Study/Addendum"), to evaluate whether approval of the proposed Development Agreement to allow an additional ten years within which to act upon the approved Conditional Use Permit, had the potential to present any significantly increased or new impacts over the project impacts evaluated and identified in the Final EIR or whether there was any new information of substantial importance, which was not known and could not have been known at the time the Final EIR was certified as complete, that would require additional environmental review pursuant to Public Resources Code Section 21166 and the CEQA Guidelines Sections 15162-15164; and

WHEREAS, on October 17, 2017, the City Council reviewed the 2017 Initial Study/Addendum in conjunction with approving the Development Agreement and found no additional environmental review was required for the Napa Logistics Park Phase 2 Project, and extended the Conditional Use Permit to December 15, 2027; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on September 30, 2021 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal; and

WHEREAS, the Planning Commission has considered all of the written and oral testimony presented at the public hearing in making its decision; and

WHEREAS, the Planning Commission finds that the environmental impacts for the Project and alternatives to the Project and its location, have been properly reviewed and assessed by the City pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; California Code of Regulations Title 14, section 15000 et seq).

NOW THEREFORE BE IT RESOLVED that the American Canyon Planning Commission hereby makes the following CEQA findings, Design Permit findings, and Variance findings set out in Sections 1, 2, and 3 to approve Conditional Use Permit PL21-0011 and Variance Application PL21-0022 for the Project, subject to the conditions of approval set out in Section 4.

SECTION 1: INITIAL STUDY/ADDENDUM FINDINGS

The proposed PG&E Regional Service Center is contemplated in the Napa Logistics Park "Project Approvals" analyzed under the Project FEIR and the Napa Logistics Park Development Agreement. Under CEQA, the Napa Logistics Park Project FEIR is a program EIR and is generally assumed to be used at a "development level." See, e.g., CEQA Guidelines Section 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.

SECTION 2: DESIGN PERMIT FINDINGS

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

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

The proposed regional service center complies with the height, bulk, and building setbacks regulations that apply to the project site.

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

The project complies with the design and development principles set out in the General Plan as Policy 1.22.4 and 1.22.7 and in the Napa Airport Industrial Area Specific Plan as Section V.B.3.c, regarding industrial projects, as follows:

- *The architectural façade includes a variety of colors, materials, and articulating features. There are changes in color that varies from gray, dark brown, light brown. The architectural detailing around windows, building corners, parapet, and canopy awnings convey a sense of human scale. There are also horizontal trims on the buildings that breaks up their expanse.*
- *The main entry into the operations building contains store-front like windows at the corner office that capture natural light. The stone veneer, metal canopy awnings, and façade articulation provide visual relief and interest.*

- *The building design includes parapets to screen rooftop structures and the mechanical equipment and a condition of approval requires adequate equipment screening at the time of building permit issuance.*

- *There are clearly marked pedestrian routes in the parking lot and the pedestrian area at the front of the building.*

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

The project complies with all applicable general plan policies because the proposed use is included in the Industrial use designation; the building and site design comply with the Design Guidelines set out in the General Plan as Policy 1.22.4 and 1.22.7; and the project will contribute to the provision of necessary transportation improvements called for in the 2013 Circulation Element update because it will pay the Traffic Impact Fees adopted by City Council in January 2015, as periodically adjusted.

D. The project complies with applicable policies and development standards of the Napa Airport Industrial Area Specific Plan.

The City's General Plan has been found consistent with the Napa Airport Industrial Area Specific Plan and the proposed use is appropriate for the site's location proximity to the airport. It is in the D-Zone and industrial warehouses and offices are permitted uses in this zone. The proposed project complies with all development standards in the Specific Plan, except for providing landscaped setbacks in the north and east sides of the property, which is addressed with the Variance explained in Section 3. The applicant proposed three buildings on the site and the tallest building has a height of 27'-9". The Napa Logistics Park Conditional Use Permit allows a maximum height of 100', therefore the proposed project complies with the building height requirements.

The project is consistent with the Napa Logistics Phase 2 Project Conditional Use Permit (Resolution No. 2015-107). The Conditional Use Permit provides up to 2,271,000 square feet of allowable uses, including warehouse, distribution, e-commerce, manufacturing, and accessory retail/office uses; on 173 acres. The Project proposes 98,800 square feet of offices and warehouse buildings on 24.51 acres of the overall site. The regional service center fits the industrial character of the Napa Logistics Park.

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

The project is compatible with the quality and character of the surrounding area because it maintains sufficient setbacks and has landscaped parking areas. Additionally, the building is detailed with appropriate windows, doors, and a roofline with a parapet to screen roof level installations. The white, gray, beige, and red colors match the adjacent warehouse buildings to the east of the site.

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

The project is compatible with existing development in the area as adjacent planned buildings have similar design, colors and materials. The PG&E buildings are smaller than neighbors to the east, but they are of similar industrial character. The buildings are setback from Boone Drive, east of the site, and partially screened from adjacent vantage points by landscaping. The design, exterior materials, and colors are industrial in character, but fit with the palette of other adjacent buildings.

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

The project avoids monotonous repetition with the use of architectural features around entrances and at the building corners, variation in elevation treatment, and use of a range of compatible colors and trims on the exterior walls. The site also has a decorative wrought iron fence and landscaped parking areas which create separation and interest in the design.

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

The project consists of three single-story buildings, which are setback from the property line along Boone Drive. The proposed landscaping at the parking lot and the entry from Boone Drive differentiate the site from the adjacent developed parcels. To the south is an existing industrial warehouse site. To the north is a biological wetlands reserve and to the west is vacant land that is outside of the City Limits. To the east is Building 4 of Napa Logistics Park Phase 2. The earth-tone colors proposed warehouses and the decorative fence provides a harmonious transition between sites.

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

The site has an entry from Boone Drive. The project has good site lines for the entrance and the parking lot provides ADA accessible parking stalls. The site has a continuous access road around the site, and an accessible path of travel to each building. The site will safely accommodate the protected vehicular and pedestrian movements related to the industrial project.

All the required findings to approve the Design Permit for the Project, so the Design Permit is approved subject to the conditions set out in the following section.

SECTION 3. VARIANCE FINDINGS

Approval of the Variance requires that all of the following findings be made, pursuant to American Canyon Municipal Code Section 19.43.030:

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

1. Eastern property boundary

a. Due to the unique configuration of this parcel, the Eastern boundary will be described in two sections – the Southeast section and the Northeast section.

b. The Southeast section of the Eastern property is connected at a small bulb where Devlin Road turns north and becomes Boone Drive. There is a driveway, with minor landscape area on either side, and a bridge that spans over No Name Creek.

c. The Northeast section of the Eastern property is set back hundreds of feet from the public way, on the west side of No Name Creek, which will be planted with riparian habitat native oaks and shrubs. Due to this configuration, this 'Northeast' section of the property is considered a side yard, as it is adjacent to property owned by Orchard Development. There is a 40' easement that is recorded and runs inside the PG&E property along the northeast boundary to access the Conservation Area to the north of the PG&E parcel. The easement will be paved, and does not allow for any improvements within that 40'. Due to this paved easement and the

setback away from the public way, the Planning Department has agreed that planting of trees, shrubs and groundcover to the west of that easement and in front of (east of) the building and parking on the east side of the project, would be most beneficial and would meet the intent of the ordinance.

2. *Southern property boundary*
   a. *There are two (2) easements along the southern property boundary within the PG&E parcel. These easements are for necessary utility improvements, namely sanitary sewer and storm drainage from parcels to the south of the PG&E parcel. Landscape planting on these easements would nullify the intent of the easements and would be contrary to legal descriptions of maintaining access to those easements.*
   b. *The PG&E southern side yard shares a property boundary with Biagi. The northern (shared) side of the Biagi parcel has shipping warehouse parking and truck docks. This facility currently has no landscape setback or screening, nor does it have anything except an ag style fence, which is in poor condition.*
3. *Western property boundary*
   a. *There is an easement along the western property boundary within the PG&E parcel. This easement is for storm water drainage required from an adjacent undeveloped parcel. Landscape planting on these easements would nullify the intent of the easement, would not survive due to the shallow underground pipes, and would be contrary to legal descriptions of maintaining access to those easements.*
4. *Northern property boundary*
   a. *The northern property boundary is adjacent to the Conservation Easement, designated in perpetuity for wetland mitigation. This land extends north of PG&E property, past the east/west leg of No Name Creek, up to airport Blvd. No development will be allowed within that property, and as such there is nothing to screen from. In discussions with the City Planning Department, the unique situation can be addressed by substituting this landscape area of approximately 11,140 sf with an equivalent area of landscaping in a more beneficial location. This variance proposes the current PG&E substation at American Canyon Road and Broadway would be a logical choice. PG&E proposes that they provide approximately 11,140 SF of enhanced landscaping at that location in order to enhance the public's experience where it would have the most benefit. The additional irrigated landscaping at the substation location would comply with ordinances applicable to that zone and would be fully permitted and installed prior to the completion of, and the certificate of use and occupancy of, the PG&E new Regional Center on Boone Drive.*

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

The lack of landscaping along these property lines is consistent with current conditions and with the zoning ordinances for the adjacent properties. The Biagi facility was not required to have landscape screening at the time of their development along their land-locked northern property boundary, and currently is not required. The Biagi property is currently zoned General Industrial (GI). This use does not require screening per ACMC 19.14; therefore, a lack of landscaping on the PG&E side of the property boundary is consistent with that parcel. Other parcels include the Conservation Area for wetlands to the north and east, and another landlocked, non-accessible grassland parcel to the west.

a. Please note PG&E will have (as indicated in its design application) a decorative wrought iron security fence with added mesh panels along the entire property boundary. This will be a vast improvement over the ag fence currently separating the Biagi parcel and the PG&E parcel. This type of fence has been proven to provide good eye-level visual screening from a distance.

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

As neither the Biagi property nor the PG&E property have public access, nor are they visible from a public way, there is no detriment to public health, safety or welfare or to other properties in the vicinity. There are no residences in the vicinity, as it is an industrial area. Likewise, the property to the west, north and east of the PG&E property is also land-locked, with no street frontage, no access from any public way, no residences in the vicinity, and no visibility from other developments. The lack of landscaping along this interior property line poses no detriment to public health, safety or welfare, or to other properties in the vicinity.

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

No unauthorized use or activity is being requested, anticipated or presumed along, or between, the shared property boundary between the PG&E parcel and the Biagi parcel to the south, the Sentinels of Freedom parcel to the west, or the Conservation Area to the north and east.

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

The lack of landscaping along these shared property boundaries will not affect airport compatibility policies, uses, and is not inconsistent with the intent of the general plan as it does not affect any other parcel, use, access, nor does it restrict any future use or development of adjacent parcels.

SECTION 4. CONDITIONS OF APPROVAL

General

1. The Design Permit approval is granted for a new 98,800 square foot regional service center on a 24.5-acre site (APN 057-090-083) at 500 Boone Drive, which shall be substantially as shown on Exhibit A, which is on file in the Community Development Department, except as modified by conditions contained in this approval. Exhibit A includes the following:

    a. Architectural Plans prepared by DGA, dated 8-13-2021, including Proposed Site Plan, Floor Plan, Building Elevations, and Roof Plan.
    b. Landscaping Plans prepared by Environmental Foresight, Inc, dated 9-7-2021, showing the proposed landscaping and planting plan.
    c. Civil plans prepared by BKF, dated 8-13-2021, showing the preliminary grading, utilities, and stormwater quality control plan.

2. The applicant shall defend, indemnify, and hold harmless the City of American Canyon ("City"), its elected officials, officers, employees, attorneys, representatives, boards, commissions, consultants,

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

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

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

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

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

3. The approval shall become effective on the expiration of the appeal period, ten calendar days following the decision, unless an appeal to the City Council is filed. An appeal may be filed with the Community Development Director by filling out an Appeal Form accompanied by a fee of $724. 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 October 12, 2021.

4. The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or the revocation of the approval of this application.

5. 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.

6. If no construction permits have been issued and construction commenced within two years of the date upon which this approval is final, the approval shall become null and void and of no effect. An extension of time may be granted by the Community Development Director upon the written request by a responsible party before the expiration of the two-year period, provided that the Director can make the findings that there have been no substantial changes in the approved plans, and that there has been no change of circumstances which would prevent any of the required findings of approval to be made.

Planning

7. The conditions of this Design Permit 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.

8. All new roof top equipment is required to be screened from view from the public rights-of-way. The plans submitted for building permit shall demonstrate that the building parapet heights are sufficient to provide such screening. Alternative methods and materials for screening will be subject to the review and approval of the Community Development Director.

9. Prior to the issuance of a building permit, the applicant shall submit a landscaping permit with plans prepared by a licensed landscape architect for 11,140 square feet of landscaping at the PG&E substation site at 3331 Broadway St. The landscaping plan shall include deciduous and evergreen trees 15 gallons in size or larger, shrubs, and groundcover, irrigation, and shall be reviewed and found satisfactory by the Community Development Director. The final landscaping plan will be memorialized in an agreement between the Applicant and the City.

10. Prior to the issuance of a certificate of occupancy for the PG&E Regional Facility, the applicant shall install and receive a final inspection of the 11,140 square feet of landscaping at the PG&E substation site at 3331 Broadway St.

11. Prior to building permit issuance, the applicant shall submit landscape on-site and off-site plans that comply with the State of California's Water Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State ordinance on the landscape plans. Proposed trees shall be 15 gallons in size or larger.

12. Prior to the issuance of a certificate of occupancy, the project's landscape architect shall certify that all plant materials have been installed on-site and off-site in accordance with the approved landscape plan.

13. All tree stakes and ties shall be removed within one year following installation or as soon as trees are able to stand erect without support.

14. Clear sight triangles shall be maintained at all driveways. Low-lying plantings and other site fixtures, including signs, shall be no taller than 30 inches within the site's vision triangles.

15. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

Building and Safety

16. Construction and grading activities on the site shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. Work between the hours of 6:00 pm and 7:00 am and work on weekends and holidays requires prior written approval from the Building Official. If weekends and holiday work is approved construction and grading activities on the site shall be limited to between 8:00 a.m. to 6:00 p.m. on Saturdays, and between 10:00 a.m. and 6:00 p.m. on Sundays and State and Federal holidays.

17. Prior to the final inspection, the applicant shall submit a letter of certification to the Building Official from the project architect, civil engineer, and landscape architect certifying that all improvements have been constructed in accordance with the approved building plans. A Certified Access Specialist (CASp) shall also submit a letter certifying that all improvements have been constructed in compliance with applicable state and federal accessibility standards. Determination of consistency shall be subject to the review and approval of the Building Official.

18. Prior to issuance of building permits, the applicant will demonstrate on building plans that all exterior building, parking lot and yard lights will use "cut-off" shields to ensure that all light rays are contained within the site and there is no glare visible beyond the property lines.

Fire District

The following Fire Protection conditions shall be satisfactorily addressed on the building permit submittal:

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

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

21. There shall be no deferred submittals for fire protection equipment and related utilities. Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil plans.

22. All Fire related underground piping and fire appurtenances shall be shown on the Civil plan submittal. In addition to the Civil plan submittal, at least (1) plan set under separate cover shall be submitted to American Canyon Building Division for routing to the American Canyon Fire Protection District

detailing all underground piping and related fire appurtenances including but not limited to underground piping, underground sweep detail, underground trench details showing depth of burial, type of backfill, manufacturer's specifications of piping, valves joints, fittings and calculated size and locations of thrust blocks, hydrants locations (designate public or private), gate shut-off valves, PIV's, FDC's, fire pumps, fire pump and/or riser rooms. The applicant will need to submit all related Fire information on a separate plan for Fire review. The Fire related portions of the civil plan shall not be bound with the building plan.

23. Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a building permit.

24. An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code. Applicant shall demonstrate on plan submittal; square footage of each building on plan and provide the required fire flow information. Applicant shall demonstrate that the number and spacing of onsite fire hydrants meets with requirements of the California Fire Code. ***See sample below regarding fire flow and hydrant detail information needed.***

BUILDING FIRE FLOW REQUIREMENTS – CFC TABLES B105.2 & B105.1(2)

INFORMATION BELOW IS A SAMPLE AND FOR REFERENCE ONLY

Table B105.1(2) – Building size = 129, 600 square feet
Construction type = Type IIA
FF = 5,250 gpm at 20 psi
Duration = 4 hours

Table B105.2 – Fire sprinkler allowance = - 50%
5,250 – 2,625 = 2,625 gpm
FF = 2,625 gpm @ 20 psi
Duration = 2 hours

Table CC105.1 – Approximate number of hydrants = 3
Average spacing = 400 feet + 25% allowable increase = 500
Maximum distance from street or frontage = 225 feet = 50% allowable increase = 337.5

25. The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment.

26. Fire Apparatus Access Roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City of American Canyon and the applicable Public Works Standard.

27. Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb to curb) and a minimum unobstructed vertical clearance of 13' 6". They shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds.

28. Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all building from an approved exterior route. If this cannot be achieved fire apparatus turn-arounds will be needed.

29. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed pumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.

30. When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards.

31. Where applicable, improvement plan submittals for permit shall include locations of fire lane red curbing and fire lane signage. Please refer to and include City Public Works Standard FP-2A & 2B with plan submittals for permitting.

32. The City of American Canyon requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.

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

Public Works

<u>General Conditions of Approval</u>

34. The Applicant shall be responsible for all City plan check and inspection costs. The Applicant shall establish a Developer Deposit Account with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual costs.

35. All improvements shall be designed in accordance with the American Canyon Municipal Code (ACMC), City of American Canyon Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these conditions.

36. All existing overhead utilities, both on-site and along project frontages, and all new utilities to serve the project, shall be placed underground. Exceptions may be allowed for surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.

37. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Napa County Department of Environmental

Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

38. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

39. A drainage report prepared by a California Registered Civil Engineer shall be submitted for review with the initial submittal of the Improvement Plans. The report shall include detailed hydrologic and hydraulic calculations to support the design and sizing of all public and private drainage facilities including storm drains and detention facilities. The report shall be prepared in accordance with Section 4 – Storm Drainage of the City's Engineering Standard Plans and Specifications for Public Improvements except that rainfall intensities shall be taken from the upper limits of the ranges given in NOAA Atlas 14 in lieu of those in Table 2.

40. A detailed post-construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval. The SCWP shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). Bioretention facilities shall be design and constructed consistent with BASMAA Figure 4-5.

41. A Post Construction Stormwater Operations and Maintenance Plan that includes a plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner(s) shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the post-construction Stormwater Best Management Practices.

42. The Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. The final plan set shall include all civil, landscape and joint trench drawings under a single cover sheet. No final grading or other construction shall be performed until the Improvement Plans have been approved. The Applicant shall not begin clearing, grubbing, or rough grading at the site prior to approval of the Improvement Plans, unless explicitly approved by the City of American Canyon through the standard grading and utilities only permit process. An Encroachment Permit is required for any work within City right of way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.

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

44. Cathodic protection shall be provided for all water valves, fittings, hydrants, meters, backflow devices and other metal appurtenances, regardless of the findings of any soils corrosivity analysis.

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

46. The Applicant shall keep adjoining public and private streets free and clean of project dirt, mud, materials, and debris during the construction period in accordance with SWPPP using appropriate BMPs and as is found necessary by the City Engineer.

47. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

48. Prior to final preparation of the subgrade and placement of base materials, all underground utilities shall be installed, and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines shall be installed in a manner that will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

49. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.

50. All new fire hydrants shall be covered with burlap sacks until the hydrants have been tested and found to be in conformance with City flow requirements. No storage of combustible materials or construction of building shall be permitted until all hydrants meet City flow requirements.

51. Prior to placing the final lift of asphalt, all public storm drain and sanitary sewer lines shall be video inspected at the Applicant's expense. All video tapes shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

52. All streets, curbs, gutters, sidewalks or other public facilities damaged in the course of construction associated with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.

53. After all of the new underground utilities within existing public streets have been installed, the entire affected areas shall be milled and repaved to present a neat finished pavement area. Multiple trench patches are not acceptable.

54. All construction stormwater pollution prevention best management practices (BMP's) shall be installed as the first order of work and in accordance with the State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ, as amended), the Applicant's Storm Water Pollution Prevention Plan (SWPPP), and the City's Erosion and Sediment control Plan in accordance with the City's MS4 Permit. All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.

55. With the exception of water used for loading and testing of potable water lines, all construction water used for the project shall be obtained from a source other than American Canyon potable water sources. The Applicant shall provide verification that an outside source of construction water, e.g., recycled water, has been established and will be available for the duration of the project construction.

56. All landscaping shall be designed to use recycled water for irrigation. Recycled water landscaping shall be designed to comply with California Code of Regulations Title 22 and shall include design details to prevent runoff of recycled water. The irrigation system shall include an ET/SMART controller.

Public Works Special Conditions of Approval

57. The Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the preliminary civil plans included in Exhibit A (Preliminary Plans), except as modified by these conditions.

58. The Applicant shall construct all of the on-site private streets, water, storm drainage and storm quality **("Private Improvements")** generally shown on the Preliminary Plans and more specifically described below. All private street, water, sewer, storm drainage and stormwater quality improvements shall be designed in accordance with the City of American Canyon Engineering Standard Plans and Specifications for Public Improvements (City Standards), except as specifically noted otherwise in these conditions.

    a. Sanitary Sewer Collection Facilities:
    Applicant shall comply with Map Condition 40a of the Subdivision Improvement Agreement between the City of American Canyon and DWF IV NLP II, LLC as recorded in December 19, 2018.

    b. Storm Drain Facilities:
    Construct private on-site drainage facilities, detention facilities, and other appurtenances to collect and convey all surface drainage to an approved private storm drain facility or outfall. Onsite drainage facilities shall provide for the positive drainage of all adjacent upstream or upgrade properties to prevent ponding. Existing run-on from adjacent properties shall not be obstructed and shall be conveyed onsite. Off-site peak storm water discharge shall not exceed 90% of the undeveloped peak flow from the 24-hour, 100-year event. The storm drains and detention facilities shall be substantially consistent with the Preliminary Plans. However, the sizing of all storm drains and detention facilities shall be determined by the approved final drainage report.

    c. Stormwater Quality Facilities:
    Permanent on-site private post-construction stormwater treatment BMPs shall be designed and constructed in accordance with the approved final SWCP.

59. Prior to SUBMITTAL OF THE IMPROVEMENT PLANS, the Applicant shall:

    a. Submit the City's "Improvement Plan Checklist".

b. Pay an initial cash deposit for City plan check services in amount to be determined by the City prior to the time of submittal. The Project engineer shall contact City staff to discuss submittal details to determine initial deposit amount.

c. Provide the following:
   i. Public Street Repair Plan
   ii. Utility Plan and Joint Trench Plan
   iii. Construction Storm Water Pollution Prevention Plan (SWPPP) and a City Erosion and Sediment Control Plan
   iv. Drainage Report
   v. Post-Construction Stormwater Control Plan (SWCP)
   vi. Geotechnical Report
   vii. Construction Traffic Control Plan.

d. Pothole and physically determine (by way of a survey performed by the Engineer of record) the actual horizontal location and vertical depth of all existing underground utilities throughout the proposed area of work and provide the design of all new utility installations required to serve the project including a schedule for implementation of such work as to prevent disrupting of utility service to adjacent properties.

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

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

b. Furnish proof of the acquisition of all rights of entry and/or temporary and permanent easements necessary to construct the project and the location of all such rights on the Plans.

c. Furnish proof that all permits that may be required by the California Department of Fish & Game, State and Regional Water Quality Control Board, US Army Corps of Engineers and any other regulatory agencies with jurisdiction over the proposed construction have been obtained.

d. Fill out and submit the City's Erosion and Sediment Control Plan (ESCP) Template. Applicant may refer to a SWPPP, as appropriate, by referencing page number within the SWPPP that addresses the requirements of the ESCP.

e. Submit a copy of the Notice of Intent and Wastewater Discharge Identification Number (WDID#) for coverage under the State Water Resources Control Board' General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ).

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

a. Pay off all current account balances with the City of American Canyon.

b. Pay an inspection fee in amount to be determined at the time of commencement for the City's inspection of the Public Improvements.

c. Conduct a pre-construction meeting with representatives of the City whereby the Applicant, the Legally Responsible Party (LRP), Qualified SWPPP Practitioner (QSP), Qualified SWPPP Developer (QSD), and/or the Contractor provides the following:
    i. Six (6) full-size bond copies of the approved Improvement Plans for the City's use.
    ii. One (1) job-site copy of the latest edition of the City Standards for the Contractor use.
    iii. One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.

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

a. Pay all account balances and current City and American Canyon Fire District fees (Mitigation & Capacity) based on the rates in effect at the time of permit issuance. These fees include, but may not be limited to the following: Traffic Mitigation, General Plan Update, Civic Facilities, Fire District, Water Capacity, and Wastewater Capacity.

63. Prior to OCCUPANCY OF THE BUILDING, the Applicant shall:

a. Restore all adjacent off-site road surfaces to pre-project conditions.

b. Submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.

c. Provide a mylar and digital copy of the Improvement Plans that include all as-built or field changes, in digital AutoCAD (.dwg) and (.pdf) format compatible with the City's current Autocad Civil 3D version, and tied to the City's coordinate system.

d. Provide a letter stating that all of the Developer’s Conditions of Approval have been met.

e. Provide a letter from the Civil Engineer of Record certifying that all the site improvements were constructed and inspected in substantial conformance with the approved plans and City Standards.

f. Enter into and record a post-construction Stormwater Operations and Maintenance Agreement with the City.

g. Per Section 2f of the Supplementary Declaration to Covenants, Conditions and Restrictions and Grant of Easements for Napa Logistics Park, County of Napa Official Records 2020-0035054 recorded on December 18, 2020, Parcel 4 owner shall quitclaim any interest in the Sewer Access Easement Agreement once Declarant has satisfied its obligations with respect to the Off-Site Sewer Improvements. Prior to Parcel 4 owner quitclaiming the existing sewer easement, a new sewer easement for access and maintenance of the Off-Site Sewer Facility, similar in size and shape to the existing easement, shall be granted by the Parcel 4 owner to the City. The new sewer easement will be quitclaimed after the Giovannoni Property adjacent to Parcel 4 is fully developed. Applicant shall prepare the legal description, plat and deed and submit them to the City for review.

Napa Logistics Park Phase 2 Conditional Use Permit

64. All conditions of approval in the Napa Logistics Park Phase 2 Conditional Use Permit (Resolution No. 2015-0107) are incorporated as conditions of approval by reference.

Mitigation Monitoring and Reporting Program

Applicable mitigations in the Mitigation Monitoring and Reporting Program for the Napa Logistics Phase 2 Project Environmental Impact Report (Resolution No. 2015-0106, State Clearinghouse No. 2014082033) are incorporated as conditions of approval by reference.

65. **MM AES-2:** Prior to issuance of building permits for the proposed project, the project applicant shall prepare and submit a photometric plan to the City of American Canyon for review and approval. The photometric plan must demonstrate that all exterior light fixtures would be directed downward or employ full cutoff fixtures to minimize light spillage and avoid interference with aviation operations at the Napa County Airport. The approved plan shall be incorporated into the final building plans.

66. **MM AIR-2:** All construction activity: During construction activities, the following air pollution control measures shall be implemented:
    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed.
    - All haul trucks transporting soil, sand, or other loose material offsite shall be covered.
    - 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.
    - All vehicle speeds on unpaved roads and surfaces shall be limited to 15 mph.
    - All roadways, driveways, and sidewalks shall be paved as soon as possible.
    - Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes (beyond the 5 minute limit required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
    - A publicly visible sign shall be posted with a name and telephone number of the applicant's representative for dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

67. **MM AIR-3a:** During onsite construction activities, the applicant shall require the use of clean construction equipment. All diesel equipment shall be powered by Tier 3 engines or equivalent. In addition, all off-road equipment idling shall be limited to 2 minutes.

68. **MM BIO-2a:** (Swainson's Hawk) Pre-construction surveys shall be conducted for a half-mile radius around all project activities and shall be completed for at least two survey periods immediately prior to project initiation. The surveys shall be conducted in accordance with CDFW's "Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley" (CDFG 2000), which identifies different survey windows throughout the pre-nesting and nesting season (ranging from January 1 through July 30/post-fledging) that have different survey methodologies and

requirements, as set forth in the "Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley."

If no nesting Swainson's hawks are identified during the April surveys (first survey), project construction can commence. If during the second survey (June), Swainson's hawks are found nesting in the project vicinity and project construction commenced in April/May, it should be assumed that the Swainson's hawks commenced nesting while the project site was under construction and thus, that the hawks are habituated to the ambient level of noise and disturbance emanating from the project site.

If Swainson's hawks nest on or within the area of influence of the project site (which is generally considered to be within 1,320 feet (1/4 mile) of the project site, impacts to nesting Swainson's hawks would be regarded as significant pursuant to the CEQA, and implementation of avoidance measures below would be necessary to ensure the project does not impact the nesting Swainson's hawks.

If Swainson's hawks are found to be nesting on or within 1,320 feet (1/4 mile) of the project site, a non-disturbance buffer shall be established that keeps all project activities a minimum of 1,320 feet from the nest site. If the 1,320-foot buffer only partially intersects the project site, that intersecting area shall be demarked in orange construction fencing and will ensure that noise/disturbance related impacts emanating from the project site remains at least 1,320 feet from the nest site. No project activities would be allowed in the orange construction fenced off area constituting the buffer.

If a qualified raptor biologist makes a determination that the nesting Swainson's hawks are shielded from disturbance by geographic barriers or are well acclimated to higher levels of disturbance (for example if the nesting attempt commenced after the project was under construction, or the nest site is adjacent to preexisting high levels of disturbance), the biologist may justify a recommendation for a smaller buffer. CDFW shall be consulted regarding the qualified raptor biologists' recommendations for an appropriate non-disturbance buffer. At that time the necessity of acquiring a Fish and Game Section 2081 management authorization would also be determined. A Section 2081 management authorization would be required if there was a valid concern that project activities could result in "take" of adult Swainson's hawks, their nestlings, or eggs.

Under all circumstances the nesting buffer must ensure that all project related disturbance remains far enough away from the Swainson's hawk nest site to ensure that the level of construction related disturbance does not result in deleterious effects on the nesting hawks, their eggs, or nestlings. If the nesting buffer is reduced to less than 1,320 feet, a qualified raptor biologist shall monitor the nesting hawks initially for a period long enough to understand the nesting hawks response to disturbance, and thereafter on a routine basis (at least 3 times a week, or as required by the CDFW) until the nestlings successfully fledge and become independent of the nesting tree. Any buffer that is smaller than 1,320 feet may have to be increased in size again if the nesting hawks respond poorly to a reduced buffer.

No project-related disturbance shall be allowed in the nesting buffer until the young fledge the nest or the nesting attempt is otherwise complete for the year. The buffer should remain in place until the fledglings become independent of the nesting tree. The young can be considered successfully fledged when the hawks no longer return to the nesting tree for several consecutive nights.

Implementation of this mitigation measure would reduce potential impacts to Swainson's hawk to a level considered less than significant pursuant to CEQA.

69. **MM BIO-2b:** (Northern Harrier and Ground Nesting Birds) Prior to ground disturbance a nesting survey shall be conducted for ground nesting raptors and birds, including the northern harrier, during the nesting season, between February 1 and September 1. Typically, the northern harrier builds a grass-lined nest on the ground in grassland habitat. In order to determine if this raptor or other

ground-nesting species are nesting on-site, a qualified biologist shall conduct walking transects through the project site's herbaceous and grassland habitats. If a northern harrier nest is identified, a qualified biologist who frequently works with nesting raptors/birds shall prescribe adequate nesting buffers to protect the nesting birds from harm. These buffers shall be established with orange construction fencing. If the nest is located outside of the project site, then the buffer should be demarcated where the buffer intersects the project site. No construction or earth-moving activity shall occur within the established buffer until the young have fledged (that is, left the nest) and have attained sufficient flight skills to avoid project construction zones. If a qualified biologist is not hired to monitor the nesting raptors then the buffers shall be maintained in place through the end of August.

70. **MM BIO-2c**: (Tricolored Blackbird and Other Nesting Birds) If construction is to commence between February 1 and September 1, a nesting bird survey shall be conducted 15 days prior to earth moving or the commencement of construction work. If any birds are found nesting on the project site or within a zone of influence of the project site, qualified biologist who frequently works with nesting birds shall prescribe adequate nesting buffers to protect the nesting birds from harm. No construction or earth-moving activity shall occur within any nest protection buffer until it is determined by a qualified biologist that the nesting cycle is complete and any young that fledge have attained sufficient flight skills to avoid being impacted by the proposed project.

71. **MM CUL-1:** If prehistoric or historic-period archaeological resources are encountered, all construction activities within 100 feet of the find shall halt and the City of American Canyon shall be notified. Prehistoric archaeological materials might include obsidian and chert flakedstone 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); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. A Secretary of the Interior-qualified archaeologist shall inspect the findings within 24 hours of discovery. If it is determined that the project could damage a historical resource or a unique archaeological resource (as defined pursuant to the CEQA Guidelines) mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines, with a preference for preservation in place. Consistent with Section 15126.4(b)(3), this may be accomplished through planning construction to avoid the resource; incorporating the resource within open space; capping and covering the resource; or deeding the site into a permanent conservation easement. If avoidance is not feasible, a qualified archaeologist shall prepare and implement a detailed treatment plan in consultation with the City of American Canyon. Treatment of unique archaeological resources shall follow the applicable requirements of PRC Section 21083.2. Treatment for most resources would consist of (but would not be not limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in the portion(s) of the significant resource to be impacted by the Project. The treatment plan shall include provisions for analysis of data in a regional context, reporting of results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals.

72. **MM CUL-3:** If potential fossils are discovered during project implementation, all earthwork or other types of ground disturbance within 100 feet of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find. The paleontologist shall

report his/her findings to the City of American Canyon. Based on the scientific value or uniqueness of the find, the paleontologist shall either record the find and recommend that the City of American Canyon allow work to continue, or recommend salvage and recovery of the fossil. The paleontologist shall, if required, propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains shall include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and, if required, shall also include preparation of a report for publication describing the finds.

73. **MM CUL-4:** In the event of discovery or recognition of any human remains during construction activities, such activities within 100 feet of the find shall cease until the Napa County Coroner has been contacted to determine that no investigation of the cause of death is required. The Native American Heritage Commission (NAHC) will be contacted within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant from the deceased Native American (PRC Section 5097.98), who in turn would make recommendations to the City of American Canyon for the appropriate means of treating the human remains and any associated funerary objects [CEQA Guidelines Section 15064.5(d)].

74. **MM GEO-1b:** Prior to the issuance of building permits for each structure, the project applicant shall submit a design-level Geotechnical Investigation to the City of American Canyon for review and approval. The investigation shall be prepared by a qualified engineer and identify necessary grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code geologic, soils, and seismic requirements, including abatement of expansive soil conditions. The report shall also determine the final design parameters for walls, foundations, foundation slabs, and surrounding related improvements (e.g., utilities roadways, parking lots, and sidewalks). The measures identified in the approved report shall be incorporated into the project plans and all applicable construction-related permits.

75. **MM HAZ-1a:** Prior to construction, all contractor and subcontractor personnel shall receive training regarding the appropriate work practices necessary to effectively comply with the applicable environmental laws and regulations, including, without limitation, hazardous material spill prevention and response measures.

76. **MM HAZ-1b:** Prior to issuance of the certificate of occupancy for any uses that involve the storage or use of acutely hazardous materials, the tenant shall consult with the California Emergency Management Agency to determine the guidelines and regulations applicable to the operations. If required, tenants shall prepare a Risk Management Plan consistent with CalARP prior to undertaking any storage or use of acutely hazardous materials.

77. **MM HAZ-1c:** During construction and operations, hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All hazardous construction waste shall be removed to a hazardous waste facility permitted or otherwise authorized to treat, store or dispose of such materials.

78. **MM HYD-1a:** Prior to the issuance of grading permits for the proposed project, the City of American Canyon shall verify that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed 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 are completed. The SWPPP shall be prepared by a qualified SWPPP developer. The SWPPP shall include the minimum BMPs required for the identified Risk Level. 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 Quality Handbook Construction Site BMPs manual.

79. **MM HYD-1b:** Prior to the issuance of building permits for the proposed project, the project applicant shall prepare a Stormwater Control Plan that includes post-construction stormwater controls in the site design to satisfy requirements of the Phase II Small MS4 Permit. This shall include a review of the final Stormwater Control Plan by the City of American Canyon to ensure the required controls are in place.

    Provision E. 12. h of the MS4 Permit requires an operation and maintenance program be implemented for post–construction stormwater management features. Responsible parties and
    funding for long- term maintenance of all BMPs must be specified. This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the MS4 Permit. Reports documenting inspections and any remedial action conducted shall be submitted regularly to the City for review and approval.

80. **MM NOI-1:** During construction activities, the following noise attenuation measures and practices shall be implemented:
    - Construction activities shall be limited to the hours between 7 a.m. to 7 p.m. The City of American Canyon shall have the discretion to permit construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete).
    - All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. If no noise reduction features were installed by the manufacturer, then the contractor shall require that at least a muffler be installed on the equipment.
    - Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearest residence, unless safety or technical factors take precedence (e.g., a heavy equipment breakdown).
    - During the grading phase of the off-site utility work, temporary sound barriers shall be utilized to block the line of site from operating heavy construction equipment to any residence within 150 feet of an active construction area.

81. **MM PSU-6:** Prior to issuance of building permits, the project applicant shall prepare and submit a Waste Management Plan to the City of American Canyon for review and approval. The plan shall

estimate volume or weight of project construction and demolition debris; materials type to be generated; the maximum volume or weight of such materials that can feasibly be diverted via reuse or recycling, the vendor or facility proposed to use, collect, or receive that material; the estimated volume or weight of construction and demolition materials that will be land filled; and project square footage. The approved plan shall be implemented during construction activities.

82. **MM TRANS-1a:** To mitigate this significant impact of greater trip generation from more intense land uses on the project site, the Applicant shall establish a Transportation Demand Management (TDM) program. The intent of the TDM program is to ensure that traffic volumes generated by Project do not exceed that which would occur from warehouse -only uses. Notwithstanding its intent, the applicant shall implement this mitigation measure regardless of the mix of uses (warehouse - only or warehouse/ industrial/ office) that is eventually built.

    The Applicant shall enter into a TDM Agreement prior to the issuance of the first building permit. The TDM Agreement shall require that an effective TDM program be implemented prior to the first certificate of occupancy and be subjected to on- going periodic monitoring thereafter. The TDM Agreement shall also include a financial guarantee satisfactory to the City. The City will deem the TDM program to be effective if the monitoring results indicate that AM peak - hour volumes are no more than 780 vehicles (and PM peak - hour volumes are no more than 704 vehicles).

    The TDM program shall be implemented at the applicant's cost, with no cost to the City, regardless of the eventual mix of uses and shall at a minimum include a permanent vehicle counting station at the single public access point. Examples of measures that may be considered as part of an effective TDM program include but are not limited to the following:

    - Starting and ending workday shifts during off- peak hours (i.e., not between 7: 00 a. m. to 9: 00 a.m. or 3:00 p.m. to 6:00 p.m.)— if done for the manufacturing use, this would decrease overall AM peak - hour vehicle trips from 1,310 to 510 and PM peak - hour vehicle trips from 1,243 to 479.
    - Implement shuttle service to key employment centers or park-and-ride lots in the area for those employees whose workday shift start during peak hours.
    - Car-share program
    - Shuttles to regional transit
    - Transit subsidies
    - Carpool/ vanpool subsidies
    - Employer- owned/ sponsored vanpools
    - Flex -time and telecommute programs
    - Use of rail to transport employees and/ or the delivery of goods

    The Applicant shall retain a transportation planning/engineering consultant to analyze the effectiveness of the TDM program in a written report. The TDM Report will include data collected from the permanent vehicle counting station and a determination of employee commute methods, which shall be informed by surveying all employees working at the site. The TDM Report shall be submitted to the City on a periodic on- going basis and it shall form the basis of ongoing determinations by the City as to the effectiveness of the TDM program. So long as the City deems the TDM program effective (i. e. when monitoring results indicate that AM peak - hour volumes are no more than 780 vehicles and PM peak - hour volumes are no more than 704 vehicles), the additional, potentially significant traffic impacts related to the mix of warehouse, industrial and office are

mitigated to a less than significant level. At any time that the City determines the TDM program is not effective, then this additional significant traffic impact shall be mitigated by the implementation of Mitigation Measure TRANS -1b.

83. **MM TRANS-1b:** If at any point the City determines the TDM program established as part of the Mitigation Measure TRANS-1a is not effective to reduce peak-hour traffic so that it does not exceed the TDM thresholds (780 vehicles during the AM peak hour and 704 vehicles during the PM peak hour), then the Applicant shall pay an additional amount for each and every peak-hour trip that is recorded by the counting device that exceeds the TDM threshold, based on the method described in the EIR Impact Analysis for this mitigation measure. The "on-going TIF" paid pursuant to this mitigation measure is in addition to the "one-time TIF" paid at the time of issuance of the first building permit in accordance with Mitigation Measure TRANS-1c. This mitigation measure shall be incorporated into the TDM agreement required as part of MM TRANS-1a.

84. **MM TRANS-1c:** The project applicant will be responsible for paying the City's Traffic Impact Fee for the proposed development. The funds collected under this program would be used to make improvements to a number of intersections throughout American Canyon which improvements would lessen the significant cumulative transportation impacts. However, because these projects for which the Applicant would make a fair share contribution pursuant to this mitigation measure rely upon a discretionary funding and approval by a third party (Caltrans), the impact would remain significant and unavoidable.

85. **MM TRANS-1d:** Prior to the issuance of the first certificate of occupancy for the proposed project, the project applicant shall construct the following improvements along South Kelly Road, or, at the sole discretion of the City, enter into an off-site improvement agreement and prove an acceptable guarantee ensuring that these improvements will be completed:

    1) At the intersection of SR-29 at South Kelly Road:
        i. Northbound approach: 3 through lanes, 2 left-turn lanes, 1 right-turn lane
        ii. Southbound approach: 3 through lanes, 1 left-turn lane, 1 right-turn lane
        iii. Eastbound approach: 1 through lane, 2 left-turn lanes, 1 right-turn lane
        iv. Westbound approach: 1 through lane, 2 left-turn lanes, 1 right-turn lane
    2) At the intersection of South Kelly Road and Develin Road:
        i. Northbound approach: 1 through lane, 1 right-turn lane
        ii. Southbound approach: 1 through lane, 1 left-turn lane
        iii. Private driveway: None
        iv. Westbound approach: 1 left-turn lane, 1 right-turn lane
    3) South Kelly Road, between Devlin Road and SR-29 intersections:
        i. 2 westbound receiving lanes, 1 eastbound lane, and 1 two-way left-turn lane.

    The length of the turn lanes on SR-29 shall be in accordance with the Caltrans Highway Design Manual requirements for a 55-mph highway, and shall accommodate sufficient vehicle storage length for STAA vehicles under Existing Plus Background Plus Project conditions such that the intersection operates at least LOS D.

The length of the turn lanes on South Kelly Road shall accommodate sufficient vehicle storage length under Existing Plus Background Plus Project conditions such that the intersection operates at least LOS D.

The Applicant shall fund 100 percent of the cost of this improvement. To the extent these improvements represent oversizing that is over and above what would be necessary to mitigate the impacts of the project, the Applicant shall be eligible for reimbursement for costs above its fair share from other nearby private development that will also contribute traffic to this intersection. Prior to incurring any expenses for they may be eligible for reimbursement, the Applicant shall enter into a reimbursement agreement with the City.

The implementation of this mitigation measure would be done in conjunction with construction that has already been planned and approved. The additional construction activity may incrementally increase construction traffic, noise, and air emissions in the activity area, but would not change the analysis, conclusions, or mitigation measures in this EIR. Construction activity associated with this mitigation measure would be required to comply with all applicable local and
state laws and regulations such as dust suppression, limitations on hours of construction, stormwater runoff controls, and other similar requirements designed to reduce or avoid environmental impacts.

Because the South Kelly Road intersection at SR -29 is impacted in the PM peak hour as a result of downstream queues, the impact at this intersection would remain significant and unavoidable with the implementation of this mitigation measure without changes to SR -29 through the
City of American Canyon (between Napa Junction Road and American Canyon Road).

As a result of the implementation of this mitigation measure, the significant impacts at the South Kelly Road intersection with Devlin Road are reduced to a less than significant level.

86. **MM TRANS-1e:** Prior to issuance of the first construction permit for each building in the proposed project, the project applicant shall pay a fair share contribution of the estimated construction costs for regional projects on the state highway system. The fair share shall be calculated at the time payment is required, based on the projected traffic of the proposed use of the building, and the estimated cost of the construction at that time. Fair share shall be calculated by following the "Method for Calculating Equitable Mitigation Measures" from Caltrans Guide to the Preparation of Transportation Impact Studies (2002.)"

    The SR-12-29/SR221-Soscol Ferry Road Flyover Ramp is currently estimated at $40 million according to the Draft Environmental Impact Report (dated March 2015).

    Because this project for which the Applicant would make a fair share contribution pursuant to this mitigation measure rely upon discretionary funding and approval by a 3rd party (Caltrans), the impact would remain significant and unavoidable. The aforementioned parties (Caltrans, NCTPA, and the City of American Canyon, at minimum) will need to develop formal agreements regarding the funding sources for these projects and the mechanism for collecting and transferring the funds for this mitigation measures to be feasible.

87. **MM TRANS-1f:** Prior to the issuance of the first construction permit for each building in the proposed project, the project applicant shall pay a fair share contribution of the estimated system. The fair share shall be calculated at the time payment is required, based on the projected traffic of the proposed use of the building, and the estimated cost of the construction at that time. Fair share shall be calculated

by following the " Method for Calculating Equitable Mitigation Measures" from Caltrans Guide to the Preparation of Transportation Impact Studies (2002.)"

The grade -separated Airport Boulevard/ SR- 12- 29 Interchange Project planned by Caltrans is currently estimated at $73 million according to the NCTPA SR - 29 Gateway Corridor Improvement Plan (dated February 2014).

Because this project for which the Applicant would make a fair share contribution pursuant to this mitigation measure rely upon discretionary funding and approval by a third party (Caltrans), the impact would remain significant and unavoidable. The aforementioned parties (Caltrans, NCTPA, and the City of American Canyon, at minimum) will need to develop formal agreements regarding the funding sources for these projects and the mechanism for collecting and transferring the funds for this mitigation measures to be feasible.

88. **MM TRANS-2a:** Prior to the issuance of the first certificate of occupancy for the proposed project or when monitoring determines that it is warranted, the project applicant shall construct improvements at the intersection of South Kelly Road/ Devlin Road (#1). The improvements shall consist of the installation of a signal and a westbound left -turn pocket on South Kelly Road, with a reimbursement agreement for the cost in excess of its fair share of the signal cost, thus improving the intersection LOS to acceptable conditions. The roadway change to westbound South Kelly Road is currently proposed as part of Mitigation Measure TRANS - 1d.

89. **MM TRANS-6:** Prior to the issuance of building permits for each building, the project applicant shall prepare and submit a site plan to the City of American Canyon for review and approval that depicts a minimum number of ADA-accessible parking spaces at each building; the internal stop signs depicted on Exhibit 3.11-14; and the bike racks or lockers at strategic locations to serve the project buildings. The approved plans shall be incorporated into the improvement plans for the project.

90. **MM TRANS-8:** Prior to issuance of building permits for each building, the project applicant shall prepare and submit a site plan to the City of American Canyon for review and approval that depicts pedestrian facilities and crosswalks that facilitate safe, accessible pedestrian travel between the internal roadways and the building entrances. The approved plans shall be incorporated into the improvement plans for the project.

91. **MM TRANS-9:** 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 project 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.

    Once the construction truck routes have been approved, but before construction has started, the 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 will be no further construction truck trips, the 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.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission on September 30, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Tyrone Navarro, Chair

ATTEST:

_____
Nicolle Jones, Administrative Technician

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

EXHIBITS:

A. PG&E Design Permit Plans conditions of approval
B. Applicant confirmation of Conditions of Approval

EXHIBIT B
Applicant Confirmation of Conditions of Approval
PG&E Design Permit and Variance
(FILE NO. PL21-0011 and PL20-0022)

As shown by my signature below, I confirm that I understand and agree to abide by the conditions of approval included in the Planning Commission Resolution dated September 30, 2021.

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

PG&E NAPA REGIONAL CENTER

Attachment 2

DESIGN APPLICATION PLANNING RE-SUBMITTAL
PL21-0011
500 BOONE DRIVE
AMERICAN CANYON, CA 94558

SCOPE OF WORK

CONSTRUCTION OF THREE NEW BUILDINGS. (1) A NEW FLEET MAINTENANCE GARAGE, (2) A LOGISTICS WAREHOUSE BUILDING AND (3) OPERATIONS BUILDING ON THE BUILDING 'S' SITE IN THE NAPA LOGISTICS PARK. THE BUILDINGS ARE PRE-ENGINEERED METAL BUILDINGS.

THE SITE WILL HAVE SEVERAL SUPPORT STRUCTURES INCLUDING A BULK MATERIALS STORAGE, MATERIALS STORAGE, POWER POLE STORAGE BINS, EMERGENCY GENERATOR, FLEET FUELING STATION WITH ABOVE GROUND TANK, COVERED TRASH ENCLOSURE AND PHOTOVOLTAIC CARPORT CANOPIES OVER THE EMPLOYEE PARKING LOT.

THE SITE WILL HAVE A PERIMETER SECURITY FENCE AND PROVIDE FOR FLEET VEHICLE PARKING AND LARGE VEHICLE CIRCULATION THROUGHOUT THE SITE.

VICINITY MAP



NAPA REGIONAL CENTER
500 BOONE DR

PROJECT DATA

SITE SUMMARY

PROJECT NAME:	PG&E NAPA REGIONAL CENTER
PROJECT ADDRESS:	500 BOONE RD. AMERICAN CANYON, CA 94558
ASSESSOR'S PARCEL NUMBER:	057-360-002
ZONING:	INDUSTRIAL (I)
TOTAL SITE AREA	24.5 ACRES (1,067,470 SF)
TOTAL COMBINED BUILDING AREA	118,467 SF
FLOOR AREA RATIO (FAR)	9% (0.09) 50% ALLOWABLE PER ZONING
LOT WIDTH (AVERAGE):	512 FT
MAX BUILDING HEIGHT	40 FT
BUILDING SETBACKS	
FRONT (25 FT MIN, 40FT AVERAGE)	189 FT MIN
SIDE (10 FT MIN)	61 FT MIN.
REAR (10 FT MIN)	434 FT MIN.
LANDSCAPE SETBACKS	
FRONT (35FT MIN)	270 FT MIN (TO BOONE DRIVE AT STREET FRONTAGE)
SIDE (10FT MIN)	10 FT MIN
READ (10FT MIN)	78 FT MIN (TO BIO SWALE DETENTION)
SURFACE AREAS	
CONCRETE SURFACE AREA:	596,263 SF
SIDEWALK SURFACE AREA:	13,673 SF
VEHICLE AREA:	182,000 SF
BUILDING / ROOF AREA:	118,680 SF
LANDSCAPE AREA: (INCLUDING BIORETENTION):	88,467 SF
LANDSCAPE COVERAGE:	9%
IMPERVIOUS COVERAGE: (EXCLUDES)	73%
SITE PARKING:	
PARKING CALCULATION:	
REQUIRED:	OFFICE: 1 PER 300 GSF 28,00 SF + 3,500 SF = 31,500 SF 31,500 / 300 = **105 SPACES REQUIRED** WAREHOUSE:1 PER 1,000 FOR 20,000 SF, THEN 1 PER 2,000 20,000 SF / 1,000 = 20 SPACES 14,000 SF / 2,000 = 7 SPACES = 20 + 7 = **27 SPACES REQUIRED** VEHICLE REPAIR: 4 PER REPAIR STALL 4 REPAIR BAYS x 4 **16 SPACES REQUIRED**
TOTAL REQUIRED	148 SPACES
TOTAL PROPOSED:	210 SPACES
ACCESSIBLE PARKING	
REQUIRED:	7 SPACES
PROPOSED:	11 SPACES
ELECTRIC VEHICLE PARKING	
REQUIRED:	6% OF TOTAL PARKING (CAL GREEN TABLE 5.106.5.3.3) 258 x 0.06 = 16 SPACES
PROPOSED:	16 SPACES
PERCENTAGE COMPACT:	NO COMPACT STALLS PROPOSED
TOTAL PARKING REQUIRED:	**148 SPACES**
TOTAL PARKING PROVIDED:	**210 SPACES**
BIKE PARKING	
REQUIRED:	8 SPACES (PER LOCAL ZONING ORDINANCE) SHORT TERM: 5% OF VISITOR PARKING (CAL GREEN) 34 SPACES x 0.05 = 2 SPACES LONG TERM: 5% OF TENANT PARKING (CAL GREEN) (87 + 27) x 0.05 = 7 SPACES
PROVIDED:	8 BIKE RACK SPACES PROVIDED

CODE ANALYSIS

NEW LOGISTICS WAREHOUSE BUILDING - A

OCCUPANCY TYPE:	S-2, F-1, F-2
TOTAL OCCUPANT LOAD:	195 OCCUPANTS
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	2 STORIES (PER CBC TABLE 504.4)
PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	60' (PER CBC TABLE 504.3)
PROPOSED:	30' - 8"
BUILDING AREA	
MAXIMUM ALLOWED:	34,000 SF (PER CBC TABLE 506.2) USING OCCUPANCY F-1 AS MOST RESTRICTIVE
AREA INCREASE FRONTAGE:	I=[F/P-.025]*W/30 I=[(1,096'-2'/1,096'-2")-.025]*30/30 I=[1-.025]*1 I=0.75
ALLOWABLE AREA:	34,000+(34,000*0.75) = 59,500 SF
PROPOSED:	51,251 SF

NEW FLEET MAINTENANCE BUILDING - B

OCCUPANCY TYPE:	S-1,B
TOTAL OCCUPANT LOAD:	175 OCCUPANTS
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	2 STORIES (PER CBC TABLE 504.4)
PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	40' (PER CBC TABLE 504.3)
PROPOSED:	27' - 9"
BUILDING AREA	
MAXIMUM ALLOWED:	36,000 SF (PER CBC TABLE 506.2) USING OCCUPANCY S-1 AS MOST RESTRICTIVE
PROPOSED:	23,392SF

NEW OPERATIONS BUILDING

OCCUPANCY TYPE:	B, A-3
TOTAL OCCUPANT LOAD:	
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	FULLY FIRE SPRINKLERED
NUMBER OF STORIES	
MAXIMUM ALLOWED:	1 STORY WITH AREA INCREASE (PER CBC TABLE 504.3)
PROPOSED:	1 STORY
BUILDING HEIGHT	
MAXIMUM ALLOWED:	40' (PER CBC TABLE 504.3)
PROPOSED:	30' - 0"
BUILDING AREA	
MAXIMUM ALLOWED:	24,000 SF (PER CBC TABLE 506.2) USING OCCUPANCY A-3 AS MOST RESTRICTIVE
AREA INCREASE FRONTAGE:	I=[F/P-.025]*W/30 I=[(704'-10"/704'-10")-.025]*30/30 I=[1-.025]*1 I=0.75
ALLOWABLE AREA:	24,000+(24,000*0.75) = 42,000 SF
PROPOSED:	26,025 SF

GOVERNING CODES

PART 2:	2019 CALIFORNIA BUILDING CODE (CBC)
PART 3:	2019 CALIFORNIA ELECTRICAL CODE (CEC)
PART 4:	2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5:	2019 CALIFORNIA PLUMBING CODE (CPC)
PART 6:	2019 CALIFORNIA ENERGY CODE
PART 9:	2019 CALIFORNIA FIRE CODE (CFC)
PART 11:	2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12:	2019 CALIFORNIA REFERENCE STANDARDS CODE

CALIFORNIA CODE OF REGULATIONS, TITLE 8 (CAL OSHA)

OTHER REGULATIONS

BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)

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CIVIL

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

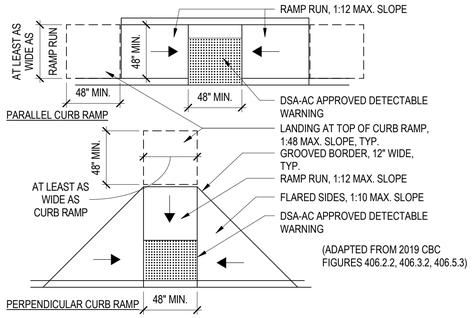
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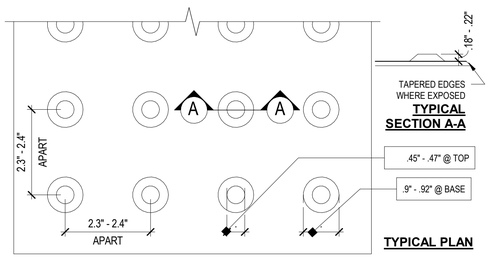
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DRAWING NUMBER

SHEET NUMBER	REV
PP-000	

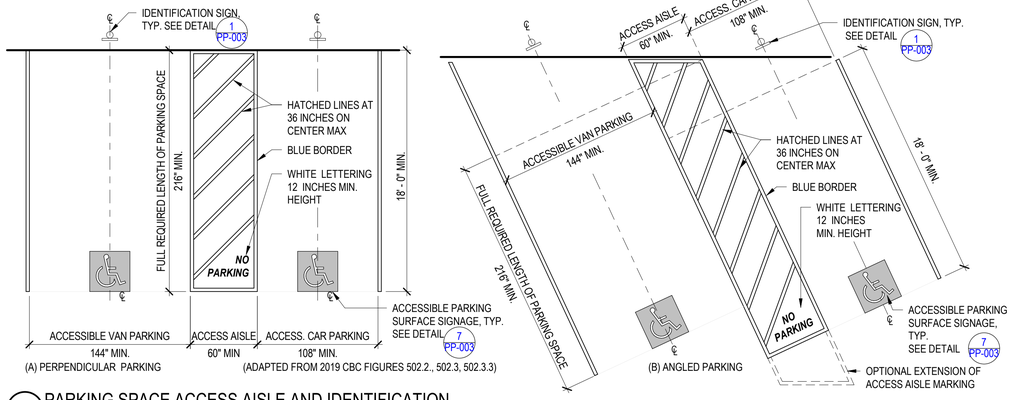
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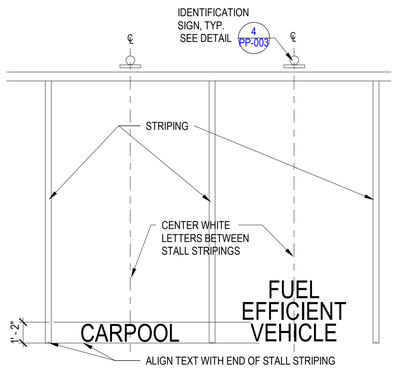
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SCALE: 3/16" = 1'-0"



4 DETECTABLE WARNINGS
SCALE: 6" = 1'-0"



14 PARKING SPACE ACCESS AISLE AND IDENTIFICATION
SCALE: 3/16" = 1'-0"



10 CARPOOL AND FEV STALLS
SCALE: 1/4" = 1'-0"

PARKING

1. **GENERAL** (2019 CBC 11B-208.2).
   a. WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 11B-208.2. IN THIS CASE, ELECTRIC VEHICLE CHARGING STATIONS DO NOT COUNT AS PARKING SPACES.
   b. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY

TABLE 11B-208.2 - PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EVERY 100, OR FRACTION THEREOF, OVER 1000

2. **VAN PARKING SPACES.** FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE (2019 CBC 11B-208.2.4).

3. **LOCATION** (2019 CBC 11B-208.3.1).
   a. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
   b. WHERE PARKING SERVES MORE THAN ONE ACCESSIBLE ENTRANCE, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES

4. **PASSENGER DROP-OFF AND LOADING ZONES.** WHERE PROVIDED, PASSENGER DROP-OFF AND LOADING ZONE MUST HAVE AT LEAST ONE ACCESSIBLE PASSENGER LOADING ZONE PER EVERY 100 LINEAR FEET OF LOADING ZONE OR FRACTION THEREOF. (2019 CBC 11B-209.1, 209.2.1, 11B-503).

5. **GENERAL**. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS (2019 CBC 11B-502.1).

6. **VEHICLE SPACES** (2019 CBC 11B-502.2).
   a. CAR PARKING SPACES SHALL BE 216" (18') LONG MIN. BY 108" (9') WIDE MIN.
   b. VAN PARKING SPACES SHALL BE 216" (18') LONG MIN. BY 144" (12') WIDE MIN.
   c. EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108" (9') WIDE MIN. IF ACCESS AISLE IS 96" (8') WIDE MIN.

7. **ACCESS AISLE**. (2019 CBC 11B-502.3).
   a. ACCESS AISLES SERVING PARKING SPACES SHALL ADJOIN AN ACCESSIBLE ROUTE
   b. TWO PARKING SPACES CAN SHARE A COMMON ACCESS AISLE.
   c. ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60" WIDE MINIMUM.
   d. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.
   e. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" ON CENTER IN A COLOR CONTRACTING WITH THAT OF THE AISLE SURFACE, PREFERABLE BLUE OR WHITE.
   f. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12" IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
   g. AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.
   h. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY.
   i. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE.

8. **FLOOR OR GROUND SURFACES**. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: SLOPES NO STEEPER THAN 1:48 SHALL BE PERMITTED (2019 CBC 11B-502.4).

9. **VERTICAL CLEARANCE**. PARKING SPACES, ACCESS AISLES, AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM (2019 CBC 11B-502.5).

10. **RELATIONSHIP TO ACCESSIBLE ROUTES**. (2019 CBC 11B-502.7).
    a. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT AISLES
    b. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED DO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.
    c. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ROUTES.

CURB RAMPS, TRANSITIONS AND ISLANDS

1. **GENERAL.** CURB RAMPS, BLENDED TRANSITIONS, AND ISLANDS ON ACCESSIBLE ROUTES SHALL BE ACCESSIBLE. (2019 CBC 11B-406.1).

2. **PERPENDICULAR CURB RAMPS** (2019 CBC 11B-406.2).
   a. RAMP RUNS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:12.
   b. WHERE PROVIDED, CURB RAMP FLARES SHALL BE NO STEEPER THAN 1:10.
   c. SEE DETAIL 5 PP-001

3. **PARALLEL CURB RAMPS** (2019 CBC 11B-406.3).
   a. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF THE SIDEWALK AND SHALL BE NO STEEPER THAN 1:12.
   b. A TURNING SPACE 48" MINIMUM BY 48" MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP.
   c. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM
   d. SEE DETAIL 5 PP-001

4. **BLENDED TRANSITIONS.** BLENDED TRANSITIONS SHALL HAVE RUNNING SLOPE NO STEEPER THAN 1:20 (2019 CBC 11B-406.4).

5. **LOCATION** (2019 CBC 11B-406.5.1).
   a. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES.
   b. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING FLARED SIDES.

6. **WIDTH.** THE CLEAR WIDTH OF CURB RAMP RUNS, (EXCLUDING ANY FLARED SIDES) BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48" MINIMUM (2019 CBC 11B-406.5.2).

7. **LANDINGS** (2019 CBC 11B-406.5.3).
   a. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS AND BLENDED TRANSITIONS.
   b. THE LANDING CLEAR LENGTH SHALL BE 48" MIN.
   c. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING.
   d. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM
   e. SEE DETAIL 5 PP-001

8. **WET CONDITIONS**. RAMPS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER (2019 CBC 11B-406.5.5 & 405.10).

9. **GRADE BREAKS** (2019 CBC 11B-406.5.6).
   a. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN.
   b. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

10. **CROSS SLOPE**. CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM (2019 CBC 11B-406.5.7).

11. **COUNTER SLOPE** (2019 CBC 11B-406.5.8).
    a. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24" OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.
    b. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL

12. **CLEAR SPACE AT DIAGONAL CURB RAMPS** (2019 CBC 11B-406.5.9).
    a. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48" MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY.
    b. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48" MINIMUM CLEAR SPACE WITHIN THE MARKINGS

13. **DIAGONAL CURB RAMPS** (2019 CBC 11B-406.5.10).
    a. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW.
    b. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24" LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

14. **GROOVED BORDER**
    a. GROOVED BORDERS ARE NOT LONGER REQUIRED AT CURB RAMPS PER CBC AMENDMENTS EFFECTIVE JULY 1, 2015

15. **ISLANDS** (2019 CBC 11B-406.6).
    a. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES.
    b. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60" WIDE MINIMUM. LANDINGS AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP.

16. **DETECTABLE WARNINGS**
    a. CURB RAMPS, BLENDED TRANSITIONS, & ISLANDS SHALL HAVE DETECTABLE WARNINGS (2019 CBC 11B-406.5.12 & 406.6).
    b. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES (2019 CBC 11B-705.1.1)..
    c. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL, SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES, AND BE LOCATED SO EDGE NEAREST THE CURB IS 6"-8" FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET, OR HIGHWAY. EXCEPTION: ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK (2019 CBC 11B-705.1.2.2).
    d. DETECTABLE WARNINGS AT PEDESTRIAN ISLANDS OR CUT-THROUGH MEDIANS SHALL BE 36" MINIMUM IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT-THROUGH, PLACED AT THE EDGES OF THE PEDESTRIAN PATH OR CUT-THROUGH, AND SHALL BE SEPARATED BY 24" MINIMUM OF WALKING SURFACE WITHOUT DETECTABLE WARNING. EXCEPTION: DETECTABLE WARNINGS SHALL BE 24" MINIMUM IN DEPTH AT PEDESTRIAN ISLANDS OR CUT-THROUGH MEDIANS THAT ARE LESS THAN 96" IN LENGTH IN THE DIRECTION OF TRAVEL. (2019 CBC 11B-705.1.2.3).
    e. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 1, CHAPTER 5, ARTICLES 2,3, & 4 (2019 CBC 11B-705.3).

CODE COMPLIANCE SITE SIGNAGE NOTES

1. SEE CODE COMPLIANCE SIGNAGE NOTES FOR TYPICAL NOTES

2. SEE SITE PLAN FOR SIGNAGE REQUIRED FOR THIS PROJECT.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

CRESS CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

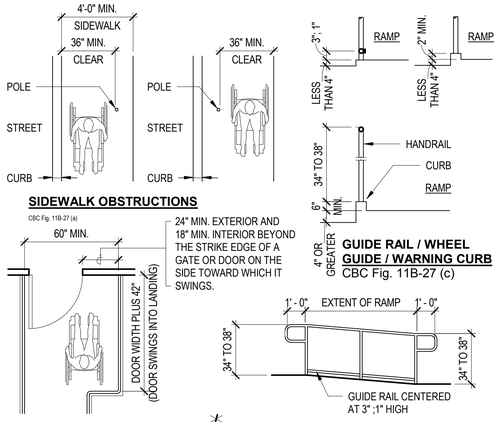
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DRAWING NUMBER

SHEET NUMBER	REV
PP-001	

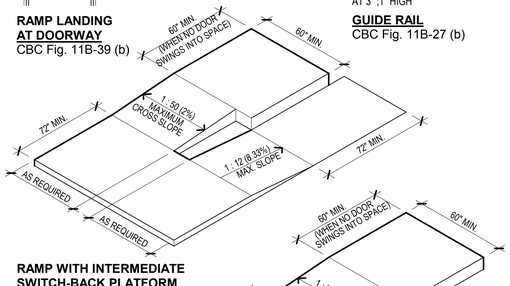
ACCESSIBILITY - SITE



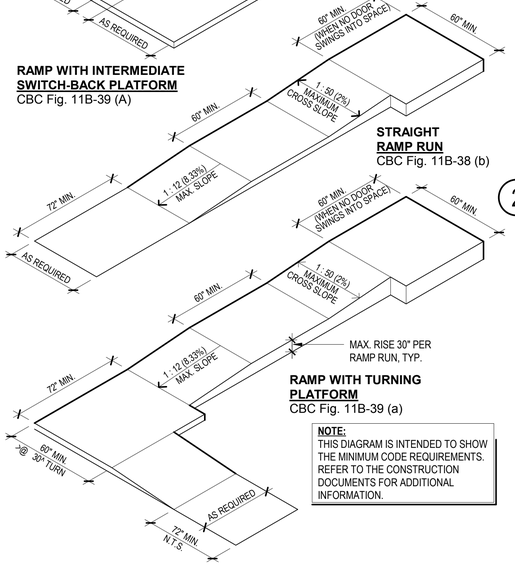
SIDEWALK OBSTRUCTIONS

GUIDE RAIL / WHEEL GUIDE / WARNING CURB
CBC Fig. 11B-27 (c)

GUIDE RAIL
CBC Fig. 11B-27 (b)



RAMP LANDING AT DOORWAY
CBC Fig. 11B-39 (b)



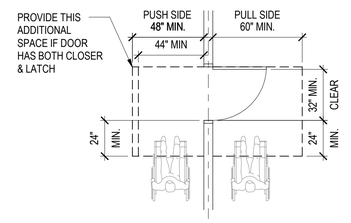
RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM
CBC Fig. 11B-39 (A)

STRAIGHT RAMP RUN
CBC Fig. 11B-38 (b)

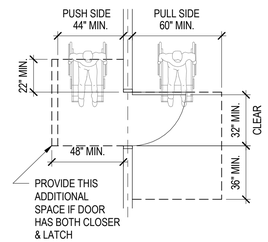
RAMP WITH TURNING PLATFORM
CBC Fig. 11B-39 (a)

NOTE:
THIS DIAGRAM IS INTENDED TO SHOW THE MINIMUM CODE REQUIREMENTS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.

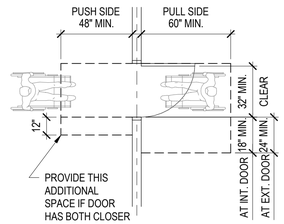
4 PEDESTRIAN RAMP AND SIDEWALK DIAGRAM
SCALE: 1/4" = 1'-0"



AT LATCH APPROACH

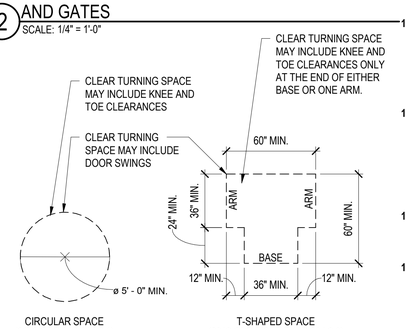


AT HINGE APPROACH



AT FRONT APPROACH

2 MANEUVERING CLEARANCES AT MANUAL SWING DOORS AND GATES
SCALE: 1/4" = 1'-0"



CIRCULAR SPACE
(2019 CBC 11B-304.3.1)

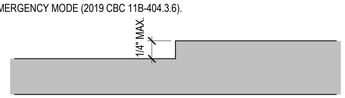
T-SHAPED SPACE
(2019 CBC FIGURE 11B-304.3.2)

NOTE: FOR TOILET ROOM DOOR CLEARANCES, REFER TO NOTE 7, d UNDER "WALKING SURFACES AND CLEAR AREAS"

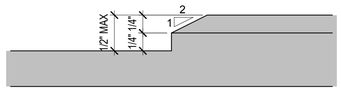
3 TURNING RADIUS OPTIONS
SCALE: 1/4" = 1'-0"

DOOR AND GATES

1. **ENTRANCES**. ENTRANCE DOORS, DOORWAYS, AND GATES ON ACCESSIBLE ROUTES OF TRAVEL SHALL BE ACCESSIBLE (2019 CBC 11B-206.4 & 404.1).
2. **ENTRANCES AND EXTERIOR GROUND FLOOR EXITS** (2019 CBC 11B-206.4.1).
   a. ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL BE ACCESSIBLE.
   b. EXCEPTION: EXTERIOR GROUND FLOOR EXITS SERVING SMOKE-PROOF ENCLOSURES, STAIRWELLS AND EXIT DOORS ONLY SERVING STAIRS
   c. EXCEPTION: EXITS IN EXCESS OF REQUIRED EXITS AND WHICH ARE MORE THAN 24" ABOVE GRADE.
3. **TENANT SPACES.** ALL ENTRANCES TO EACH TENANCY IN A FACILITY SHALL BE ACCESSIBLE (2019 CBC 11B-206.4.5 & 11B-404).
4. **DOORS, DOORWAYS, AND GATES.** DOORS, DOORWAYS, AND GATES PROVIDING ENTRANCE TO A BUILDING OR FACILITY AND EVERY DOOR, DOORWAY, AND GATE WITHIN THE FACILITY SHALL BE ACCESSIBLE (2019 CBC 11B-206.4, 206.5.1, 206.5.2 & 11B-404).
5. **REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES**. REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE (2019 CBC 11B-404.2.1 & 404.3.7)
6. **CLEAR WIDTH** (2019 CBC 11B-206.4.1 & 11B-404.2.3).
   a. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MINIMUM.
   b. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS IS MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPENED 90 DEGREES.
7. **MANEUVERING CLEARANCES**. (2019 CBC 11B-404.2.4)
   FOR REQUIRED MANEUVERING CLEARANCES AT DOORS, SEE DETAIL 2/PP-002
8. **DOUBLE-LEAF DOORS AND GATES**. AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL MEET THE REQUIRED WIDTH AND MANEUVERING CLEARANCE REQUIREMENTS (2019 CBC 11B-404.2.2)
9. **WITHOUT DOORS OR GATES, SLIDING DOORS. AND FOLDING DOORS.** DOORWAYS LESS THAN 36" WIDE WITHOUT DOORS, SLIDING DOORS, AND FOLDING DOORS SHALL HAVE THE REQUIRED MANEUVERING CLEARANCES (2019 CBC 11B-404.2.4.2).
   SEE DETAIL
10. **RECESSED DOORS AND GATES**. MANEUVERABLE CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR OR GATE (2019 CBC 11B-404.2.4.3).
    SEE DETAIL 2/PP-002
11. **THRESHOLDS**. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH CHANGES IN LEVEL REQUIREMENTS PER 11B-302 & 11B-303 (2019 CBC 11B-404.2.5).
12. **DOORS AND GATES IN SERIES**. THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS OR GATES IN SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF DOORS OR GATES SWINGING INTO THE SPACE.
    (2019 CBC 11B-404.2.6). SEE DETAIL
13. **DOOR AND GATE HARDWARE** (2019 CBC 11B-404.2.7).
    a. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS OF DOORS AND GATES SHALL COMPLY WITH ACCESSIBLE OPERABLE PARTS REQUIREMENTS, SECTION 11B-309.4.
    b. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. OPERATING SLIDING DOOR HARDWARE, IN THE FULLY OPENED POSITION, SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
14. **CLOSING SPEED**. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (2019 CBC 11B-404.2.8.1).
15. **DOOR OR GATE OPENING FORCE**. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE (2019 CBC 11B-404.2.9):
    a. INTERIOR HINGED DOORS, EXTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
    b. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
    c. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
16. **DOOR AND GATE SURFACES** (2019 CBC-11B-404.2.10).
    a. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH FINISH ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.
    b. EXCEPTION: SLIDING DOORS AND TEMPERED GLASS DOORS WITHOUT STILES AND WITH TAPERED BOTTOM RAIL. DOORS AND GATES THAT DO NOT EXTEND TO WITHIN 10" OF THE FINISH FLOOR OR GROUND, ARE EXCEMPT FROM THIS REQUIREMENT
17. **VISION LIGHTS**. DOORS AND GATES WITH VISION LIGHTS AND SIDE LIGHTS ADJACENT TO DOORS OR GATES SHALL HAVE AT LEAST ONE GLAZED PANEL LOCATED 43" MAXIMUM ABOVE THE FINISH FLOOR (2019 CBC 11B-404.2.11).
18. **AUTOMATIC AND POWER ASSISTED DOORS AND GATES**. AUTOMATIC AND POWER ASSISTED DOORS AND GATES THAT ARE NOT ON STANDBY POWER AND ARE PART OF A MEANS OF EGRESS SHALL HAVE A CLEAR BREAK OUT OPENING OF 32" MINIMUM WHEN OPERATED IN EMERGENCY MODE (2019 CBC 11B-404.3.6).



VERTICAL CHANGE IN LEVEL
(2019 CBC 11B-303.2)



BEVELED CHANGE IN LEVEL
(2019 CBC 11B-303.3)

1 CHANGE IN LEVEL
SCALE: 12" = 1'-0"

RAMPS

1. **GENERAL**. RAMPS ON ACCESSIBLE ROUTES SHALL BE ACCESSIBLE (2019 CBC 11B-405.1).
2. **DEFINITION.** A RAMP IS A WALKING SURFACE WHICH HAS A RUNNING SLOPE STEEPER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) (2019 CBC 202)
3. **SURFACE**. RAMP AND LANDING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT (2019 CBC 11B-302.1 & 405.4).
4. **SLOPE AND CROSS SLOPE**. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 (8.33%) AND A CROSS SLOPE NOT STEEPER THAN 1:48 (2.08%) (2019 CBC 11B-405.2 & 405.3).
5. **CLEAR WIDTH.** THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48" MIN.
   EXCEPTION: HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WITH OF THE RAMP ON EACH SIDE 3 ½" MAXIMUM AT THE HANDRAIL HEIGHT (2019 CBC 11B-405.5).
6. **RISE.** THE RISE FOR ANY RAMP RUN SHALL BE 30" MAX. (2019 CBC 11B-405.6).
7. **LANDINGS**. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN (2019 CBC 11B-405.7).
   a. LANDINGS SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2019 CBC 11B-405.7.1)
   b. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. TOP LANDINGS SHALL BE 60" WIDE MIN. (2019 CBC 11B-405.7.2)
   c. THE LANDING CLEAR LENGTH SHALL BE 60" MIN. BOTTOM LANDING SHALL EXTEND 72" MIN. IN THE DIRECTION OF THE RAMP RUN (2019 CBC 11B-405.7.3)
   d. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60" MIN. BY 72" MIN. IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN (2019 CBC 11B-405.7.4)
   e. SEE DETAIL 4/PP-002
8. **DOORWAYS**. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3". DOORS IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42" (2019 CBC 11B-405.7.5)
9. **HANDRAILS.** RAMP RUNS SHALL HAVE ACCESSIBLE HANDRAILS.
   EXCEPTION: CURB RAMPS DO NOT REQUIRE HANDRAILS.
   EXCEPTION: AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6" IN RISE OR 72" IN LENGTH (2019 CBC 11B-405.8).
10. **EDGE PROTECTION**. CURB OR BARRIER EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS (2019 CBC 11B-405.9).
    EXCEPTION: EDGE PROTECTION NOT REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS AND HAVE CURB RAMP FLARES.
11. **CURB OR BARRIER**. A CURB, 2" HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FINISH FLOOR OR GROUND. TO PREVENT ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP (2019 CBC 11B-405.9.2). SEE DETAIL 4/PP-002
12. **WET CONDITIONS**. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER (2019 CBC 11B-405.10).

ACCESSIBLE ROUTES

1. **SITE ARRIVAL POINTS**. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2019 CBC 11B-206.2.1).
2. **WITHIN A SITE**. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE (2019 CBC 11B-206.2.2). EXCEPTION: NOT REQUIRED IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY.
3. **MULTI-STORY BUILDINGS AND FACILITIES**. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES (2019 CBC 11B-206.2.3). EXCEPTION: MULTI-STORIED OFFICE BUILDINGS (OTHER THAN PROFESSIONAL OFFICE OF HEALTH CARE PROVIDER) LESS THAN 3 STORIES HIGH OR LESS THAN 3,000 SF PER STORY.
4. **SPACES AND ELEMENTS**. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH (2019 CBC 11B-206.2.4).
5. **LOCATION**. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH. WHERE THE CIRCULATION PATH IS INTERIOR, THE ACCESSIBLE ROUTE SHALL ALSO BE INTERIOR. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR SIMILAR SPACES (2019 CBC 11B-206.3).
6. **COMPONENTS**. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING: WALKING SURFACES WITH A RUNNING SLOPE OF NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS, AND PLATFORM LIFTS (2019 CBC 11B-402.2).
7. **SECURITY BARRIERS**. SECURITY BARRIERS, INCLUDING BUT NOT LIMITED TO, SECURITY BOLLARDS AND SECURITY CHECK POINTS, SHALL NOT OBSTRUCT A REQUIRED ACCESSIBLE ROUTE OR ACCESSIBLE MEANS OF EGRESS. (2019 CBC 11B-206.8).

WALKING SURFACES AND CLEAR AREAS

1. **GENERAL**. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT (2019 CBC 11B-302.1).
2. **CARPET**. CARPET HEIGHT SHALL BE ½" MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES, HAVE A FIRM PAD OR NO PAD AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE (2019 CBC 11B-302.2).
3. **SLOPE**. THE RUNNING SLOPE OF WALKING SURFACES OF ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2019 CBC 11B-403.3).
4. **CHANGES IN LEVEL**.
   a. CHANGES IN LEVEL OF ¼" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (2019 CBC 11B-303.2).
   b. CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (2019 CBC 11B-303.3).
   c. CHANGES IN LEVEL GREATER THAN ½" HIGH SHALL BE RAMPED AND SHALL COMPLY WITH SECTION 11B-405/406 (2019 CBC 11B-303.4). SEE DETAIL 1/PP-002
5. **CLEAR WIDTH**. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36" MINIMUM WITH THE FOLLOWING EXCEPTIONS (2019 CBC 11B-403.5.1):
   a. CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44" MINIMUM.
   b. CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM, UNLESS ENFORCING AGENCY GRANTS AN EXCEPTION.
   c. THE CLEAR WIDTH FOR AISLES SHALL BE 36" MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE AND 44" MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.
6. **AISLES IN GROUP B OCCUPANCIES.**
   THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN THAT REQUIRED FOR CORRIDORS (2019 CBC 1018.3).
   EXCEPTION: NONPUBLIC AISLES SERVING LESS THAN 50 PEOPLE AND NOT ON AN ACCESSIBLE ROUTE NEED NOT EXCEED 28" IN WIDTH (2019 CBC 1018.3).
7. **TURNING SPACE**. ACCESSIBLE TURNING SPACE SHALL BE EITHER
   a. A SPACE OF 60" DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES (2019 CBC 11B-304.3.1). *OR*
   b. A T-SHAPED SPACE WITHIN A 60" SQUARE MIN. WITH ARMS AND BASE 36" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12" MIN. IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24" MIN. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES ONLY AT THE END OF EITHER BASE OR ONE ARM (2019 CBC 11B-306). SEE CBC DETAIL FIGURE 11B-304.3.2
   c. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (2019 CBC 11B-304.4). SEE DETAIL 3/PP-002
   d. DOORS SHALL SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS TO BE ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATION. OTHER THAN DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS, A DOOR, IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING RADIUS SPACE BY 12" MAX. (2019 CBC 11B-603.2.3)
      EXCEPTION: WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.
8. **HANDRAILS**. WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20, THEY SHALL COMPLY WITH SAME REQUIREMENTS AS HANDRAILS ON RAMPS (2019 CBC 11B-403.6).
9. **CONTINUOUS GRADIENT**. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH, AT INTERVALS OF 400' MAX. THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM (2019 CBC 11B-403.7).
10. **CLEAR FLOOR OR GROUND SPACE.** (2019 CBC 11B-305)
    a. CLEAR FLOOR OR GROUND SPACE WHERE REQUIRED SHALL BE 30" MINIMUM BY 48" MINIMUM.
    b. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES (2019 CBC 11B-305.4).
11. **TOE CLEARANCE.** (2019 CBC 11B-306.2)
    a. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE.
    b. TOE CLEARANCE DEPTH SHALL EXTEND 25" MAXIMUM UNDER AN ELEMENT. EXCEPTION: ACCESSIBLE LAVATORIES AND BUILT IN DINING AND WORK SURFACES REQUIRE DEPTH OF 19" MAXIMUM.
    c. WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MINIMUM UNDER THE ELEMENT.
    d. TOE CLEARANCE WIDTH SHALL BE 30" WIDE MAXIMUM.
    SEE DETAIL
12. **KNEE CLEARANCE**. (2019 CBC 11B-306.3)
    a. SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE. EXCEPTION: ACCESSIBLE LAVATORIES REQUIRE SPACE BETWEEN 9" AND 29" ABOVE FINISH FLOOR OR GROUND.
    b. KNEE CLEARANCE DEPTH SHALL EXTEND 25" MAXIMUM UNDER AN ELEMENT AT 9" ABOVE THE FINISH FLOOR OR GROUND
    c. WHERE KNEE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MINIMUM AT 9" ABOVE FINISH FLOOR AND 8"DEEP MINIMUM AT 27" ABOVE FINISH FLOOR OR GROUND. EXCEPTION: SEE DETAIL FOR KNEE CLEARANCE AT ACCESSIBLE LAVATORY
    d. BETWEEN 9" AND 27" ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT.
    e. KNEE CLEARANCE WIDTH SHALL BE 30" WIDE MAXIMUM.
    SEE DETAIL
13. **WARNING CURBS**. ABRUPT CHANGES IN LEVEL EXCEEDING 4" HIGH BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" HIGH ABOVE THE WALK OR SIDEWALK SURFACE.
    EXCEPTIONS: WARNING CURB NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY OR WHERE A GUARDRAIL OR HANDRAIL IS PROVIDED (2019 CBC 11B-303.5).

ACCESSIBILITY - MOVEMENT

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

PG&E CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

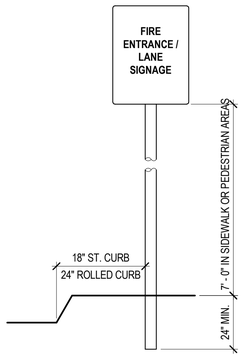
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ACCESSIBILITY - MOVEMENT
500 BOONE DR, AMERICAN CANYON, CA 94558

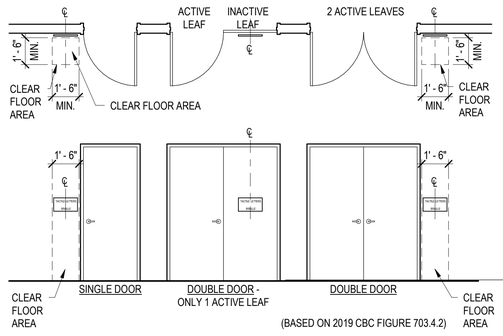
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ERM
DRAWING NUMBER

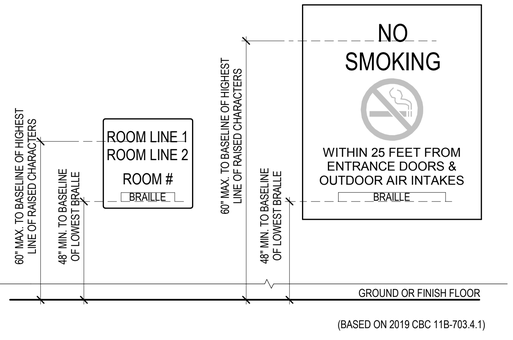
SHEET NUMBER	REV
PP-002	

ARCH D





(BASED ON 2019 CBC FIGURE 703.4.2)



(BASED ON 2019 CBC 11B-703.4.1)

SIGNAGE SCHEDULE

REFERENCE DETAIL	SIGN	LOCATION	TOTAL QUANTITY
	GENERAL		
	INTERNATIONAL SYMBOL OF ACCESSIBILITY	TBD	TBD
	SITE		
6 PP-003	NO SMOKING WITHIN 25' OF BUILDING	AS SHOWN ON SITE PLAN	TBD
1 PP-003	VAN ACCESSIBLE PARKING	AS SHOWN ON SITE PLAN	TBD
	ACCESSIBLE PARKING	AS SHOWN ON SITE PLAN	TBD
	TOW AWAY	AS SHOWN ON SITE PLAN	TBD
7 PP-003	ACCESSIBLE ROUTE	AS SHOWN ON SITE PLAN	TBD
	ACCESSIBLE ENTRANCE	AS SHOWN ON SITE PLAN	TBD
4 PP-003	CARPOOL / VAN POOL PARKING	AS SHOWN ON SITE PLAN	TBD
	LOW EMITTING VEHICLE PARKING	AS SHOWN ON SITE PLAN	TBD

NOTE:
SIGNS AND SYMBOLS PAINTED ON PAVING NOT SHOWN IN SCHEDULE

CODE COMPLIANCE SIGNAGE NOTES

1. THE FOLLOWING TYPES OF SIGNAGE MUST COMPLY WITH ACCESSIBLE SIGNAGE REQUIREMENTS
   - A. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS & SPACES (2019 CBC 11B-216.2).
   - B. SIGNS THAT PROVIDE DIRECTION TO OR INFORMATION ABOUT INTERIOR & EXTERIOR SPACES AND SITE FACILITIES (2019 CBC 11B-216.3).
   - C. SIGNS AT DOORS TO EXIT PASSAGEWAYS, EXIT DISCHARGE, & EXIT STAIRWAYS (2019 CBC 11B-216.4.1 & 1013.4)
   - D. SIGNS AT AREAS OF REFUGE, DOORS TO AREAS OF REFUGE, & EXTERIOR AREAS FOR ASSISTED RESCUE (2019 CBC 11B-216.4.2 & 1009.9 & 1009.11).
   - E. SIGNS TO PROVIDE DIRECTIONS TO ACCESSIBLE MEANS OF EGRESS (2019 CBC 11B-216.4.3).
   - F. SIGNS AT DOORS WITH DELAYED EGRESS LOCKS (2019 CBC 11B-216.4.4 & 1010.1.9.7).
   - G. SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES AND SIGNS WITHIN PARKING FACILITIES (2019 CBC 11B-216.5).
   - H. IN EXISTING BUILDINGS WHERE NOT ALL ENTRANCES ARE ACCESSIBLE, DIRECTIONAL SIGNS TO INDICATE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE LOCATED AT NON-ACCESSIBLE ENTRANCES AND AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH (2019 CBC 11B-216.6).
   - I. IN EXISTING BUILDINGS WHERE ELEVATORS ARE NOT ACCESSIBLE, IDENTIFYING AND DIRECTIONAL SIGNS TO ACCESSIBLE ELEVATORS (2019 CBC 11B-216.7).
   - J. SIGNS AT DOORWAYS TO TOILET ROOMS AND BATHING ROOMS (2019 CBC 11B-216.8).
2. PER 2019 CBC 11B-703.1, WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL OR TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL CHARACTERS AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
3. PER 2019 CBC 11B-703.2, **RAISED CHARACTERS** SHALL BE:
   - RAISED 1/32" MIN. ABOVE THEIR BACKGROUND
   - UPPERCASE
   - SANS SERIF
   - FONT WHERE THE WIDTH OF UPPERCASE "O" IS 60% MIN. AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I"
   - HEIGHT FROM BASELINE OF CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE UPPERCASE LETTER "I"
   - STROKE THICKNESS OF UPPERCASE LETTER "I" SHALL BE 15% MAX. HEIGHT OF CHARACTER
   - CHARACTER SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN
   - SPACING OF LINES SHALL BE 135% MIN AND 170% MAX OF THE CHARACTER HEIGHT
   - HORIZONTAL FORMAT
4. PER 2019 CBC 11B-703.3, **BRAILLE** SHALL BE:
   - CONTRACTED GRADE 2
   - DOMED OR ROUNDED SHAPE WITH CODE PRESCRIBED SIZE AND SPACING
   - BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED
   - SEPARATED 3/8" MIN AND 1/2" MAX FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN FROM RAISED BORDERS AND DECORATIVE ELEMENTS (ELEVATOR CAR CONTROLS ARE EXCEPTED)
5. PER 2019 CBC 11B-703.4.1, TACTILE CHARACTERS ON SIGNS SHALL BE 48" MIN. ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS *AND* 60" MAX. ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. (ELEVATOR CAR CONTROLS ARE EXCEPTED). SEE DETAIL 2 PP-003
6. PER 2019 CBC 11B-703.4.2, AT SINGLE DOORS, TACTILE SIGN SHALL BE AT WALL ON LATCH SIDE. AT DOUBLE DOORS WITH INACTIVE LEAF, SIGN SHALL BE ON INACTIVE LEAF. AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, SIGN SHALL BE AT THE WALL TO THE RIGHT OF THE RIGHT DOOR. SIGNS SHALL HAVE 18" MIN. BY 18" MIN CLEARANCE FROM DOOR SWING. SEE DETAIL 5 PP-003
7. PER 2019 CBC 11B-703.5, **VISUAL CHARACTERS** SHALL BE:
   - NON-GLARE WITH NON-GLARE BACKGROUND
   - CONTRAST WITH BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND
   - CONVENTIONAL FORM, NO ITALIC, OBLIQUE, SCRIPT OR OTHER DECORATIVE FORM
   - FONT WHERE THE WIDTH OF UPPERCASE "O" IS 60% MIN. AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I"
   - 5/8" HIGH MIN. FOR CHARACTERS BETWEEN 40" - 70" AFF WITH A HORIZONTAL VIEWING DISTANCE LESS THAN 72"
   - MOUNTED 40" MIN. AFF (ELEVATOR CAR CONTROLS ARE EXCEPTED)
   - STROKE THICKNESS OF UPPERCASE LETTER "I" SHALL BE 10% MIN AND 20% MAX HEIGHT OF CHARACTER
   - CHARACTER SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10% MIN TO 35% MAX HEIGHT OF CHARACTER
   - SPACING BETWEEN MULTIPLE LINES SHALL BE 135% MIN TO 170% MAX CHARACTER HEIGHT.
   - SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8" MIN
   - SPACING OF LINES SHALL BE 135% MIN AND 170% MAX OF THE CHARACTER HEIGHT
   - HORIZONTAL FORMAT
8. PER 2019 CBC 11B-703.6, **PICTOGRAMS** SHALL BE:
   - 6" HIGH MIN.
   - SEPARATE FROM CHARACTERS AND BRALLE
   - NON-GLARE WITH NON-GLARE BACKGROUND
   - CONTRAST WITH BACKGROUND WITH EITHER LIGHT PICTOGRAM ON A DARK BACKGROUND OR DARK PICTOGRAM ON A LIGHT BACKGROUND
   - HAVE TEXT DESCRIPTORS DIRECTLY BELOW THE PICTOGRAM
9. PER 2019 CBC 11-B-703.7, **SYMBOLS OF ACCESSIBILITY** SHALL BE:
   - NON-GLARE WITH NON-GLARE BACKGROUND
   - CONTRAST WITH BACKGROUND WITH EITHER LIGHT SYMBOL ON A DARK BACKGROUND OR DARK SYMBOL ON A LIGHT BACKGROUND
10. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE (COLOR NO. 15090 IN FEDERAL STANDARD 595B) BACKGROUND, UNLESS APPROVED BY AHJ. SEE DETAIL

8 FIRE SIGN - TYP MOUNTING HEIGHT

SCALE: 3/4" = 1'-0"



HEAVY GAUGE, RUST-FREE, REFLECTORIZED, ALUMINUM SIGN WITH WEATHER AND GRAFFITI PROTECTION, TYP.

WHITE ON RED

1" HIGH TEXT, MINIMUM

ROUNDED CORNERS, TYP.

NOTES:

- MOUNT TO 2-1/2" DIAMETER GALVANIZED METAL POLE WITH 2'-0" MINIMUM EMBEDMENT.
- ATTACH SIGN TO POLE WITH THEFT-PROOF BOLTS AT TOP AND BOTTOM OF SIGN.
- FOR TYPICAL MOUNTING HEIGHT, SEE DETAIL

ENTRANCE SIGN
.080 GAUGE
A = 18"
B = 24"

FIRE LANE SIGN
.063 GAUGE
A = 12"
B = 18"

5 SIGNAGE LOCATION AT DOOR

SCALE: 1/4" = 1'-0"



WHITE ACRYLIC RESIN SIGN WITH BLACK PICTOGRAM AND CHARACTERS

SIGN BACKGROUND: NON-GLARE, MATTE FINISH

CHARACTERS:
NON-GLARE, HIGH CONTRAST TO SIGN BACKGROUND, 1" HIGH TEXT MIN.

PICTOGRAM:
NON-GLARE, HIGH CONTRAST TO SIGN BACKGROUND, ININTERNATIONAL SYMBOL OF ACCESS FOR NO SMOKING

CHARACTERS:
NON-GLARE, HIGH CONTRAST TO SIGN BACKGROUND, 5/8" HIGH TEXT MIN.

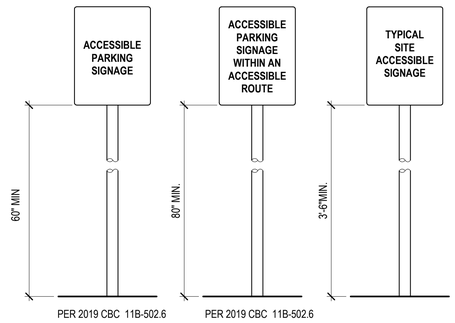
BRAILLE:
DOMED, GRADE 2 BRAILLE

NOTES:

- NO SMOKING SIGN REQUIRED AT ALL BUILDING ENTRANCES (2019 CALGREEN 5.504.7)
- MOUNTING METHOD:
  HIGH BOND DOUBLE STICK FOAM TAPE AND SILICONE ADHESIVE.
- FOR MOUNTING HEIGHT, SEE DETAIL 2 PP-003

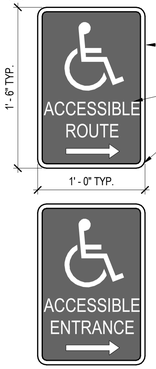
2 SIGNAGE HEIGHT, TYPICAL

SCALE: 3" = 1'-0"



9 FIRE ENTRANCE AND LANE SIGN

SCALE: 1 1/2" = 1'-0"



HEAVY GAUGE, RUST-FREE, REFLECTORIZED, ALUMINUM SIGN WITH WEATHER AND GRAFFITI PROTECTION, TYP.

3" HIGH TEXT, MINIMUM

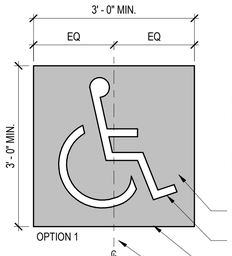
ROUNDED CORNERS, TYP.

NOTES:
DIRECTIONAL SIGNAGE REQUIRED XXXXX

- MOUNT TO 2-1/2" DIAMETER GALVANIZED METAL POLE WITH 2'-0" MINIMUM EMBEDMENT.
- ATTACH SIGN TO POLE WITH THEFT-PROOF BOLTS AT TOP AND BOTTOM OF SIGN.
- FOR TYPICAL MOUNTING HEIGHT, SEE DETAIL

6 NO SMOKING SIGN

SCALE: 3" = 1'-0"



NOTES:
SURFACE SIGNAGE REQUIRED AT EACH ACCESSIBLE CAR AND VAN SPACE (2019 CBC 11B-502.6.4)

OPTION 1
THE INTERNATIONAL SIGN OF ACCESSIBILITY PAINTED IN WHITE ON A SQUARE BLUE BACKGROUND (2019 CBC 11B-502.6.4.1)

OPTION 2
ENTIRE PARKING SPACE OUTLINED IN BLUE OR PAINTED BLUE WITH THE INTERNATIONAL SIGN OF ACCESSIBILITY PAINTED IN WHITE OR A CONTRASTING COLOR

BLUE BACKGROUND, EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A, TYP.

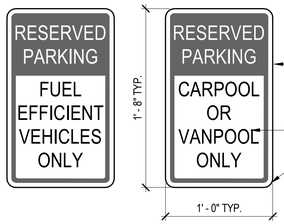
INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE

ALIGN BOTTOM OF SYMBOL WITH END OF PARKING SPOT

CENTERLINE OF SYMBOL AND PARKING STALL

3 SITE SIGNAGE - TYPICAL MOUNTING HEIGHT

SCALE: 3/4" = 1'-0"



HEAVY GAUGE, RUST-FREE, REFLECTORIZED, ALUMINUM SIGN WITH WEATHER AND GRAFFITI PROTECTION, TYP.

3" HIGH TEXT, MINIMUM

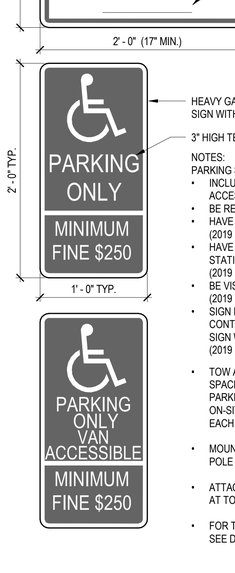
ROUNDED CORNERS, TYP.

NOTES:
RESERVED PARKING SIGNAGE REQUIRED FOR CAL GREEN REQUIRED PARKING SPACES, SEE SITE PLAN FOR LOCATION

- MOUNT TO 2-1/2" DIAMETER GALVANIZED METAL POLE WITH 2'-0" MINIMUM EMBEDMENT.
- ATTACH SIGN TO POLE WITH THEFT-PROOF BOLTS AT TOP AND BOTTOM OF SIGN.
- FOR TYPICAL MOUNTING HEIGHT, SEE DETAIL 3 PP-003

1 ACCESSIBLE PARKING SIGNAGE

SCALE: 1 1/2" = 1'-0"



HEAVY GAUGE, RUST-FREE, REFLECTORIZED, ALUMINUM SIGN WITH WEATHER AND GRAFFITI PROTECTION, TYP.

1" HIGH TEXT, MINIMUM

TOWING INFO TO BE PROVIDED BY BUILDING OWNER OR USER

ROUNDED CORNERS, TYP.

HEAVY GAUGE, RUST-FREE, REFLECTORIZED, ALUMINUM SIGN WITH WEATHER AND GRAFFITI PROTECTION, TYP.

3" HIGH TEXT, MINIMUM

NOTES:
PARKING SPACE IDENTIFICATION SIGNS SHALL

- INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (2019 CBC 11B-502.6).
- BE REFLECTORIZED (2019 CBC 11B-502.6.1).
- HAVE AN AREA OF MINIMUM OF 70 SQUARE INCHES (2019 CBC 11B-502.6.1).
- HAVE ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN STATING "MINIMUM FINE $250" (2019 CBC 11B-502.6.2).
- BE VISIBLE FROM EACH PARKING SPACE (2019 CBC 11B-502.6.3).
- SIGN IDENTIFYING VAN ACCESSIBLE PARKING SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE" (2019 CBC 11B-502.6).
- TOW AWAY SIGN REQUIRED IN A CONSPICUOUS SPACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE (2019 CBC 11B-502.8).
- MOUNT TO 2-1/2" DIAMETER GALVANIZED METAL POLE WITH 2'-0" MINIMUM EMBEDMENT.
- ATTACH SIGN TO POLE WITH THEFT-PROOF BOLTS AT TOP AND BOTTOM OF SIGN.
- FOR TYPICAL MOUNTING HEIGHT, SEE DETAIL 3 PP-003

10 ACCESSIBLE DIRECTIONAL SITE SIGNAGE

SCALE: 1 1/2" = 1'-0"

7 ACCESSIBLE PARKING SURFACE SIGNAGE

SCALE: 3/4" = 1'-0"

4 PARKING SIGNAGE - IF REQUIRED

SCALE: 1 1/2" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
ACCESSIBILITY - SITE SIGNAGE
500 BOONE DR, AMERICAN CANYON, CA 94558

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DRAWING NUMBER

SHEET NUMBER	REV
PP-003	

ARCH D

ACCESSIBILITY - SITE SIGNAGE



PHOTO SIMULATION - BOONE DRIVE NEAR PROJECT DRIVEWAY
ON-SITE TREES ONLY

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/21

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1750 9th Street, Sacramento, CA 95811 916.441.4880

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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
PHOTO SIMULATION
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SHEET NUMBER	REV
PP-005.1B	

ARCH D



PHOTO SIMULATION - BOONE DRIVE MID-POINT
ON-SITE TREES ONLY

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/21

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1725 I Street, Sacramento, CA 95811 916.440.0888

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SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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SHEET NUMBER	REV
PP-005.2B	

ARCH D



PHOTO SIMULATION - END OF BOONE DRIVE
FULL TREE COVER

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/21

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2550 Fifth Avenue, Suite 113, San Diego, CA 92103 619 685 3990
1724 9th Street, Sacramento, CA 95811 916 441 6850

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

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PHOTO SIMULATION
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DRAWING NUMBER

SHEET NUMBER	REV
PP-005.3B	

ARCH D

PLANNING SUBMITTAL
OF
NAPA REGIONAL CENTER
FOR
PACIFIC GAS AND ELECTRIC COMPANY
AMERICAN CANYON, CALIFORNIA

EARTHWORK SUMMARY

CUT: 40,025 CY

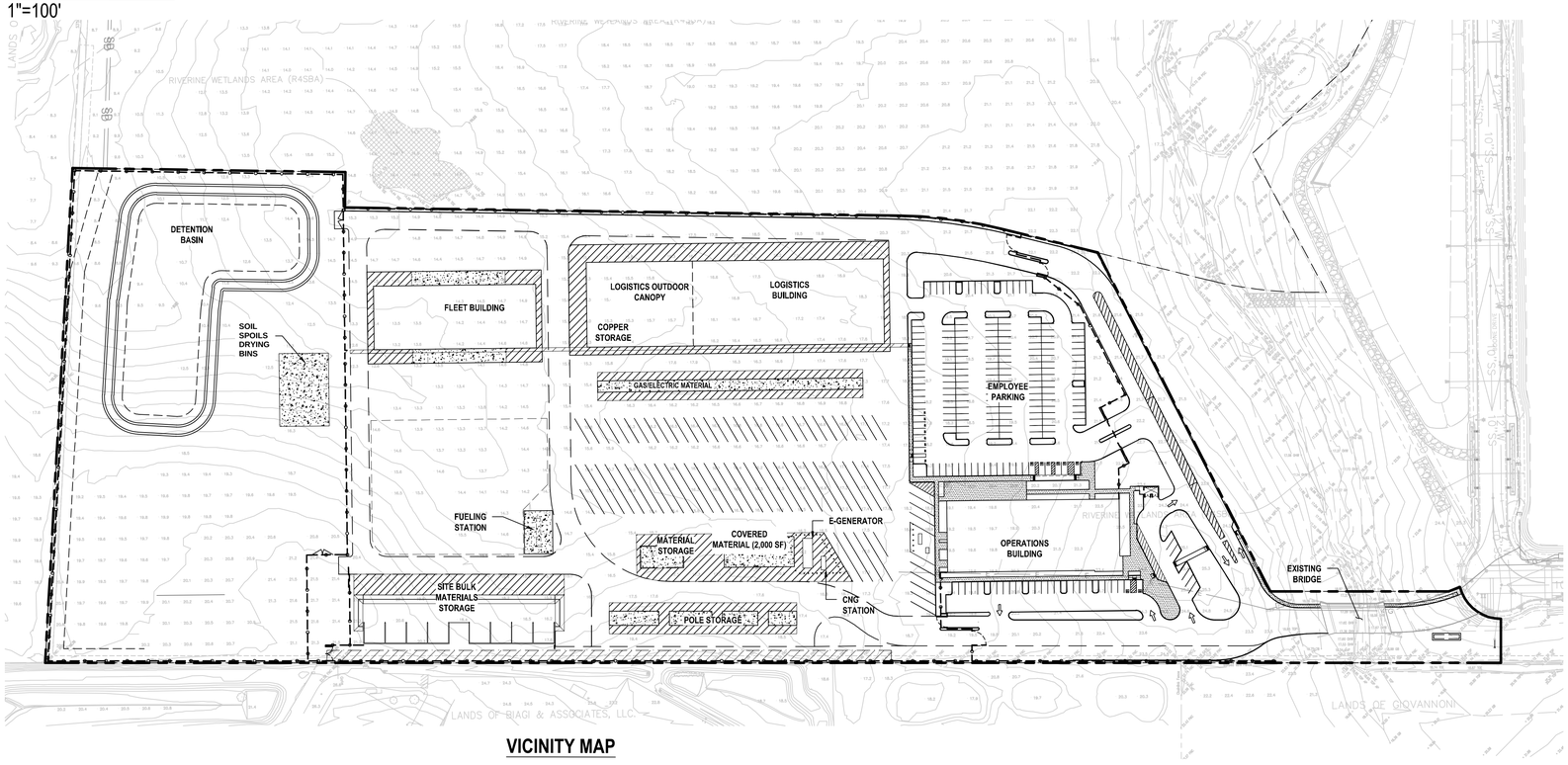
FILL: 38,725 CY

SPOILS: 1,300 CY (NET CUT)

NOTE: THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATIONS OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES.THE ENGINEER MAKES NO REPRESENTATION THE SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

OVERALL SITE PLAN

1"=100'



VICINITY MAP



CIVIL SHEET INDEX

SHT. NO.	SHT. REF.	DESCRIPTION
1	C0.00	COVER SHEET
2	C1.00	EXISTING CONDITIONS
3	C2.00	GRADING PLAN
4	C2.10	GRADING SECTIONS
5	C2.20	GRADING SECTIONS
6	C3.00	UTILITY PLAN
7	C4.00	STORM WATER CONTROL
8	C5.00	POLE TRUCK TURN
9	C5.10	FIRE TRUCK TURN

ABBREVIATIONS

BW	BACK OF WALK
CB	CATCH BASIN
DMA	DRAINAGE MANAGEMENT AREA
E	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
FS	FINISH SURFACE
G	GAS
GR	GRADE
INV	INVERT
LG	LIP OF GUTTER
NTS	NOT TO SCALE
OC	ON CENTER
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
RW	RECYCLED WATER
SSMH	SANITARY SEWER MANHOLE
SSP	SEE STRUCTURAL PLANS
TC	TOP OF CURB
TTS	TOP OF TREATMENT SOIL
W	DOMESTIC WATER
WV	WATER VALVE

100 0 100 200

GRAPHIC SCALE: 1" = 100'

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	210176
DSGN	A. VAZQUEZ
DWN	R. NELSON
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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1340 Reynolds Avenue, Suite 116, Irvine, CA 92614 949.861.6650

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

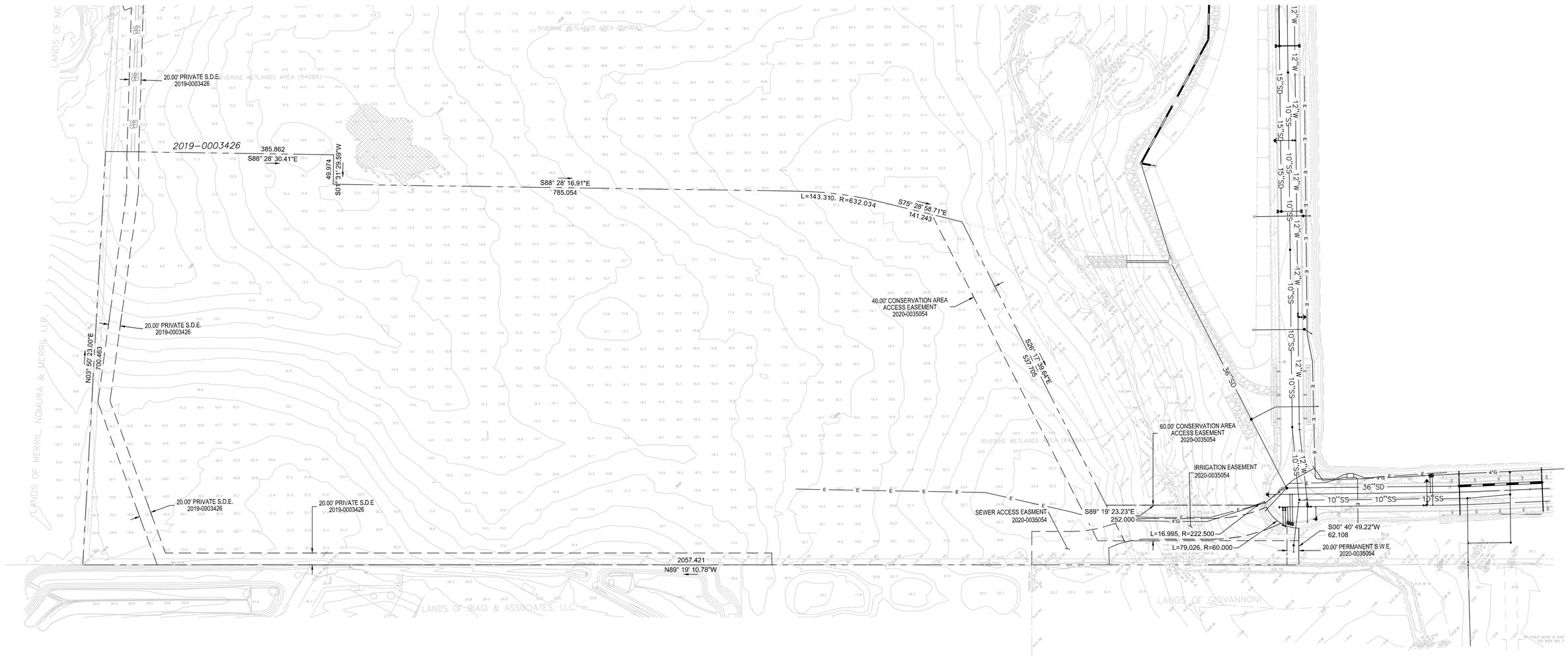
PG&E NAPA REGIONAL CENTER
DEVELOPMENT SITE PLAN
COVER SHEET
500 BOONE DR., AMERICAN CANYON, CA 94558

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ERM
DRAWING NUMBER

SHEET NUMBER C0.00 REV

ARCH D



LEGEND

EXISTING

PROPERTY LINE	FIRE HYDRANTS
EASEMENT LINE	WATER VALVE
EXISTING CONTOUR	CATCH BASIN/ DRAINAGE INLET
SURFACE FLOW DIRECTION	STORM WATER MANHOLE
XX.X SPOT ELEVATION	SANITARY SEWER MANHOLE
SD STORM DRAIN LINE	STREET LIGHT
SS SANITARY SEWER LINE	VALVE
W DOMESTIC WATER LINE	UTILITY BOX
FW FIRE WATER LINE	
E ELECTRICAL LINE	
G NATURAL GAS LINE	

EXISTING CONDITION NOTES

1. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS WAS PERFORMED BY OTHERS.
2. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS.
3. ALL EXISTING UTILITIES HAVE BEEN PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHIC SURVEY. THE TYPES, LOCATION, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS MAY VARY AND ADDITIONAL FACILITIES MAY EXIST.
4. PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
5. THE CONTRACTOR SHALL EXERCISE DUE CAUTION DURING CONSTRUCTION TO PROTECT ANY EXISTING UNDERGROUND UTILITIES, UTILITY BOXES, STRUCTURES, EXISTING LANDSCAPING, FIXTURES, EQUIPMENT, CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND AC/CONCRETE PAVING TO REMAIN. ANY DAMAGE RESULTING FROM CONTRACTOR OPERATIONS SHALL BE REPAIRED AS DIRECTED BY PG&E, AT NO ADDITIONAL COST TO PG&E.

80 0 80 160
GRAPHIC SCALE: 1" = 80'

Know what's below.
Call before you dig.

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JOB NO	210176
DSGN	A. VAZQUEZ
DWN	R. NELSON
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	Approver
APVD 2	
DATE	08/12/2021

PG&E CRESS Corporate Real Estate Strategy and Services
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors
550 Ellis Street, Mountain View, CA 94043 650-965-1660
201 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-477-1700
2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-2990

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
DEVELOPMENT SITE PLAN
EXISTING CONDITIONS
500 BOONE DR., AMERICAN CANYON, CA 94558

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DRAWING NUMBER
SHEET NUMBER C1.00
REV

ARCH D

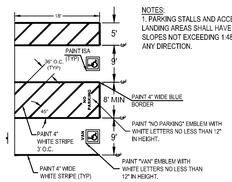
LEGEND

EXISTING

- PROPERTY LINE
- EXISTING CONTOUR
- EX XX.X — SPOT ELEVATION

PROPOSED

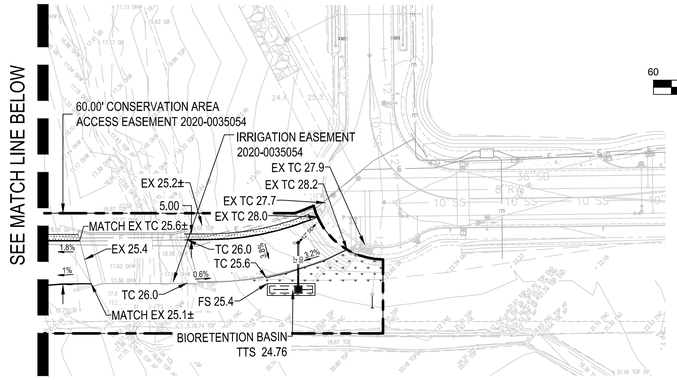
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 4' WIDE VALLEY GUTTER CL
- 1.0% — SURFACE FLOW DIRECTION
- XX.X — SPOT ELEVATION
- VEHICULAR CONCRETE
- PEDESTRIAN CONCRETE
- LANDSCAPE
- STRIPING

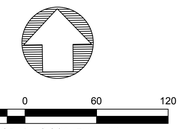


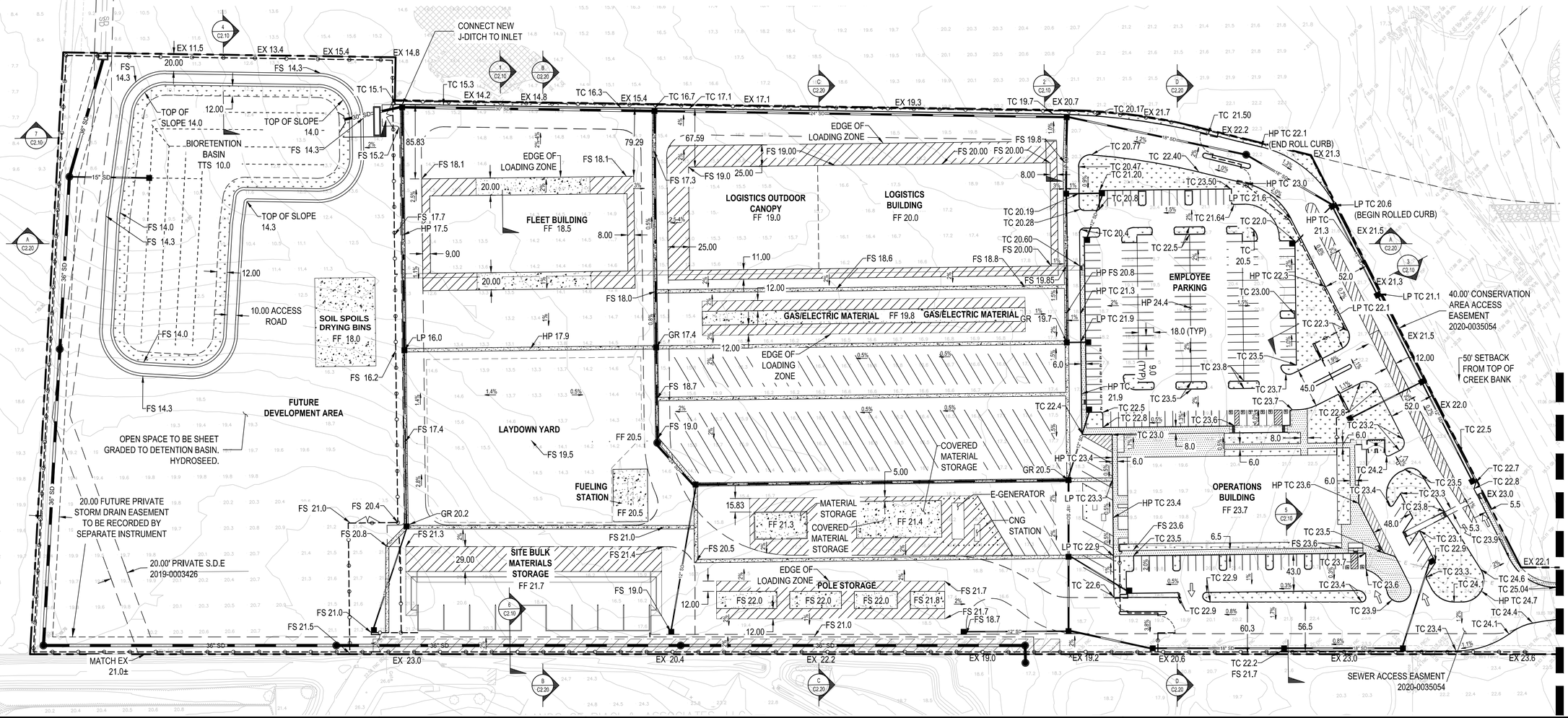
TYPICAL ACCESSIBLE PARKING STALL DETAIL

GRADING NOTES

1. ROAD SECTION ASSUMED TO BE 5 INCHES OF ASPHALT CONCRETE OVER 17.5 INCHES OF AGGREGATE BASE, BASED ON R-VALUE OF 5, PER GEOTECHNICAL ENGINEERING REPORT REQUIREMENTS.
2. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED IN PLACE AND RAISED TO GRADE.
3. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES.
4. GRADING AND HAULING WILL NOT BE ALLOWED DURING THE RAINY SEASON, FROM OCTOBER THROUGH APRIL, UNLESS AN EXCEPTION IS APPROVED BY THE SAN CARLOS CITY ENGINEER.
5. IF THERE ARE ANY EXISTING WATER WELLS ON THIS PROPERTY, YOU SHALL CONTACT THE COUNTY DEPARTMENT OF HEALTH SERVICES, ENVIRONMENTAL HEALTH DIVISION, PRIOR TO ANY GRADING IN THE IMMEDIATE VICINITY OF THESE WELLS.







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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	210176
DSGN	A. VAZQUEZ
DWN	R. NELSON
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	Approver
APVD 2	
DATE	08/12/2021

CRESS — Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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1736 18th Street, Sacramento, CA 95811 916-492-4850

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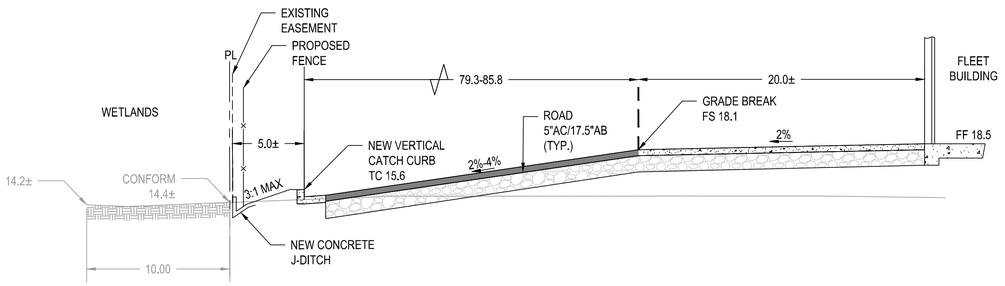
PG&E NO	
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PG&E NAPA REGIONAL CENTER
DEVELOPMENT SITE PLAN
GRADING PLAN
500 BOONE DR., AMERICAN CANYON, CA 94558

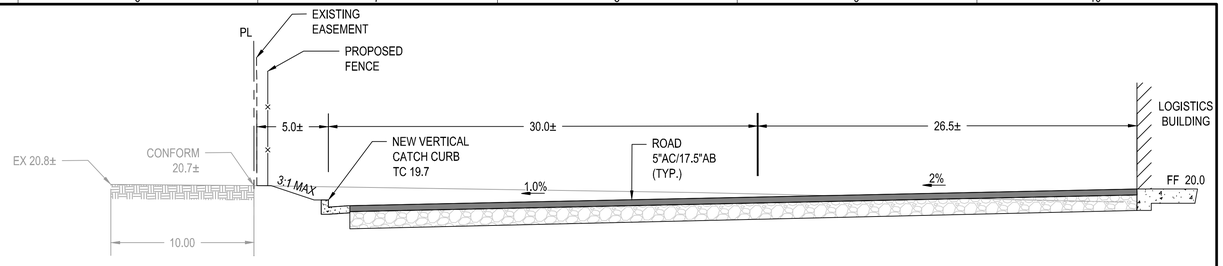
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ERM
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SHEET NUMBER C2.00
REV

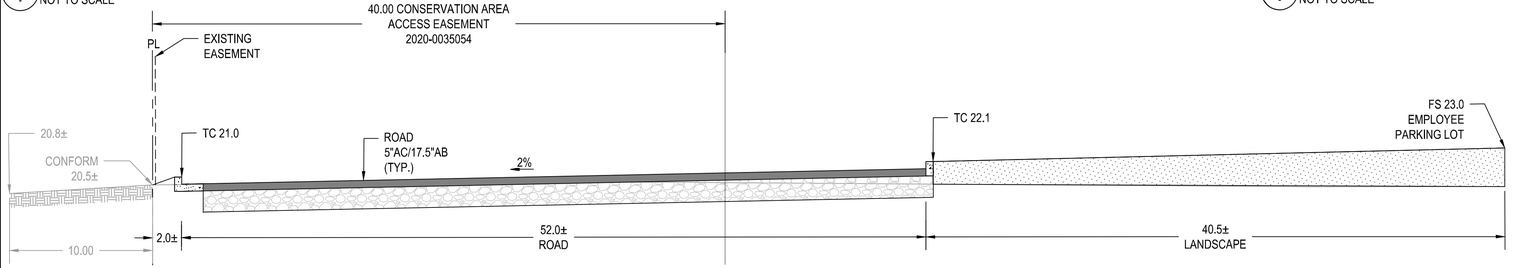
ARCH D



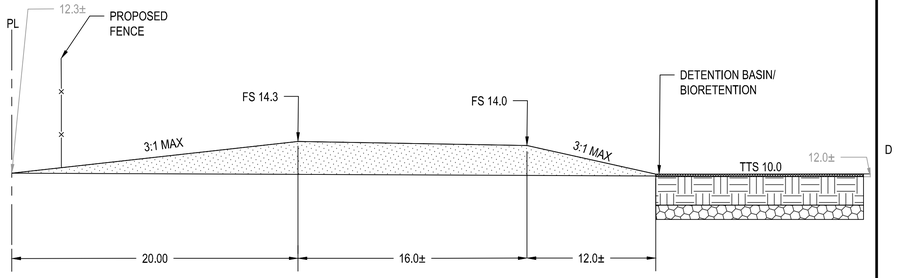
1 SECTION 1
- NOT TO SCALE



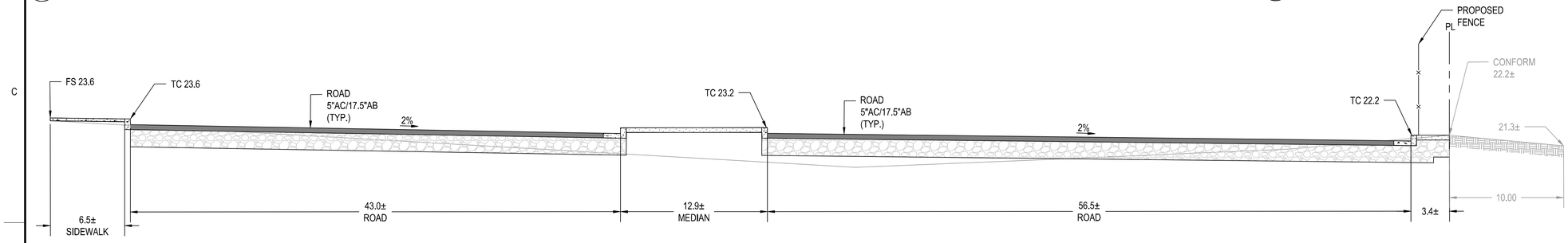
2 SECTION 2
- NOT TO SCALE



3 SECTION 3
- NOT TO SCALE



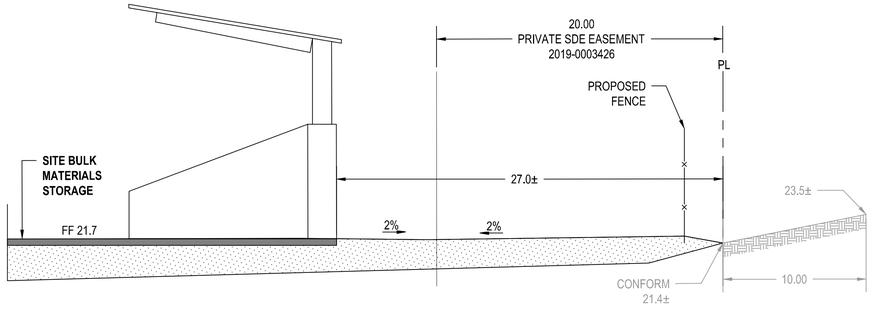
4 SECTION 4
- NOT TO SCALE



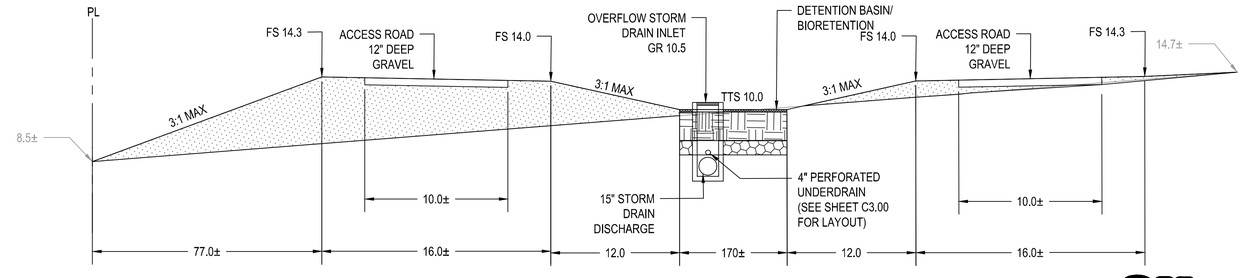
LEGEND

- PROPOSED AB
- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED TREATMENT SOIL
- PROPOSED GRAVEL
- EXISTING GROUND

5 SECTION 5
- NOT TO SCALE



6 SECTION 6
- NOT TO SCALE



7 SECTION 7
- NOT TO SCALE

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1760 Old Tustin Road, Santa Ana, CA 92705 714 481 4697

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WALNUT CREEK, CA 94596
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BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

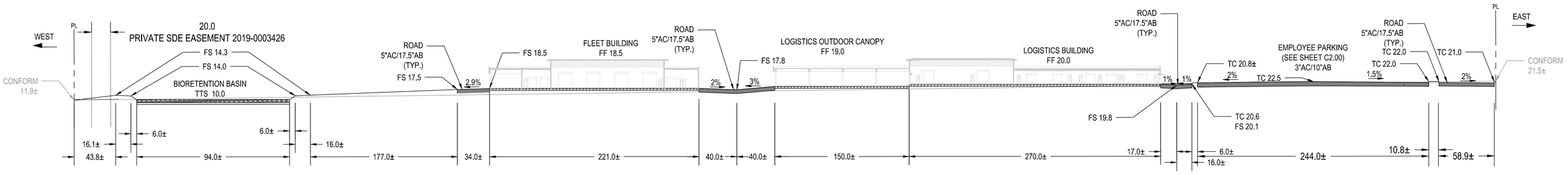
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DEVELOPMENT SITE PLAN
GRADING SECTIONS
500 BOONE DR., AMERICAN CANYON, CA 94558

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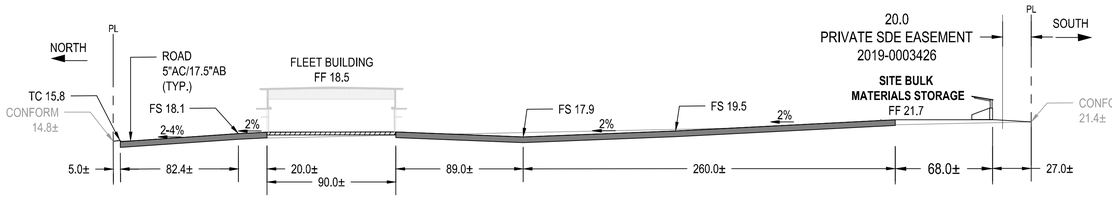
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DRAWING NUMBER

SHEET NUMBER C2.10 | REV

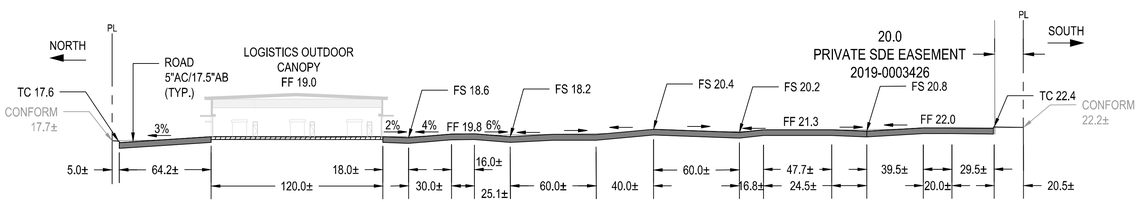
ARCH D



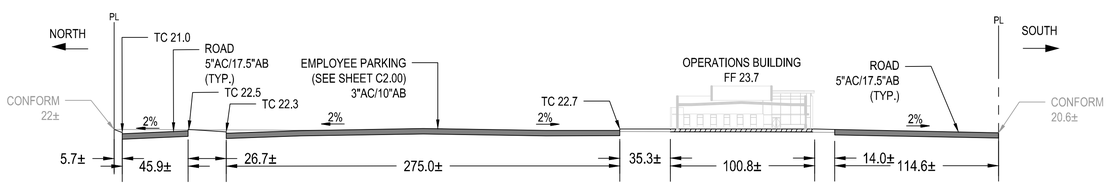
A SECTION 1
- NOT TO SCALE



B SECTION 2
- NOT TO SCALE



C SECTION 3
- NOT TO SCALE



D SECTION 4
- NOT TO SCALE

LEGEND

PROPOSED AC

PROPOSED BUILDING FOUNDATIOPN

Know what's below.
Call before you dig.

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JOB NO	210176
DSGN	A. VAZQUEZ
DWN	R. NELSON
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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GRADING SECTIONS
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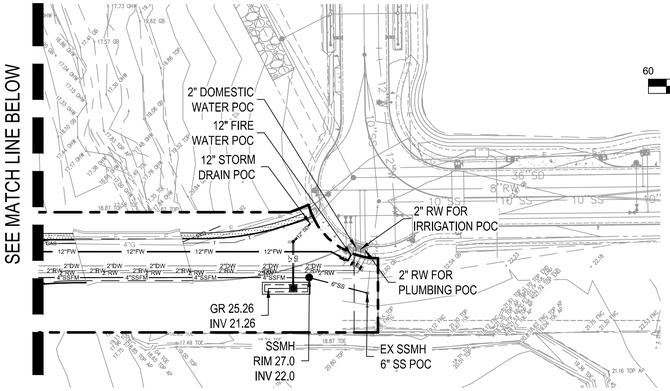
ARCH D

LEGEND

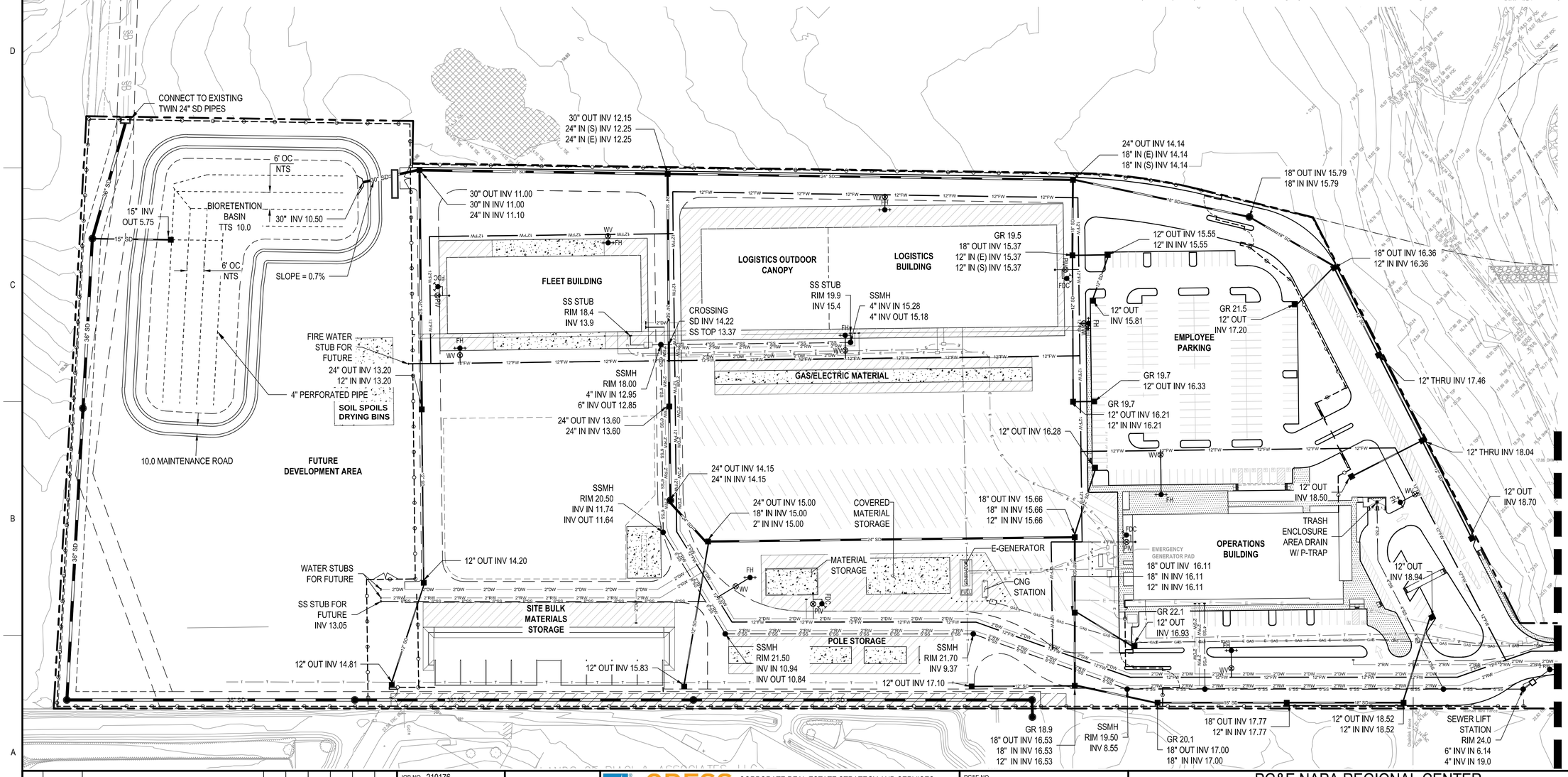
EXISTING		PROPOSED	
PROPERTY LINE		PROPERTY LINE	
SD	STORM DRAIN LINE		STORM DRAIN LINE (12" MIN)
SS	SANITARY SEWER LINE	SS	SANITARY SEWER LINE (6" MIN)
W	DOMESTIC WATER LINE	4"SSFM	SS FORCE MAIN (4" MIN)
FW	FIRE WATER LINE	W	DOMESTIC WATER LINE
E	ELECTRICAL LINE	FW	FIRE WATER LINE
G	NATURAL GAS LINE	E	ELECTRICAL LINE
	FIRE HYDRANTS	G	NATURAL GAS LINE
	WATER VALVE	RW	RECYCLED WATER LINE
	CATCH BASIN/ DRAINAGE INLET	FH	FIRE HYDRANTS
SD	STORM WATER MANHOLE	WV	WATER VALVE
SS	SANITARY SEWER MANHOLE	FDC	FIRE DEPARTMENT CONNECTION
	STREET LIGHT		CATCH BASIN/ DRAINAGE INLET
			STORM WATER MANHOLE
			SANITARY SEWER MANHOLE
			BIORETENTION AREA

UTILITY NOTES

1. PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
2. THE CONTRACTOR SHALL EXERCISE DUE CAUTION DURING CONSTRUCTION TO PROTECT ANY EXISTING UNDERGROUND UTILITIES, UTILITY BOXES, STRUCTURES, EXISTING LANDSCAPING, FIXTURES, EQUIPMENT, CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND AC/CONCRETE PAVING TO REMAIN. ANY DAMAGE RESULTING FROM CONTRACTOR OPERATIONS SHALL BE REPAIRED AS DIRECTED BY PG&E, AT NO ADDITIONAL COST TO PG&E.
3. SHALLOW UTILITIES MAY BE PRESENT. CONTRACTOR SHALL IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
5. FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. REDWOOD CITY WATER TO INSTALL ALL WATER METERS, IRRIGATION METERS, AND FIRE SEVICE LATERALS. RPBFP, FDC, AND PIVS ARE DESIGNED PER FIRE PROTECTION ENGINEER TO BE DETERMINED. ALL PRIVATE FIRE SERVICE AND STRUCTURES SERVICING BUILDINGS TO BE INSTALLED BY REDWOOD CITY WATER - QUALIFIED CONTRACTORS.
6. UNDERGROUND FIRE SERVICE LINES AND APPURTENANCES SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE. SEPARATE APPLICATIONS AND PERMITS ARE REQUIRED FOR ANY UNDERGROUND FIRE SERVICE LINES.
7. ALL WATER BUILDING CONNECTIONS TO BE COORDINATED WITH RESPECTIVE BUILDING PLUMBING PLANS FOR SIZE AND POINT OF CONNECTION LOCATION (PER SEPARATE SUBMITTAL).
8. CONTRACTOR SHALL VERIFY IN FIELD ALL SLOPES AND INVERTS OF EXISTING STORM DRAIN LINES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.







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JOB NO	210176
DSGN	A. VAZQUEZ
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2000 West Sam Houston Parkway S., Suite 1300, Houston, TX 77042 713.467.2900
2444 Main Street, Suite 155, San Diego, CA 92113 619.481.2800

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BLDG NAME	
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PG&E NAPA REGIONAL CENTER
DEVELOPMENT SITE PLAN
UTILITY PLAN
500 BOONE DR., AMERICAN CANYON, CA 94558

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ERM DRAWING NUMBER

SHEET NUMBER C3.00 REV

ARCH D

LEGEND

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA
- STORM DRAIN PIPE
- 4" PERFORATED PIPE
- STORM DRAIN OVERFLOW STRUCTURE
- GROUND FLOW DIRECTION
- LANDSCAPE AREA
- PAVEMENT AREA
- BIORETENTION AREA
- ROOF AREA
- FUTURE DEVELOPMENT AREA SHALL BE SHEET GRADED (PERVIOUS IN CURRENT CONDITION, WILL BE IMPERVIOUS IN DEVELOPED CONDITION)

STORMWATER CONTROL PLAN NOTES

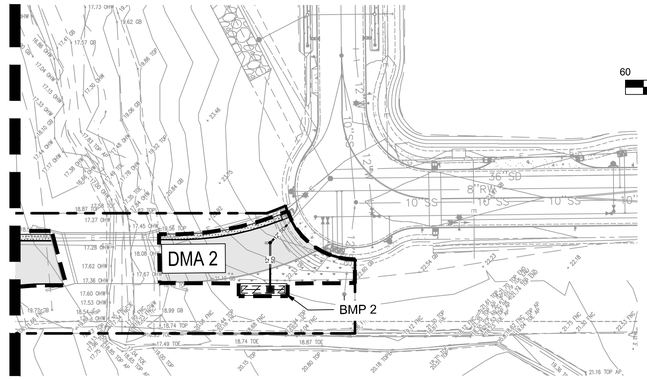
1. THIS PLAN DEPICTS STORMWATER RUNOFF "DRAINAGE MANAGEMENT AREAS" (DMA) AND "BEST MANAGEMENT PRACTICE" (BMP) MEASURES TO TREAT THEM PER THE NAPA COUNTY C.3 TECHNICAL GUIDANCE MANUAL AND CITY OF AMERICAN CANYON MUNICIPAL CODE.
2. STORM DRAIN PIPE SIZE AND SLOPE DESIGN BASED ON 10 YEAR STORM.

BIO-RETENTION CALCULATIONS

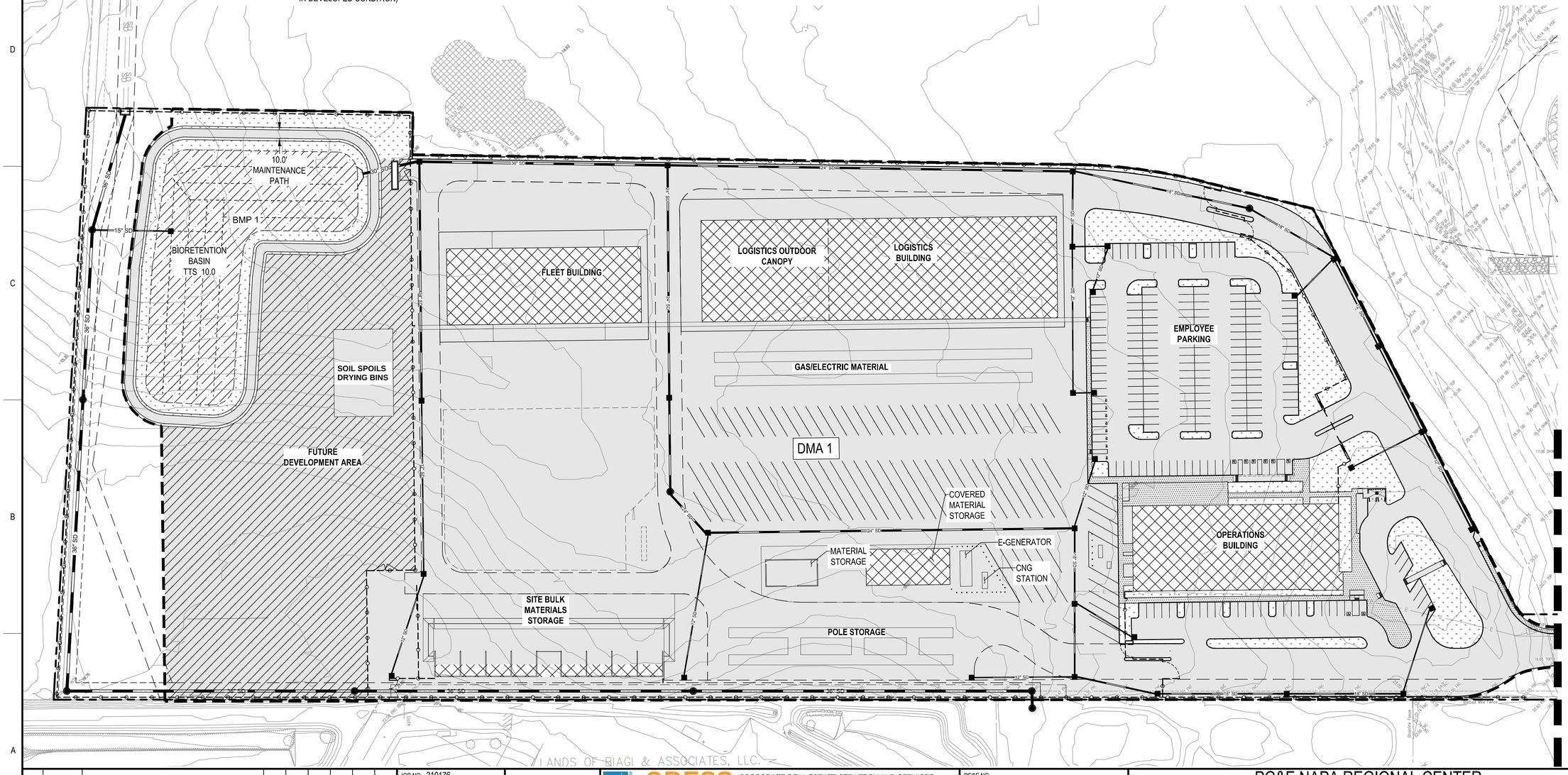
*** AREA NO.	TOTAL AREA (SF)	DMA LANDSCAPE (SF)	ROOF (SF)	PAVEMENT (SF)	DMA IMPERVIOUS TOTAL (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	MINIMUM BMP SIZE** (SF)	BMP SIZE PROVIDED (SF)	SIZING RATIO (%)	*** FACILITY NAME AND NUMBER
1	971,951	74,264	103,980	751,142	857,737	862,548	34,502	42,565	4.93	BMP 1
2	7,171	1,940	0	5,015	5,015	5,209	209	216	4.15	BMP 2
TOTAL:	979,122	76,204	103,980	756,157	862,752	867,757	34,711	42,781	4.93	

* EFFECTIVE IMPERVIOUS AREA IS EQUAL TO IMPERVIOUS AREA +10% OF THE LANDSCAPE AREA.
** MINIMUM BMP SIZE IS EQUAL TO 4% OF THE EFFECTIVE IMPERVIOUS AREA.
***AREA/DMA NUMBER IS THE SAME AS THE TREATMENT AREA/INFILTRATION PLANTER NUMBER UNLESS OTHERWISE NOTED

SEE MATCH LINE BELOW



60 0 60 120
GRAPHIC SCALE: 1" = 60'



Know what's below. Call before you dig.

LANDS OF BIAGI & ASSOCIATES, LLC.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

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DSGN	A. VAZQUEZ
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PG&E NAPA REGIONAL CENTER
DEVELOPMENT SITE PLAN
STORMWATER CONTROL PLAN
500 BOONE DR., AMERICAN CANYON, CA 94558

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ARCH D

LEGEND

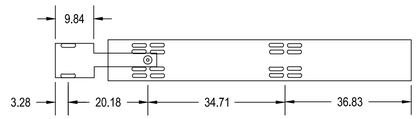
95' TRUCK

2' MARGIN "REAL WORLD

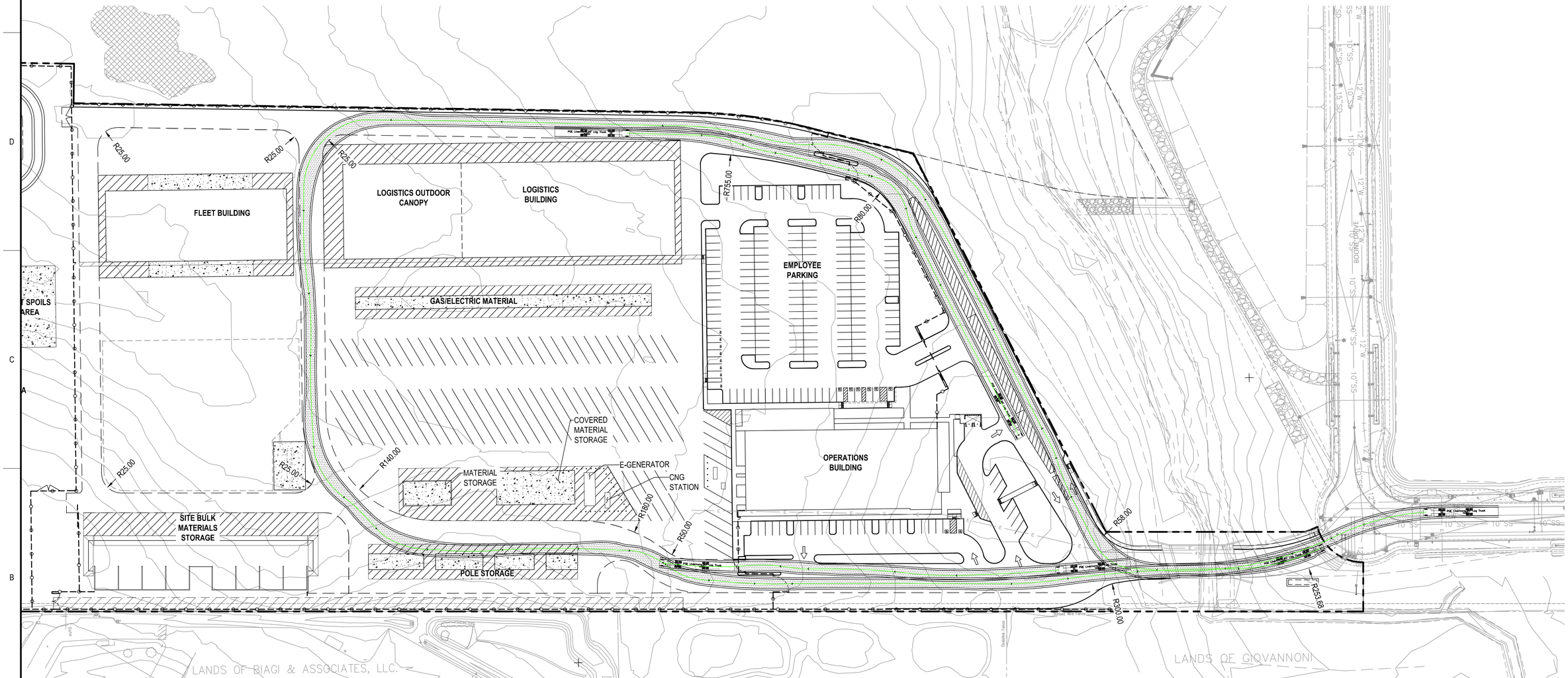
NOTES

1. THE VEHICLES USED IN THE AUTOTURN SIMULATION WERE A 95' TRUCK WITH A CENTERLINE TURNING RADIUS OF 65' AND A 37' FIRE ENGINE.

95' TRUCK



WIDTH: 8.53'
TRACK: 8.53'
LOCK TO LOCK TIME: 6.0'
STEERING ANGLE: 18.1'



60 0 60 120

GRAPHIC SCALE: 1" = 60'

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	210176
DSGN	A. VAZQUEZ
DWN	R. NELSON
CHKD	M. THOMAS
SUPV	J. YOUNG
APVD 1	Approver
APVD 2	
DATE	08/12/2021

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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5500 Fifth Avenue, Suite 115, San Diego, CA 92103 619-481-2994
1331 9th Street, Sacramento, CA 95814 916-441-4474

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
DEVELOPMENT SITE PLAN
POLE TRUCK TURN
500 BOONE DR., AMERICAN CANYON, CA 94558

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ERM
DRAWING NUMBER

SHEET NUMBER C5.00 REV

ARCH D

LEGEND

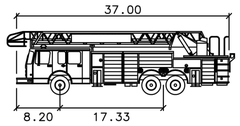
FIRE ENGINE

2' MARGIN "REAL WORLD

NOTES

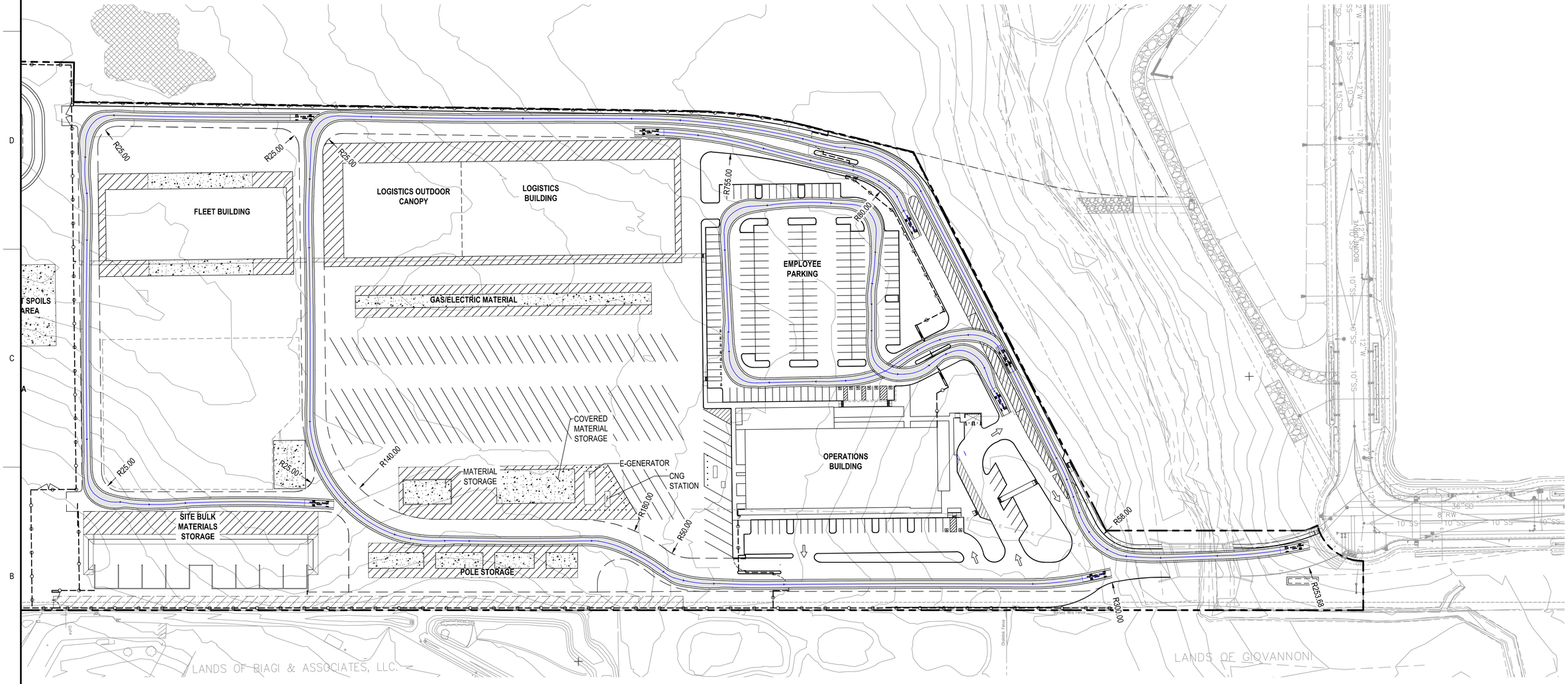
1. THE VEHICLES USED IN THE AUTOTURN SIMULATION WERE A 95' TRUCK WITH A CENTERLINE TURNING RADIUS OF 65' AND A 37' FIRE ENGINE.

FIRE ENGINE



American Canyon ladder

	feet
Width	:8.00
Track	:6.93
Lock to Lock Time	:6.0
Steering Angle	:27.1



60 0 60 120

GRAPHIC SCALE: 1" = 60'

811 Know what's below. Call before you dig.

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DRAWING NUMBER

SHEET NUMBER C5.10

REV

ARCH D

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*	TREE QTY	NATIVE
	TREES						
ACE ARM	Acer r. 'Armstrong II'	Red Maple	24" BOX-STD.	SEE PLANS	M	7	
LAG DYN	Lagerstroemia i. 'Dynamite'	Crape Myrtle	24" BOX-STD.	SEE PLANS	L	17	
PIS KEI	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L	21	
QUE AGR	Quercus agrifolia	Coast Live Oak	24" BOX-STD.	SEE PLANS	VL	73	X
QUE LOB	Quercus lobata	Valley Oak	24" BOX-STD.	SEE PLANS	L	18	X
	SHRUBS/GRASSES/PALMS						
ACA LOW	Acacia redolens 'Low Boy'	Prostrate Acacia	1 GAL	72" O.C.	L		
ANI BUS	Anigozanthos x. 'Bush Gold'	Yellow Kangaroo Paw	1 GAL	30" O.C.	L		
ARC HOW	Arctostaphylos d. 'Howard McMinn'	Manzanita	5 GAL	96" O.C.	L		X
ARC JOH	Arctostaphylos 'John Dourley'	Manzanita	5 GAL	60" O.C.	L		X
ARC MON	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Manzanita	5 GAL	72" O.C.	L		X
BOU BLO	Boutelova gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	24" O.C.	L		x
CHO TEC	Chondropetalum tectorum	Small Cape Rush	1 GAL	36" O.C.	L		
COT LOW	Cotoneaster d. 'Lowfast'	Bearberry Cotoneaster	1 GAL	60" O.C.	L		
DIE VEG	Dietes vegeta	Fortnight Lily	5 GAL	42" O.C.	L		
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	1 GAL	24" O.C.	L		X
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1 GAL	30" O.C.	L		
HET ARB	Heteromeles arbutifolia	Toyon	5 GAL	SEE PLANS	L		X
LAN MON	Lantana montevidensis	Trailing Lantana	1 GAL	48" O.C.	L		
LOR PUR	Loropetalum chinense 'Purple Pixie'	Fringe Flower	1 GAL	48" O.C.	L		
MUH DUB	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L		X
MYO PAR	Myoporum parvifolium	Myoporum	1 GAL	72" O.C.	L		
MYR CAL	Myrtus californica	Pacific Wax Myrtle	5 GAL	SEE PLANS	L		X
NAN FIR	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	1 GAL	24" O.C.	L		
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Tobira	5 GAL	60" O.C.	L		
PHO PLA	Phormium x. 'Platt's Black'	New Zealand Flax	5 GAL	36" O.C.	L		
PHO DUE	Phormium x. 'Duet'	Var. New Zealand Flax	5 GAL	30" O.C.	L		
RHA BAL	Rhaphiolepis indica 'Ballerina'	India Hawthorn	5 GAL	48" O.C.	L		
RHA CAL	Rhamnus californica	Coffeeberry	5 GAL	96" O.C.	L		X
RIB VIB	Ribies viburnifolium	Evergreen Currant	5 GAL	60" O.C.	L		X
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	48" O.C.	L		
SAL HOT	Salvia microphylla 'Hot Lips'	Hot Lips Sage	1 GAL	36" O.C.	L		X
WES MOR	Westringia f. 'Morning Light'	Dwarf Coast Rosemary	5 GAL	60" O.C.	L		
	BIORETENTION SOD						
	'Non Free Blend' Native Grass Sod (Seed is bid alternate for owner consideration - Available: Delta Bluegrass Company (800) 637-8873				L		

NOTES:
1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

ABBREVIATIONS

AGG	AGGREGATE	HORIZ	HORIZONTAL
AD	AREA DRAIN	HT	HEIGHT
ARCH	ARCHITECTURE	INCL	INCLUDED
BLDG	BUILDING	ID	INSIDE DIAMETER
BOT	BOTTOM	MAX	MAXIMUM
BTH	BROWN TRUNK HEIGHT	MIN	MINIMUM
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS
CFT	CUBIC FOOT	NCN	NO COMMON NAME
CL	CENTER LINE	NIC	NOT INCLUDED
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONC	CONCRETE	PENET	PENETRATION
CONST	CONSTRUCTION	PA	PLANTING AREA
CONT	CONTINUOUS	POB	POINT OF BEGINNING
CJ	CONTROL JOINT	PTDF	PRESSURE TREATED DOUGLAS FIR
CYD	CUBIC YARDS	PL	PROPERTY LINE
DG	DECOMPOSED GRANITE	R	RADIUS
DIA	DIAMETER	REDWD	REDWOOD
DIM	DIMENSIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DFPT	DOUGLAS FIR PRESSURE TREATED	S.C.D.	SEE CIVIL DRAWINGS
DWGS	DRAWINGS	S.E.D.	SEE ELECTRICAL DRAWINGS
EA	EACH	SCH	SCHEDULE
EJ	EXPANSION JOINT	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SJ	SCORE JOINT
EST	ESTIMATED	SQ	SQUARE
(E)	EXISTING	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	THK	THICK
FIN	FINISH	TC	TOP OF CURB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
FTG	FOOTING	TW	TOP OF WALL
GAL	GALLON	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GVL	GRAVEL	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HC	HANDICAP		

LANDSCAPE AREAS

TOTAL SITE AREA = 1,067,470 SF

TOTAL LANDSCAPE AREA = 141,674 SF (13.2% OF TOTAL SITE)

PARKING LOT & ADJOINING CIRCULATION PAVING AREA = 194,908 SF

PLANTING AREA @ PARKING LOT & ADJOINING CIRCULATION AREA = 53,986 SF (27.7% OF PARKING LOT & DRIVE AREA PAVING)

PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT *www.americanhort.org*)

2. SITE AND DRAWING REVIEW:
THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. **IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.**

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (*www.compostingcouncil.org*). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGRO PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. **DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS.** SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOW:
1 GALLON 1 PAK
3/5 GALLON 2 PAKS
15 GALLON 6 PAKS
24" BOX 10 PAKS
36" BOX 16 PAKS
48" BOX 20 PAKS
AVAILABLE: TRI-C ENTERPRISES, LLC, (800) 927-3911. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
A. ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.
2. PROJECTS W/ SLOPES GREATER THAN 3:1: MULCH SLOPES GREATER THAN 3:1 W/ RECOLOGY 'SHREDDED CEDAR'. MULCH SLOPES LESS THAN 3:1 WITH RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED.° EXCLUDE MULCH IN TURF & HYDROSEED AREAS.° NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES.° MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL.° THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

C. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

6. GROUNDCOVER:
A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: SNAPSHOT 25 TG OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825-9344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

9. TREE PLANTING NOTES:
A. PLANT TREES A MINIMUM OF 3'-0" FROM THE EDGE OF CURBS AND WALKS, AND A MINIMUM OF 12'-0" FROM STREET LIGHTS. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT.

10. MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

GENERAL NOTES

1. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS THROUGH THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.**

2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.

6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.

7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.

11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.

13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.

14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.

15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.

16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.

17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.

18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.

19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.

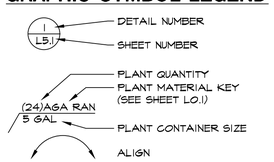
21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL:
1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.

22. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.

23. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.

24. UPON BEING REWARDED THE PROJECT CONTRACT THE CONTRACTOR SHALL IMMEDIATELY CONFIRM THE PROCUREMENT LEAD TIME FOR ALL SPECIFIED LANDSCAPE MATERIALS & ELEMENTS. IF IT IS DETERMINED THAT ANY OF THE LEAD TIMES MAY AFFECT THE PROJECT SCHEDULE THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT IMMEDIATELY.

GRAPHIC SYMBOL LEGEND



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT SCOTT E. FAUR NO. 4843 STATE OF CALIFORNIA
08/3/2021 RENEWAL DATE
08/12/2021 DATE

PG&E CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
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PG&E NO
SITE TYPE
SITE NAME
SITE CODE
BLDG CODE
BLDG NAME
FLOOR CODE
JOB NO 21010

PG&E NAPA REGIONAL CENTER
GENERAL NOTES & LEGENDS
500 BOONE RD., AMERICAN CANYON, CA 94558

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ERM
DRAWING NUMBER
SHEET NUMBER L0.1
REV

ARCH D

RECYCLED WATER IRRIGATION NOTES

1. THIS IRRIGATION SYSTEM SHALL BE CONNECTED TO A NON-POTABLE RECYCLED WATER SOURCE. REGULATIONS PERTAINING TO RECYCLED WATER USE IN THE LANDSCAPE IRRIGATION OF THIS PROJECT SITE SHALL BE STRICTLY FOLLOWED BY THE INSTALLING CONTRACTOR. REGULATING AGENCIES INCLUDE BUT ARE NOT LIMITED TO THE CITY OF AMERICAN CANYON, NAPA COUNTY, TITLE 22, AND THE STATE OF CALIFORNIA.

2. IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH ALL STATE AND LOCAL LAWS, CODES, ORDINANCES, AND RESTRICTIONS PERTAINING TO THE USE OF RECYCLED WATER AND IMPLEMENT AS APPLICABLE TO THE INSTALLATION OF THIS PROJECT.

3. ALL IRRIGATION PIPING SHALL BE PURPLE PVC MANUFACTURED AND PERMANENTLY LABELED FOR RECYCLED WATER USE.

4. ALL QUICK COUPLING VALVES SHALL BE SIGNATURE CONTROL SYSTEMS 7645 SERIES WITH ACME THREADS.

5. CONTRACTOR SHALL CONTACT RECYCLED WATER PROVIDER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF WORK TO FACILITATE INSPECTIONS.

6. CONTRACTOR SHALL TAG ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLING VALVES, CONTROLLERS, ETC. WITH 'RECYCLED WATER' WARNING TAG BY T. CHRISTY ENT., MODEL NO. ID-MAX-P2-RC006.

7. RECYCLED WATER WARNING SIGNAGE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH REGULATION REQUIREMENTS.

8. ANY AND ALL DIRECT PIPE CONNECTIONS BETWEEN POTABLE AND RECYCLED WATER SOURCES OR SYSTEMS ARE PROHIBITED.

9. PRIOR TO ALLOWING RECYCLED WATER TO ENTER THE IRRIGATION SYSTEM A CROSS-CONNECTION TEST SHALL BE PERFORMED BY A CERTIFIED TESTING SPECIALIST. UPON ACHIEVING PROOF THAT RECYCLED WATER SYSTEMS AND POTABLE WATER SYSTEMS ARE PROPERLY ISOLATED FROM ONE ANOTHER AND RECEIVING CONFORMATION FROM THE WATER PROVIDERS, RECYCLED WATER MAY ENTER THE PROJECT.

WATER EFFICIENT LANDSCAPE WORKSHEET-WELO

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 44.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	85,980	31,813	873,765
Moderate Water- Use Trees	0.50	Drip	0.81	0.62	112	69	1,907
Low Water-Use Bio-Filtration Grass	0.30	Spray	0.75	0.40	55,582	22,233	610,646
					(A)	(B)	
				Totals	141,674	54,115	1,486,318
Special Landscape Areas							
					(C)	(D)	
				Totals	0	0	
						ETWU Total	1,486,318
			Maximum Allowed Water Allowance (MAWA)[e]				1,751,048

[a] *Hydrozone #/Planting Description* E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] *Irrigation Method* overhead spray or drip

[c] *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d] ***ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations **Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

Regular Landscape Areas

Total ETAF x Area (B)	54,115
Total Area (A)	141,674
Average ETAF	**0.39**

All Landscape Areas

Total ETAF x Area	(B+D)	54,115
Total Area	(A+C)	141,674
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.39**

NOTE: SEE SHEET L2.5 FOR IRRIGATION HYDROZONE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.

10. IRRIGATION CONTROL WIRES SHALL BE PAIGE ELECTRIC JACKETED DECODER CABLES (P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

11. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER WEATHERTRAK SPECIFICATIONS.

12. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.

13. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

17. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

19. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

20. INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

22. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

23. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

24. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: XX GPM AT XX PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

29. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

30. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	PROS-12-PRS40-CV-R-F-MP3000360	HUNTER 12" POP-UP SPRAY SPRINKLER WITH FLOGUARD AND MP ROTATOR NOZZLE (360') (SHRUB)
	PROS-12-PRS40-CV-R-F-MP300090 ADJUSTABLE	HUNTER 12" POP-UP SPRAY SPRINKLER WITH FLOGUARD AND MP ROTATOR NOZZLE (120'-210') (SHRUB)
	PROS-12-PRS40-CV-R-F-MP300090 ADJUSTABLE	HUNTER 12" POP-UP SPRAY SPRINKLER WITH FLOGUARD AND MP ROTATOR NOZZLE (90'-120') (SHRUB)
	1401	RAIN BIRD BUBBLER (TREE)
	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
	XCZ-100-PRBR-COM 1 GPM TO 15 GPM	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
	XCZ-150-LCDR/LT-T 16 GPM TO 40 GPM	RAIN BIRD CONTROL ZONE KIT - 1½" PESB VALVE, 1½" DISC FILTER (120 MESH) AND 1½" PRESSURE REGULATOR (40 PSI)/KBI SCHEDULE 80 PVC BALL VALVE
	PESBR SERIES/LT-T	RAIN BIRD REMOTE CONTROL VALVE/KBI SCHEDULE 80 PVC BALL VALVE
	7645	SIGNATURE CONTROL SYSTEMS QUICK COUPLING VALVE (ACME THREAD) (NON-POTABLE)
	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
	1½" T	AMIAD FILTER WITH 50 MESH SCREEN
M	IBV-151G-FS-R-XX"	HUNTER NORMALLY CLOSED MASTER CONTROL VALVE
F	FSI-T10-001-XX"/WT2W-H20-FS (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH WEATHERTRAK SENSOR DECODER
	975XL2-XX"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
	182201IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
F	270DCFD	PAIGE ELECTRIC DECODER CABLE FUSE DEVICE
C	SA6-WT3-TW/ETEC-5Y/WT2W-FS/WT2W-H20-1VD/WT2W-H20-SA/RSE/EMP-16/FAN-16/LPP/CTFS-100	SiteOne GREEN TECH CONTROLLER ASSEMBLY WITH WeatherTRAK PRO 3 TWO-WIRE CONTROLLER, PRIMARY LINE PROTECTION, 5 YEAR DATA SERVICE (HOUSED IN A TOP OPENING STAINLESS STEEL STRONG BOX ENCLOSURE), CST FLOW SENSOR, SENSOR DECODER, SINGLE STATION VALVE DECODERS, LINE SURGE PROTECTION, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND RAIN SWITCH ASSEMBLY. CONTACT NICK MANFRE (925.558.5965), SiteOne GREEN TECH REPRESENTATIVE FOR ORDER, PURCHASE AND WARRANTY.
R	MINI-CLIK-SG-MC-BPSW (PART OF CONTROLLER EQUIPMENT PACKAGE)	HUNTER RAIN SWITCH WITH SECURITY ENCLOSURE AND OVERRIDE SWITCH
		PRECIPITATION RATE
		CONTROLLER & STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE AND FILTER SIZE
		SEE PLANT WATER REQUIREMENT INFORMATION BELOW LH - LAWN/HIGH WATER LM - LAWN/MODERATE WATER LL - LAWN/LOW WATER SH - SHRUB & GROUNDCOVER/HIGH WATER SM - SHRUB & GROUNDCOVER/MODERATE WATER SL - SHRUB & GROUNDCOVER/LOW WATER TH - TREE/HIGH WATER TM - TREE/MODERATE WATER TL - TREE/LOW WATER
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
	LOW WATER-USE SUB-SURFACE DRIP ZONE	SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
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PALO CEDRO, CALIFORNIA 96073
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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT F. FAUER NO. 4772 — STATE OF CALIFORNIA — 08/31/2021 RENEWAL DATE — 08/12/2021 DATE

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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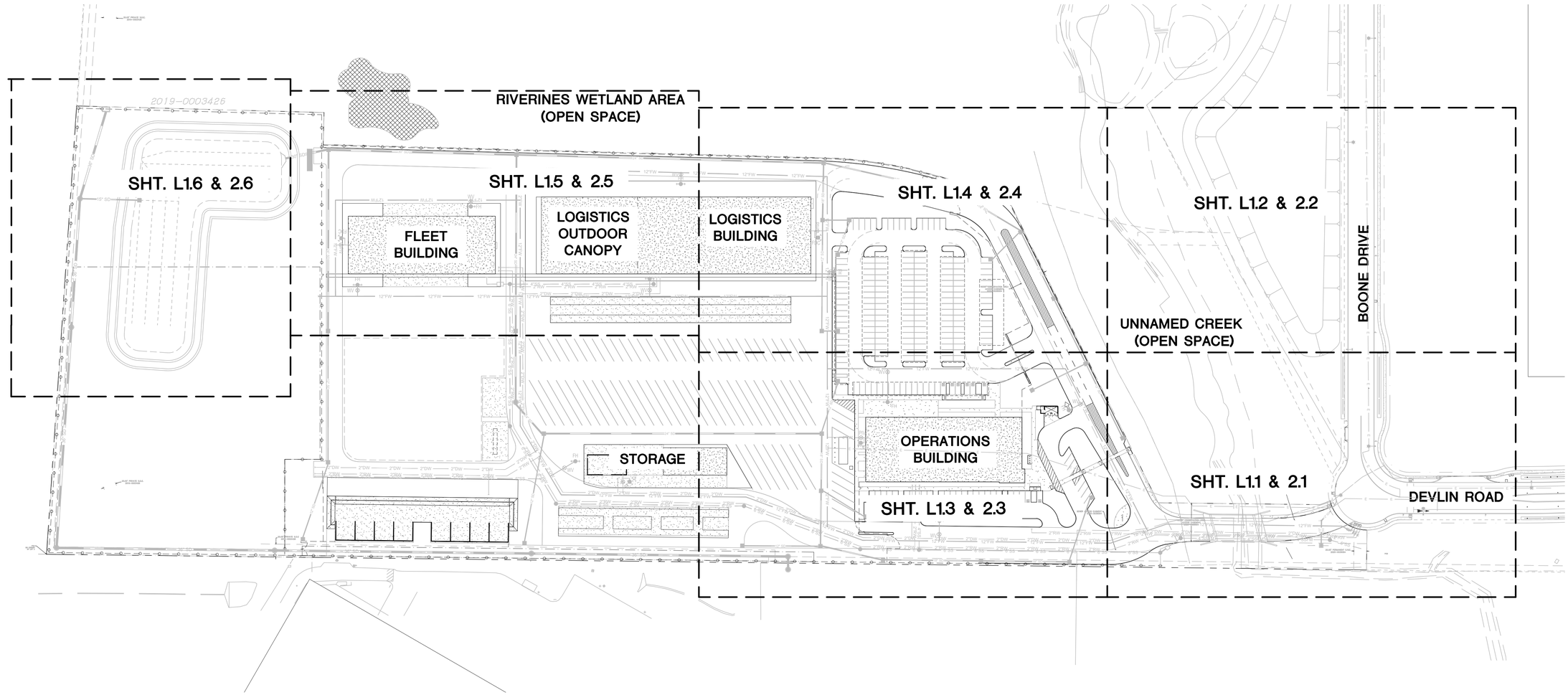
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IRRIGATION NOTES
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ERM
DRAWING NUMBER
SHEET NUMBER L0.2
REV

ARCH D



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER No. 4815 — 08/31/2021 — RENEW 08/12/2023 — STATE OF CALIFORNIA

PG&E CRESS Corporate Real Estate Strategy and Services
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OVERALL PLAN
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ERM DRAWING NUMBER

SHEET NUMBER L1.0

REV

ARCH D

MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.3

GRAPHIC SYMBOL LEGEND

- L5.1 — DETAIL NUMBER / SHEET NUMBER
- (24)AGA RAN 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1) / PLANT CONTAINER SIZE
- ALIGN

(2)QUE AGR 24" BOX-STD.

(23)RHA CAL 5 GAL

(13)ARC HOW 5 GAL

(7)MYR CAL 5 GAL

(2)HET ARB 5 GAL

RIPARIAN SHRUB PLANTING BY OTHERS, TYP.

RIPARIAN TREE PLANTING @ CREEK, BY OTHERS, TYP.

(3)QUE LOB 24" BOX-STD.

TOP OF CREEK BANK

CREEK (UNNAMED)

IRRIGATION EASEMENT 2020-0035054

(6)QUE AGR 24" BOX-STD.

(16)MUH DUB 1 GAL

(8)WES MOR 1 GAL

SIGNAGE BY OTHERS

LOW SHRUBS & GROUNDCOVERS @ TRAFFIC ISLANDS FOR VISIBILITY

60.00' CONSERVATION ACCESS EASEMENT 2020-0035054

(23)ROS HUN 1 GAL

(58)ROS HUN 1 GAL

(2)QUE AGR 24" BOX-STD.

(22)WES MOR 1 GAL

(11)ARC MON 1 GAL

(15)WES MOR 1 GAL

(58)MUH DUB 1 GAL

TOP OF CREEK BANK

(E) BRIDGE

TOP OF CREEK BANK

(36)MUH DUB 1 GAL

(11)WES MOR 1 GAL

(34)ROS HUN 1 GAL

12" SD

(3)QUE AGR 24" BOX-STD.

(63)ROS HUN 1 GAL

(63)MUH DUB 1 GAL

(42)ARC MON 1 GAL

(101)WES MOR 1 GAL

(68)MUH DUB 1 GAL

(36)ARC MON 1 GAL

POB

DEVLIN ROAD

DEVLIN ROAD

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER No. 4815 — 08/31/2021 RENEWAL DATE — 08/12/2021 DATE — STATE OF CALIFORNIA

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SITE TYPE	
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BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

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PLANTING PLAN
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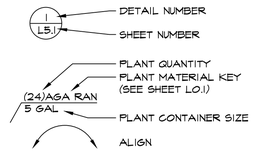
ERM DRAWING NUMBER

SHEET NUMBER L1.1

REV

ARCH D

GRAPHIC SYMBOL LEGEND



MATCHLINE - SEE SHEET L1.4

CREEK (UNNAMED)

RIPARIAN SHRUB PLANTING BY OTHERS, TYP.

RIPARIAN TREE PLANTING @ CREEK, BY OTHERS, TYP.

MATCHLINE - SEE SHEET L1.1

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT F. Fauer NO. 6145 — 08/3/2021 RENEWAL DATE — 08/12/2021 DATE — STATE OF CALIFORNIA

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SITE CODE	
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BLDG NAME	
FLOOR CODE	
JOB NO	21010

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ERIM DRAWING NUMBER

SHEET NUMBER L1.2 | REV

ARCH D

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.5

MATCHLINE - SEE SHEET L1.1

(1)LAG DYN
24" BOX-STD.

SOLAR PANELS, BY OTHERS

SHRUB & GROUNCOVER PLANTING @ PARKING LOT ISLANDS, MAX. 3 FT. IN HT.

(1)LAG DYN
24" BOX-STD.

(7)RHA CAL
5 GAL

(3)ARC HON
5 GAL

(4)AGE ARM
24" BOX-STD.

(1)HET ARB
5 GAL

(3)MYR CAL
5 GAL

(4)LAG DYN
24" BOX-STD.

ACCENT PLANTING @ BUILDING ENTRY

SECURITY FENCE, S.A.D., TYPICAL

OPERATIONS BUILDING

(6)LAG DYN
24" BOX-STD.

(3)PIS KEI
24" BOX-STD.

BICYCLE RACKS (1 / L3.1)

(6)PIS KEI
24" BOX-STD.

(1)LAG DYN
24" BOX-STD.

(4)PIS KEI
24" BOX-STD.

(3)LAG DYN
24" BOX-STD.

LOW SHRUBS & GROUNDCOVERS @ TRAFFIC ISLANDS FOR VISIBILITY

12" SD

18" SD

FH

WV

PIV

FDC

SEWER MH

0 10 20 40 FT.

N

GRAPHIC SYMBOL LEGEND

- (1 / L5.1) — DETAIL NUMBER / SHEET NUMBER
- (24)AGA RAN 5 GAL — PLANT QUANTITY; PLANT MATERIAL KEY (SEE SHEET L0.1); PLANT CONTAINER SIZE
- ALIGN

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO	21010
DSGN	KP
DWN	KP
CHKD	SF
SUPV	
APVD 1	
APVD 2	
DATE	08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAUST — REG. NO. 4848 — 08/31/2021 — RENEWAL DATE — 08/12/2021 — DATE — STATE OF CALIFORNIA

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ERM
DRAWING NUMBER

SHEET NUMBER L1.3

REV

ARCH D

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.1)
- PLANT CONTAINER SIZE
- ALIGN

(24)AGA RAN 5 GAL

(1)QUE AGR 24" BOX-STD.

(2)QUE LOB 24" BOX-STD.

TREES TO BE PLANTED MIN. 15' FROM OUTSIDE OF SECURITY FENCE

(1)QUE LOB 24" BOX-STD.

(2)QUE LOB 24" BOX-STD.

(27)ARC HOW 5 GAL

(48)RHA CAL 5 GAL

(16)MYR CAL 5 GAL

(5)HET ARB 5 GAL

(8)QUE AGR 24" BOX-STD.

(30)RHA CAL 5 GAL

(20)ARC HOW 5 GAL

(9)QUE AGR 24" BOX-STD.

(4)HET ARB 5 GAL

(10)MYR CAL 5 GAL

LOW GROUND COVERS @ EXTERIOR BASE OF FENCE FOR SECURITY VISIBILITY, TYPICAL

(10)PIS KEI 24" BOX-STD.

RIPARIAN SHRUB PLANTING BY OTHERS, TYP.

RIPARIAN TREE PLANTING @ CREEK, BY OTHERS, TYP.

TOP OF CREEK BANK

(1)QUE LOB 24" BOX-STD.

CREEK (UNNAMED)

SOLAR PANELS, BY OTHERS

SHRUB & GROUNDCOVER PLANTING @ PARKING LOT ISLANDS, MAX. 3 FT. IN HT.

SECURITY FENCE S.A.D., TYPICAL

(3)ACE ARM 24" BOX-STD.

(1)QUE LOB 24" BOX-STD.

CREEK (UNNAMED)

LOGISTICS BUILDING

18" SD

12" SD

FDC

FH

W

MATCHLINE - SEE SHEET L1.6

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.3

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO	21010
DSGN	KP
DWN	KP
CHKD	SF
SUPV	
APVD 1	
APVD 2	
DATE	08/12/2021

LICENSED LANDSCAPE ARCHITECT — Scott E. Faure No. 4798 — 08/31/2021 — STATE OF CALIFORNIA

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ERM DRAWING NUMBER

SHEET NUMBER L1.4 | REV

ARCH D

(2)QUE AGR
24" BOX-STD.

(E) WETLAND AREA

30" SD

30" SD

(1)QUE LOB
24" BOX-STD.

TREES TO BE PLANTED
MIN. 15' FROM OUTSIDE
OF SECURITY FENCE

(1)QUE LOB
24" BOX-STD.

24" SD

(64)RHA CAL
5 GAL

(13)QUE AGR
24" BOX-STD.

(8)HET ARB
5 GAL

SECURITY FENCE,
S.A.D., TYPICAL

(37)ARC HOM
5 GAL

(25)MYR CAL
5 GAL

FH

WV

FH

FDC

PIV

24" SD

24" SD

FH

WV

FH

WV

MATCHLINE - SEE SHEET L1.6

MATCHLINE - SEE SHEET L1.4

GRAPHIC SYMBOL LEGEND

1
L5.1

DETAIL NUMBER

SHEET NUMBER

(24)AGA RAN
5 GAL

PLANT QUANTITY

PLANT MATERIAL KEY
(SEE SHEET L0.1)

PLANT CONTAINER SIZE

ALIGN

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT
SCOTT E. Fauer NO. 6345
STATE OF CALIFORNIA
08/3/2021
RENEWAL DATE
08/12/2021
DATE

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BLDG NAME	
FLOOR CODE	
JOB NO	21010

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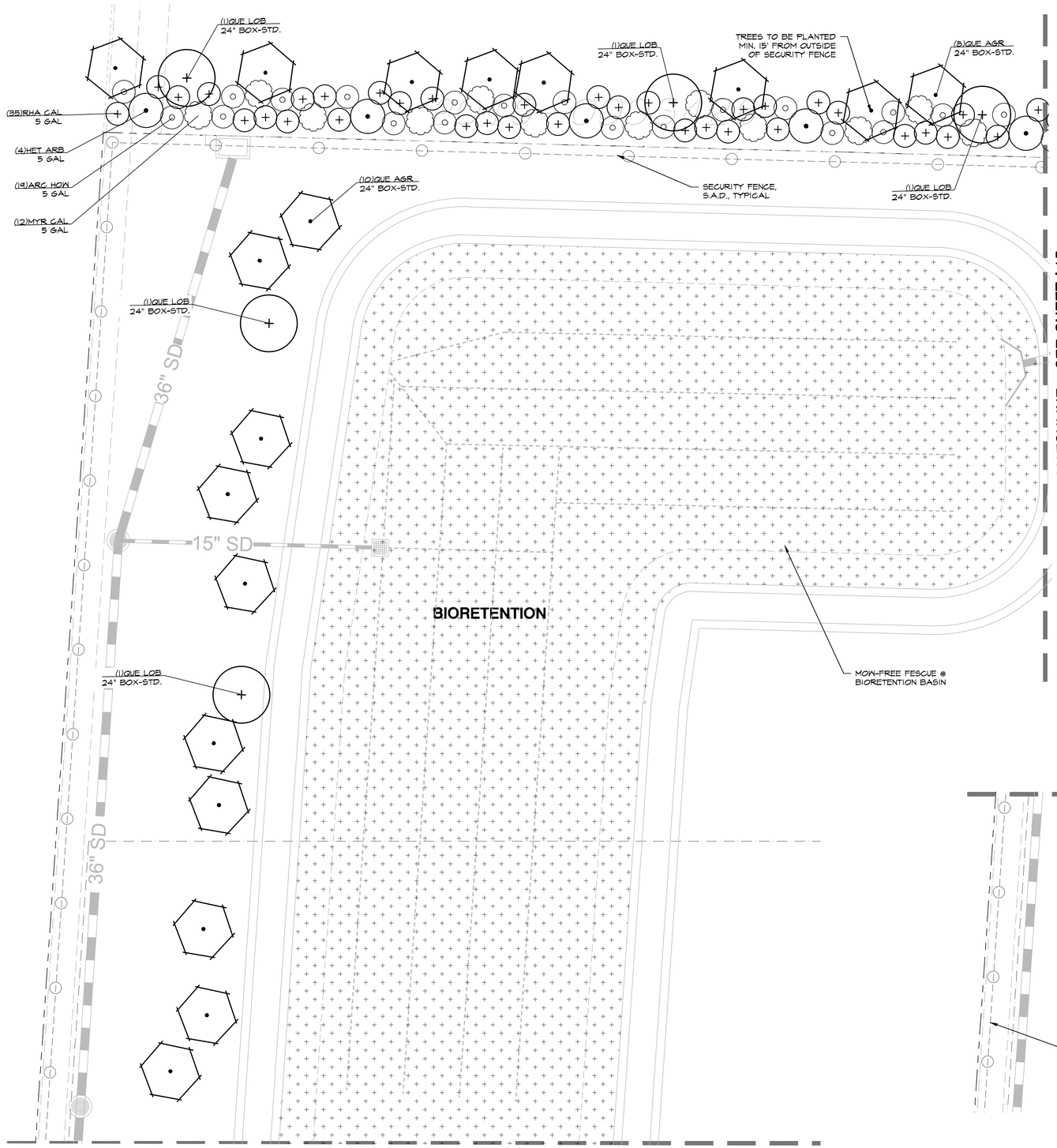
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ERIM
DRAWING NUMBER

SHEET NUMBER L1.5

REV

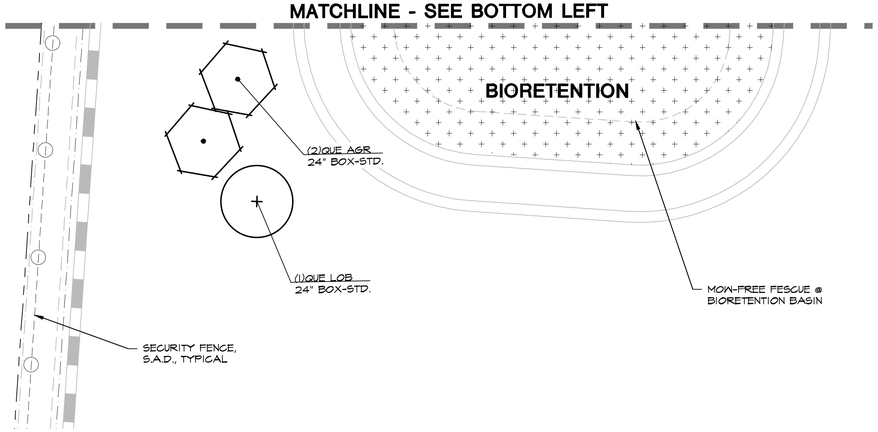
ARCH D



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET LO.I)
- PLANT CONTAINER SIZE
- ALIGN

(24)AGA RAN
5 GAL



0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAUER NO. 6467 — 08/31/2021 RENEWAL DATE — 08/12/2021 DATE — STATE OF CALIFORNIA

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BLDG NAME	
FLOOR CODE	
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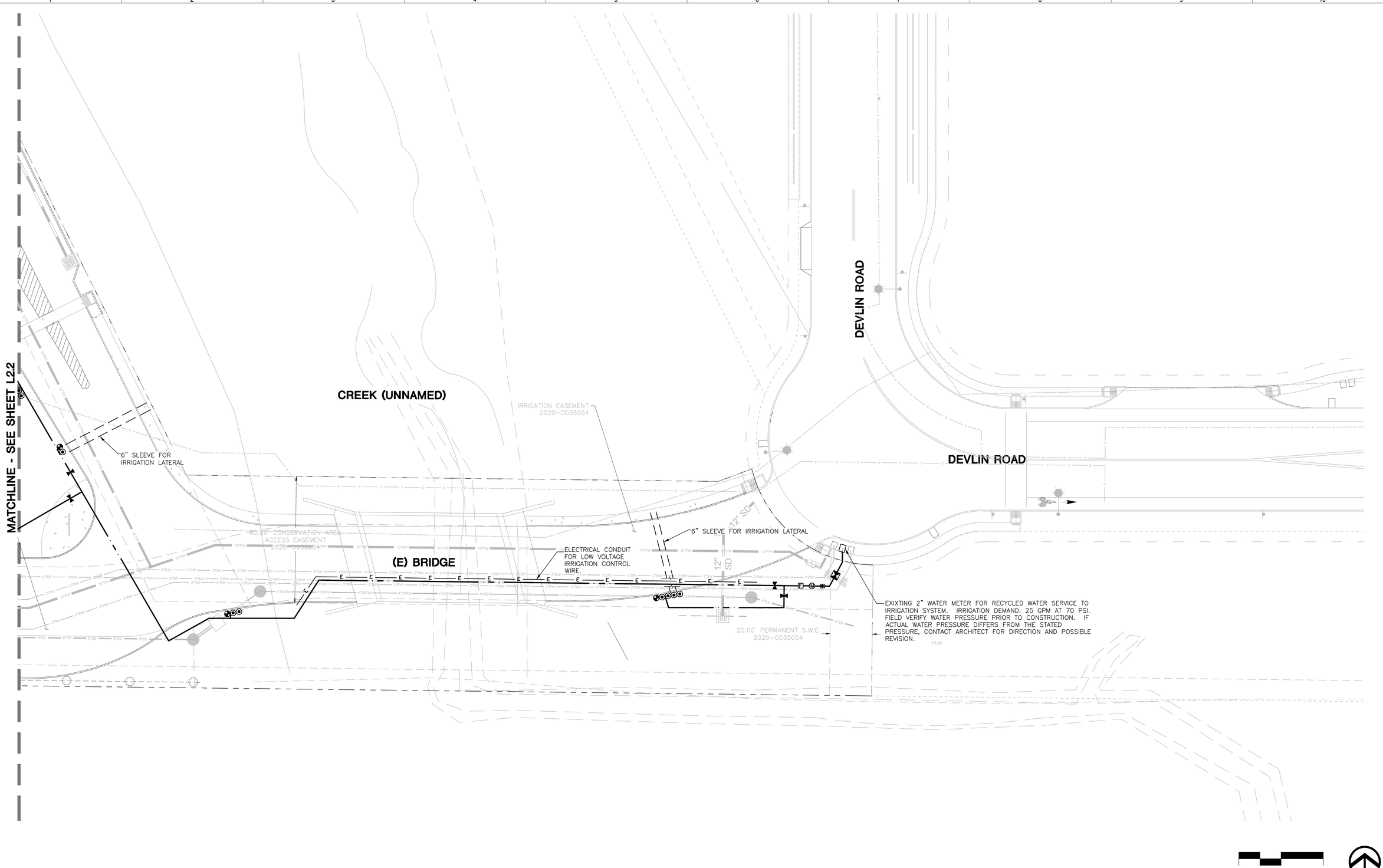
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ERIM DRAWING NUMBER

SHEET NUMBER L1.6 | REV

ARCH D



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO	21010
DSGN	KP
DWN	KP
CHKD	SF
SUPV	
APVD 1	
APVD 2	
DATE	08/12/2021

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BLDG NAME	
FLOOR CODE	
JOB NO	21010

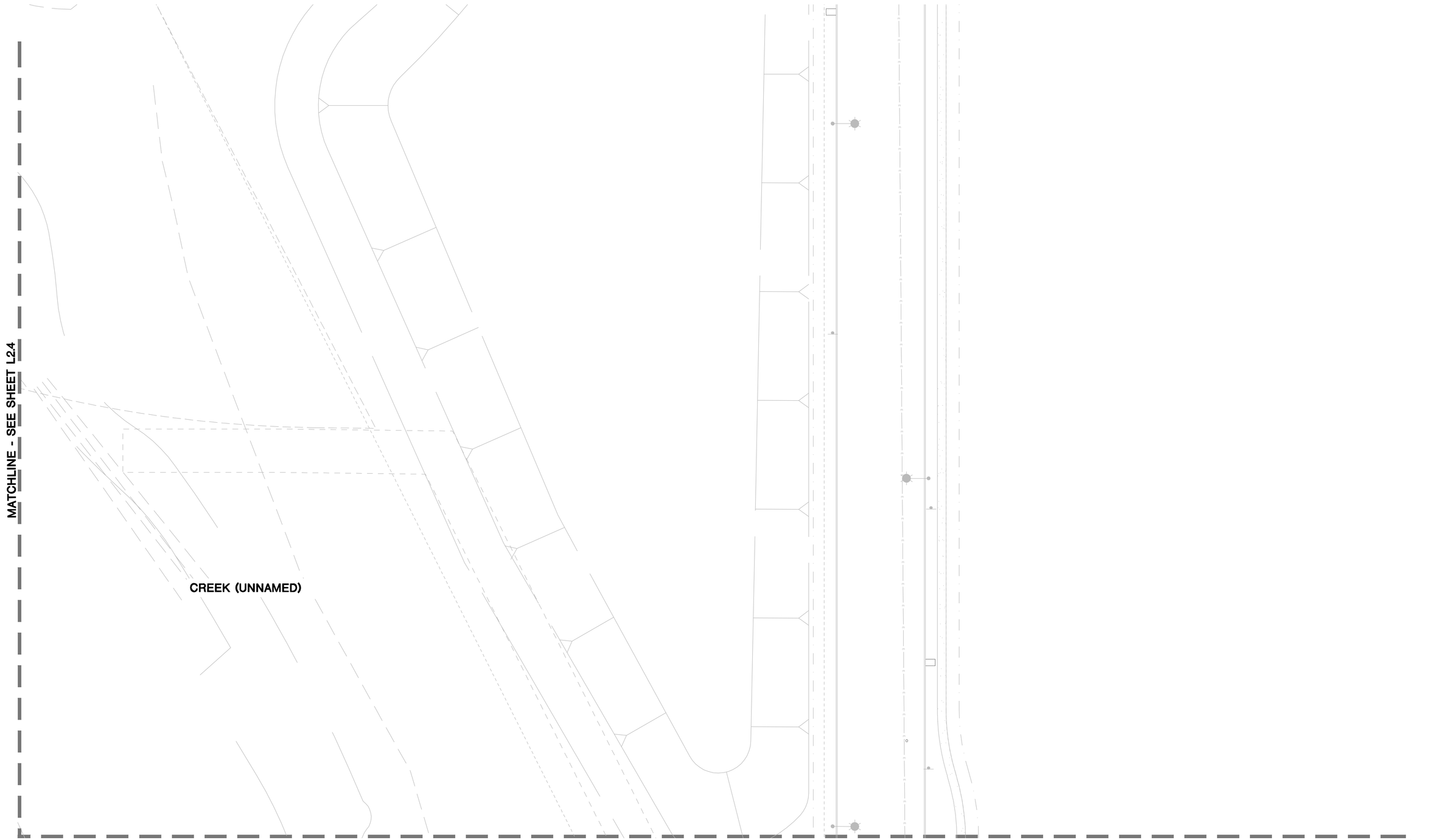
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ERM
DRAWING NUMBER

SHEET NUMBER	REV
L2.1	

ARCH D



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	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
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ERIM
DRAWING NUMBER

SHEET NUMBER	REV
L2.2	

ARCH D

MATCHLINE - SEE SHEET L2.4

MATCHLINE - SEE SHEET L2.5

MATCHLINE - SEE SHEET L2.1

OPERATIONS BUILDING

IRRIGATION CONTROLLER 'C' WALL MOUNT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL STUB-OUT TO THIS LOCATION SHALL BE PROVIDED UNDER ELECTRICAL CONTRACT.

EXTERIOR MOUNT RAIN SWITCH AT A FIELD DETERMINED LOCATION AS DIRECTED BY ARCHITECT. LOCATION MUST ALLOW FOR RAIN TO ENTER RAIN SWITCH.

SEWER ACCESS EASEMENT 2020-0035054

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO	21010
DSGN	KP
DWN	KP
CHKD	SF
SUPV	
APVD 1	
APVD 2	
DATE	08/12/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAUER NO. 6748 — 08/3/2021 — RENEWAL DATE 08/12/2021 — STATE OF CALIFORNIA

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FLOOR CODE	
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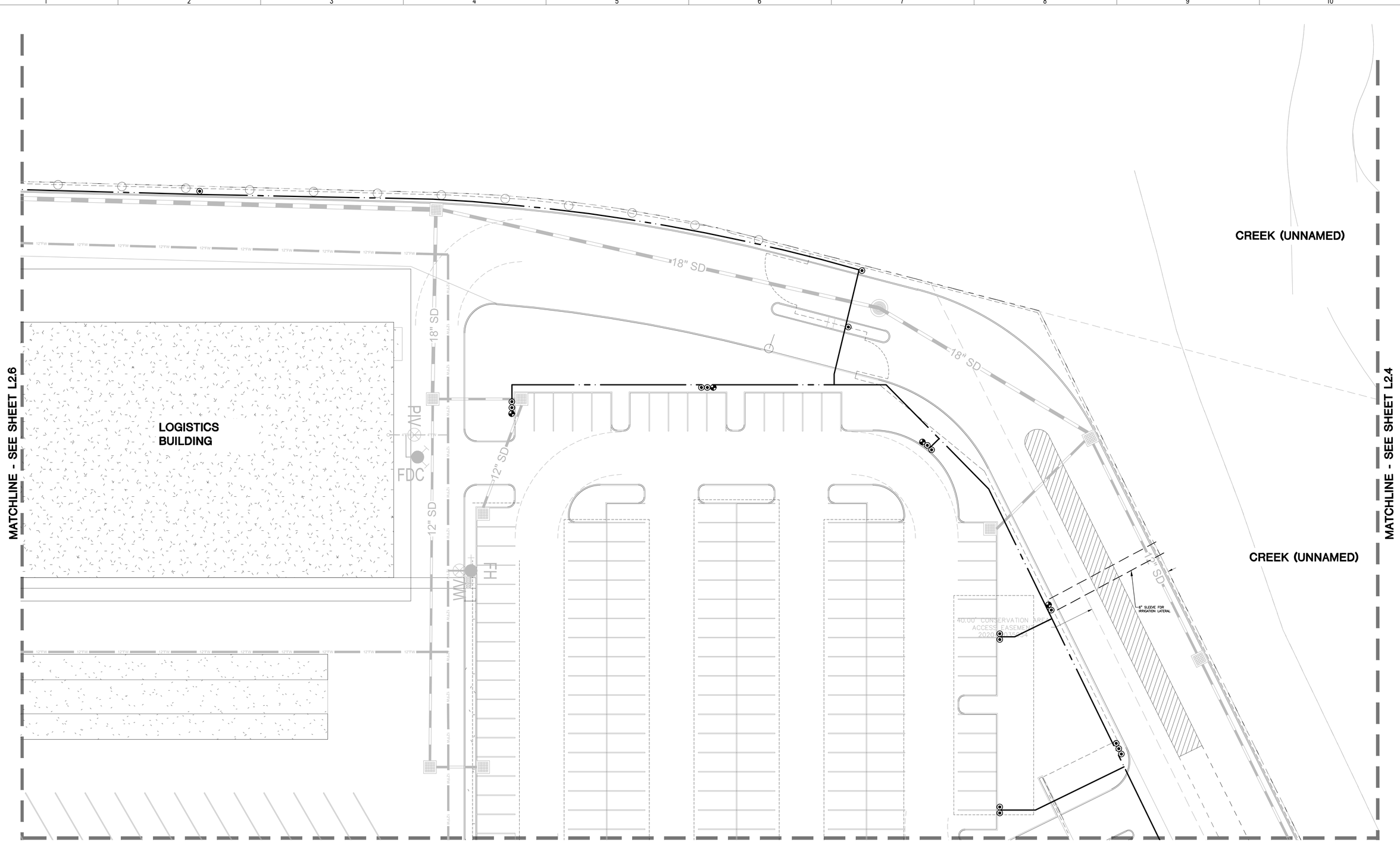
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ERIM DRAWING NUMBER

SHEET NUMBER L2.3

REV

ARCH D



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO	21010
DSGN	KP
DWN	KP
CHKD	SF
SUPV	
APVD 1	
APVD 2	
DATE	08/12/2021

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SITE CODE	
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BLDG NAME	
FLOOR CODE	
JOB NO	21010

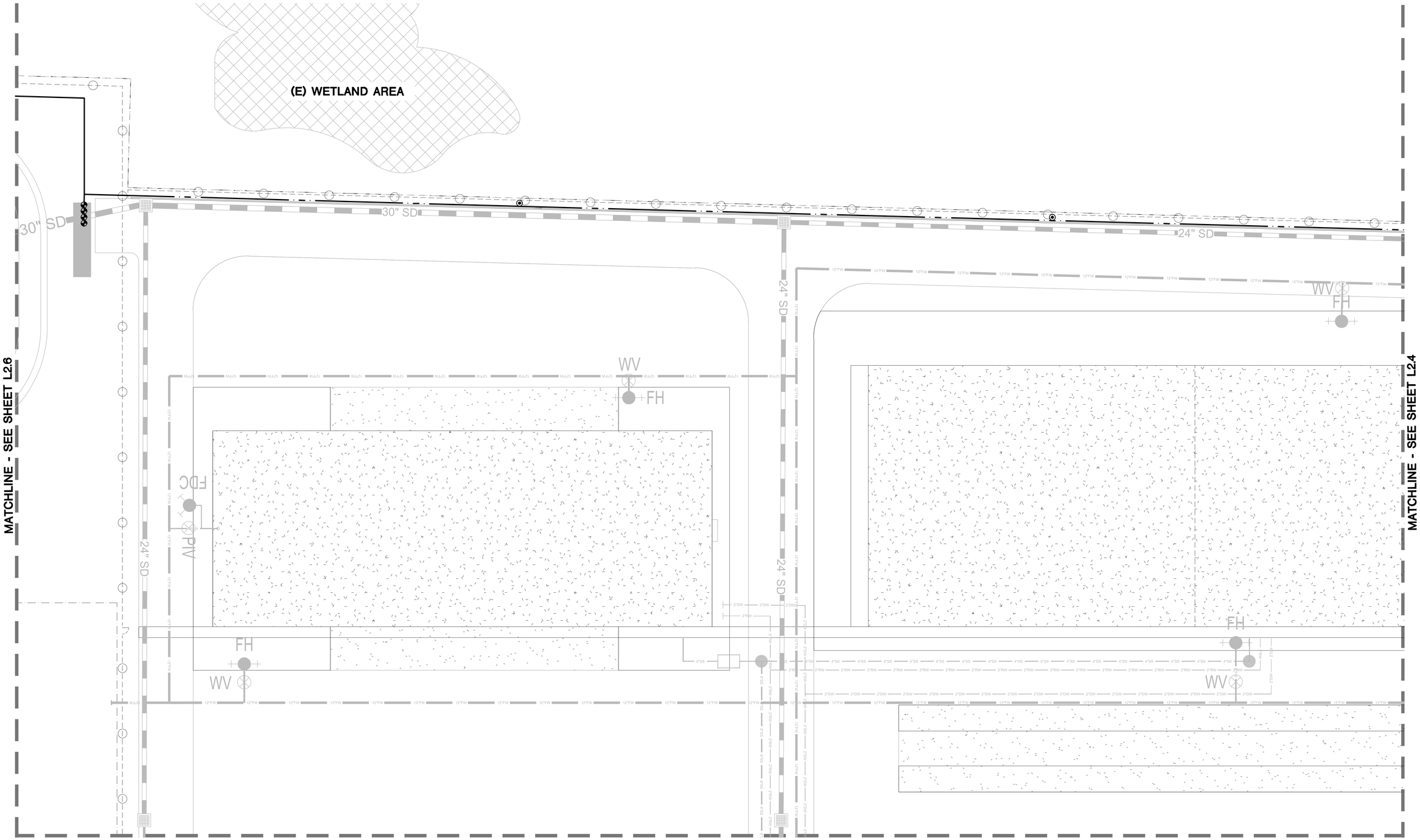
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ERIM DRAWING NUMBER

SHEET NUMBER L2.4 | REV

ARCH D



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
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	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 08/12/2021

LICENSED LANDSCAPE ARCHITECT · SCOTT E. FAUERBACH · No. 5641 · 08/31/2021 · 08/12/2021 · STATE OF CALIFORNIA

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PG&E NO	
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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

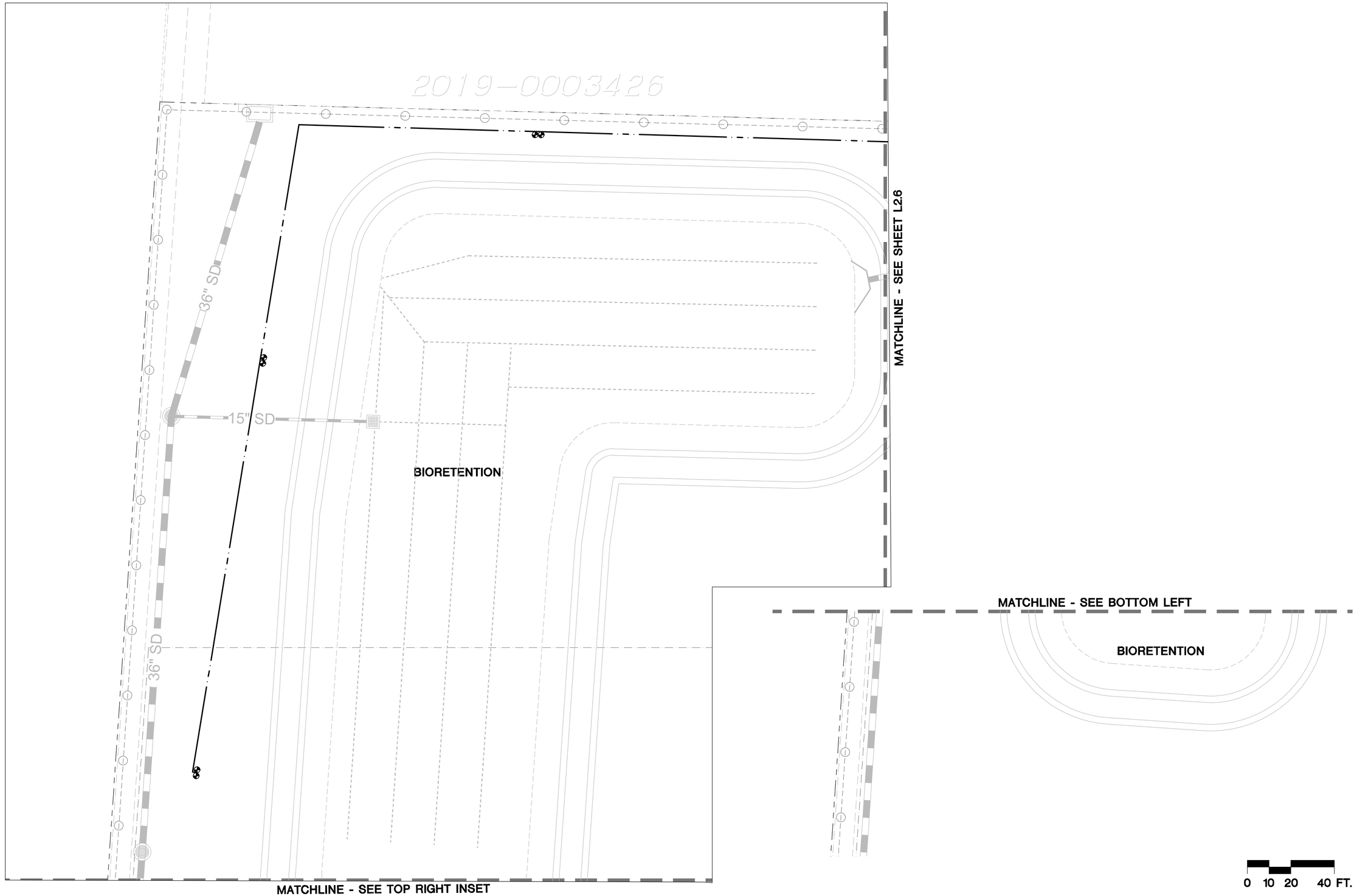
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ERM
DRAWING NUMBER

SHEET NUMBER L2.5
REV

ARCH D



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO	21010
DSGN	KP
DWN	KP
CHKD	SF
SUPV	
APVD 1	
APVD 2	
DATE	08/12/2021

LICENSED LANDSCAPE ARCHITECT · SCOTT E. FAUER NO. 4812 · STATE OF CALIFORNIA
08/3/2021 SIGNATURE DATE
08/12/2021 DATE

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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Landscape Architecture
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Walnut Creek, CA 94596
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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

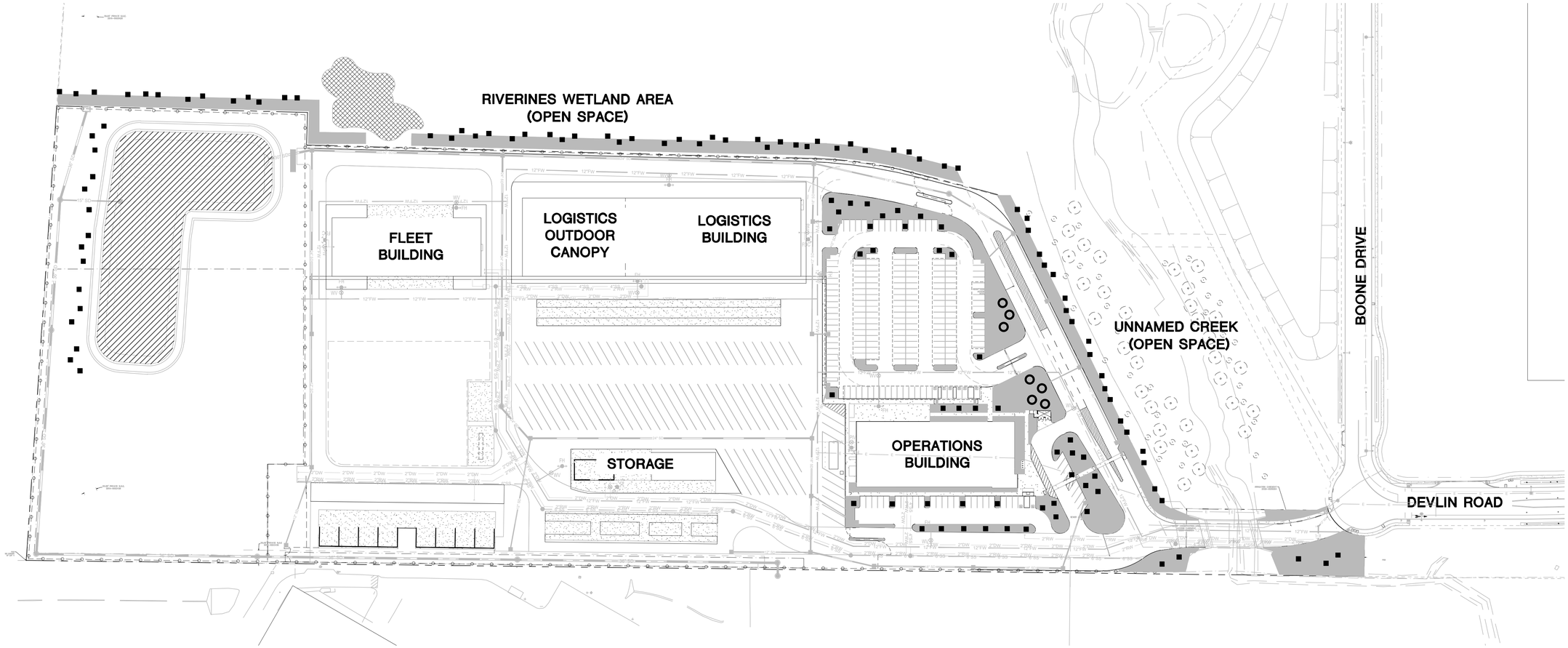
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IRRIGATION PLAN
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SHEET NUMBER L2.6 | REV

ARCH D



IRRIGATION HYDROZONE LEGEND

- LOW WATER USE DRIP
- LOW WATER USE SPRAY (BIORETENTION BASIN)
- LOW WATER USE TREE DRIP
- MEDIUM WATER USE TREE DRIP

NOTE: SEE SHEET L0.2 FOR THE WATER EFFICIENT LANDSCAPE WORKSHEET & IRRIGATION LEGENDS & NOTES

0 40 80 120 FT.

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LICENSED LANDSCAPE ARCHITECT · SCOTT E. FAUER No. 4812 · STATE OF CALIFORNIA
08/31/2021 RENEWAL DUE 08/31/2021

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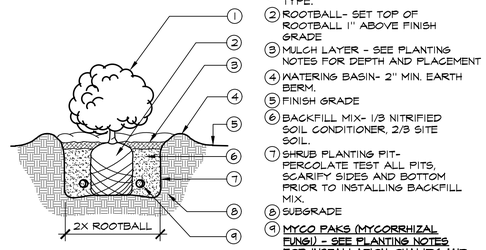
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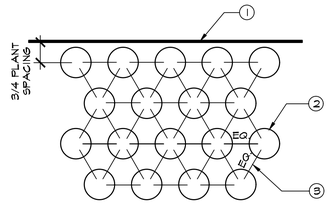


1. SHRUB- SEE PLAN FOR SIZE AND TYPE.
2. ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4. WATERING BASIN- 2" MIN. EARTH BERM.
5. FINISH GRADE
6. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
7. SHRUB PLANTING PIT- PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
8. SUBGRADE
9. MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.

3 SHRUB PLANTING

SCALE: N.T.S.

1/1 DT-Shrub-Green01.dwg



1. BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

4 GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

1/1 DT-GrndCov01.dwg



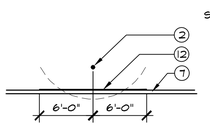
BIKE RACK
MANU.: DERO
SEE MATERIAL SCHED. FOR SPEC.
AVAIL.: www.dero.com
MOUNT: SURFACE

NOTES:
1. REFER TO LAYOUT PLANS FOR QUANTITY AND LOCATION.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

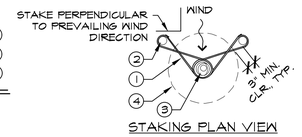
1 BIKE RACK

SCALE: NTS

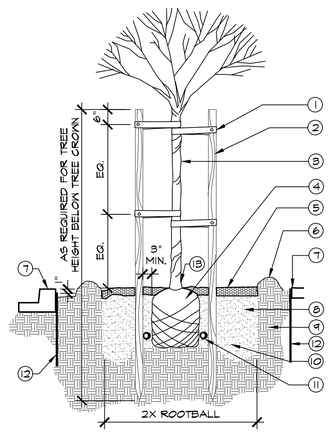
1/1 DT1-bike_rack.dwg



ROOT BARRIER PLAN VIEW



STAKING PLAN VIEW



NOTES:
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1. 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
2. 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3. TREE- SEE PLAN FOR SIZE AND TYPE.
4. ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
5. MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6. WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES
7. SIDEWALK, CURB OR WALL
8. BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9. SUBGRADE
10. TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11. MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.
12. ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR; MIN. 6' LONG FROM CENTER (12' TOTAL). MANUF.: DEEP ROOT BARRIER 1 (800) 458-7668 MODEL: UB 24-2
13. TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-128, GREY AVAILABLE: www.ndspro.com SCALE: N.T.S.

2 TREE PLANTING WITH ROOT BARRIER

1/1 DT-Tree-Green01.dwg

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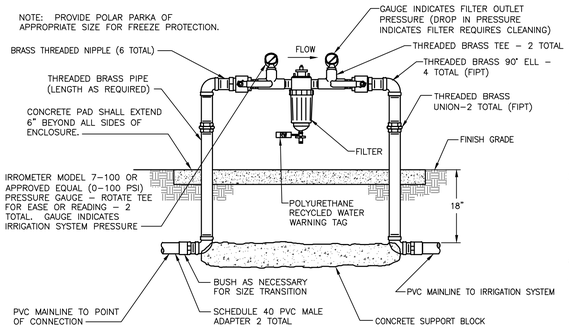
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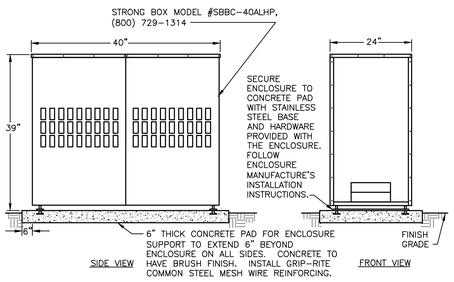
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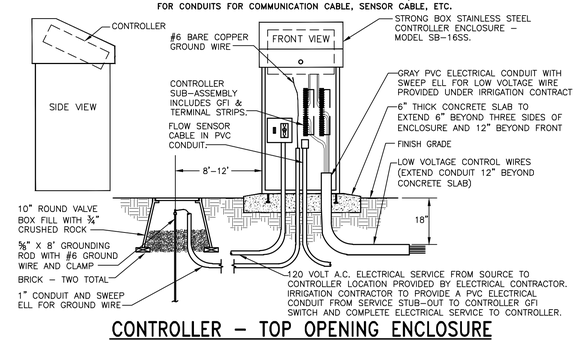
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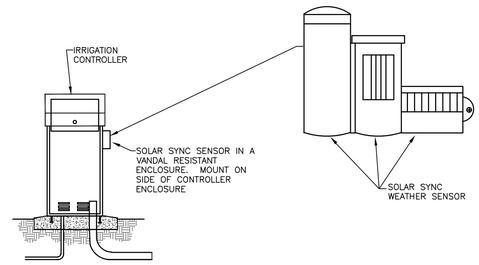
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NOT TO SCALE



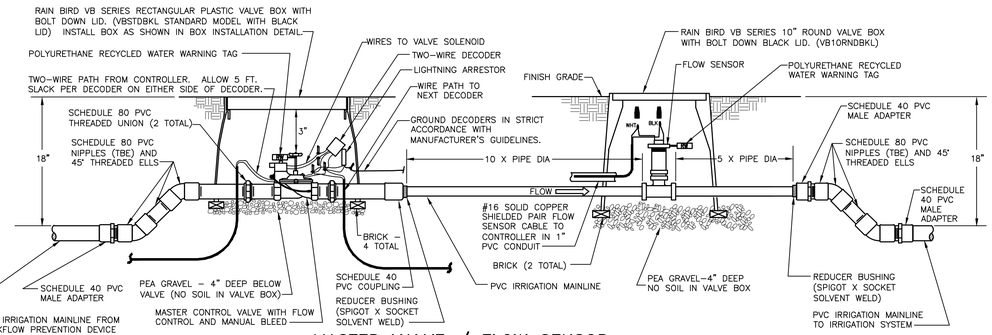
FILTER ASSEMBLY ENCLOSURE
NOT TO SCALE



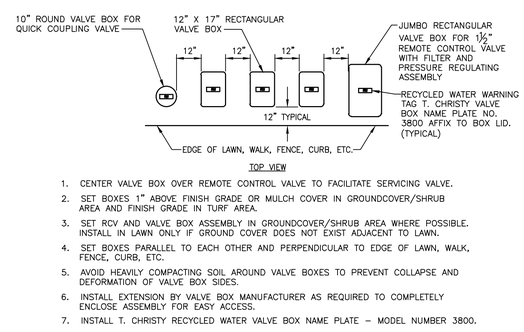
CONTROLLER – TOP OPENING ENCLOSURE
NOT TO SCALE



SOLAR SYNC SENSOR
NOT TO SCALE

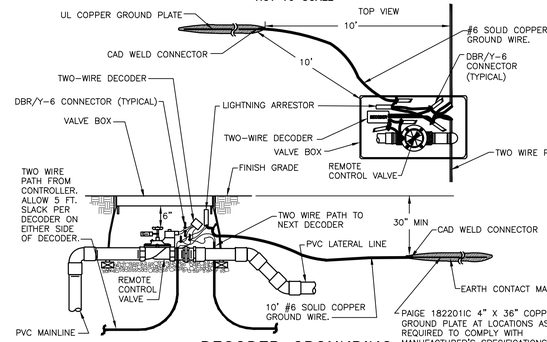


MASTER VALVE / FLOW SENSOR
NOT TO SCALE

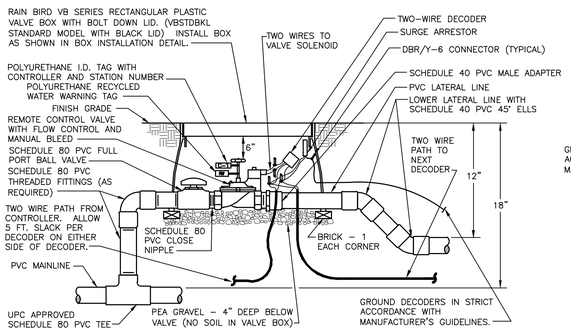


1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUNDCOVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUNDCOVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. INSTALL T. CHRISTY RECYCLED WATER VALVE BOX NAME PLATE – MODEL NUMBER 3800.

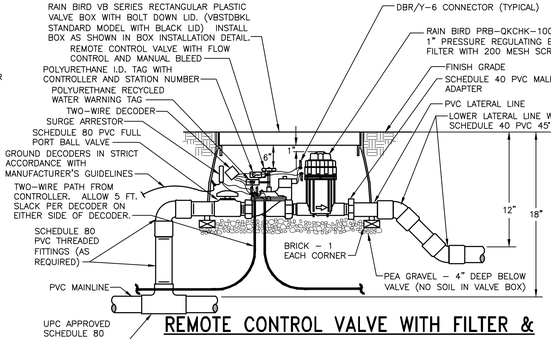
VALVE BOX INSTALLATION
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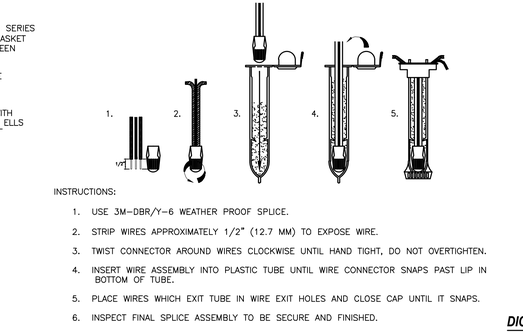
DECODER GROUNDING
NOT TO SCALE



REMOTE CONTROL VALVE
NOT TO SCALE



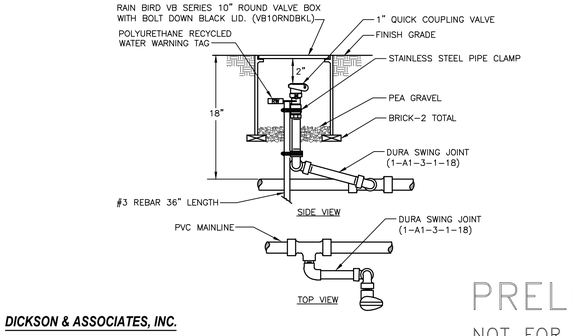
REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



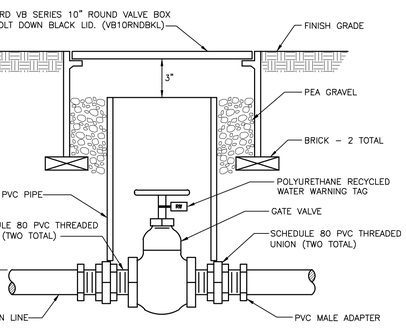
INSTRUCTIONS:

1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

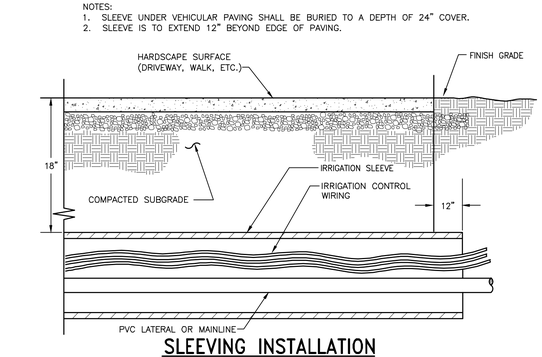
WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE



QUICK COUPLING VALVE
NOT TO SCALE

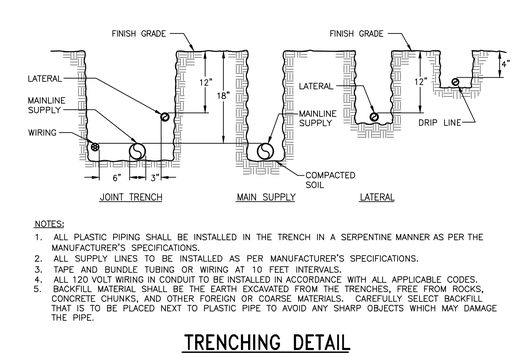


GATE VALVE
NOT TO SCALE



SLEEVING INSTALLATION
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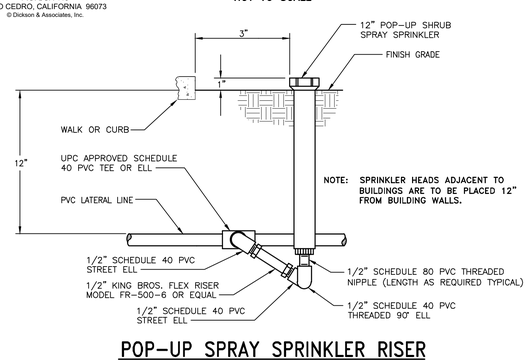
NOTES:
1. SLEEVE UNDER VEHICULAR PAVING SHALL BE BURIED TO A DEPTH OF 24" COVER.
2. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.



NOTES:

1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE



POP–UP SPRAY SPRINKLER RISER
NOT TO SCALE

DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
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PALO CEDRO, CALIFORNIA 96073
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08/31/2021 (RENEWAL DATE)
08/12/2021 (DATE)

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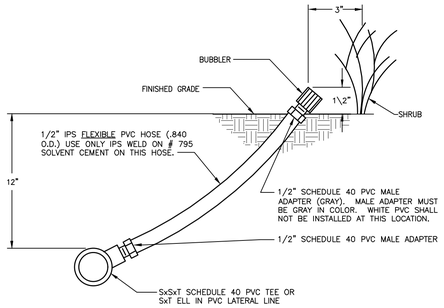
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SITE NAME	
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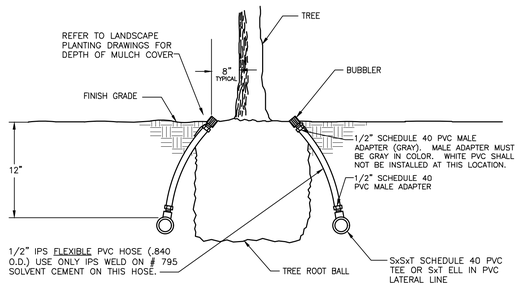
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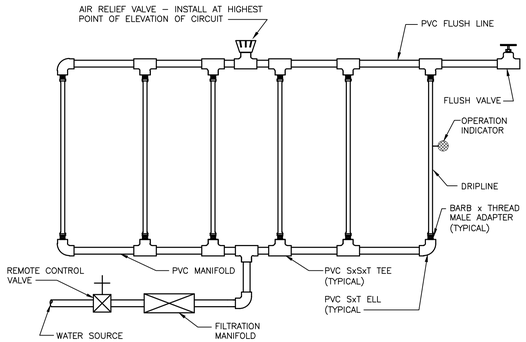
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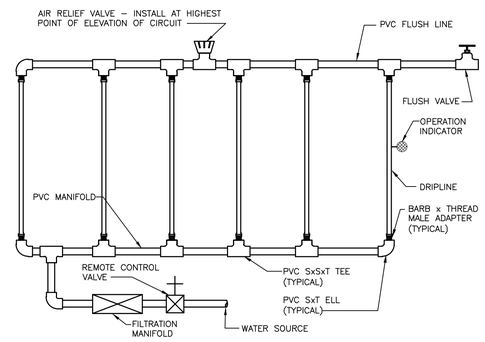
SHRUB BUBBLER WITH FLEXIBLE RISER
NOT TO SCALE



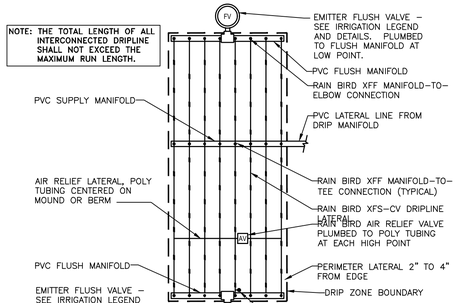
TREE BUBBLER
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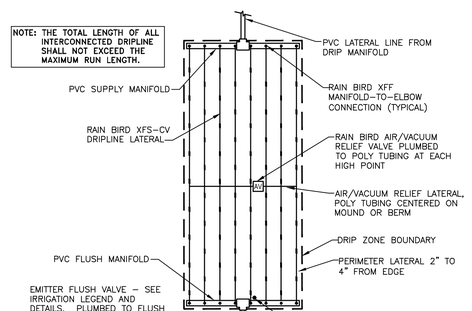
SUB–SURFACE INSTALLATION LAYOUT
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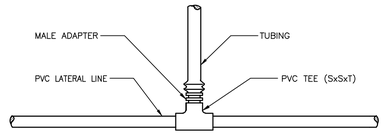
SUB–SURFACE INSTALLATION LAYOUT–END FEED
NOT TO SCALE



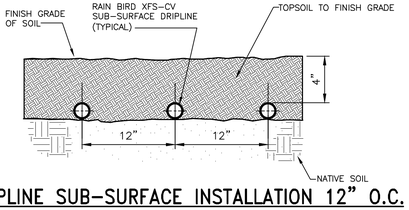
CENTER FEED LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



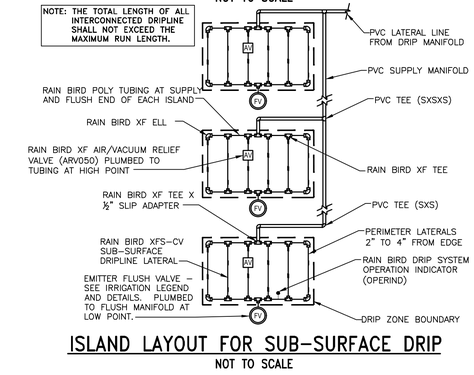
END FEED LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



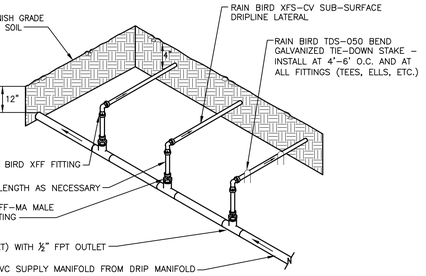
TUBING TO PVC CONNECTION
NOT TO SCALE



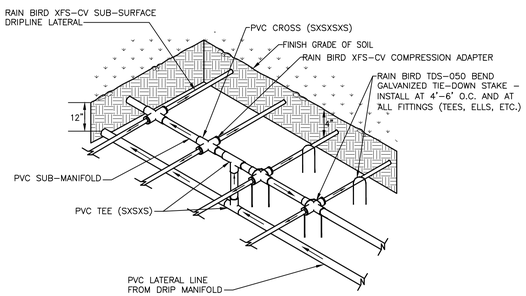
DRIPLINE SUB–SURFACE INSTALLATION 12" O.C.
NOT TO SCALE



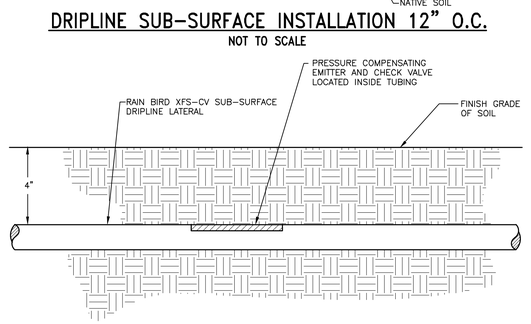
ISLAND LAYOUT FOR SUB–SURFACE DRIP
NOT TO SCALE



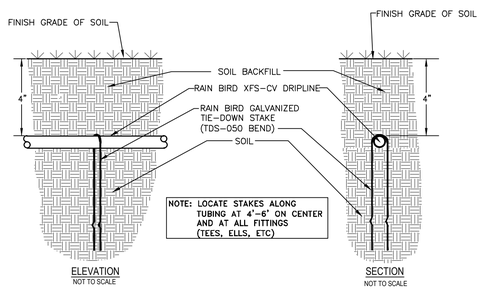
MANIFOLD END FEED
NOT TO SCALE



SUB–MANIFOLD CENTER FEED
NOT TO SCALE

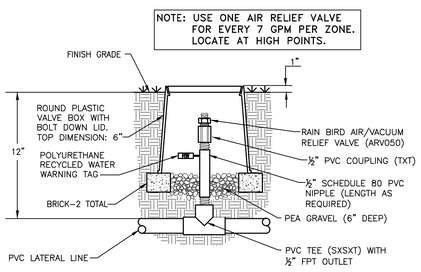


DRIPLINE DEPTH
NOT TO SCALE

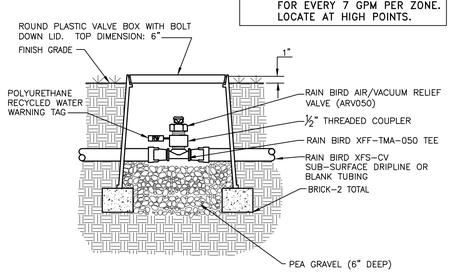


GALVANIZED TIE–DOWN STAKE
NOT TO SCALE

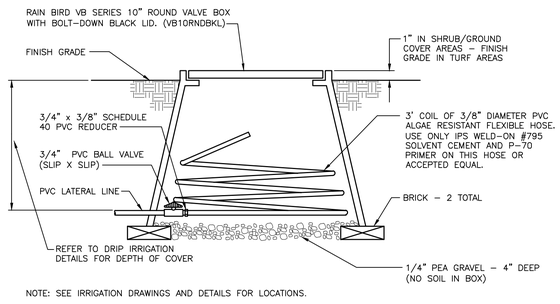
PRELIMINARY
NOT FOR CONSTRUCTION



AIR/VACUUM RELIEF VALVE AT PVC LATERAL
NOT TO SCALE

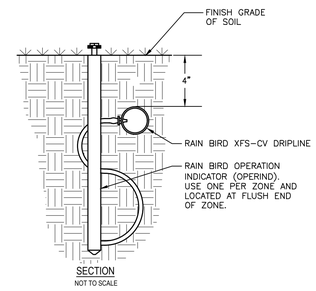


AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE
NOT TO SCALE



NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

DRIP LINE FLUSH VALVE
NOT TO SCALE



POP–UP OPERATION INDICATOR
NOT TO SCALE



RECYCLED WATER ADVISORY SIGN
NOT TO SCALE

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	08/12/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

DATE 08/12/2021

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2

LICENSED LANDSCAPE ARCHITECT SCOTT E. FAUBION REG. NO. 4668 STATE OF CALIFORNIA
08/31/2021 RENEWAL
08/12/2021

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

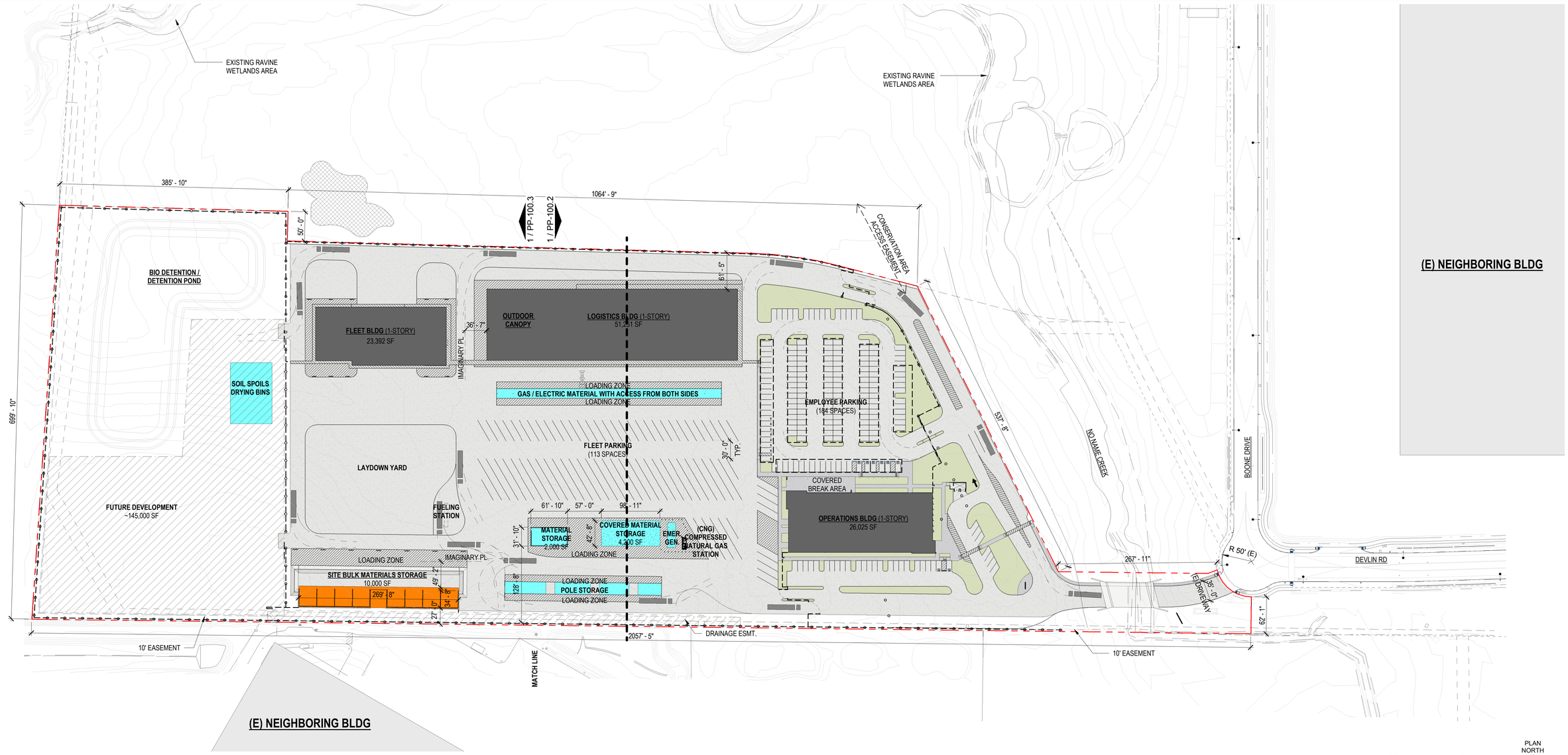
ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

PG&E NAPA REGIONAL CENTER
IRRIGATION DETAILS
500 BOONE RD., AMERICAN CANYON, CA 94558

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ERM
DRAWING NUMBER
SHEET NUMBER L3.3
REV
ARCH D



1 OVERALL SITE PLAN
SCALE: 1" = 80'-0"

0 60' 120' 180'

PLAN NORTH

PROJECT DATA

SURFACE AREAS

CONCRETE SURFACE AREA:	596,263 SF
SIDEWALK SURFACE AREA:	13,673 SF
VEHICLE AREA:	182,000 SF
BUILDING / ROOF AREA:	113,180 SF
LANDSCAPE AREA: (INCLUDING BIORETENTION):	93,967 SF
LANDSCAPE COVERAGE:	9%
IMPERVIOUS COVERAGE:	73%

SITE PARKING:

PARKING CALCULATION:	
REQUIRED:	OFFICE: 1 PER 300 GSF
	87 SPACES REQUIRED
	WAREHOUSE:1 PER 1,000 FOR 20,000 SF, THEN 1 PER 2,000
	27 SPACES REQUIRED
	FLEET PARKING: 1 PER TRUCK/ CAR OR OTHER VEHICLE
	105 SPACE REQUIRED
	VEHICLE REPAIR: 4 PER REPAIR STALL
	16 SPACES REQUIRED
TOTAL REQUIRED	235 SPACES
TOTAL PROPOSED:	258 SPACES
ACCESSIBLE PARKING	
REQUIRED:	7 SPACES
PROPOSED:	11 SPACES
ELECTRIC VEHICLE PARKING	
REQUIRED:	16 SPACES
PROPOSED:	16 SPACES
TOTAL PARKING REQUIRED:	**235 SPACES**
TOTAL PARKING PROVIDED:	**258 SPACES**

BIKE PARKING

REQUIRED:	8 SPACES (PER LOCAL ZONING ORDINANCE)
	SHORT TERM: 5% OF VISITOR PARKING (CAL GREEN)
	34 SPACES x 0.05 = 2 SPACES
	LONG TERM: 5% OF TENANT PARKING (CAL GREEN)
	(87 + 27) x 0.05 = 6 SPACES
PROVIDED:	8 SPACES PROVIDED

GENERAL NOTE:
1. SEE THE COVER SHEET PROJECT DATA FOR MORE INFORMATION.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
CONCEPTUAL SITE
500 BOONE DR., AMERICAN CANYON, CA 94558

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ERM
DRAWING NUMBER
SHEET NUMBER PP-100.1
REV

ARCH D

SEE: 1 RP-100.3 MATCH LINE

PRIMARY ROAD

CONCRETE PAVING, TYP.

ACCESS SECURITY GATES AND CARD READER ISLAND

PRIMARY FLEET VEHICLE CIRCULATION

PERIMETER SECURITY FENCE, TYP. TYPE A

MECHANICAL UNIT PAD

WETLAND BOUNDARY LINE

40' ACCESS EASEMENT LINE

DASHED LINE REPRESENTS PV SHADE CANOPY ABOVE IN THE PARKING LOT, TYP. (14 ARRAY LOCATIONS SHOWN)

LANDSCAPING PLANTER ISLAND, REFER TO LANDSCAPE DRAWINGS

OUTDOOR CANOPY

LOGISTICS BLDG
52,251 SF

ACCESSIBLE PATH FROM BUILDINGS TO PUBLIC RIGHT-OF-WAY

LOADING ZONE

GAS / ELECTRIC MATERIAL WITH ACCESS FROM BOTH SIDES

LOADING ZONE

TRAFFIC FLEET ONLY SIGNAGE

537' - 8"

NO NAME CREEK

NO NAME CREEK

VEHICLE GATES WITH CARD READER/ INTERCOM

PRIMARY FLEET VEHICLE CIRCULATION

ONE WAY SIGNAGE, U-TURN RETURN ON MAIN ROAD

FLEET PARKING
(113 SPACES)

SECURE PARKING
(184 SPACES)

TRASH / RECYCLE ENCLOSURE

2 PP-100.3

EMPLOYEE ENTRY

OPERATIONS BLDG (1-STORY)
26,025 SF

PUBLIC ENTRY

BIKE PARKING PER LANDSCAPE DRAWINGS

DASHED LINE INDICATES ACCESSIBLE PATH TO THE PUBLIC RIGHT-OF-WAY

EXISTING DRIVEWAY AND SIDEWALK IMPROVEMENTS PUBLIC RIGHT-OF-WAY

NEW SIDEWALK AND ROAD CONNECTION TO BRIDGE FROM R.O.W.

BOONE DRIVE

DEVLIN RD

1 PP-101.D

MATERIAL STORAGE
2,000 SF

COVERED MATERIAL STORAGE
4,200 SF

EMER. GEN.

CNG FUELING

LOADING ZONE

STEEL BOLLARDS AROUND EMERGENCY GENERATOR AND CNG FUELING STATION

LOADING ZONE

POLE STORAGE

LOADING ZONE

VISITOR PARKING
(25 SPACES)

VISITOR PARKING / OFFICE DELIVERY DROP-OFF

EXISTING BRIDGE AND SIDEWALK / UTILITY CROSSING

MONUMENT SIGN, UNDER SEPARATE APPROVAL

WAY FINDING SITE SIGNS

HATCHED AREA INDICATES 20' EASEMENT

VEHICLE GATES WITH CARD READER/ INTERCOM

SECURITY FENCE TYPE A

PROPERTY LINE, TYP.

MATCH LINE

0 60" 120" 180"

PLAN NORTH

1 ENLARGED CONCEPTUAL SITE EAST
SCALE: 1" = 40'-0"

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CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

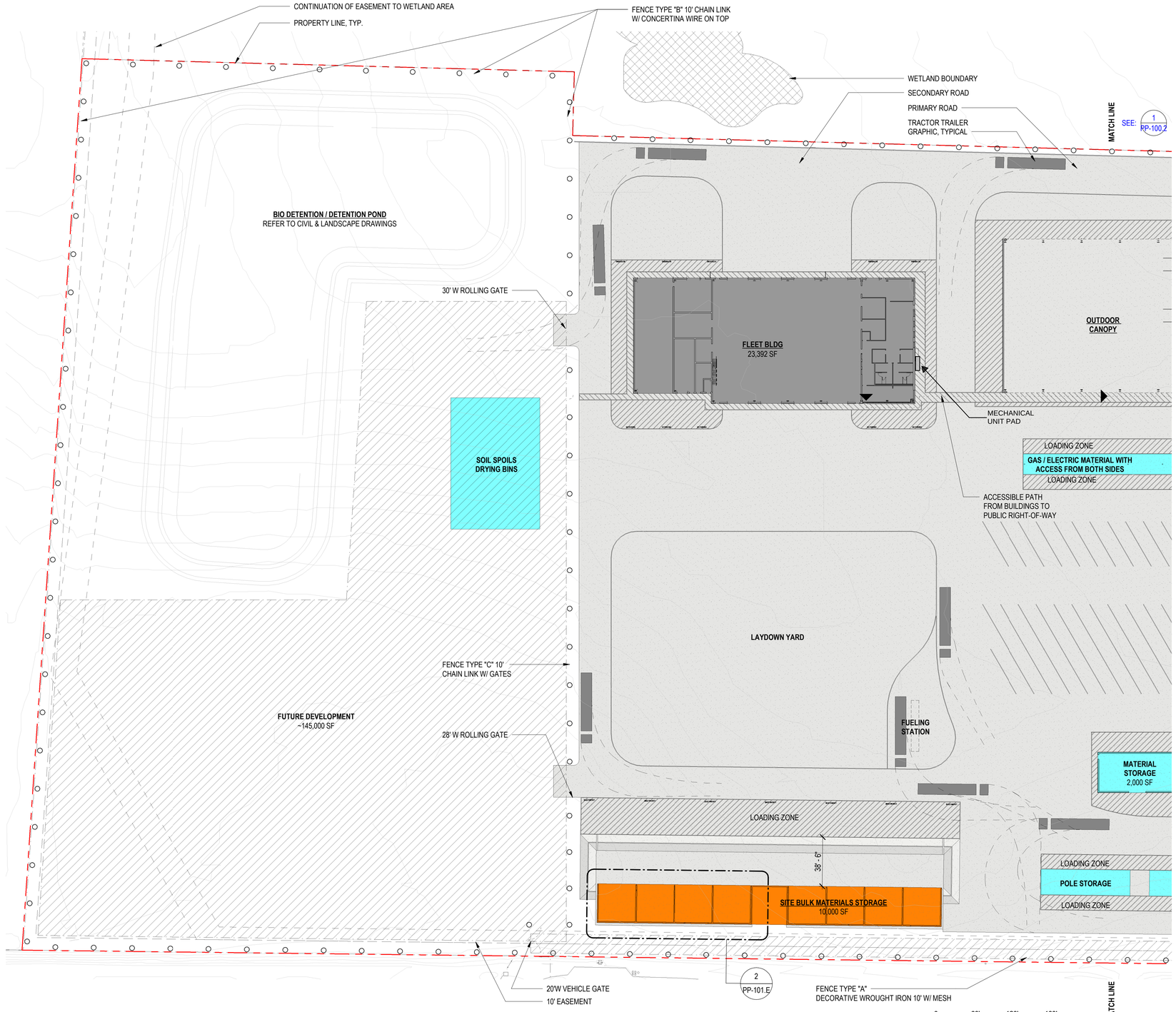
PG&E NAPA REGIONAL CENTER
ENLARGED CONCEPTUAL SITE PLAN
500 BOONE DR., AMERICAN CANYON, CA 94558

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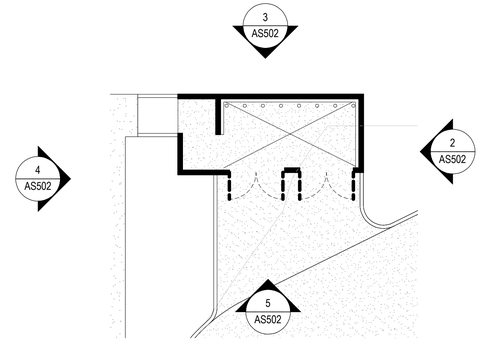
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SHEET NUMBER PP-100.2 REV

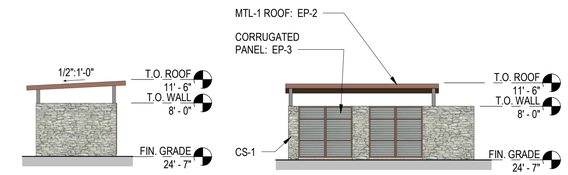
ARCH D



1 ENLARGED CONCEPTUAL SITE WEST
SCALE: 1" = 40'-0"

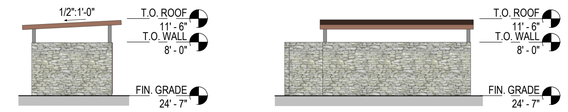


2 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 TRASH ENCLOSURE - NORTH
SCALE: 3/32" = 1'-0"

4 TRASH ENCLOSURE - EAST
SCALE: 3/32" = 1'-0"



5 TRASH ENCLOSURE - SOUTH
SCALE: 3/32" = 1'-0"

6 TRASH ENCLOSURE - WEST
SCALE: 3/32" = 1'-0"

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JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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1150 9th Street, Modesto, CA 95354 209.579.0850
1150 9th Street, Sacramento, CA 95811 916.440.0888

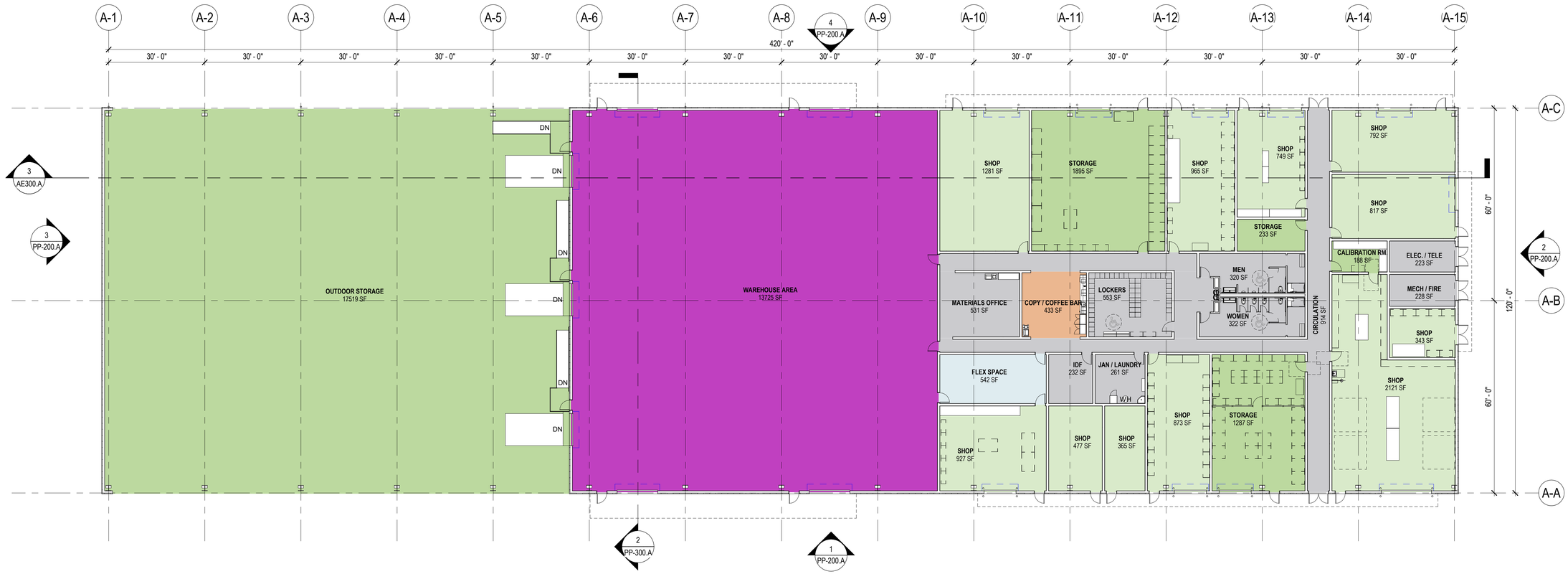
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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

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ENLARGED CONCEPTUAL SITE PLAN
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SHEET NUMBER PP-100.3
REV

ARCH D



1 LOGISTICS WAREHOUSE - FLOOR PLAN
SCALE: 1/16" = 1'-0"

0 16' 32' 48'

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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SAN FRANCISCO, CALIFORNIA

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1512 Eighth Street, Berkeley, CA 94710 510.558.7900
2550 Fifth Avenue, Suite 113, San Diego, CA 92103 619.685.3990
1730 I Street, Sacramento, CA 95811 916.441.6880

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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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PG&E NAPA REGIONAL CENTER
LOGISTICS WAREHOUSE FLOOR PLAN
500 BOONE DR, AMERICAN CANYON, CA 94558

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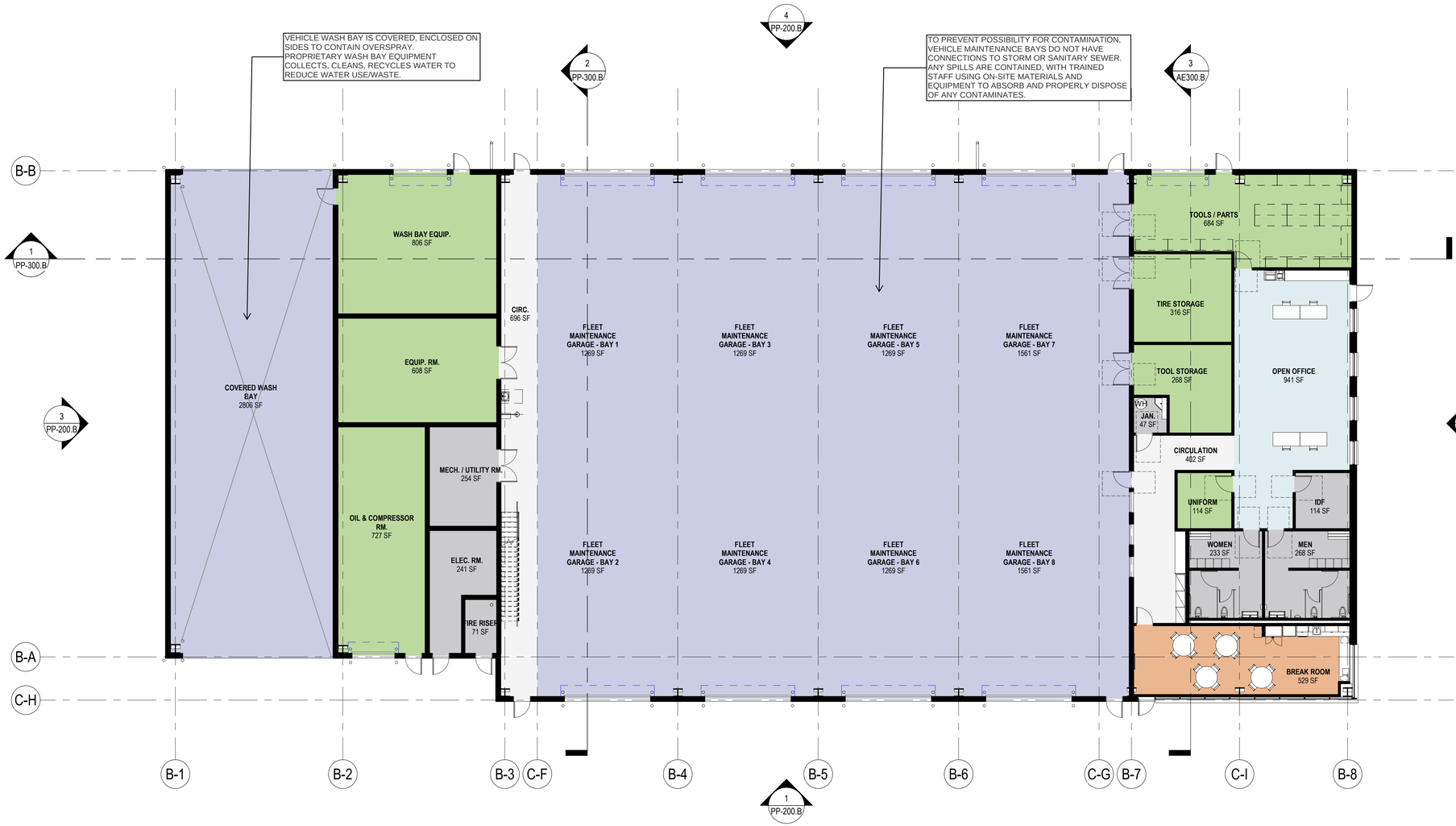
ERM
DRAWING NUMBER

SHEET NUMBER	REV
PP-101.A	

ARCH D

VEHICLE WASH BAY IS COVERED, ENCLOSED ON SIDES TO CONTAIN OVERSPRAY. PROPRIETARY WASH BAY EQUIPMENT COLLECTS, CLEANS, RECYCLES WATER TO REDUCE WATER USE/WASTE.

TO PREVENT POSSIBILITY FOR CONTAMINATION, VEHICLE MAINTENANCE BAYS DO NOT HAVE CONNECTIONS TO STORM OR SANITARY SEWER. ANY SPILLS ARE CONTAINED, WITH TRAINED STAFF USING ON-SITE MATERIALS AND EQUIPMENT TO ABSORB AND PROPERLY DISPOSE OF ANY CONTAMINATES.



1 OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"

0 10'-8" 21'-4" 32'

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
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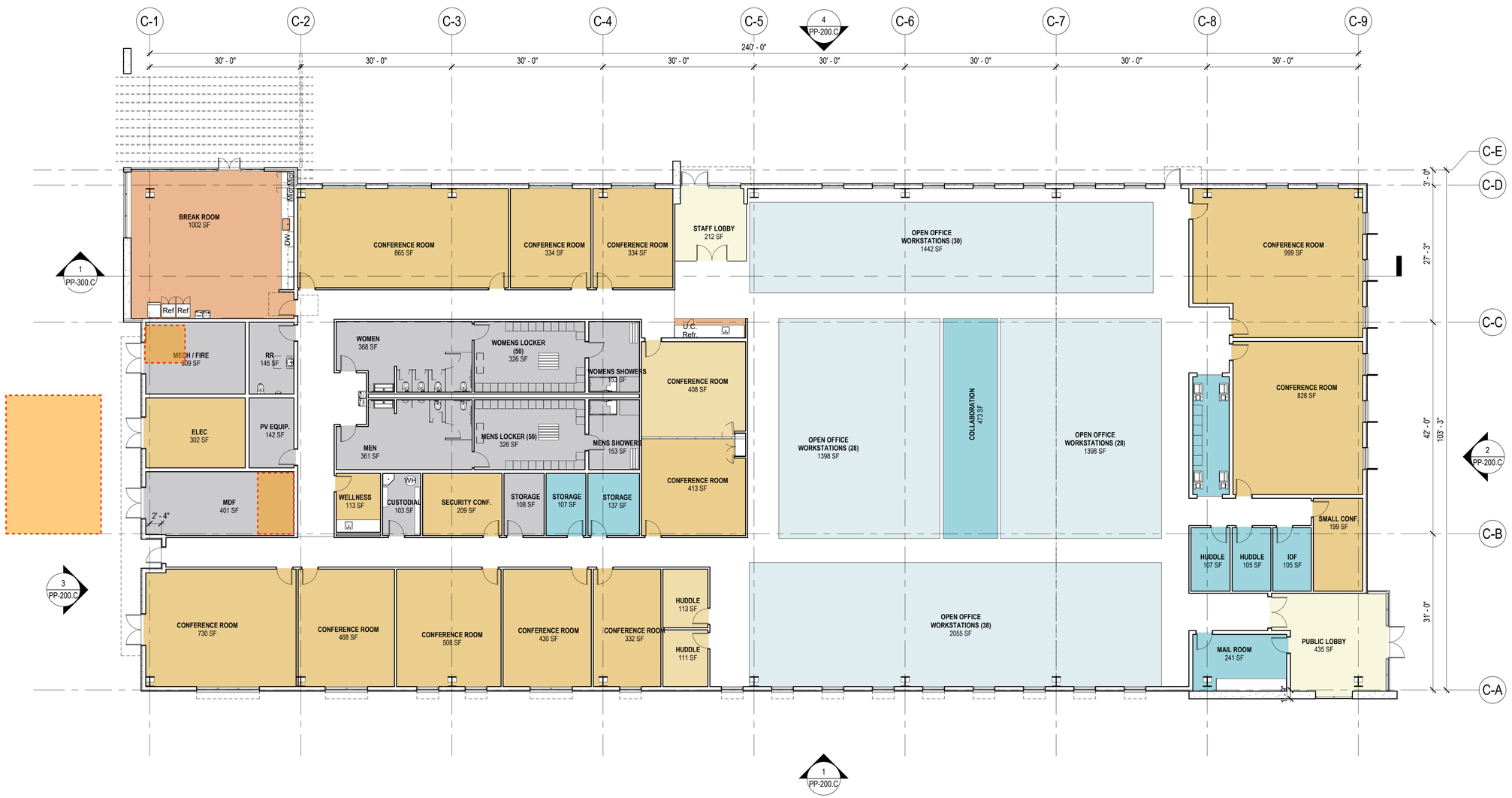
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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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FLEET MAINTENANCE - FLOOR PLAN
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SHEET NUMBER PP-101.B
REV

ARCH D



1 FLOOR PLANS - OPS BLDG - OVERALL Planning

SCALE: 3/32" = 1'-0"

0 10'-8" 21'-4" 32"

NORTH

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DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
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FLOOR CODE	
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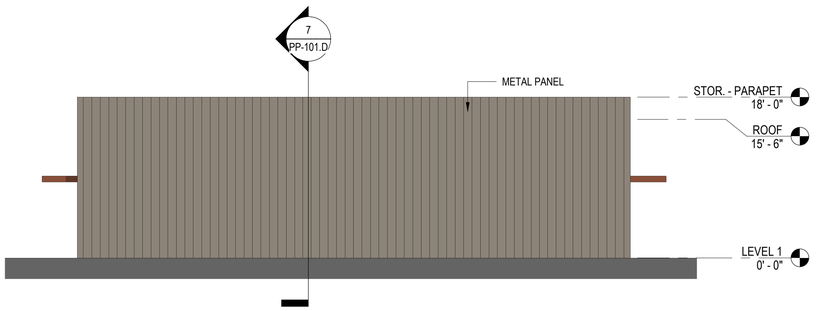
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OPERATIONS BUILDING - FLOOR PLAN
500 BOONE DR, AMERICAN CANYON, CA 94558

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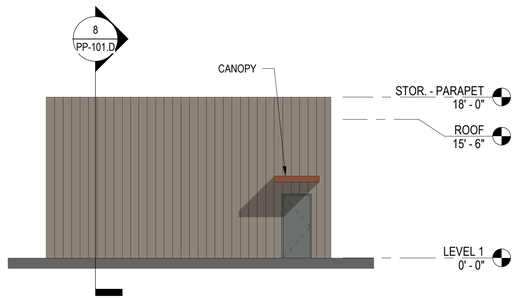
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DRAWING NUMBER

SHEET NUMBER	REV
PP-101.C	

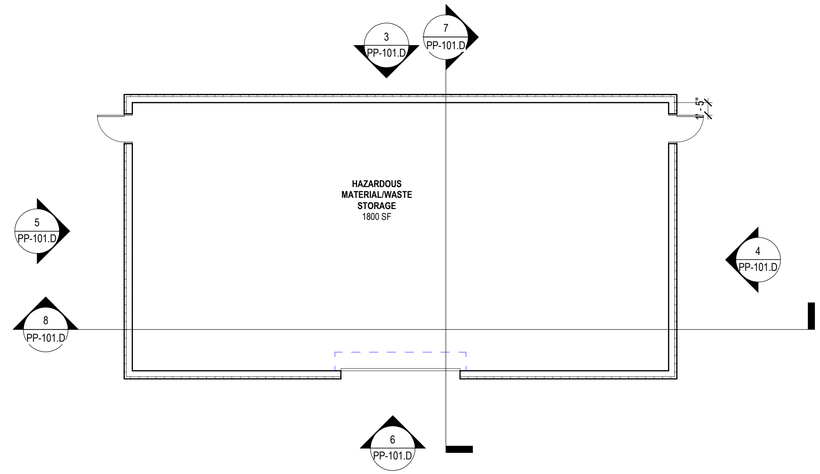
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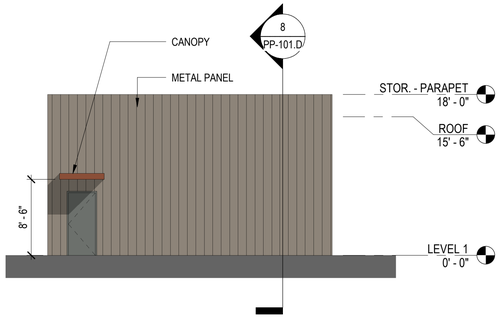
3 NORTH ELEVATION - MATERIAL STORAGE
SCALE: 1/8" = 1'-0"



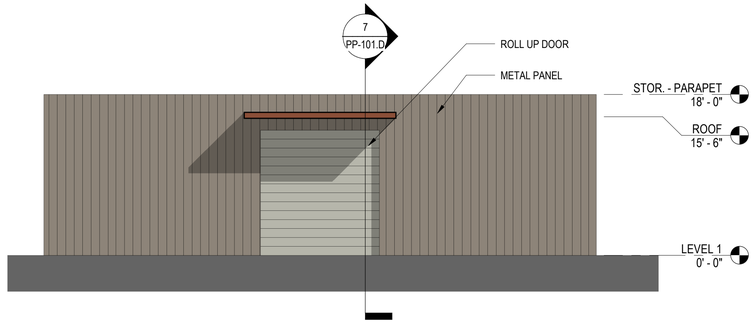
4 EAST ELEVATION - MATERIAL STORAGE
SCALE: 1/8" = 1'-0"



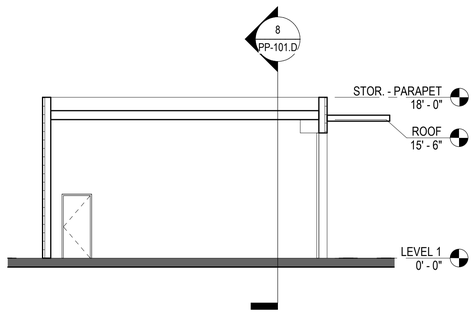
1 FLOOR PLAN - MATERIAL WASTE STORAGE
SCALE: 1/8" = 1'-0"



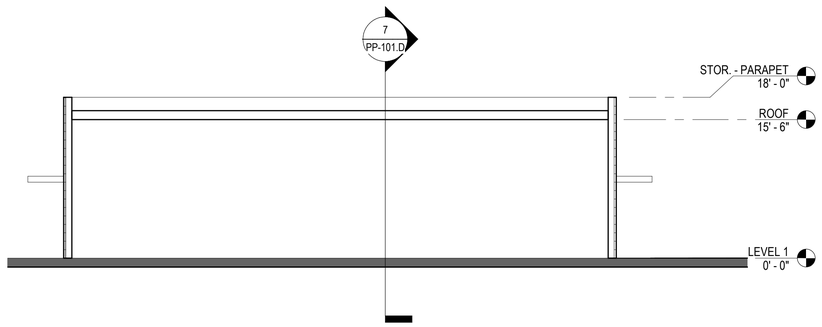
5 WEST ELEVATION - MATERIAL STORAGE
SCALE: 1/8" = 1'-0"



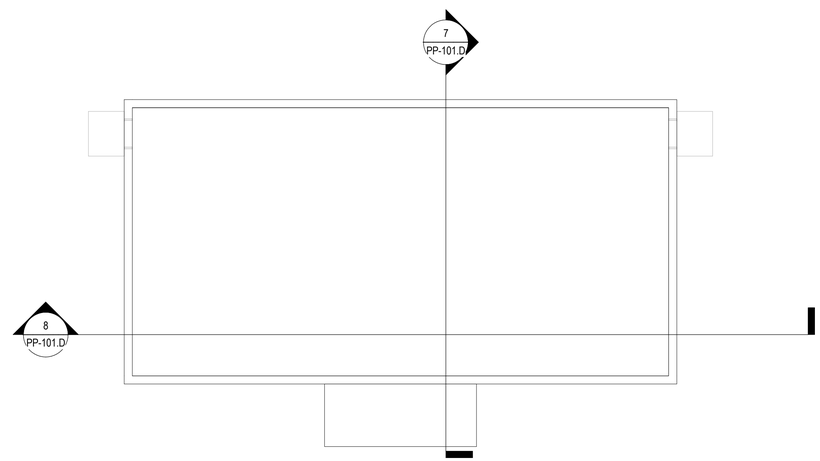
6 SOUTH ELEVATION - MATERIAL STORAGE
SCALE: 1/8" = 1'-0"



7 BUILDING SECTION
SCALE: 1/8" = 1'-0"



8 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 ROOF PLAN - MATERIAL WASTE STORAGE
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
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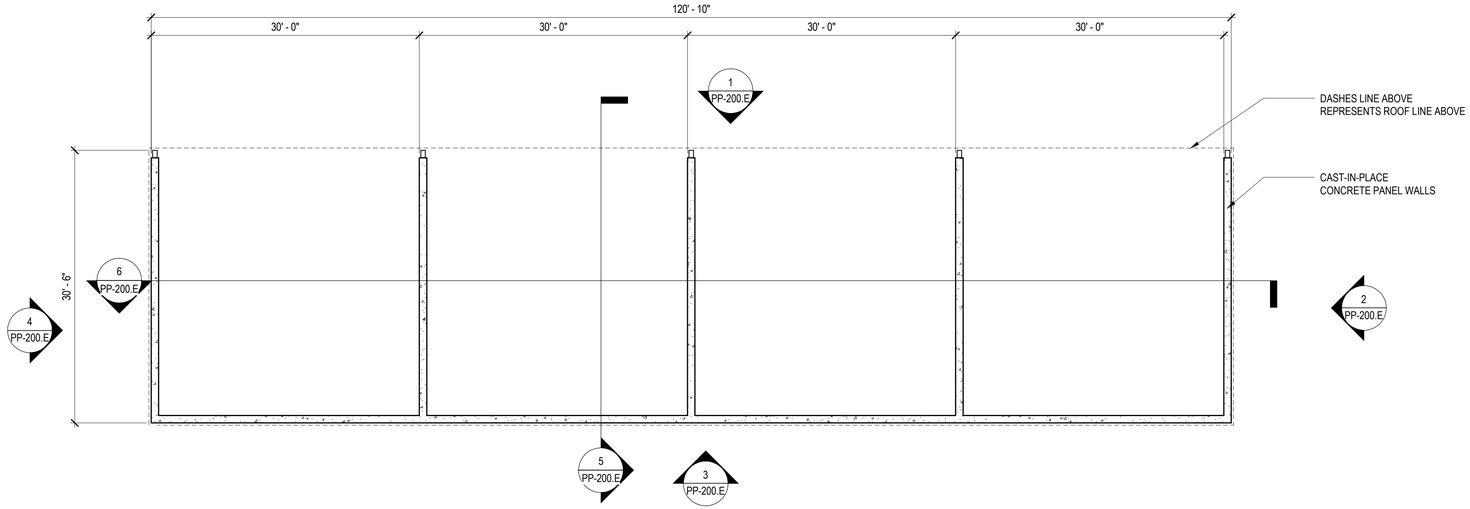
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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
MATERIAL STORAGE BUILDING
500 BOONE DR., AMERICAN CANYON, CA 94558

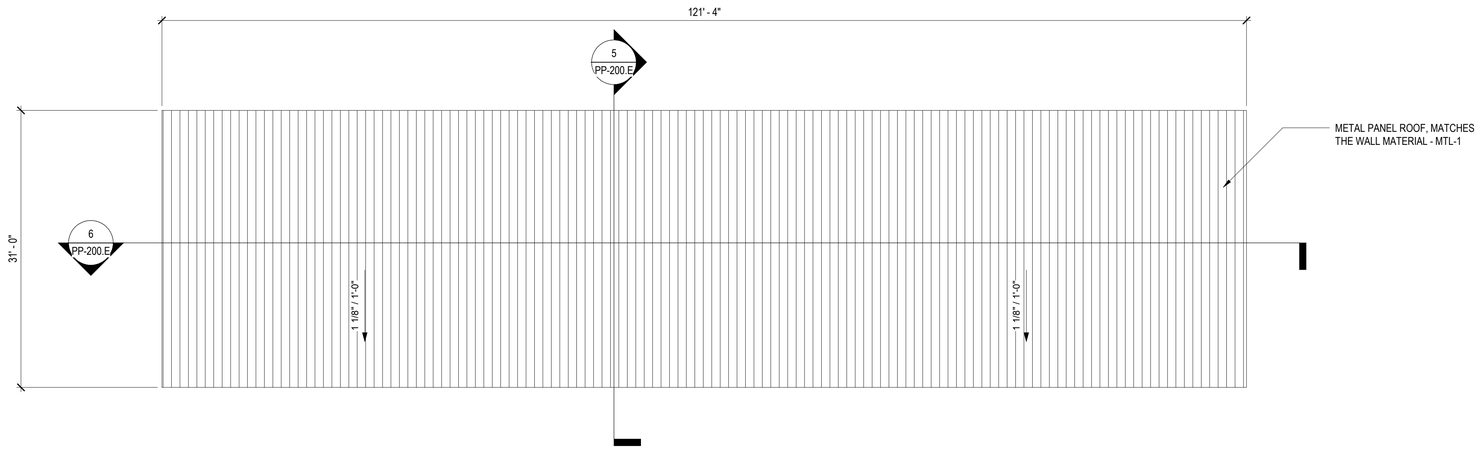
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REV

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2 FLOOR PLAN - BULK MATERIALS STORAGE
SCALE: 1/8" = 1'-0"



1 ROOF PLAN - BULK MATERIALS STORAGE
SCALE: 1/8" = 1'-0"

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1730 Rio Grande, Sacramento, CA 95811 916.441.4880

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BLDG NAME	
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JOB NO	21043

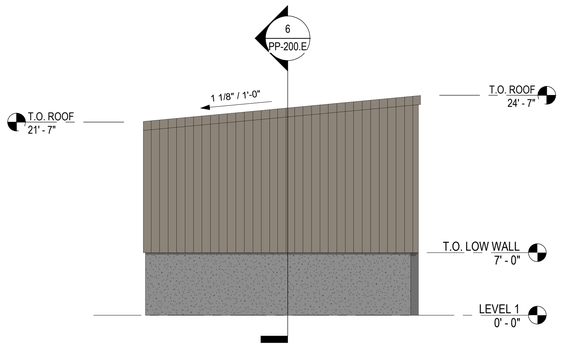
PG&E NAPA REGIONAL CENTER
SITE BULK MATERIALS STORAGE - FLOOR AND ROOF PLAN
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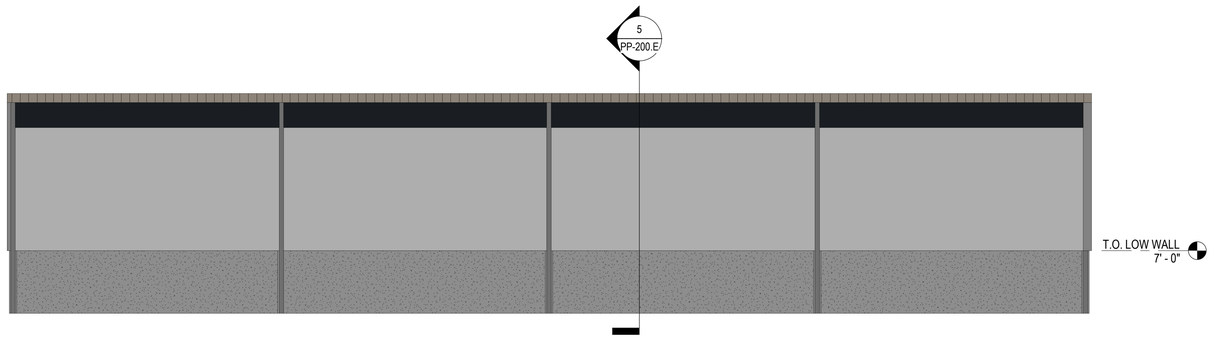
ERM
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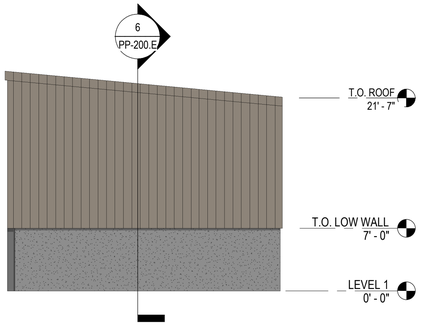
ARCH D



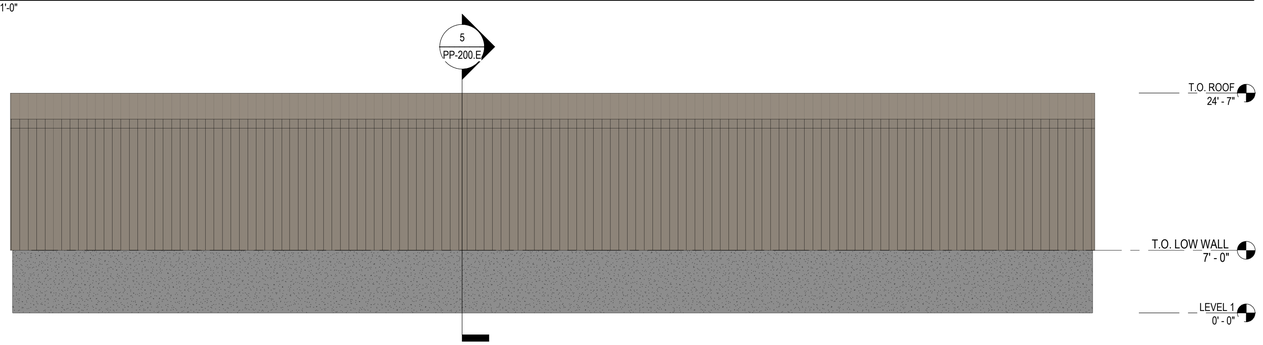
2 EAST ELEVATION - SITE BULK MATERIAL
SCALE: 1/8" = 1'-0"



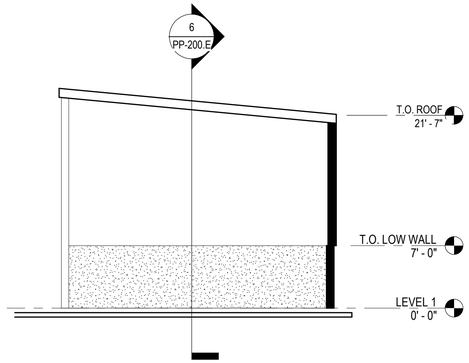
1 NORTH ELEVATION - SITE BULK MATERIAL
SCALE: 1/8" = 1'-0"



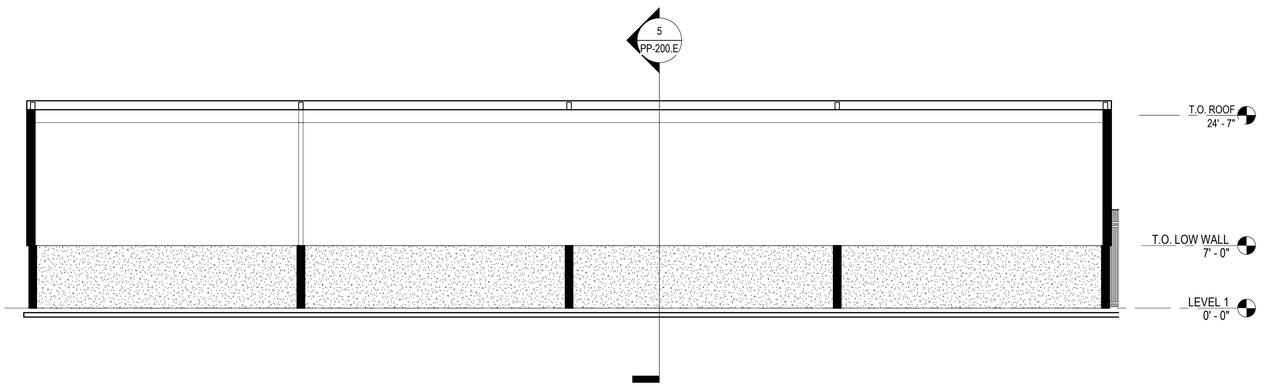
4 WEST ELEVATION - SITE BULK MATERIAL
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - SITE BULK MATERIAL
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION - SITE BULK MATERIAL - CROSS SECTION
SCALE: 1/8" = 1'-0"



6 BUILDING SECTION - SITE BULK MATERIAL - LOGNITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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APVD 2	
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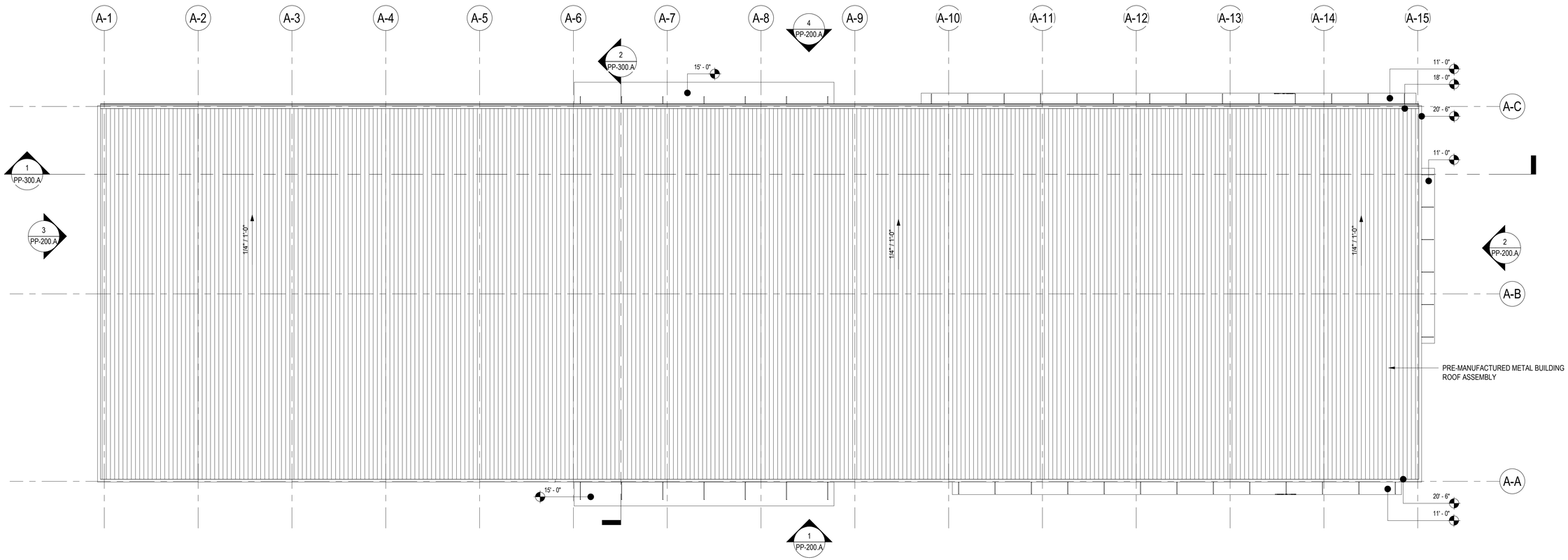
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SITE BULK MATERIALS STORAGE - ELEVATIONS & SECTIONS
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PP-200.E	

ARCH D



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

0 16' 32' 48'

NORTH

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BLDG NAME	
FLOOR CODE	
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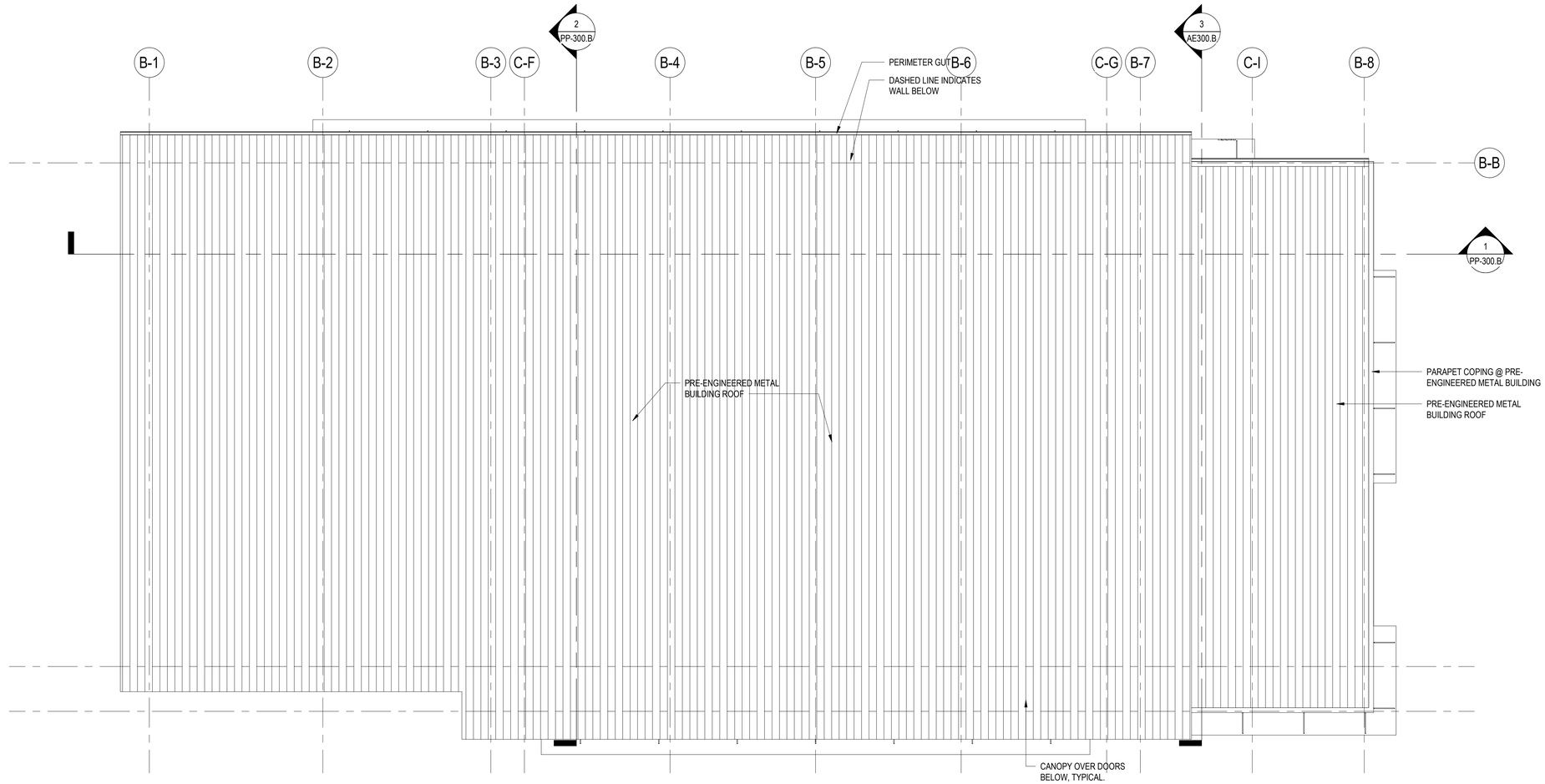
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LOGISTICS WAREHOUSE ROOF PLAN
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PP-102.A	

ARCH D



1 OVERALL ROOF PLAN
SCALE: 3/32" = 1'-0"

0 10'-8" 21'-4" 32'

NORTH

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JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
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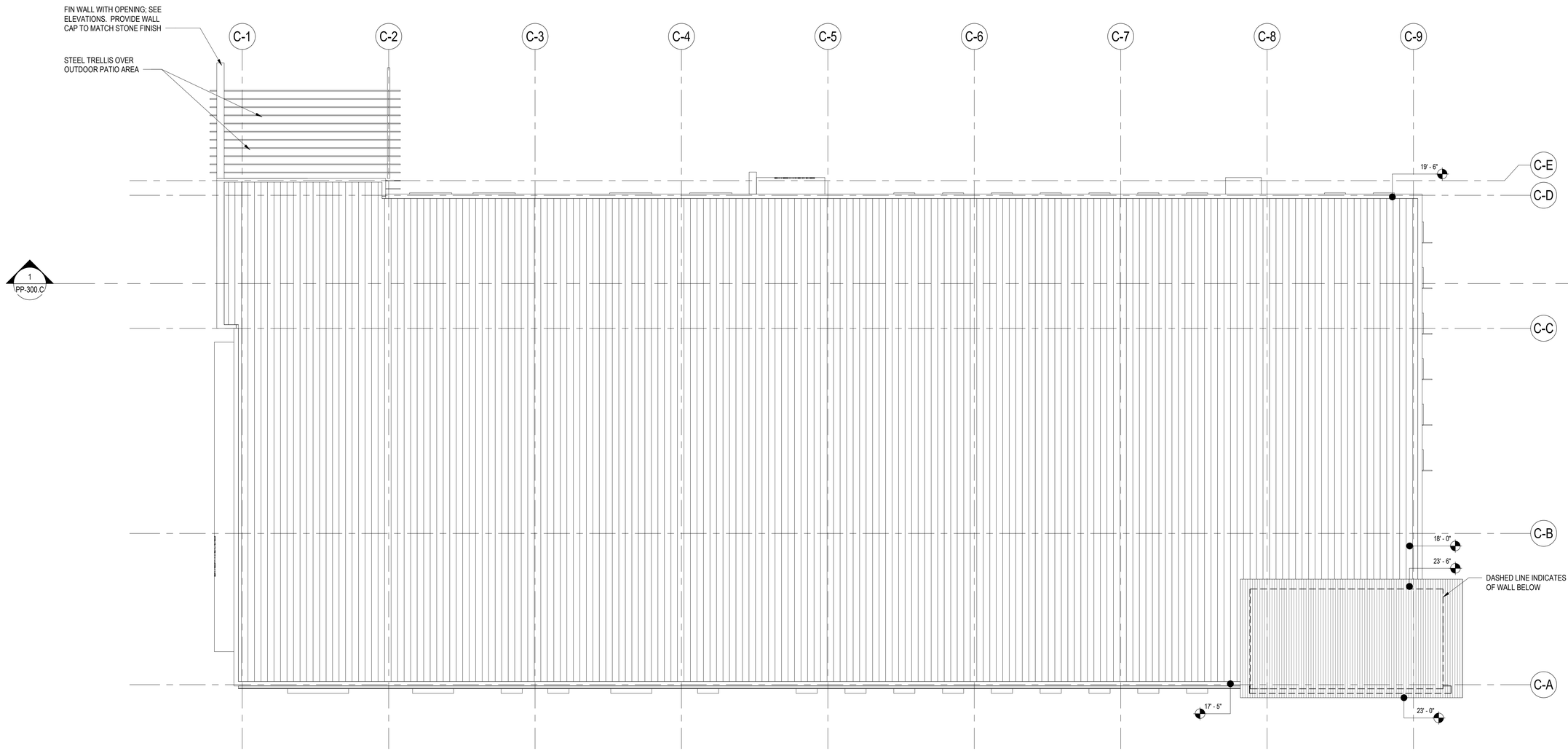
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FLEET MAINTENANCE - ROOF PLAN
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DRAWING NUMBER

SHEET NUMBER	REV
PP-102.B	

ARCH D



1 ROOF PLAN - OPS BLDG
SCALE: 3/32" = 1'-0"

0 10'-8" 21'-4" 32'

NORTH

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
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PACIFIC GAS AND ELECTRIC COMPANY
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1700 9th Street, Sacramento, CA 95811 916.440.4900

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PG&E NAPA REGIONAL CENTER
OPERATIONS BUILDING - ROOF PLAN
500 BOONE DR, AMERICAN CANYON, CA 94558

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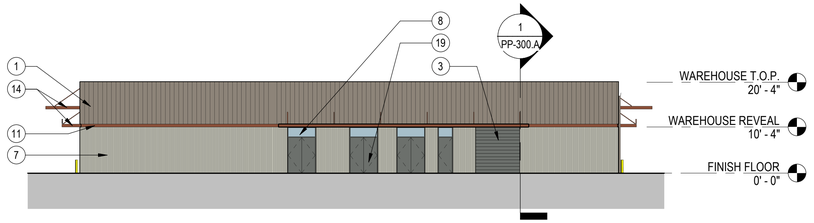
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SHEET NUMBER PP-102.C
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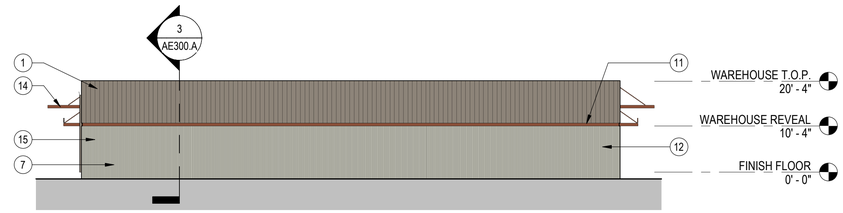
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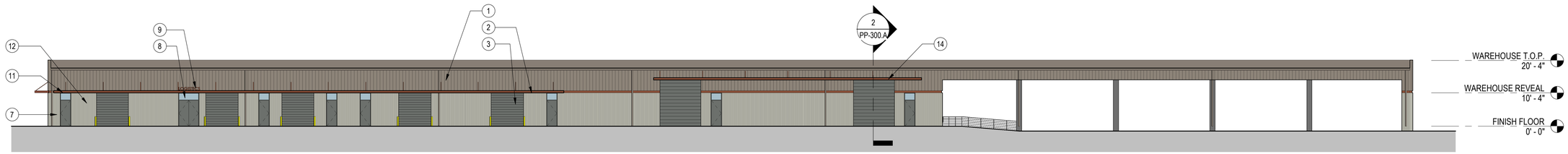
1 WAREHOUSE - SOUTH
SCALE: 1/16" = 1'-0"



2 WAREHOUSE - EAST
SCALE: 1/16" = 1'-0"



3 WAREHOUSE - WEST
SCALE: 1/16" = 1'-0"



4 WAREHOUSE - NORTH
SCALE: 1/16" = 1'-0"

FINISH LEGEND

- MP-1:
  - KINGSPAN METAL WALL SYSTEM or equal TBD EXPOSED FASTENER - HORIZONTAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: DRIFTWOOD
- MP-2:
  - KINGSPAN METAL WALL SYSTEM or equal TBD MATRIX 7.0 MX WALL PANEL - HORIZONTAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: TOUPESTONE
- SWF-1:
  1. OLDCASTLE ALUMINUM STOREFRONT SERIES 3000 THERMAL MULTIPLANE
  2. COLOR: 204 CLEAR CLASS II
- GLZ-1:
  1. SOLARBAN 70XL - CLEAR INSULATING GLASS VISION GLAZING LOW-E, EXTERIOR - CLEAR
- TW-1:
  1. KINGSPAN LIGHT + AIR TRANSLUCENT WINDOW SYSTEM or equal TBD SYSTEM: UNIQUAD
  2. COLOR: WHITE / LOW-E EXTERIOR ASSEMBLY
- CS-1:
  1. EL DORADO STONE or equal TBD MOUNTAIN LEDGE PANELS
  2. COLOR: SILVERTON
- EP-1:
  1. SHERWIN-WILLIAMS - 431B922
  2. COLOR: DRIFTWOOD
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: ZINC GRAY
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

WAREHOUSE - ELEVATION NOTES

1 WIDE PROFILE METAL PANEL WALL ASSEMBLY WITH PARAPET COPING: MP-2
2 STEEL FRAMED CANOPY: EP-2
3 OVERHEAD COIL ROLL-UP DOOR: EP-3
7 METAL PANEL WALL ASSEMBLY - MP-1
8 STEEL DOOR AND FRAME WITH TRANSOM WINDOW: EP-3
9 BUILDING MOUNTED SIGNAGE: EP-2
10 ALUMINUM STOREFRONT DOOR AND TRANSOM WINDOW ASSEMBLY: SFW-1, GLZ-1
11 8" x 2" METAL REVEAL ACCENT: EP-2
12 ACCENT METAL PANEL WALL ASSEMBLY: MP-1, EP-3
14 EXTENDED OVERHEAD DOOR CANOPIES WITH ROD KICKBACK SUPPORTS: EP-2
15 EXPOSED CANOPY STRUCTURE
19 STEEL FRAME AND STEEL DOOR WITH LOUVERES: EP-3

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CHKD Checker
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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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JOB NO	21043

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LOGISTICS WAREHOUSE - ELEVATIONS
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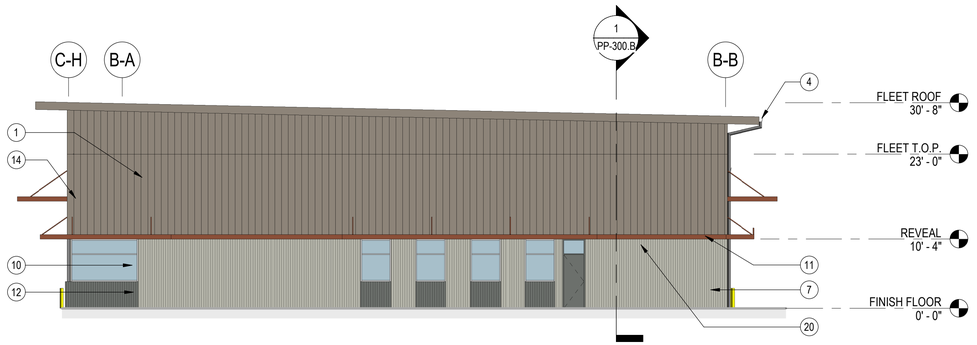
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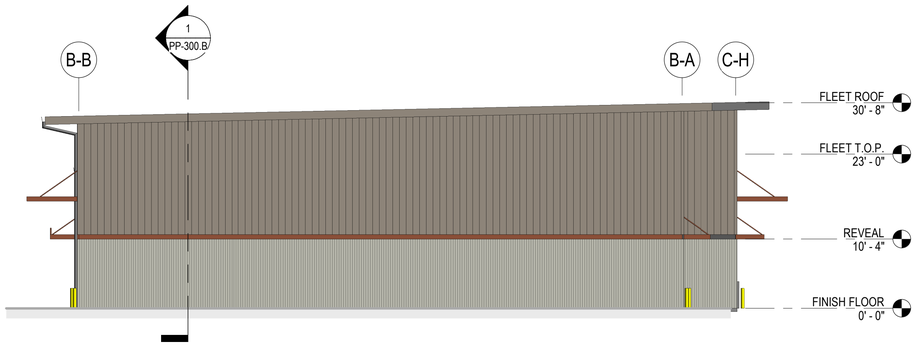
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DRAWING NUMBER
SHEET NUMBER PP-200.A
REV

ARCH D



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"





2 EAST ELEVATION
SCALE: 3/32" = 1'-0"

3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

FLEET - ELEVATION NOTES

1	WIDE PROFILE METAL PANEL WALL ASSEMBLY WITH PARAPET COPING: MP-2
3	OVERHEAD COIL ROLL-UP DOOR: EP-3
4	ROOF FACIA / GUTTER ASSEMBLY: EP-2
7	METAL PANEL WALL ASSEMBLY - MP-1
8	STEEL DOOR AND FRAME WITH TRANSOM WINDOW: EP-3
9	BUILDING MOUNTED SIGNAGE: EP-2
10	ALUMINUM STOREFRONT DOOR AND WINDOW ASSEMBLY: SFW-1, GLZ-1
11	8" x 2" METAL REVEAL ACCENT: EP-2
12	ACCENT METAL PANEL WALL ASSEMBLY: MP-1, EP-3
14	EXTENDED OVERHEAD DOOR CANOPIES WITH ROD KICKBACK SUPPORTS: EP-2
20	CLERESTORY STOREFRONT WINDOW: SFW-1

FINISH LEGEND

- MP-1:
  - KINGSPAN METAL WALL SYSTEM or equal TBD EXPOSED FASTENER - HORIZONTAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: DRIFTWOOD
- MP-2:
  - KINGSPAN METAL WALL SYSTEM or equal TBD MATRIX 7.0 MX WALL PANEL - HORIZONTAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: TOUPESTONE
- SWF-1:
  1. OLDCASTLE ALUMINUM STOREFRONT SERIES 3000 THERMAL MULTIPLANE
  2. COLOR: 204 CLEAR CLASS II
- GLZ-1:
  1. SOLARBAN 70XL - CLEAR INSULATING GLASS VISION GLAZING LOW-E, EXTERIOR - CLEAR
- TW-1:
  1. KINGSPAN LIGHT + AIR TRANSLUCENT WINDOW SYSTEM or equal TBD SYSTEM: UNIQUAD
  2. COLOR: WHITE / LOW-E EXTERIOR ASSEMBLY
- CS-1:
  1. EL DORADO STONE or equal TBD MOUNTAIN LEDGE PANELS
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  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: ZINC GRAY
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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1730 8th Street, Sacramento, CA 95811 916.441.6800

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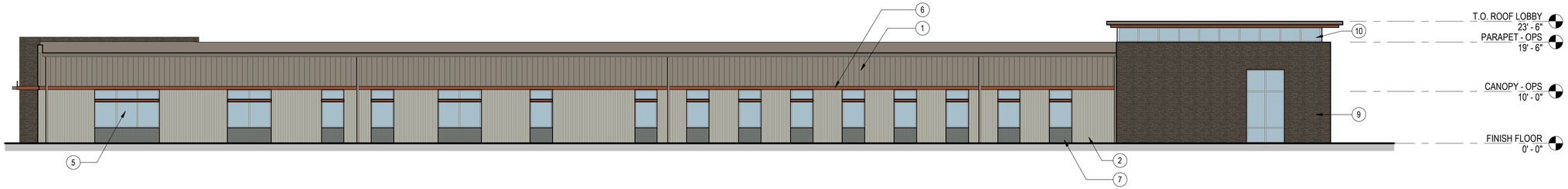
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FLEET MAINTENANCE - ELEVATIONS
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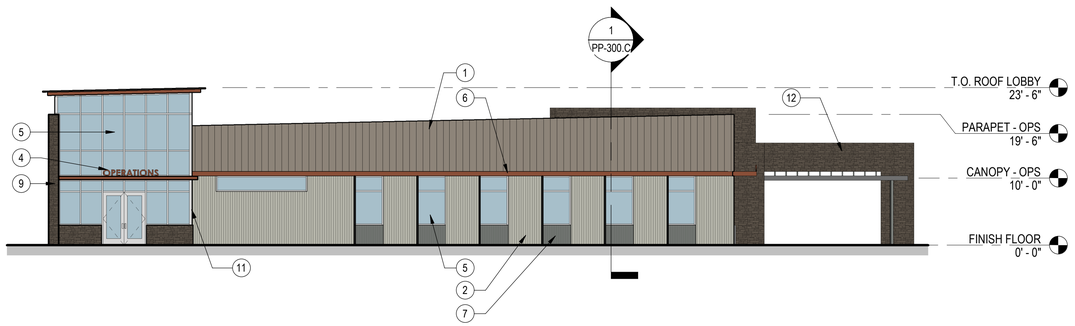
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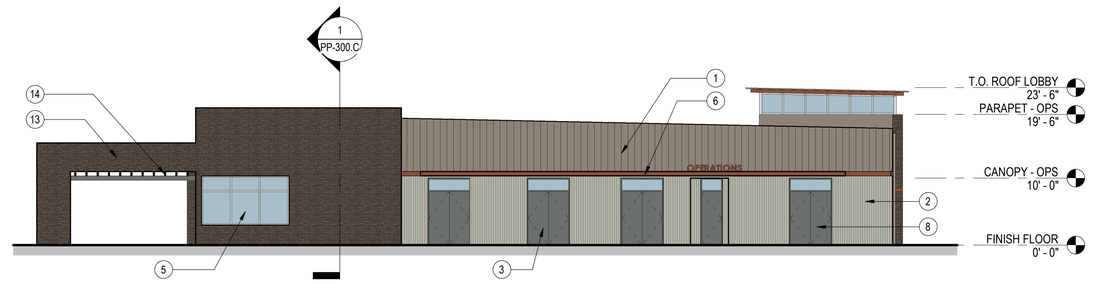
ARCH D



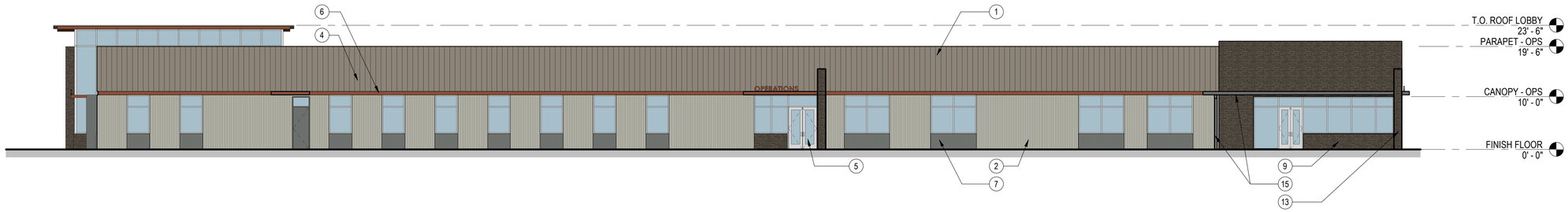
1 OPS BLDG - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 OPS BLDG - EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 OPS BLDG - WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 OPS BLDG - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

SHEET NOTES PP-200.C

1 WIDE PROFILE METAL PANEL WALL ASSEMBLY WITH PARAPET COPING: MP-2
2 METAL PANEL WALL ASSEMBLY - MP-1
3 STEEL DOOR AND FRAME WITH TRANSOM WINDOW: EP-3
4 BUILDING MOUNTED SIGNAGE: EP-2
5 ALUMINUM STOREFRONT WINDOW ASSEMBLY: SFW-1, GLZ-1
6 8" x 2" METAL REVEAL ACCENT: EP-2
7 ACCENT METAL PANEL WALL ASSEMBLY: MP-1, EP-3
8 STEEL FRAME AND STEEL DOOR WITH LOUVERES: EP-3
9 ADHERED STONE VENEEER: CS-1
10 CLERESTORY STOREFRONT WINDOW: SFW-1
11 CHUB CORNER MULLIONS / ALUMINUM BRAKE METAL AT CORNER BUILDING STRUCTURE: SFW-1
12 WALL AND STRUCTURAL ELEMENTS BEYOND
13 FIN WALL EXTENSION FROM BUILDING FACADE; ADHERED STONE VENEEER: CS-1
14 PATIO TRELLIS EXTENSION ACROSS FIN WALL, EP-2
15 TRELLIS COLUMN AND ROOF STRUCTURE: COLUMN - EP-3, TRELLIS- EP-2

FINISH LEGEND

- MP-1:
  - KINGSPAN METAL WALL SYSTEM or equal TBD
  - EXPOSED FASTENER - HORIZONTAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: DRIFTWOOD
- MP-2:
  - KINGSPAN METAL WALL SYSTEM or equal TBD MATRIX 7.0 MX WALL PANEL - HORIZONTAL ORIENTATION
  - FINISH: SW FLUROPAN SOLID PVDF
  - COLOR: TOUPESTONE
- SWF-1:
  1. OLDCASTLE ALUMINUM STOREFRONT SERIES 3000 THERMAL MULTIPLANE
  2. COLOR: 204 CLEAR CLASS II
- GLZ-1:
  1. SOLARBAN 70XL - CLEAR INSULATING GLASS VISION GLAZING LOW-E, EXTERIOR - CLEAR
- TW-1:
  1. KINGSPAN LIGHT + AIR TRANSLUCENT WINDOW SYSTEM or equal TBD SYSTEM: UNIQUAD
  2. COLOR: WHITE / LOW-E EXTERIOR ASSEMBLY
- CS-1:
  1. EL DORADO STONE or equal TBD MOUNTAIN LEDGE PANELS
  2. COLOR: SILVERTON
- EP-1:
  1. SHERWIN-WILLIAMS - 431B922
  2. COLOR: DRIFTWOOD
- EP-2:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: REDWOOD
- EP-3:
  1. SHERWIN-WILLIAMS - 434R626
  2. COLOR: ZINC GRAY
- EP-4:
  1. SHERWIN-WILLIAMS - 437C1254
  2. COLOR: TOUPESTONE

* REFER TO MATERIALS BOARD MATERIAL DEFINITIONS AND MATERIAL EXAMPLES *

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors
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1330 Broadway, Suite 1100, Oakland, CA 94612 510.465.3796
1725 I Street, Sacramento, CA 95811 916.441.0890

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SITE CODE	
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BLDG NAME	
FLOOR CODE	
JOB NO	21043

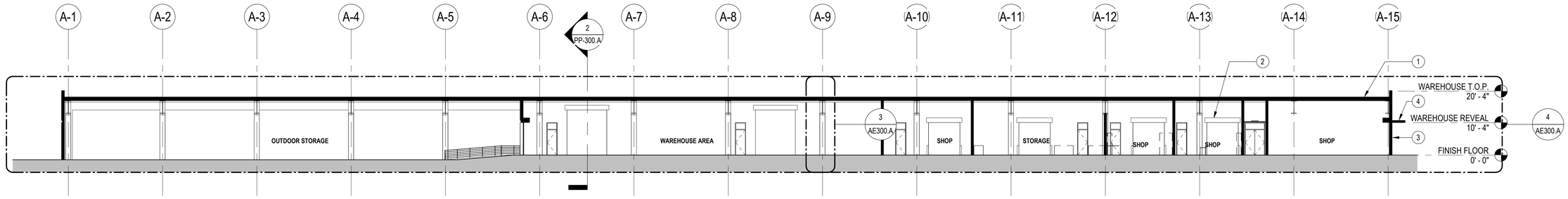
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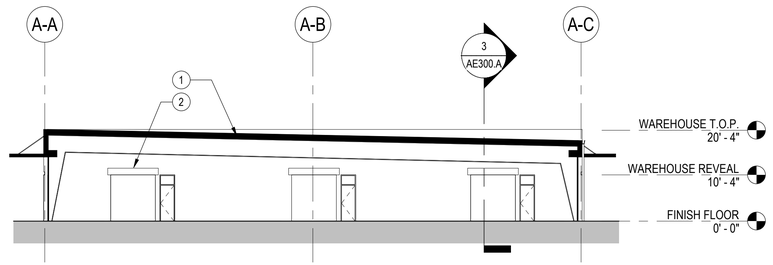
ERM
DRAWING NUMBER

SHEET NUMBER	REV
PP-200.C	

ARCH D



1 WAREHOUSE - LONGITUDINAL BUILDING SECTION
SCALE: 1/16" = 1'-0"



2 WAREHOUSE - TRANSVERSE BUILDING SECTION
SCALE: 1/16" = 1'-0"

WAREHOUSE - SECTION NOTES

1 PRE-ENGINEERED METAL BUILDING ROOF STRUCTURE
2 WALL OPENINGS BEYOND
3 PRE-ENGINEERED METAL BUILDING WALL STRUCTURE
4 EXTENDED OVERHEAD DOOR CANOPIES WITH ROD KICKBACK SUPPORTS: EP-2

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DSGN	Designer
DWN	Author
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SUPV	
APVD 1	Approver
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2550 Fifth Avenue, Suite 113, San Diego, CA 92103 619.685.3990
1730 Rio Vista, Sacramento, CA 95811 916.441.6850

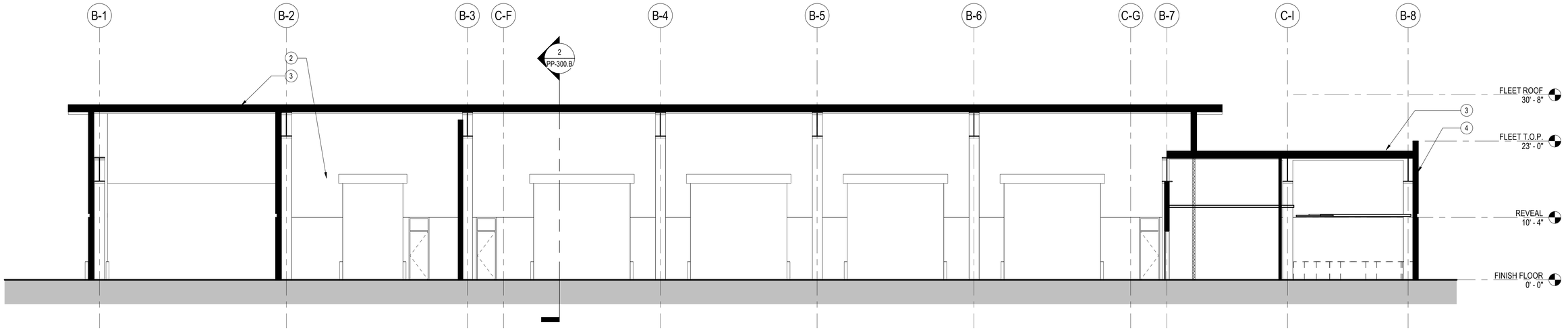
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LOGISTICS WAREHOUSE - BUILDING SECTIONS
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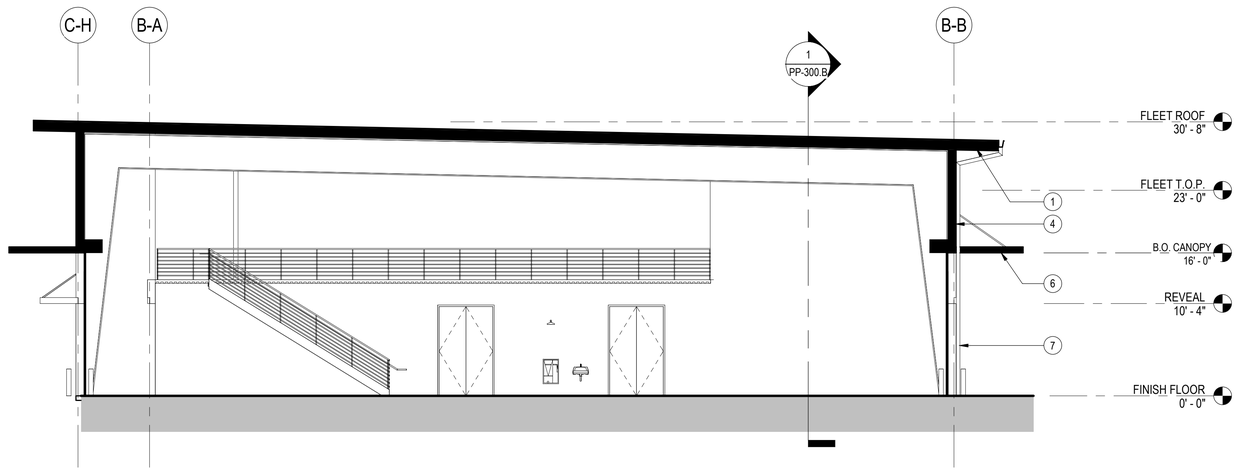
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SHEET NUMBER: PP-300.A
REV

ARCH D



1 FLEET - LONGITUDINAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 FLEET - TRANSVERSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

FLEET - SECTION NOTES

1	PRE-ENGINEERED METAL BUILDING ROOF STRUCTURE
2	WALL OPENINGS BEYOND
3	PRE-ENGINEERED METAL BUILDING ROOF ASSEMBLY
4	PRE-ENGINEERED METAL BUILDING WALL ASSEMBLY
6	EXPOSED CANOPY STRUCTURE
7	VEHICLE BAY OVERHEAD COIL ROLL-UP DOOR

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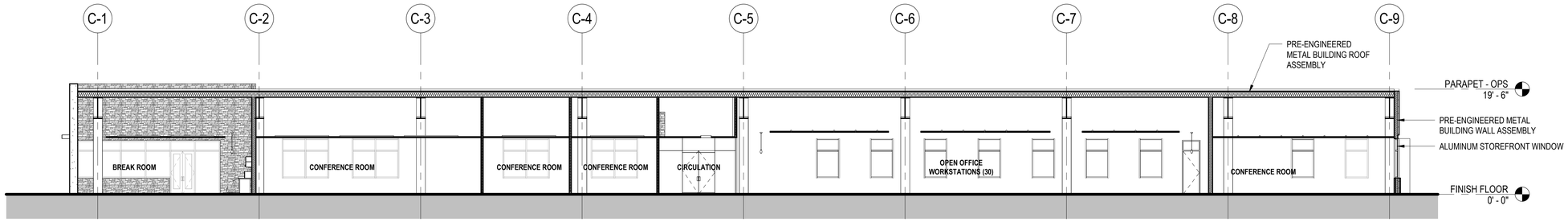
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1 BUILDING SECTION
SCALE: 3/32" = 1'-0"

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1331 9th Street, Sacramento, CA 95814 916.449.4800

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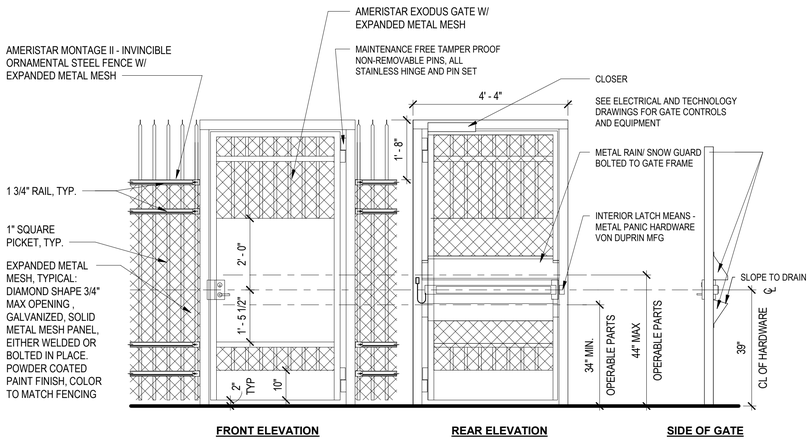
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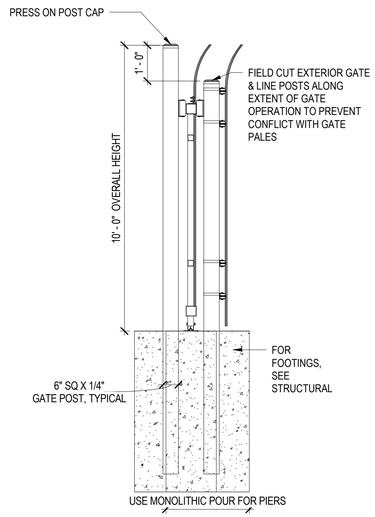
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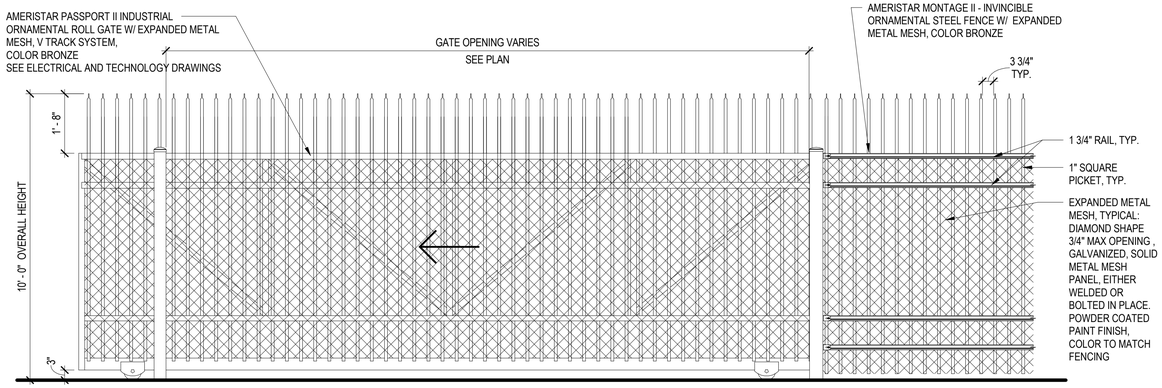
ARCH D



2 PEDESTRIAN GATE - ELEVATION
SCALE: 1/2" = 1'-0"



3 METAL FENCE SECTION - FENCE TYPE "A"
SCALE: 1/2" = 1'-0"



NOTES:
- VEHICULAR GATES TO MEET ASTM F2781.
- ALL STEEL TO BE GALVANIZED.
- ROLLING GATE HARDWARE PER MANUFACTURER.
- GATE MATERIALS, EQUIPMENT, SHOP DRAWINGS, AND LOCATIONS TO BE REVIEWED & APPROVED BY PG&E PRIOR TO INSTALLATION
- BOTH SWING AND ROLLING GATES WILL BE USED - GATES WILL BE SIMILAR IN APPEARANCE.

1 ORNAMENTAL FENCE VEHICULAR GATE ELEVATION
SCALE: 1/2" = 1'-0"

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JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	08/12/2021

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DRAWING NUMBER

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PP-501	

ARCH D



Source: Google Earth Aerial Imagery. County of Napa.

FIRSTCARBON SOLUTIONS™

2,000 1,000 0 2,000 Feet

Exhibit 2
Local Vicinity Map

56360001 • 08/2021 | 2_local_vicinity.mxd

DGA planning | architecture | interiors

MEMO

CLIENT / PROJECT	PG&E Napa Regional Center **PL21-0022**
PROJECT NO	21043
DATE	September 8, 2021
SUBJECT	Variance – East, South, West and North property boundary landscaping

Mr. He:

PG&E is requesting a planning variance as previously discussed relating to the landscape setback requirements along the east, south, west and north property boundaries. This variance does not alter the use (allowed by ordinance for this zone) of the parcel, nor is it detrimental to other adjacent property owners.

Please see below Required Findings, related to items 1 – 5 of the American Canyon Municipal Code Section 19.43.030 C:

1. Special Circumstances include the following:
    a. Eastern property boundary
        i. Due to the unique configuration of this parcel, the Eastern boundary will be described in two sections – the Southeast section and the Northeast section
        ii. The Southeast section of the Eastern property is connected at a small bulb where Devlin Road turns north and becomes Boone Drive. There is a driveway, with minor landscape area on either side, and a bridge that spans over No Name Creek. NOTE: We are fully landscaping/planting the areas on both the east and west sides of the bridge with trees, shrubs and groundcover, in accordance with the City ordinances. This area is visible to the public from the public sidewalk and street. *No variance is being requested for this area.*
        iii. The Northeast section of the Eastern property is set back hundreds of feet from the public way, on the west side of No Name Creek, which will be planted with riparian habitat native oaks and shrubs. Due to this configuration, this 'Northeast' section of the property is considered a side yard, as it is adjacent to property owned by Orchard Development. There is a 40' easement that is recorded and runs inside the PG&E property along the northeast boundary to access the Conservation Area to the north of the PG&E parcel. The easement will be paved, and does not allow for any improvements within that 40'. Due to this paved easement and the setback away from the public way, the Planning Department has agreed that planting of trees, shrubs and groundcover to the west of that easement and in front of (east of) the building and parking on the east side of the project, would be most beneficial and would meet the intent of the ordinance.
    b. Southern property boundary
        i. There are two (2) easements along the southern property boundary within the PG&E parcel. These easements are for necessary utility improvements, namely sanitary sewer and storm drainage from parcels to the south of the PG&E parcel. Landscape planting on these easements would nullify the intent of the easements and would be contrary to legal descriptions of maintaining access to those easements.
        ii. The PG&E southern side yard shares a property boundary with Biagi. The northern (shared) side of the Biagi parcel has shipping warehouse parking and truck docks. This facility currently has no landscape setback or screening, nor does it have anything except an ag style fence, which is in poor condition.
    c. Western property boundary
        i. There is an easement along the western property boundary within the PG&E parcel. This easement is for storm water drainage required from an adjacent undeveloped

parcel. Landscape planting on these easements would nullify the intent of the easement, would not survive due to the shallow underground pipes, and would be contrary to legal descriptions of maintaining access to those easements.

d. Northern property boundary
    i. The northern property boundary is adjacent to the Conservation Easement, designated in perpetuity for wetland mitigation. This land extends north of PG&E property, past the east/west leg of No Name Creek, up to airport Blvd. No development will be allowed within that property, and as such there is nothing to screen from. In discussions with the City Planning Department, the unique situation can be addressed by substituting this landscape area of approximately 11,140 sf with an equivalent area of landscaping in a more beneficial location. This variance proposes the current PG&E substation at American Canyon Road and Broadway would be a logical choice. PG&E proposes that they provide approximately 11,140 sf of enhanced landscaping at that location in order to enhance the public's experience where it would have the most benefit. The additional irrigated landscaping at the substation location would comply with ordinances applicable to that zone and would be fully permitted and installed prior to the completion of, and the certificate of use and occupancy of, the PG&E new Regional Center on Boone Drive.

2. The lack of landscaping along these property lines is consistent with current conditions and with the zoning ordinances for the adjacent properties. The Biagi facility was not required to have landscape screening at the time of their development along their land-locked northern property boundary, and currently is not required. The Biagi property is currently zoned General Industrial (GI). This use does not require screening per ACMC 19.14; therefore, a lack of landscaping on the PG&E side of the property boundary is consistent with that parcel. Other parcels include the Conservation Area for wetlands to the north and east, and another landlocked, non-accessible grassland parcel to the west.
    a. Please note PG&E will have (as indicated in its design application) a decorative wrought iron security fence with added mesh panels along the entire property boundary. This will be a vast improvement over the ag fence currently separating the Biagi parcel and the PG&E parcel. This type of fence has been proven to provide good eye-level visual screening from a distance.
3. As neither the Biagi property nor the PG&E property have public access, nor are they visible from a public way, there is no detriment to public health, safety or welfare or to other properties in the vicinity. There are no residences in the vicinity, as it is an industrial area. Likewise, the property to the west, north and east of the PG&E property is also land-locked, with no street frontage, no access from any public way, no residences in the vicinity, and no visibility from other developments. The lack of landscaping along this interior property line poses no detriment to public health, safety or welfare, or to other properties in the vicinity.
4. No unauthorized use or activity is being requested, anticipated or presumed along, or between, the shared property boundary between the PG&E parcel and the Biagi parcel to the south, the Sentinels of Freedom parcel to the west, or the Conservation Area to the north and east.
5. The lack of landscaping along these shared property boundaries will not affect airport compatibility policies, uses, and is not inconsistent with the intent of the general plan as it does not affect any other parcel, use, access, nor does it restrict any future use or development of adjacent parcels.

PG&E stives to be a good neighbor and community member, and as such welcomes the opportunity to improve their service to the community, and to improve the communities' experiences as appropriate.

Please do not hesitate to contact us with any questions or comments.

Thank you for your consideration.
Sincerely,

Richard Price, Architect of Record, DGA, on behalf of PG&E

PG&E NAPA REGIONAL CENTER

PLANNING APPLICATION SUBMITTAL - DESIGN PERMIT

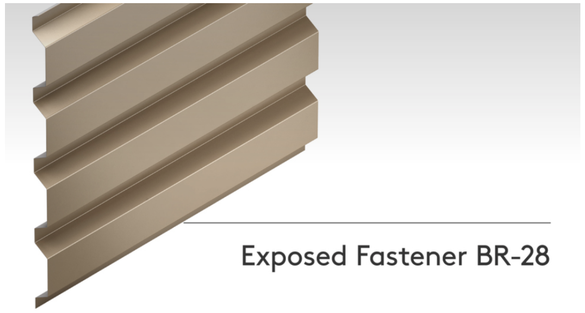
500 BOONE DRIVE
AMERICAN CANYON, CA 94558

Attachment 5

EXTERIOR METAL PANELS

MP-1 - KINGSPAN METAL WALL SYSTEM or equal TBD
EXPOSED FASTENER - HORIZONTAL ORIENTATION

FINISH: SHERWIN-WILLIAMS FLUROPAN SOLID PVDF
COLOR: DRIFTWOOD
431B922 - SR:0.45 E:0.86 SRI: 50



MP-2 - KINGSPAN METAL WALL SYSTEM or equal TBD
MATRIX 7.0 WALL PANEL - HORIZONTAL ORIENTATION

FINISH: SHERWIN-WILLIAMS FLUROPAN SOLID PVDF
COLOR: DRIFTWOOD
431B922 - SR:0.45 E:0.86 SRI: 50



STOREFRONT WINDOW

SFW-1 - OLDCASTLE ENVELOPE - ALUMINUM STOREFRONT or equal TBD
SERIES 3000 THERMAL MULTIPLANE
COLOR: 204 CLEAR CLASS II



CULTURED STONE VENEER

CS-1 - EL DORADO STONEor equal TBD
MOUNTAIN LEDGE PANELS - SILVERTON



EXTERIOR PAINT COLORS

EP-1 - SHERWIN - WILLIAMS
DRIFTWOOD
431B922 - SR:0.45 E:0.86 SRI: 50

EP-2 - SHERWIN - WILLIAMS
REDWOOD
434R626 - SR: 0.38 E:0.86 SRI:41

EP-3 - SHERWIN - WILLIAMS
ZINC GRAY
434R626 - SR: 0.38 E:0.86 SRI:41

EP-4 - SHERWIN - WILLIAMS
TOUPESTONE
437C1254 - SR: 0.27 E:0.86 SRI:26

WINDOW GLAZING

GLZ-1 - SOLARBAN 70XL - CLEAR INSULATING GLASS or equal TBD
VISION GLAZING - LOW-E EXTERIOR GLAZING - CLEAR







TRANSLUCENT EXTERIOR WINDOW WALL

TW-1 - KINGSPAN LIGHT + AIR TRANSLUCENT WINDOW SYSTEM or equal TBD
SYSTEM: UNIQUAD
COLOR: WHITE / LOW-E EXTERIOR ASSEMBLY

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	05/07/21

CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
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500 BOONE DR., AMERICAN CANYON, CA 94558

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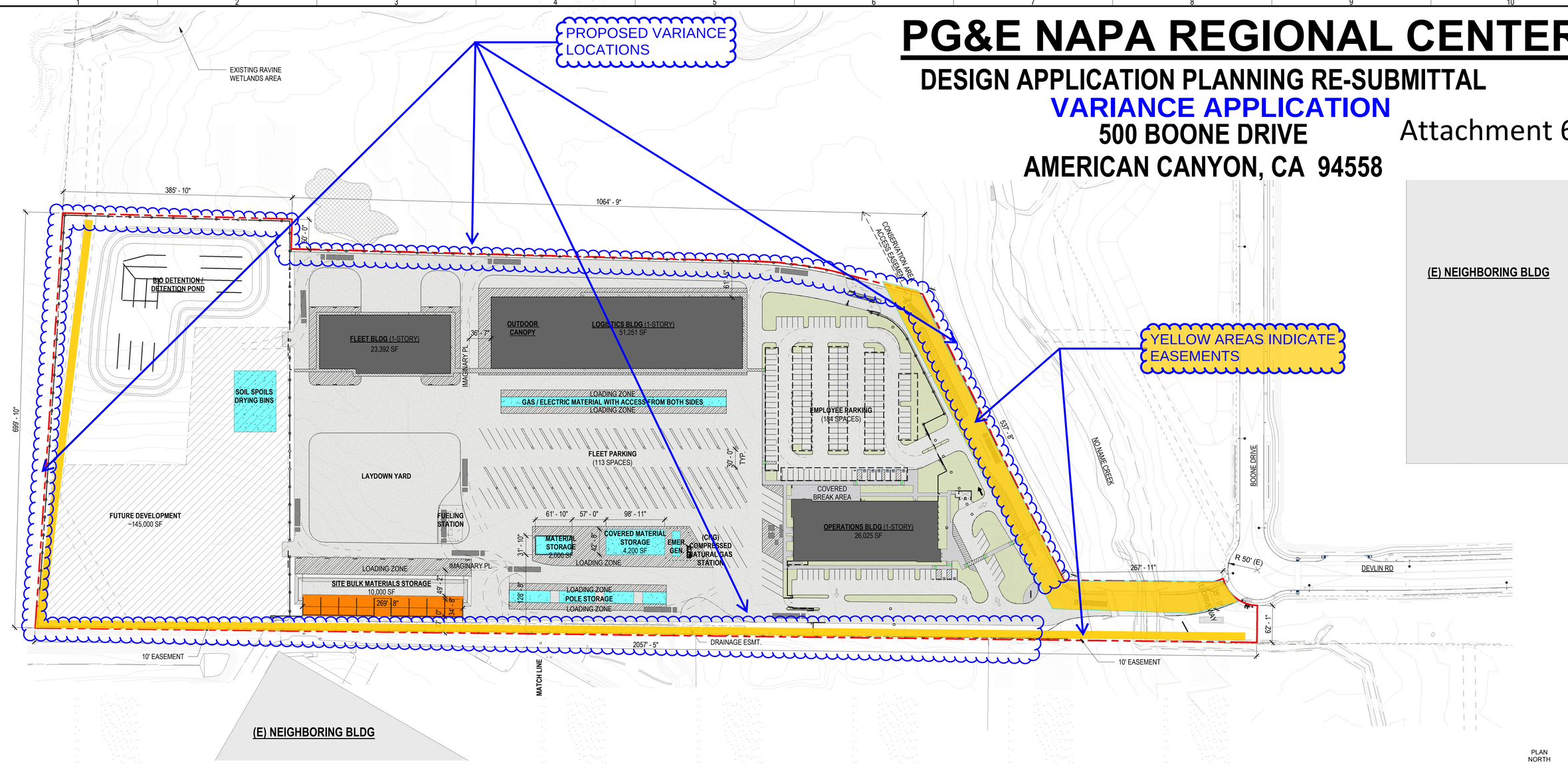
DESIGN APPLICATION PLANNING RE-SUBMITTAL

VARIANCE APPLICATION

500 BOONE DRIVE

AMERICAN CANYON, CA 94558

Attachment 6



1 OVERALL SITE PLAN
SCALE: 1" = 80'-0"

PROJECT DATA

SURFACE AREAS

CONCRETE SURFACE AREA:	596,263 SF
SIDEWALK SURFACE AREA:	13,673 SF
VEHICLE AREA:	182,000 SF
BUILDING / ROOF AREA:	113,180 SF
LANDSCAPE AREA: (INCLUDING BIORETENTION):	93,967 SF
LANDSCAPE COVERAGE:	9%
IMPERVIOUS COVERAGE:	73%

SITE PARKING:

PARKING CALCULATION:

REQUIRED:	OFFICE: 1 PER 300 GSF
	87 SPACES REQUIRED
	WAREHOUSE:1 PER 1,000 FOR 20,000 SF, THEN 1 PER 2,000
	27 SPACES REQUIRED
	FLEET PARKING: 1 PER TRUCK/ CAR OR OTHER VEHICLE
	105 SPACE REQUIRED
	VEHICLE REPAIR: 4 PER REPAIR STALL
	16 SPACES REQUIRED
TOTAL REQUIRED	235 SPACES
TOTAL PROPOSED:	258 SPACES

ACCESSIBLE PARKING

REQUIRED:	7 SPACES
PROPOSED:	11 SPACES

ELECTRIC VEHICLE PARKING

REQUIRED:	16 SPACES
PROPOSED:	16 SPACES
TOTAL PARKING REQUIRED:	**235 SPACES**
TOTAL PARKING PROVIDED:	**258 SPACES**

BIKE PARKING

REQUIRED:	8 SPACES (PER LOCAL ZONING ORDINANCE)
	SHORT TERM: 5% OF VISITOR PARKING (CAL GREEN)
	34 SPACES x 0.05 = 2 SPACES
	LONG TERM: 5% OF TENANT PARKING (CAL GREEN)
	(87 + 27) x 0.05 = 6 SPACES
PROVIDED:	8 SPACES PROVIDED

GENERAL NOTE:

1. SEE THE COVER SHEET PROJECT DATA FOR MORE INFORMATION.

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	09/08/2021

PG&E CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
CONCEPTUAL SITE
500 BOONE DR., AMERICAN CANYON, CA 94558

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SHEET NUMBER	REV
PP-100.1	

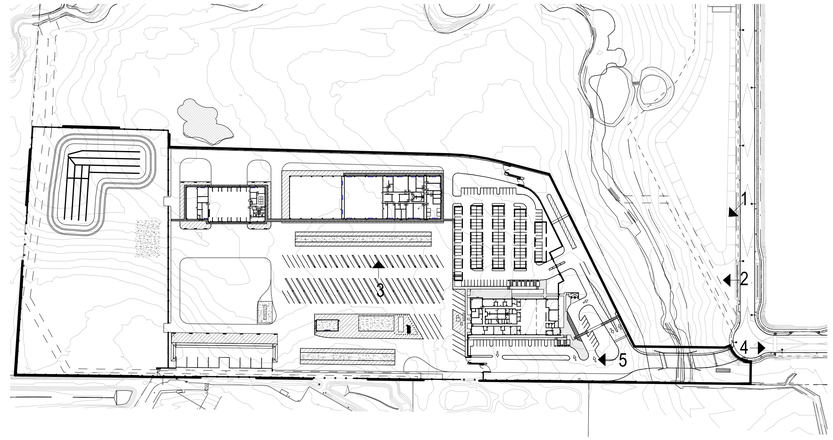
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1 - LOOKING SOUTH FROM BOONE ROAD



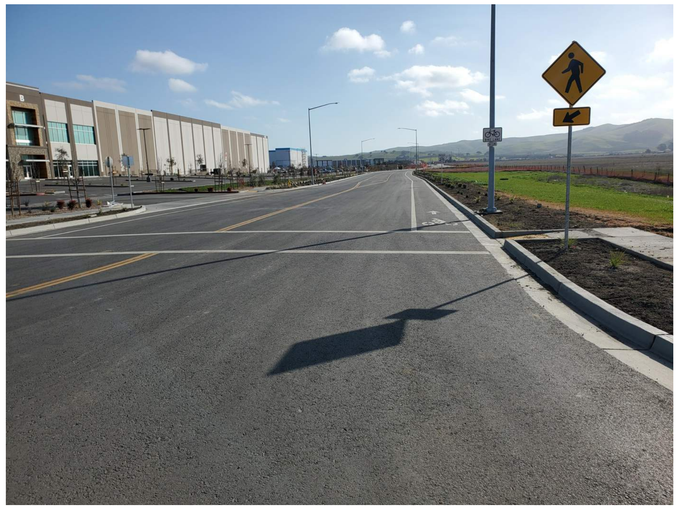
2 - LOOKING WEST FROM BOONE ROAD



1 SITE PHOTOS KEY PLAN
SCALE: 1" = 200'-0"



3 - LOOKING NORTH ACROSS SITE TO AIRPORT



4 - LOOKING EAST FROM BOONE ROAD TO DELVIN ROAD



5 - LOOKING WEST FROM ACROSS BRIDGE ON SITE

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
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CRESS
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1700 16th Street, Sacramento, CA 95811 916.440.0888

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

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SITE PHOTOS
500 BOONE DR., AMERICAN CANYON, CA 94558

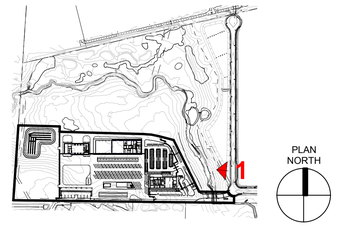
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REV

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PHOTO SIMULATION - BOONE DRIVE NEAR PROJECT DRIVEWAY
FULL TREE COVER



REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	09/08/2021

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PHOTO SIMULATION
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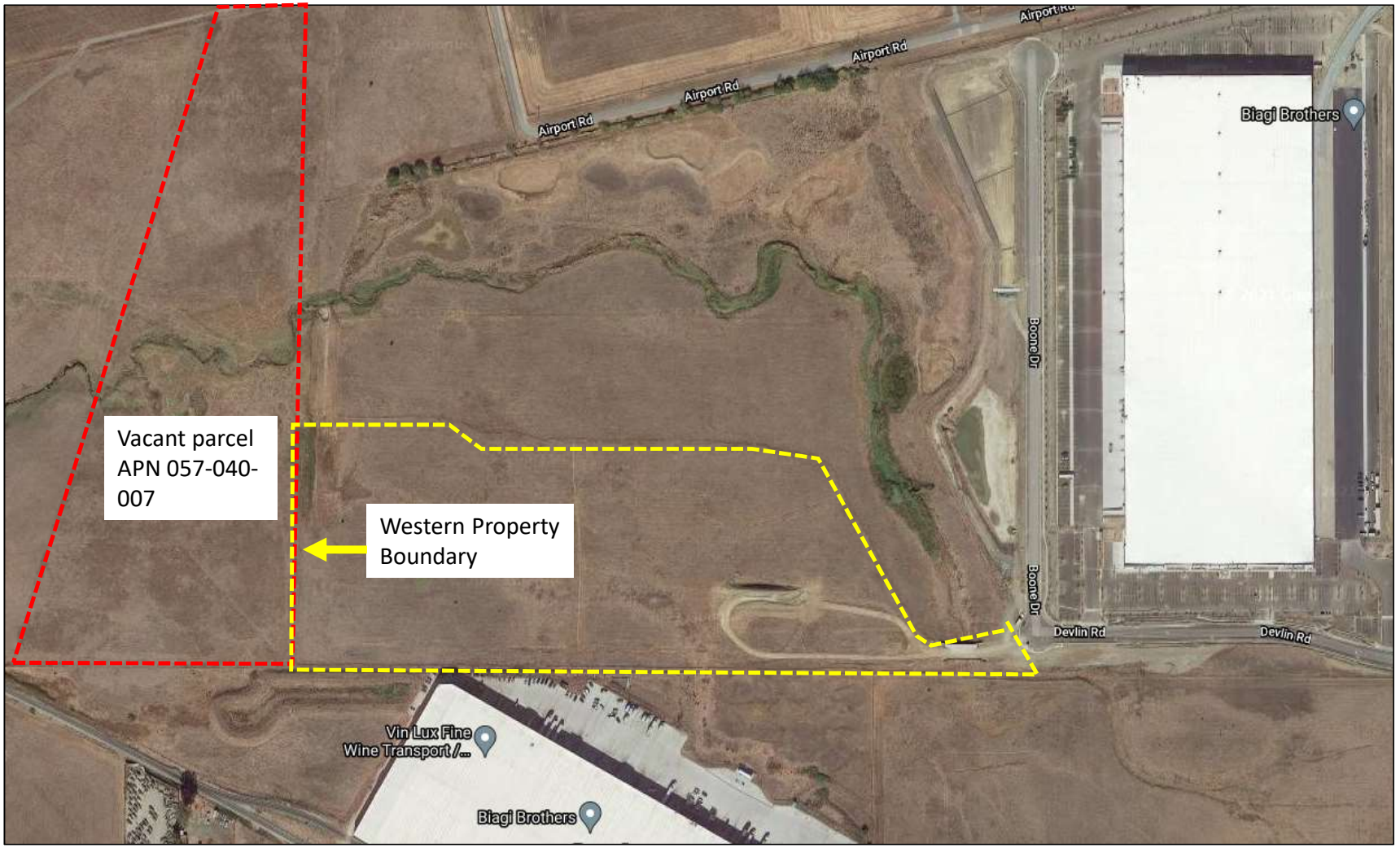
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PP-005.1	

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PG&E Design Permit – Western Property Boundary Attachment 7



PG&E Design Permit – Southern Property Boundary

Attachment 8



Attachment 9

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*	TREE QTY	NATIVE
	TREES						
LAG DYN	Lagerstroemia i. 'Dynamite'	Crape Myrtle	24" BOX-STD.	SEE PLANS	L	13	
PIS KEI	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L	17	
QUE AGR	Quercus agrifolia	Coast Live Oak	24" BOX-STD.	SEE PLANS	VL	36	X
QUE LOB	Quercus lobata	Valley Oak	24" BOX-STD.	SEE PLANS	L	5	X
	SHRUBS/GRASSES/PALMS						
ACA LOW	Acacia redolens 'Low Boy'	Prostrate Acacia	1 GAL	72" O.C.	L		
ANI BUS	Anigozanthos x. 'Bush Gold'	Yellow Kangaroo Paw	1 GAL	30" O.C.	L		
ARC HOW	Arctostaphylos d. 'Howard McMinn'	Manzanita	5 GAL	96" O.C.	L		X
ARC JOH	Arctostaphylos 'John Dourley'	Manzanita	5 GAL	60" O.C.	L		X
ARC MON	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Manzanita	5 GAL	72" O.C.	L		X
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	24" O.C.	L		x
CHO TEC	Chondropetalum tectorum	Small Cape Rush	1 GAL	36" O.C.	L		
COT LOW	Cotoneaster d. 'Lowfast'	Bearberry Cotoneaster	1 GAL	60" O.C.	L		
DIE VEG	Dietes vegeta	Fortnight Lily	5 GAL	42" O.C.	L		
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	1 GAL	24" O.C.	L		X
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1 GAL	30" O.C.	L		
HET ARB	Heteromeles arbutifolia	Toyon	5 GAL	SEE PLANS	L		X
LAN MON	Lantana montevidensis	Trailing Lantana	1 GAL	48" O.C.	L		
LOR PUR	Loropetalum chinense 'Purple Pixie'	Fringe Flower	1 GAL	48" O.C.	L		
MUH DUB	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L		X
MYO PAR	Myoporum parvifolium	Myoporum	1 GAL	72" O.C.	L		
MYR CAL	Myrtus californica	Pacific Wax Myrtle	5 GAL	SEE PLANS	L		X
NAN FIR	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	1 GAL	24" O.C.	L		
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Tobira	5 GAL	60" O.C.	L		
PHO PLA	Phormium x. 'Platt's Black'	New Zealand Flax	5 GAL	36" O.C.	L		
PHO DUE	Phormium x. 'Duet'	Var. New Zealand Flax	5 GAL	30" O.C.	L		
RHA BAL	Rhaphiolepis indica 'Ballerina'	India Hawthorn	5 GAL	48" O.C.	L		
RHA CAL	Rhamnus californica	Coffeeberry	5 GAL	96" O.C.	L		X
RIB VIB	Ribes viburnifolium	Evergreen Currant	5 GAL	60" O.C.	L		X
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	48" O.C.	L		
SAL HOT	Salvia microphylla 'Hot Lips'	Hot Lips Sage	1 GAL	36" O.C.	L		X
WES MOR	Westringia f. 'Morning Light'	Dwarf Coast Rosemary	5 GAL	60" O.C.	L		
	BIORETENTION SOD						
	'Mon Free Blend' Native Grass Sod (Seed is bid alternate for owner consideration - Available: Delta Bluegrass Company (800) 637-8873				L		

NOTES:
1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.

ABBREVIATIONS

AGG	AGGREGATE	HORIZ	HORIZONTAL
AD	AREA DRAIN	HT	HEIGHT
ARCH	ARCHITECTURE	INCL	INCLUDED
BLDG	BUILDING	ID	INSIDE DIAMETER
BOT	BOTTOM	MAX	MAXIMUM
BTH	BROWN TRUNK HEIGHT	MIN	MINIMUM
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS
CFT	CUBIC FOOT	NCN	NO COMMON NAME
CL	CENTER LINE	NIC	NOT INCLUDED
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONC	CONCRETE	PENET	PENETRATION
CONST	CONSTRUCTION	PA	PLANTING AREA
CONT	CONTINUOUS	POB	POINT OF BEGINNING
CJ	CONTROL JOINT	PTDF	PRESSURE TREATED DOUGLAS FIR
CYD	CUBIC YARDS	PL	PROPERTY LINE
DG	DECOMPOSED GRANITE	R	RADIUS
DIA	DIAMETER	RDWD	REDWOOD
DIM	DIMENSIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DFPT	DOUGLAS FIR PRESSURE TREATED	S.C.D.	SEE CIVIL DRAWINGS
DWGS	DRAWINGS	S.E.D.	SEE ELECTRICAL DRAWINGS
EA	EACH	SCH	SCHEDULE
EJ	EXPANSION JOINT	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SJ	SCORE JOINT
EST	ESTIMATED	SQ	SQUARE
(E)	EXISTING	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	THK	THICK
FIN	FINISH	TC	TOP OF CURB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
FTG	FOOTING	TW	TOP OF WALL
GAL	GALLON	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GVL	GRAVEL	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HC	HANDICAP		

LANDSCAPE AREAS

TOTAL SITE AREA = 1,067,470 SF

TOTAL LANDSCAPE AREA = 106,839 SF (10.0% OF TOTAL SITE)

PARKING LOT & ADJOINING CIRCULATION PAVING AREA = 194,908 SF

PLANTING AREA @ PARKING LOT & ADJOINING CIRCULATION AREA = 53,986 SF (27.7% OF PARKING LOT & DRIVE AREA PAVING)

PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SITE AND DRAWING REVIEW:
THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. **IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.**

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGRO PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2310 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. **DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS.** SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOW:
1 GALLON 1 PAK
3/5 GALLON 2 PAKS
15 GALLON 6 PAKS
24" BOX 10 PAKS
36" BOX 16 PAKS
48" BOX 20 PAKS
AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3911. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
A. ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: 'RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.
2. PROJECTS W/ SLOPES GREATER THAN 3:1: MULCH SLOPES GREATER THAN 3:1 W/ RECOLOGY 'SHREDDED CEDAR'. MULCH SLOPES LESS THAN 3:1 WITH RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED.° EXCLUDE MULCH IN TURF & HYDROSEED AREAS.° NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES.° MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL.° THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

C. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3" LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

6. GROUNDCOVER:
A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: SNAPSHOT 25 TG OR APPROVED EQUAL AVAILABLE AT HORIZON, CONCORD, CA (925) 825-3344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

9. TREE PLANTING NOTES:
A. PLANT TREES A MINIMUM OF 3'-0" FROM THE EDGE OF CURBS AND WALKS, AND A MINIMUM OF 12'-0" FROM STREET LIGHTS. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT.

10. MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

GENERAL NOTES

1. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS THROUGH THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.**

2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.

6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.

7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.

11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.

13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.

14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.

15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.

16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.

17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.

18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.

19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.

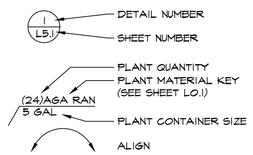
21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL:
1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.

22. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.

23. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.

24. UPON BEING REWARDED THE PROJECT CONTRACT THE CONTRACTOR SHALL IMMEDIATELY CONFIRM THE PROCUREMENT LEAD TIME FOR ALL SPECIFIED LANDSCAPE MATERIALS & ELEMENTS. IF IT IS DETERMINED THAT ANY OF THE LEAD TIMES MAY AFFECT THE PROJECT SCHEDULE THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT IMMEDIATELY.

GRAPHIC SYMBOL LEGEND



VARIANCE APPLICATON PL21-0022
Landscape Drawings from Planning Application Design Permit PL21-0011

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT · SCOTT E. TAUER NO. 4815 · STATE OF CALIFORNIA
09/3/2023 RENEWAL DATE
09/07/2021 DATE

PG&E CRESS Corporate Real Estate Strategy and Services
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

PG&E NAPA REGIONAL CENTER
GENERAL NOTES & LEGENDS
500 BOONE RD., AMERICAN CANYON, CA 94558

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ERM DRAWING NUMBER
SHEET NUMBER L0.1
REV

ARCH D

RECYCLED WATER IRRIGATION NOTES

1. THIS IRRIGATION SYSTEM SHALL BE CONNECTED TO A NON-POTABLE RECYCLED WATER SOURCE. REGULATIONS PERTAINING TO RECYCLED WATER USE IN THE LANDSCAPE IRRIGATION OF THIS PROJECT SITE SHALL BE STRICTLY FOLLOWED BY THE INSTALLING CONTRACTOR. REGULATING AGENCIES INCLUDE BUT ARE NOT LIMITED TO THE CITY OF AMERICAN CANYON, NAPA COUNTY, TITLE 22, AND THE STATE OF CALIFORNIA.

2. IRRIGATION CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH ALL STATE AND LOCAL LAWS, CODES, ORDINANCES, AND RESTRICTIONS PERTAINING TO THE USE OF RECYCLED WATER AND IMPLEMENT AS APPLICABLE TO THE INSTALLATION OF THIS PROJECT.

3. ALL IRRIGATION PIPING SHALL BE PURPLE PVC MANUFACTURED AND PERMANENTLY LABELED FOR RECYCLED WATER USE.

4. ALL QUICK COUPLING VALVES SHALL BE SIGNATURE CONTROL SYSTEMS 7645 SERIES WITH ACME THREADS.

5. CONTRACTOR SHALL CONTACT RECYCLED WATER PROVIDER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF WORK TO FACILITATE INSPECTIONS.

6. CONTRACTOR SHALL TAG ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLING VALVES, CONTROLLERS, ETC. WITH 'RECYCLED WATER' WARNING TAG BY T. CHRISTY ENT., MODEL NO. ID-MAX-P2-RC006.

7. RECYCLED WATER WARNING SIGNAGE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH REGULATION REQUIREMENTS.

8. ANY AND ALL DIRECT PIPE CONNECTIONS BETWEEN POTABLE AND RECYCLED WATER SOURCES OR SYSTEMS ARE PROHIBITED.

9. PRIOR TO ALLOWING RECYCLED WATER TO ENTER THE IRRIGATION SYSTEM A CROSS-CONNECTION TEST SHALL BE PERFORMED BY A CERTIFIED TESTING SPECIALIST. UPON ACHIEVING PROOF THAT RECYCLED WATER SYSTEMS AND POTABLE WATER SYSTEMS ARE PROPERLY ISOLATED FROM ONE ANOTHER AND RECEIVING CONFORMATION FROM THE WATER PROVIDERS, RECYCLED WATER MAY ENTER THE PROJECT.

WATER EFFICIENT LANDSCAPE WORKSHEET-WELO

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 44.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	108,055	39,980	1,098,100
Low Water-Use Bio-Filtration Grass	0.30	Spray	0.75	0.40	55,582	22,233	610,646
					(A)	(B)	
				Totals	163,637	62,213	1,708,746
Special Landscape Areas							
					(C)	(D)	
				Totals	0	0	
						ETWU Total	1,708,746
			Maximum Allowed Water Allowance (MAWA)[e]				2,022,504

[a] *Hydrozone #/Planting Description*
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] *Irrigation Method*
overhead spray or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] ***ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) = (****Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations **Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

Regular Landscape Areas

Total ETAF x Area (B)	62,213
Total Area (A)	163,637
Average ETAF	**0.38**

All Landscape Areas

Total ETAF x Area	(B+D)	62,213
Total Area	(A+C)	163,637
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.38**

NOTE: SEE SHEET L2.6 FOR IRRIGATION HYDROZONE PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.

10. IRRIGATION CONTROL WIRES SHALL BE PAIGE ELECTRIC JACKETED DECODER CABLES (P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

11. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER WEATHERTRAK SPECIFICATIONS.

12. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.

13. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

17. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

19. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

20. INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

22. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

23. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

24. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: XX GPM AT XX PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, SPRINKLERS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

29. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

30. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	PROS-12-PRS40-CV-R-F-MP3000360	HUNTER 12" POP-UP SPRAY SPRINKLER WITH FLOGUARD AND MP ROTATOR NOZZLE (360') (SHRUB)
	PROS-12-PRS40-CV-R-F-MP300090 ADJUSTABLE	HUNTER 12" POP-UP SPRAY SPRINKLER WITH FLOGUARD AND MP ROTATOR NOZZLE (120°-210') (SHRUB)
	PROS-12-PRS40-CV-R-F-MP300090 ADJUSTABLE	HUNTER 12" POP-UP SPRAY SPRINKLER WITH FLOGUARD AND MP ROTATOR NOZZLE (90°-120') (SHRUB)
■	1401	RAIN BIRD BUBBLER (TREE)
	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
	XCZ-100-PRBR-COM 1 GPM TO 15 GPM	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
	XCZ-150-LCDR/LT-T 16 GPM TO 40 GPM	RAIN BIRD CONTROL ZONE KIT - 1½" PESB VALVE, 1½" DISC FILTER (120 MESH) AND 1½" PRESSURE REGULATOR (40 PSI)/KBI SCHEDULE 80 PVC BALL VALVE
	PESBR SERIES/LT-T	RAIN BIRD REMOTE CONTROL VALVE/KBI SCHEDULE 80 PVC BALL VALVE
	7645	SIGNATURE CONTROL SYSTEMS QUICK COUPLING VALVE (ACME THREAD) (NON-POTABLE)
	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
	1½" T	AMIAD FILTER WITH 50 MESH SCREEN
M	IBV-151G-FS-R-XX"	HUNTER NORMALLY CLOSED MASTER CONTROL VALVE
F	FSI-T10-001-XX"/WT2W-H20-FS (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH WEATHERTRAK SENSOR DECODER
	975XL2-XX"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
	182201IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
F	270DCFD	PAIGE ELECTRIC DECODER CABLE FUSE DEVICE
C	SA6-WT3-TW/ETEC-5Y/WT2W-FS/WT2W-H20-1VD/WT2W-H20-SA/RSE/EMP-16/FAN-16/LPP/CTFS-100	SiteOne GREEN TECH CONTROLLER ASSEMBLY WITH WeatherTRAK PRO 3 TWO-WIRE CONTROLLER, PRIMARY LINE PROTECTION, 5 YEAR DATA SERVICE (HOUSED IN A TOP OPENING STAINLESS STEEL STRONG BOX ENCLOSURE), CST FLOW SENSOR, SENSOR DECODER, SINGLE STATION VALVE DECODERS, LINE SURGE PROTECTION, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND RAIN SWITCH ASSEMBLY. CONTACT NICK MANFRE (925.558.5965), SiteOne GREEN TECH REPRESENTATIVE FOR ORDER, PURCHASE AND WARRANTY.
R	MINI-CLIK-SG-MC-BPSW (PART OF CONTROLLER EQUIPMENT PACKAGE)	HUNTER RAIN SWITCH WITH SECURITY ENCLOSURE AND OVERRIDE SWITCH
		PRECIPITATION RATE
		CONTROLLER & STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE AND FILTER SIZE
		SEE PLANT WATER REQUIREMENT INFORMATION BELOW LH - LAWN/HIGH WATER LM - LAWN/MODERATE WATER LL - LAWN/LOW WATER SH - SHRUB & GROUNDCOVER/HIGH WATER SM - SHRUB & GROUNDCOVER/MODERATE WATER SL - SHRUB & GROUNDCOVER/LOW WATER TH - TREE/HIGH WATER TM - TREE/MODERATE WATER TL - TREE/LOW WATER
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
LOW WATER-USE SUB-SURFACE DRIP ZONE		SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

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REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT SCOTT E. FAUER NO. 6064 STATE OF CALIFORNIA 08/31/2023 RENEWAL DATE 09/07/2021 DATE

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PACIFIC GAS AND ELECTRIC COMPANY
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PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

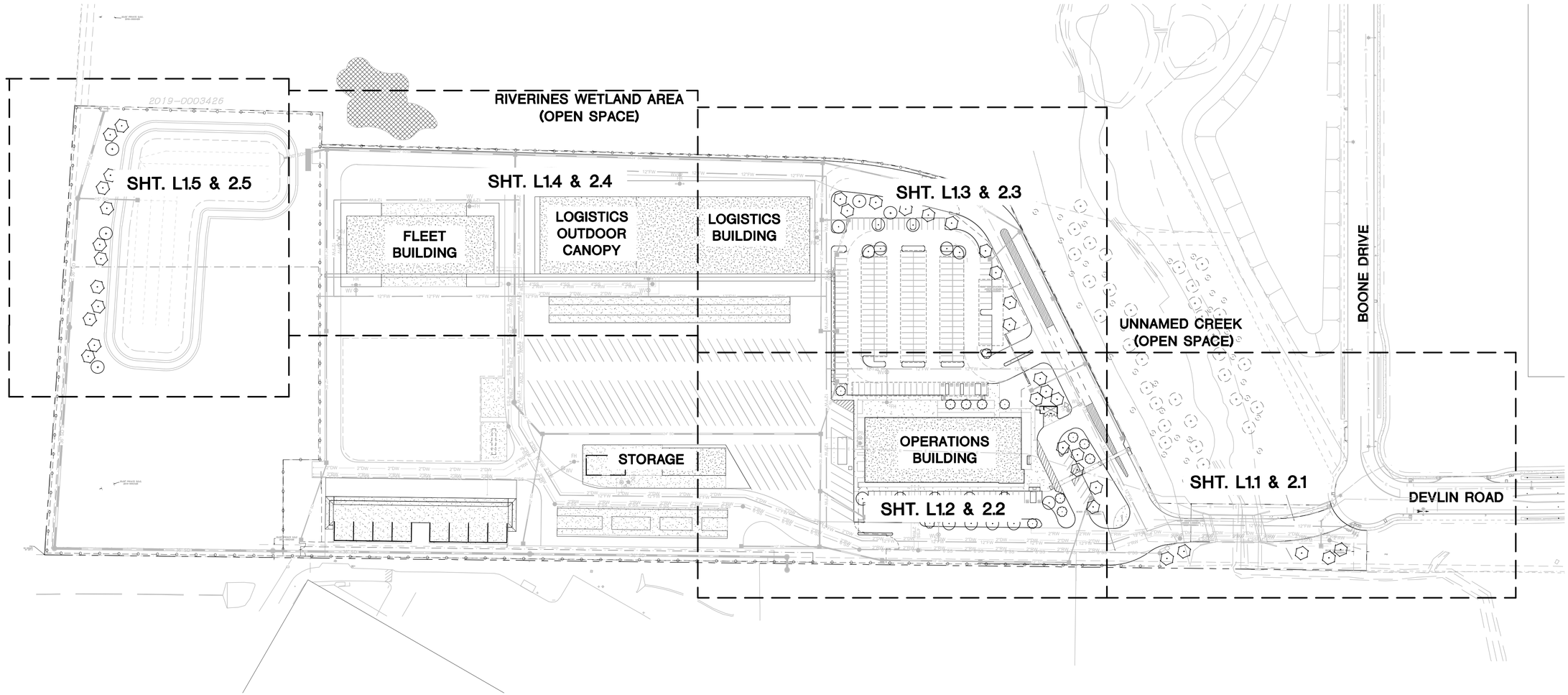
PG&E NAPA REGIONAL CENTER
IRRIGATION NOTES
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ERM DRAWING NUMBER

SHEET NUMBER L0.2 REV

ARCH D



0 40 80 120 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT
SCOTT E. FOUNTAIN No. 4961
STATE OF CALIFORNIA
08/31/2023
RENEWAL DATE
09/07/2021
DATE

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ERM
DRAWING NUMBER

SHEET NUMBER L1.0
REV

ARCH D

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.1)
- (24)AGA RAN / 5 GAL — PLANT CONTAINER SIZE
- ALIGN

MATCHLINE - SEE SHEET L1.2

SIGNAGE BY OTHERS

LOW SHRUBS & GROUNDCOVERS @ TRAFFIC ISLANDS FOR VISIBILITY

(2)QUE AGR 24" BOX-STD.

(22)WES MOR | GAL

(11)ARC MON | GAL

(58)ROS HUN | GAL

(58)MUH DUB | GAL

TOP OF CREEK BANK

CREEK (UNNAMED)

(E) BRIDGE

60.00' CONSERVATION ACCESS EASEMENT 2020-0035054

IRRIGATION EASEMENT 2020-0035054

(16)MUH DUB | GAL

(8)WES MOR | GAL

(23)ROS HUN | GAL

TOP OF CREEK BANK

(36)MUH DUB | GAL

(11)WES MOR | GAL

(34)ROS HUN | GAL

12" SD

(63)ROS HUN | GAL

(9)QUE AGR 24" BOX-STD.

(63)MUH DUB | GAL

(15)WES MOR | GAL

TOP OF CREEK BANK

(42)ARC MON | GAL

(36)ARC MON | GAL

POB

(101)WES MOR | GAL

(68)MUH DUB | GAL

DEVLIN ROAD

DEVLIN ROAD

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAUER NO. 6138 — STATE OF CALIFORNIA
PLANNING 08/3/2023
BIDDING DATE 09/07/2021
CONSTRUCTION

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SITE CODE	
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BLDG NAME	
FLOOR CODE	
JOB NO	21010

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PLANTING PLAN
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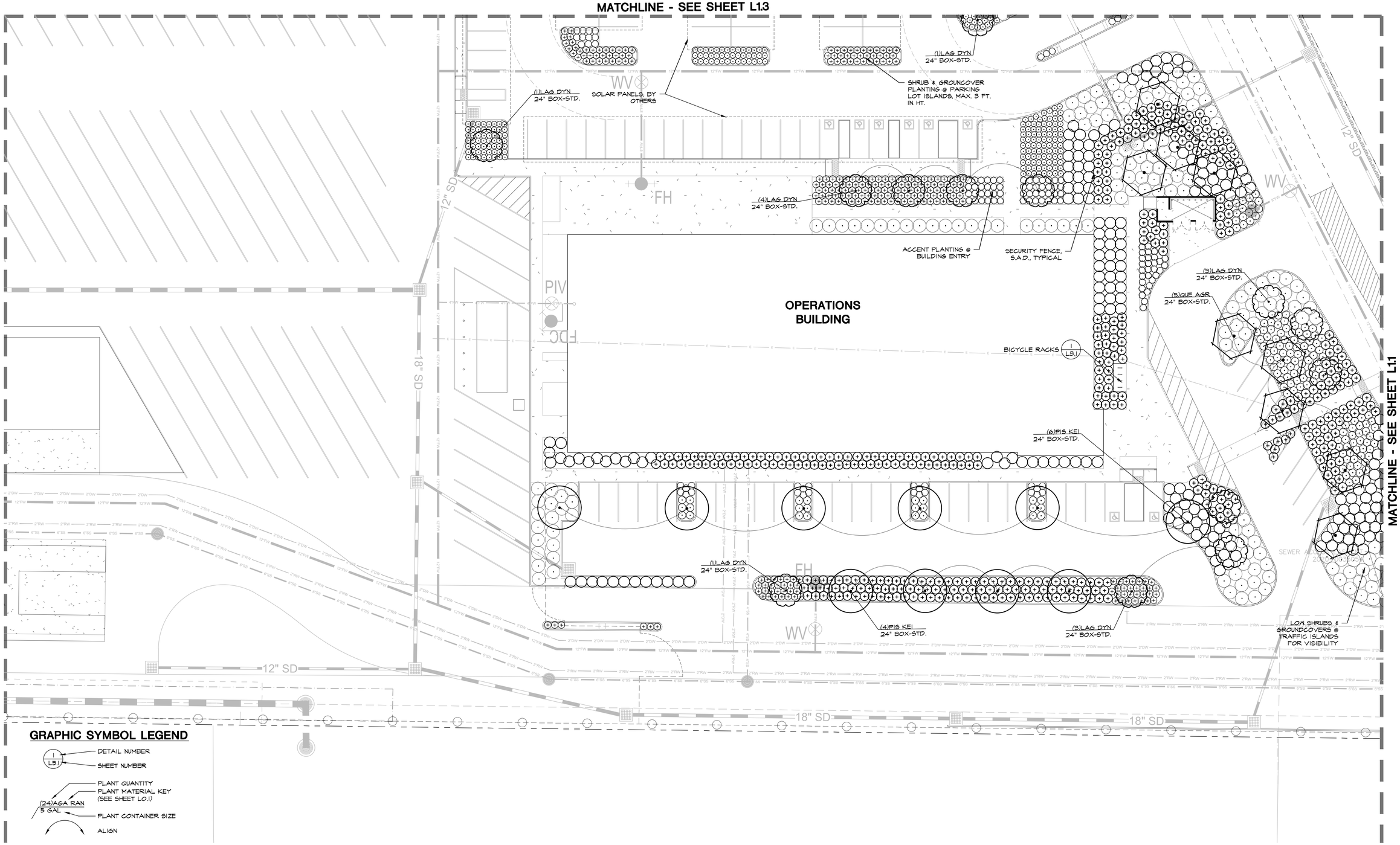
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ERM
DRAWING NUMBER

SHEET NUMBER L1.1 | REV

ARCH D

MATCHLINE - SEE SHEET L1.3



MATCHLINE - SEE SHEET L1.1

GRAPHIC SYMBOL LEGEND

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAVER NO. 4586 — STATE OF CALIFORNIA — 08/31/2023 RENEWAL DATE — 09/07/2021 DATE

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

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ERM DRAWING NUMBER

SHEET NUMBER L1.2

REV

ARCH D

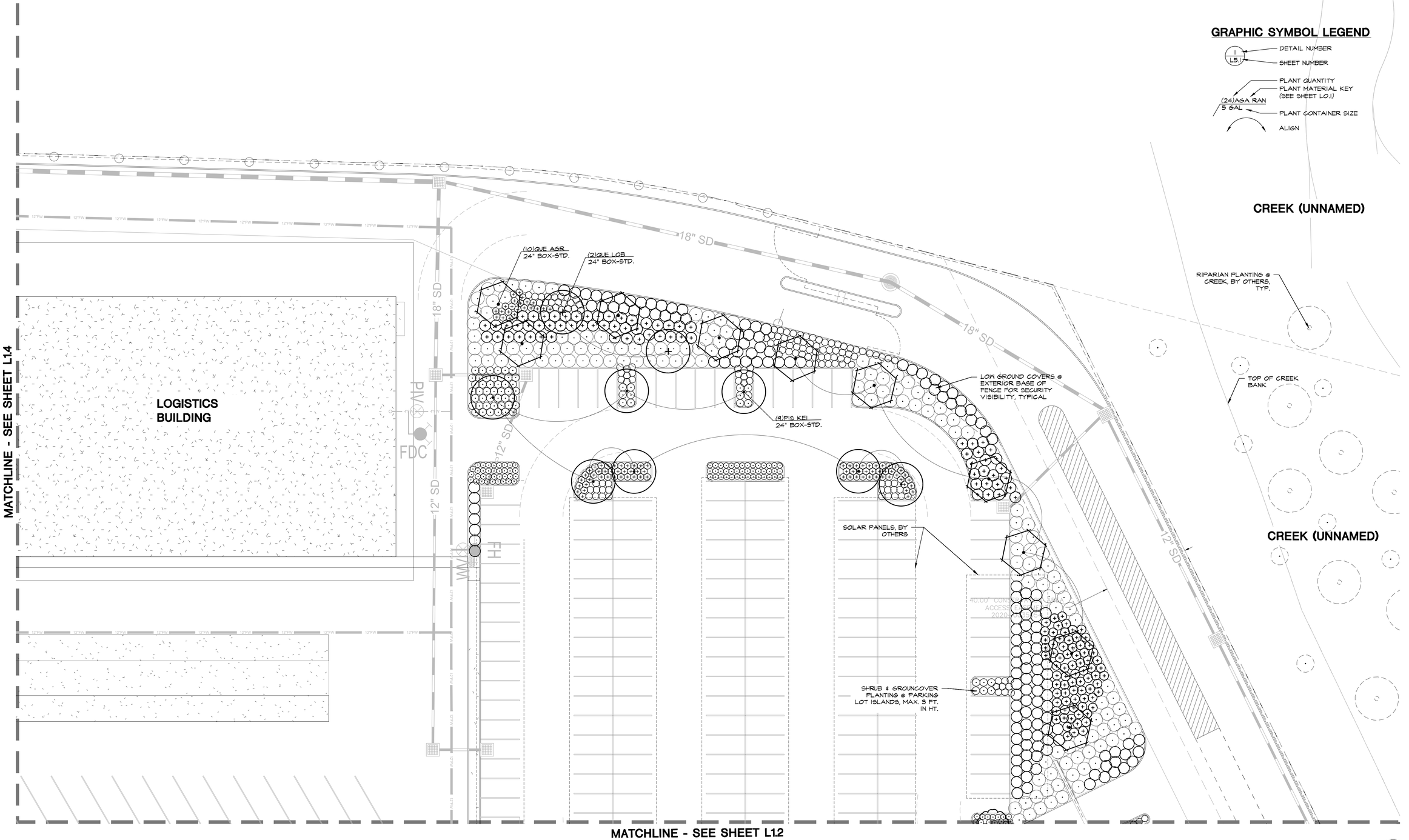
GRAPHIC SYMBOL LEGEND

L5.1 — DETAIL NUMBER / SHEET NUMBER

(24)AGA RAN — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1)

5 GAL — PLANT CONTAINER SIZE

ALIGN



0 10 20 40 FT. N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER NO. 4346 — STATE OF CALIFORNIA — 08/31/2023 — 09/07/2021

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SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

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ERM
DRAWING NUMBER
SHEET NUMBER L1.3
REV

ARCH D

(E) WETLAND AREA

30" SD

30" SD

24" SD

24" SD

24" SD

WV

FH

WV

FH

FDC

PIV

FH

WV

FH

WV

MATCHLINE - SEE SHEET L1.5

MATCHLINE - SEE SHEET L1.3

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (1 / L5.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1) / PLANT CONTAINER SIZE (24)AGA RAN 5 GAL
- ALIGN

0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT — SCOTT E. Fauer NO. 6145 — STATE OF CALIFORNIA — SIGNED 08/31/2021 — RENEWAL DATE 09/07/2021

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SITE NAME
SITE CODE
BLDG CODE
BLDG NAME
FLOOR CODE
JOB NO 21010

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PLANTING PLAN
500 BOONE RD., AMERICAN CANYON, CA 94558

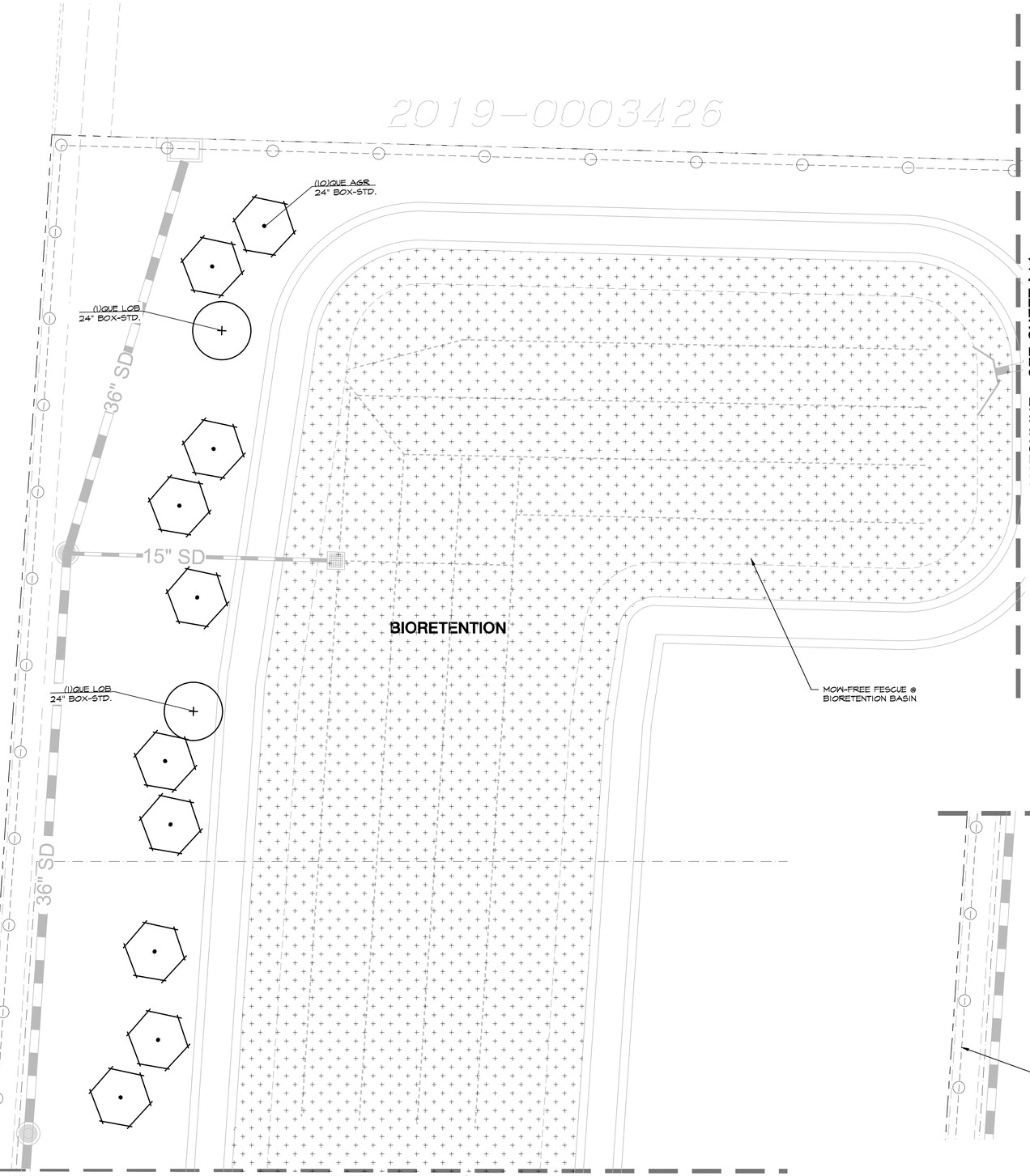
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ERIM DRAWING NUMBER

SHEET NUMBER L1.4

REV

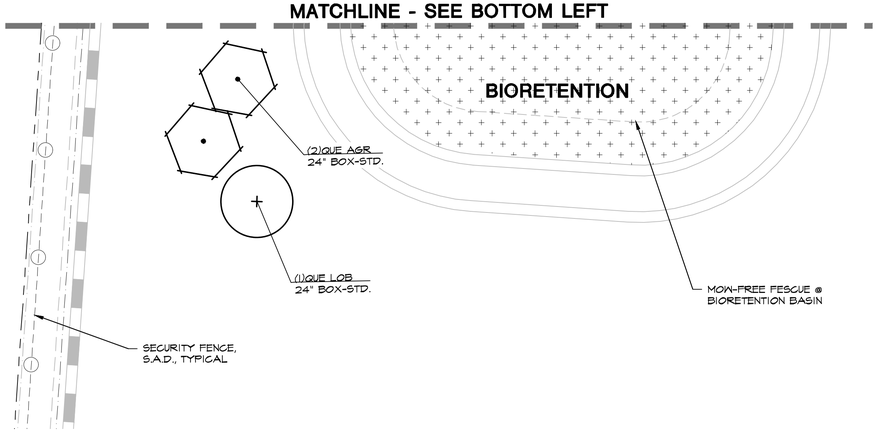
ARCH D



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET LO.I)
- PLANT CONTAINER SIZE
- ALIGN

(24)AGA RAN
5 GAL



0 10 20 40 FT.

N

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD
	09/07/21	PLANNING RESUBMITTAL					
	05/07/21	1ST PLANNING SUBMITTAL					

JOB NO 21010
DSGN KP
DWN KP
CHKD SF
SUPV
APVD 1
APVD 2
DATE 09/08/2021

LICENSED LANDSCAPE ARCHITECT
SCOTT E. Fauer No. 6467
08/31/2023
RENEWAL DATE
09/07/2021
DATE
STATE OF CALIFORNIA

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SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21010

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PLANTING PLAN
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ERIM DRAWING NUMBER

SHEET NUMBER L1.5

REV

ARCH D

Attachment 10

MATCH LINE

PRIMARY ROAD

CONCRETE PAVING, TYP.

ACCESS SECURITY GATES AND CARD READER ISLAND

PRIMARY FLEET VEHICLE CIRCULATION

PERIMETER SECURITY FENCE, TYP. TYPE A

MECHANICAL UNIT PAD

WETLAND BOUNDARY LINE

40' ACCESS EASEMENT LINE

DASHED LINE REPRESENTS PV SHADE CANOPY ABOVE IN THE PARKING LOT, TYP. (14 ARRAY LOCATIONS SHOWN)

LANDSCAPING PLANTER ISLAND, REFER TO LANDSCAPE DRAWINGS

OUTDOOR CANOPY

LOGISTICS BLDG
52,251 SF

ACCESSIBLE PATH FROM BUILDINGS TO PUBLIC RIGHT-OF-WAY

LOADING ZONE

GAS / ELECTRIC MATERIAL WITH ACCESS FROM BOTH SIDES

LOADING ZONE

21 EV

1 EV

SECURE PARKING
(184 SPACES)

FLEET PARKING
(113 SPACES)

TRAFFIC FLEET ONLY SIGNAGE

537' - 8"

VEHICLE GATES WITH CARD READER/ INTERCOM

PRIMARY FLEET VEHICLE CIRCULATION

ONE WAY SIGNAGE, U-TURN RETURN ON MAIN ROAD

NO NAME CREEK

NO NAME CREEK

BOONE DRIVE

2
PP-100.3

TRASH / RECYCLE ENCLOSURE

116' - 7"

27' - 3"

EMPLOYEE ENTRY

OPERATIONS BLDG (1-STORY)
26,025 SF

PUBLIC ENTRY

1
PP-101.D

MATERIAL STORAGE
2,000 SF

COVERED MATERIAL STORAGE
4,200 SF

EMER. GEN.

CNG FUELING

ELECTRICAL EQUIPMENT YARD

LOADING ZONE

MECHANICAL UNIT PAD

STEEL BOLLARDS AROUND EMERGENCY GENERATOR AND CNG FUELING STATION

LOADING ZONE

POLE STORAGE

LOADING ZONE

VISITOR PARKING
(25 SPACES)

1 EV

BIKE PARKING PER LANDSCAPE DRAWINGS

DASHED LINE INDICATES ACCESSIBLE PATH TO THE PUBLIC RIGHT-OF-WAY

EXISTING DRIVEWAY AND SIDEWALK IMPROVEMENTS PUBLIC RIGHT-OF-WAY

NEW SIDEWALK AND ROAD CONNECTION TO BRIDGE FROM R.O.W.

DEVLIN RD

VISITOR PARKING / OFFICE DELIVERY DROP-OFF

EXISTING BRIDGE AND SIDEWALK / UTILITY CROSSING

MONUMENT SIGN, UNDER SEPARATE APPROVAL

WAY FINDING SITE SIGNS

MATCH LINE

HATCHED AREA INDICATES 20' EASEMENT

VEHICLE GATES WITH CARD READER/ INTERCOM

SECURITY FENCE TYPE A

PROPERTY LINE, TYP.

0 60' 120' 180'

PLAN NORTH

1 ENLARGED CONCEPTUAL SITE EAST
SCALE: 1" = 40'-0"

REV	DATE	DESCRIPTION	DSGN	DWN	CHKD	SUPV	APVD

JOB NO	21043
DSGN	Designer
DWN	Author
CHKD	Checker
SUPV	
APVD 1	Approver
APVD 2	
DATE	09/08/2021

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PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DGA planning | architecture | interiors

PG&E NO	
SITE TYPE	
SITE NAME	
SITE CODE	
BLDG CODE	
BLDG NAME	
FLOOR CODE	
JOB NO	21043

PG&E NAPA REGIONAL CENTER
ENLARGED CONCEPTUAL SITE PLAN
500 BOONE DR., AMERICAN CANYON, CA 94558

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DRAWING NUMBER

SHEET NUMBER PP-100.2 | REV

ARCH D

FIRSTCARBONSOLUTIONS™

Finding of Consistency Memorandum
With the
Napa Logistics Park Phase II Project Environmental Impact Report
PG&E Napa Regional Center Project

State Clearinghouse No. 2014082033

Prepared for:
City of American Canyon
Community Development Department
4381 Broadway Street, Suite 201
American Canyon, CA 94513

Contact: William He, Associate Planner

Prepared by:
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597
925.357.2562

Contact: Mary Bean, Project Director
Grant Gruber, Project Manager

Date: August 17, 2021

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FINDING OF CONSISTENCY MEMORANDUM

Introduction

At the request of the City of American Canyon, FirstCarbon Solutions (FCS) reviewed the available existing environmental documents and prepared this Finding of Consistency Memorandum for the proposed Pacific Gas and Electric Company (PG&E) Napa Regional Center Project (proposed project). The Memorandum documents whether the potential impacts of the proposed project would result in any new or more severe effects than were evaluated and disclosed by the Environmental Impact Report (EIR) prepared for the 2015 Napa Logistics Park Phase II Project (prior project).

Project Location

The approximately 24.5-acre project site is located at 500 Boone Road in the City of American Canyon, in Napa County, California; refer to Exhibit 1. The project site is bounded by wetlands (west), a wetland preserve and the Napa County Airport (north), No Name Creek and a logistics warehouse associated with Napa Logistics Park (east), and a logistics warehouse (south); refer to Exhibit 2. The project site is undeveloped and does not contain any trees. A bridge over No Name Creek connects the site to the rest of Napa Logistics Park. Photos of the project site are provided in Exhibit 3. The project site is designated "Industrial" by the City of American Canyon General Plan and zoned "Business/Industrial" by the Napa County Airport Industrial Area Specific Plan.

Background

The Napa Logistics Park Phase II Project (prior project) was approved by the American Canyon City Council in 2015. The prior project consisted of 2,271,000 square feet of warehouse, distribution, e-commerce, manufacturing, and accessory office/retail uses on 214 acres. In conjunction with those entitlements, the American Canyon City Council certified an EIR (State Clearinghouse No. 2014082033, December 15, 2015). Subsequently, an Initial Study/Addendum to the EIR was approved in 2017 in connection with adoption of the Development Agreement for the prior project.

Since approval of the prior project, three of the four logistics warehouses contemplated in the EIR have been developed. The fourth and final developable parcel, consisting of 24.5 acres was acquired by PG&E for the development of the proposed project (Napa Regional Center). The prior project contemplated the development of a 24-hour, 362,880 square-foot high-cube warehouse on this site.

Proposed Project

Project Summary

PG&E is proposing to develop a regional operations and maintenance center on the 24.5-acre project site. The regional center would occupy the same footprint as the hypothetical warehouse, consist of 100,668 square feet of buildings, and employ approximately 250 workers. The regional center would consolidate the existing Napa and Vallejo service centers into a single, centralized facility. Exhibit 4 depicts the conceptual site plan.

Table 1 compares the proposed PG&E regional center to the hypothetical warehouse evaluated in the Napa Logistics Park Phase II EIR.

Table 1: Comparison of End Uses

End Use	Acres	New Building(s)	Employment*	Typical Hours of Operations
PG&E Napa Regional Center	24.5	100,668 square feet	250	Monday-Friday 6:30 a.m. – 5:30 p.m.
Napa Logistics Park Phase II Warehouse	24.5	362,880 square feet	145	24 hours a day/7 days a week

Notes:
Existing PG&E employees would be reassigned to the Napa Regional Center whereas warehouse employment was assumed to be new jobs.
Source: FCS 2021.

Facilities

The center would include a logistics building, an operations building, a fleet building, materials storage areas, a laydown yard, a fleet parking lot, and an employee parking lot. Each is described as follows.

Logistics Building

The 51,251-square-foot single-story building would provide approximately 30,000 square feet for shop space and 20,400 square feet for storage including both enclosed warehouse and covered unconditioned.

Operations Building

The 26,025-square-foot single-story building would contain offices and meeting rooms.

Fleet Building

The 23,392-square-foot single-story building would be used for fleet storage and minor maintenance. The latter activity would involve the use of floor-mounted hydraulic lifts.

Materials Storage Areas

These areas would consist of an approximately 1,800-square-foot single-story enclosed storage building, a canopy-covered materials storage pad, a laydown area, covered bulk materials storage bin, and power pole storage bins.

Miscellaneous Facilities

The proposed project would also include an emergency generator, a fleet fueling station (with aboveground storage tank), fleet parking, employee parking, covered outdoor employee break area, covered trash/recycle enclosure, and photovoltaic solar canopies over employee parking.

Vehicular Access

The proposed regional center would be accessed from an existing 35-foot-wide driveway that connects to Boone Drive. The driveway includes a bridge over No Name Creek.

Security Measures

The proposed regional center would be enclosed with perimeter security fencing and gates.

Employment and Operations

Approximately 250 PG&E employees would be assigned to the regional center. Of this figure, approximately 150 employees would be assigned to field crews that would disperse to work sites after a morning check-in. The remaining approximately 100 employees would work full-time at the regional center.

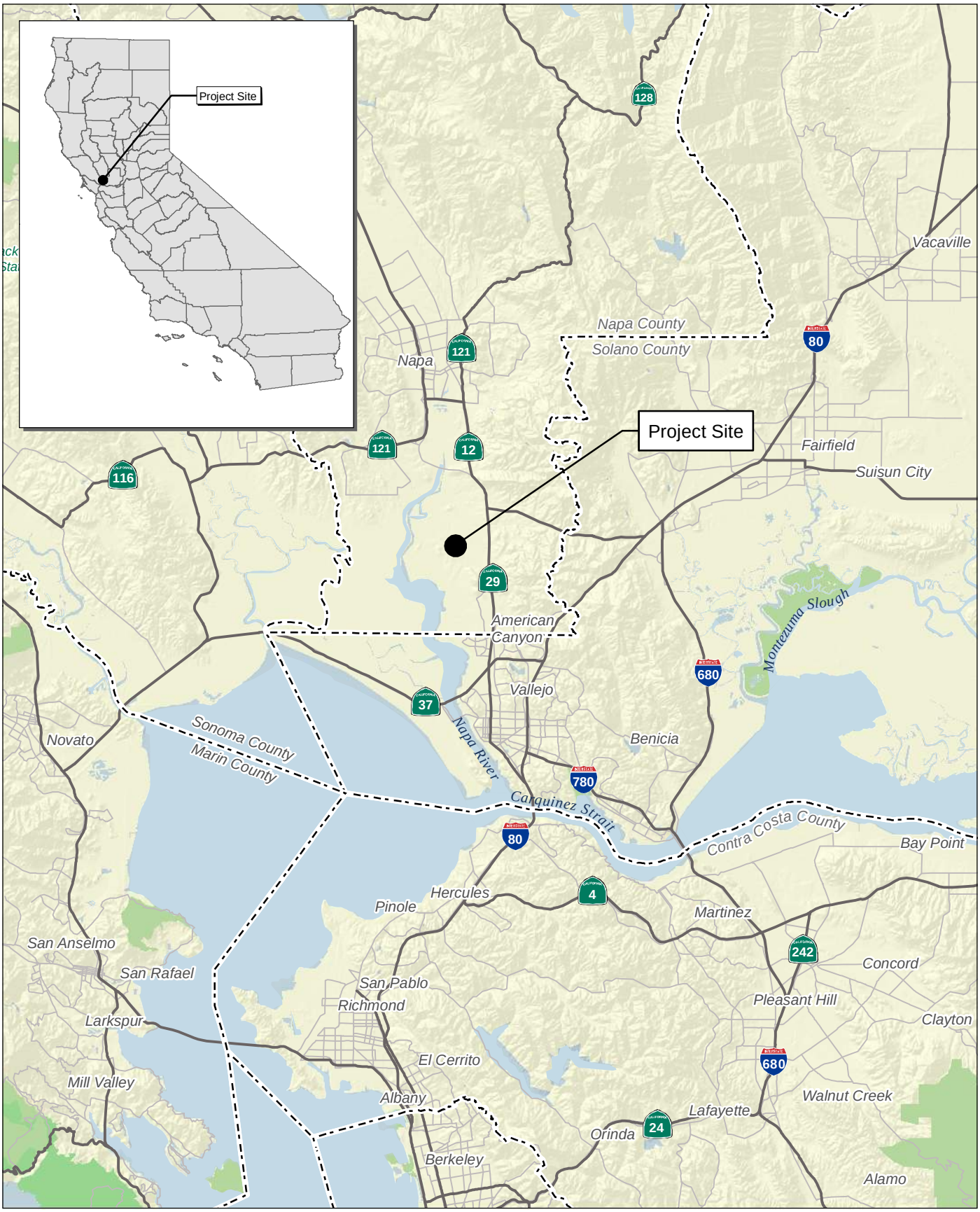
Typical hours of operation would be from 6:30 a.m. to 5:30 p.m. Monday through Friday. However, during an emergency, the regional center may operate 24 hours a day, 7 days a week with additional PG&E staff assigned to it.

The regional center would not have a public counter. Visitors would be limited to vendors, delivery personnel, and PG&E staff assigned to other facilities that are at the regional center on official business.

Staff Determination

City staff determined the development of the proposed project would be consistent with the City of American Canyon General Plan and Napa County Airport Industrial Area Specific Plan, and would fall within the scope of the project evaluated in the certified EIR prepared for the prior approved project (Napa Logistics Park Phase II). As determined by the analysis contained herein, the City has determined that no additional environmental review is necessary under California Environmental Quality Act (CEQA) Sections 15162 or 15163, The City has determined that the environmental effects of the proposed project were sufficiently discussed in the EIR and the proposed project would not result in new or substantially more severe significant environmental effects than what was analyzed.

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Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

FIRSTCARBON SOLUTIONS™

5 2.5 0 5 Miles

Exhibit 1
Regional Location Map

56360001 • 08/2021 | 1_regional.mxd

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Source: Google Earth Aerial Imagery. County of Napa.

FIRSTCARBON SOLUTIONS™

2,000 1,000 0 2,000 Feet

Exhibit 2
Local Vicinity Map

56360001 • 08/2021 | 2_local_vicinity.mxd

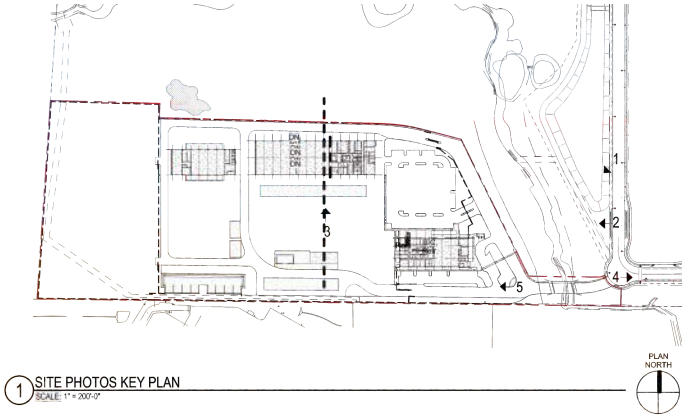
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1 - LOOKING SOUTH FROM BOONE ROAD



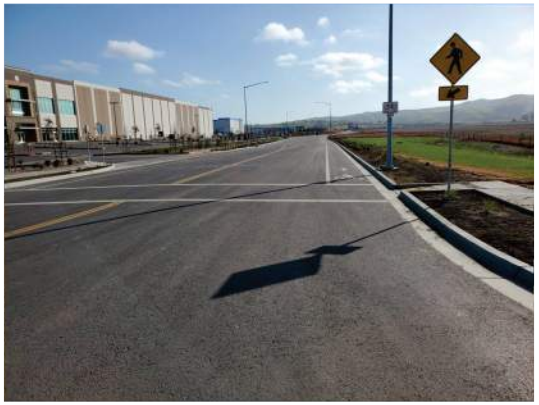
2 - LOOKING WEST FROM BOONE ROAD



1 SITE PHOTOS KEY PLAN
SCALE: 1" = 200'-0"



3 - LOOKING NORTH ACROSS SITE TO AIRPORT



4 - LOOKING EAST FROM BOONE ROAD TO DELVIN ROAD



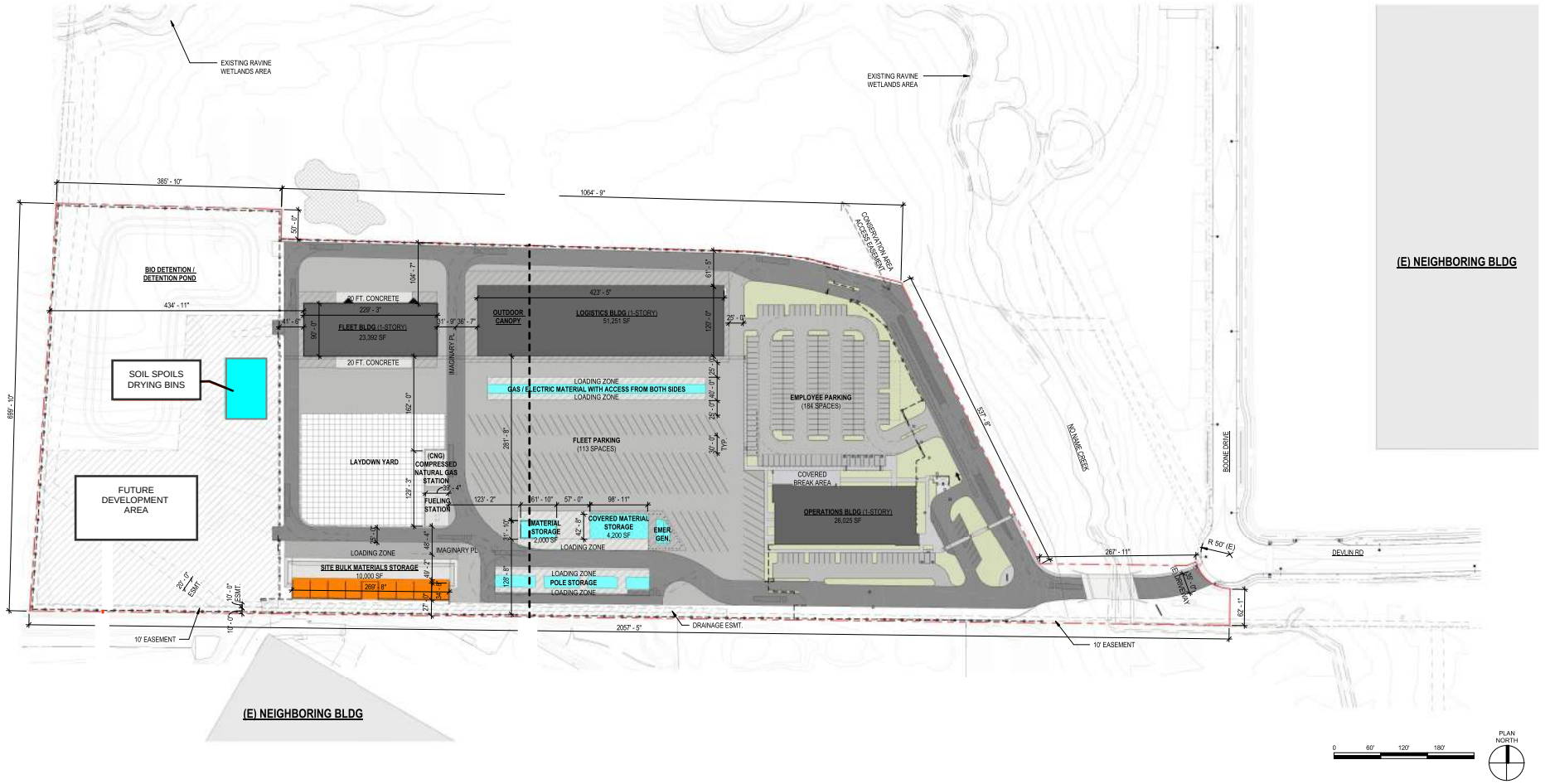
5 - LOOKING WEST FROM ACROSS BRIDGE ON SITE

Source: DGA Planning, Architecture, Interiors, 05/07/2021.

FIRSTCARBON SOLUTIONS™

Exhibit 3
Site Photographs

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Source: DGA Planning, Architecture, Interiors, 05/07/2021.

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Exhibit 4
Conceptual Site Plan

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Summary of Napa Logistics Park Phase II EIR Findings

Table 2 summarizes the key findings from the Napa Logistics Park Phase II EIR that are relevant to the proposed regional center.

Table 2: Summary of Napa Logistics Park Phase II EIR Findings

Topic	Certified EIR Finding	Summary	Mitigation Measures (MM)
Aesthetics, Light, and Glare	Less than significant impact with mitigation	Development of the proposed project would not degrade views of scenic vistas or adversely affect visual character. However, new sources of light and glare have the potential to interfere with Napa County Airport aviation operations.	MM AES-2
Air Quality/ Greenhouse Gas Emissions	Significant unavoidable impact	Construction activities would emit ozone precursors, particulate matter, and greenhouse gas emissions that may exceed Bay Area Air Quality Management District thresholds.	MM AIR-2; MM AIR-3a; MM AIR-3b
Biological Resources	Less than significant with mitigation	Construction activities may disturb special status plant and wildlife species such as special status plants, Swainson's hawk, northern harrier, tricolored blackbird, nesting birds, and jurisdictional features.	MM BIO-1a; MM BIO-1b; MM BIO-1c; MM BIO-1d; MM BIO-2a; MM BIO-2b; MM BIO-2c; MM BIO-4a; MM BIO-4b; MM BIO-5a; MM BIO-5b
Cultural Resources	Less than significant with mitigation	Construction activities may disturb previously undiscovered archaeological or paleontological resources, or human remains.	MM CUL-1; MM CUL-3; and MM CUL-4
Geology, Soils, and Seismicity	Less than significant with mitigation	Development of the proposed project may increase exposure to seismic hazards and contribute to erosion.	MM GEO-1a; MM GEO-1b; MM HYD-1a
Hazards and Hazardous Materials	Less than significant with mitigation	Development of the proposed project may not expose human health or the environment to hazardous materials.	MM HAZ-1a; MM HAZ-1b; MM HAZ-1c
Hydrology and Water Quality	Less than significant with mitigation	Construction activities would not violate water quality standards, deplete groundwater supplies, alter drainage patterns, or create additional sources of polluted runoff.	MM HYD-1a; MM HYD-1b
Land Use and Planning	Less than significant with mitigation	Development of the proposed project may conflict with any applicable land use plans.	MM LU-3
Noise	Less than significant with mitigation	Construction activities may generate noise levels in excess of adopted standards.	MM NOI-1

Topic	Certified EIR Finding	Summary	Mitigation Measures (MM)
Public Services and Utilities	Less than significant impact with mitigation	Development of the proposed project would not require construction or new or expanded fire facilities, police facilities, water facilities, wastewater facilities, or storm drainage facilities or require additional landfill capacity.	MM PSU-6
Transportation	Significant unavoidable impact	Development of the proposed may generate new vehicle trips that would contribute to the deterioration of the performance of local roadways or create roadway safety hazards.	MM TRANS-1a; MM TRANS-1b; MM TRANS-1c; MM TRANS-1d; MM TRANS-1e; MM TRANS-1f; MM TRANS-2a; MM TRANS-6; MM TRANS-8; MM TRANS-9
Source: FCS 2021.			

Discussion

This section discusses the proposed regional center's consistency with the Napa Logistics Park Phase II EIR's conclusions and also identify what mitigation measures would be carried forward.

Aesthetics, Light and Glare

The proposed action consists of the development of a PG&E regional center on 24.5 acres. The EIR and approved prior project contemplated the development of 362,880-square-foot high-cube warehouse on this site. The proposed project would develop a 100,668-square-foot operations and maintenance center within the same footprint as the hypothetical warehouse. Similar to the conclusions of the prior EIR, the center would include exterior light fixtures that may create new sources of light and glare that may interfere with Napa County Airport operations. As such, Mitigation Measure (MM) AES-3 would apply.

Air Quality and Greenhouse Gas Emissions

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, construction activities would consist of vegetation removal, grading, building construction and paving, and would emit ozone precursors, particulate matter, and greenhouse gas emissions. As such, MM AIR-2 and MM AIR-3a would apply because ground disturbing activities would occur within the same footprint as the hypothetical warehouse.

Accordingly, MM AIR-3b would not apply because the proposed regional operations and maintenance center is not a warehouse and, thus, would not receive daily tractor-trailer deliveries.

Based on the reduced trip generation for the proposed project in comparison to the prior project, the corresponding air quality impacts and greenhouse gas emissions would also be reduced, resulting in reduced impacts from what was previously evaluated and disclosed.

Biological Resources

The proposed action consists of the development of a PG&E regional center on 24.5 acres. The project site is vacant and does not contain any trees. Similar to the conclusions of the prior EIR, construction activities would involve ground disturbance within the same footprint as the hypothetical warehouse. As such, MM BIO-2a, MM BIO-2b, and MM BIO-2c would apply because ground disturbing activities would occur within the same footprint as the hypothetical warehouse.

MM BIO 1a through MM BIO-1d do not apply because these rare plant surveys and mitigation measures only apply to the off-site utility alignments, which are not part of the proposed project. MM BIO-4a would not apply because the wetlands have already been mitigated for and, thus, there would be no new impacts beyond what was disclosed in the EIR. MM BIO-4b would not apply because it pertains to the off-site utility alignments, which are not part of the proposed project. MM BIO-5a would not apply because the bridge over No Name Creek has been completed. MM BIO-5b would not apply because it pertains to the off-site utility alignments, which are not part of the proposed project.

Cultural Resources

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, construction activities would involve ground disturbance within the same footprint as the hypothetical warehouse, which has the potential to impact undiscovered cultural resources and human remains. As such, MM CUL-1 through MM CUL-4 would apply.

Geology, Soils, and Seismicity

The proposed action consists of the development of a PG&E regional center on 24.5 acres. The project site abuts the West Napa Fault and the proposed structures have been setback from the nearest splay. Similar to the conclusions of the prior EIR, all project buildings would be required to comply with the latest adopted edition of the California Building Standards Code, And construction activities would involve ground disturbance, which has the potential to cause erosion. As such, MM GEO-1b and MM HYD-1a would apply.

MM GEO-1a has been satisfied and the findings of the fault investigation have been incorporated into project plans.

Hazards and Hazardous Materials

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, construction activities would involve the use of hazardous materials that have the potential to be released into the environment. In addition, the regional operations and maintenance center would employ above ground storage tanks. As such, MM HAZ-1a, MM HAZ-1b, and MM HAZ-1c would apply.

Hydrology and Water Quality

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, construction activities would involve ground disturbance within the

same footprint as the hypothetical warehouse, which has the potential to result in erosion and sedimentation entering downstream waterways. As such, MM HYD-1a and MM HYD-1b would apply.

Land Use

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, the proposed project would develop storm drainage basins in proximity to the Napa County Airport, which have bird attractant potential. The basins have been designed in an L-shape and would drain in a 48-hour period, which minimizes the bird attractant potential. As such, MM LU-3 has been satisfied and the wildlife management plan findings have been incorporated into project plans.

Noise

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, construction activities would consist of vegetation removal, grading, and paving within the same footprint as the hypothetical warehouse, which would have the potential to expose nearby receptors to noise levels in excess of adopted standards. As such, MM NOI-1 would apply.

Public Services and Utilities

The proposed action consists of the development of a PG&E regional center on 24.5 acres. Similar to the conclusions of the prior EIR, construction activities would generate construction debris, which can be recycled at the nearby Devlin Road Transfer Station and diverted from the solid waste stream. As such, MM PSU-6 would apply.

Transportation

The proposed action consists of the development of a PG&E regional center on 24.5 acres. The proposed project would generate new daily and peak-hour vehicle trips. Fehr & Peers evaluated the proposed project's trip generation, as well as that of Napa Logistics Park Phase II Buildings 3 and 4, and found that it would be substantially less than the trip budget established by the Napa Logistics Park Phase II Project EIR; refer to Table 3. As such, MM TRANS-1a, MM TRANS-1b, MM TRANS-1c, MM TRANS-1d, MM TRANS-1e, MM TRANS-1f, MM TRANS-2a, MM TRANS-6, MM TRANS-8, and MM TRANS-9 would apply.

Table 3: Comparison of Trip Generation

Use	Size	Daily	AM Peak-hour			PM Peak-hour		
			In	Out	Total	In	Out	Total
PG&E Regional Center	100,000 square feet	600	140	90	230	10	50	60
Building 4–Warehouse	702,000 square feet	2,634	190	51	241	52	155	207
Building 3–Amazon Delivery Station	201,600 square feet	1,885	1	2	3	84	42	126
Total Net New Trips - Actual	**–**	**5,119**	**331**	**143**	**474**	**146**	**247**	**393**

Use	Size	Daily	AM Peak-hour			PM Peak-hour		
			In	Out	Total	In	Out	Total
Total Net New Trips–EIR	–	9,263	–	–	1,310	–	–	1,243
Difference	**–**	**(4,144)**	**–**	**–**	**(836)**	**–**	**–**	**(850)**

Notes:
Trip Generation Memo provided in Appendix A.
Source: Fehr & Peers 2021.

Conclusion

FCS finds that the proposed project would fall within the scope of the Napa Logistics Park Phase II Project EIR and would not result in new or more severe impacts than were already evaluated and disclosed in that prior EIR. Therefore, FCS concludes that the City of American Canyon has satisfied its environmental review obligations under CEQA and no further review is necessary.

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Appendix A: Trip Generation Memorandum

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FEHR PEERS

Memorandum

Date: December 28, 2020

To: Ernie Knodel – Orchard Partners

From: Bob Grandy – Fehr & Peers

Subject: Napa Logistics Park Phase 2, Design Review of Building 5 (PG&E Facility)

SF20-1135

This memorandum provides information on updated vehicle trip generation for the Napa Logistics Park Phase 2 Project (NLP2 Project) based on the proposed Design Permit for the Building 5 parcel and evaluates whether the proposal for the Building 5 site is covered by the environmental analysis and mitigation measures in the NLP Phase 2 Project EIR (EIR). The proposal for the Building 5 site is a PG&E facility that would support the consolidation of existing PG&E facilities in Napa and Vallejo.

The City of American Canyon approved the NLP2 Project Conditional Use Permit and certified the EIR on December 15, 2015. An Initial Study/Addendum to the EIR was prepared in 2017 in connection with adoption of the Development Agreement for the NLP2 Project and found that no additional environmental review was necessary. The PG&E facility consisting of warehouse, office, and storage uses, and 307 parking spaces would be located on the Building 5 site that was evaluated as a 362,880 square foot warehouse use in the environmental documents.

Project Description

The NLP2 Project Conditional Use Permit and Development Agreement allows development of up to 2,271,000 square feet of warehouse, distribution, E-commerce, manufacturing, and accessory retail/office uses on the project site. The NLP2 development program evaluated in the EIR was based on conservative assumptions regarding the types of uses that could occupy the NLP2 sites, including an assumption that a 362,880 square foot warehouse use would occupy one building located on the Building 5 site. The PG&E facility would house a total of 160 full time equivalent (FTE) staff comprised of 30 management, 20 administrative/technical, 90 division (field crews), and 20 general construction personnel.

The 50 management and administrative/technical staff would work from 7:30 am to 4:00 pm five days per week, arrive by private auto, stay at the center throughout the day, and leave about 4:00 pm. The 90 division field personnel would work from 7:30 am to 3:30 pm five days per week, arrive by private auto, utilize PG&E trucks and equipment, incrementally leave the site within 30 to 60 minutes of arriving in the morning, return between 2:30 and 3:30 pm, and leave about 3:30 pm. The 20 general construction personnel would work from 6:00 am to 4:30 pm four days per week, arrive by private auto, utilize PG&E trucks and equipment, incrementally leave the site within 30 to 60 minutes of arriving in the morning, return between 3:30 and 4:30 pm, and leave about 4:30 pm.

As shown on the site plan in Attachment A, access to the PG&E Service Center would be provided via a single driveway onto Boone Drive, which connects to Devlin Road to the east. The site would include two office buildings totaling 60,000 square feet, a 40,000 square feet warehouse, 173 parking stalls for employee and visitor vehicles, and 134 parking stalls for service and construction fleet vehicles.

Other NLP2 Parcels

The NLP2 Project parcel designated as Building 4 is entitled for a 702,000 square feet warehouse building. The parcel designated as Building 3, that was originally entitled for a 1 million square foot manufacturing use and a 100,000 square foot office use, will be occupied by a 201,600 square foot Amazon Delivery Station. Based on the status of development proposals as of December 2020, the build-out of the NLP2 Project would be reduced from 2,271,000 square feet of development as evaluated in the 2015 EIR and 2017 Initial Study/Addendum to the EIR to 1,004,610 square feet of development, which is a reduction of 1,266,390 square feet.

Comparison of Project Trip Generation

The following section provides an updated trip generation for the NLP2 parcels is based on trip count data provided by PG&E for the proposed facility and Amazon for the warehouse delivery station as well as trip rates from ITE *Trip Generation* (9th Edition) for the Building 4 warehouse.

Vehicle trip data provided by PG&E for the Building 5 site is based on daily vehicle count data of employee commute trips and fleet trips that assume all 160 employees are at work on a weekday. These counts indicate a total of 540 daily vehicle trips. The trip count data does not include mid-day trips for deliveries or non-commute trips made by management or administrative/technical staff who work in the on-site office buildings during the day. To account for these trips, the 540 daily trips were augmented to add 60 mid-day vehicle trips, resulting in a total forecast for the PG&E facility of 600 daily vehicle trips.

The trip generation for Building 4, a proposed 702,000 square foot warehouse, is based on the fitted curve equations in ITE *Trip Generation* 9th Edition to maintain consistency with the trip generation methodology applied in the 2015 EIR and 2017 Initial Study/Addendum to the EIR. The Building 4 use is the only one of three in Table 1 that remains unchanged from those environmental documents. Table 1 also includes trip generation data provided by Amazon for the delivery station based on daily counts of facilities of similar size that are in areas comparable to the City of American Canyon.

Table 1 below shows that the revised NLP2 Build-out – with the PG&E facility and the Amazon Delivery Station as well as the Building 4 warehouse - would generate a total of about 5,120 net new daily vehicle trips, 474 net new AM peak hour trips, and 393 net new PM peak hour trips on a typical weekday. The table also shows the total number of trips forecast for the maximum square footage evaluated in the transportation impact assessments in the EIR. As shown below, the current NLP2 Build-out would generate about 836 fewer net new trips during the AM peak hour and about 850 fewer net new trips during the PM peak hour compared to the EIR assessment.

TABLE 1: NET NEW WEEKDAY VEHICLE TRIPS

ITE Land Use Code	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Comparison of NLP2 Build-out vs. NLP2 Project EIR Net New Vehicle Trips								
Building 5 – PG&E Facility	**100 ksf**	**600**	**140**	**90**	**230**	**10**	**50**	**60**
Building 4 - Warehouse[1]	702 ksf[2]	2,634	190	51	241	52	155	207
Building 3 – Amazon Delivery Station[2]	201.6 ksf	1,885	1	2	3	84	42	126
Total NLP2 Net New Trips (Updated December 2020)		***5,119***	***331***	***143***	***474***	***146***	***247***	***393***
Total NLP2 Net New Trips (NLP2 Project EIR, 2015 with 2017 Addendum)		***9,263***			***1,310***			***1,243***
Difference		***-4,144***			***-836***			***-850***

Notes:

1. Fitted-curve equation for warehouse use (Code 150), *Trip Generation Manual, 9th Edition*, Institute of Transportation Engineers, 2012, consistent with NLP2 Project EIR.
2. Trip count data provided by Amazon for the Delivery Station use.

Summary of Trip Generation Update and Consistency with EIR

- Based on the updated trip generation data that reflects the PG&E facility that would occupy the Building 5 site, the current NLP2 Build-out would generate about 840 fewer net new trips (about 64 percent less) during the AM peak hour and about 850 fewer net new trips (about 68 percent less) during the PM peak hour compared to the trips generated by the NLP2 Project as evaluated in the EIR.

- Based on the reduced trip generation, the potential transportation impacts of the NLP2 Build-out would be less for all potential traffic operations impacts due to the substantial reduction in peak hour vehicle trips. Consequently, the PG&E facility plans for the Building 5 site are covered by the identified impacts and mitigation measures in the EIR and no additional analysis or mitigation measures are necessary.

City of American Canyon
Active Community Development Projects
September 2021

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
1.	Core Tree Care Administrative Design Permit (PL21-0025)	Core Tree Care	Contractor for PG&E to process vegetation cleared from PG&E powerline easements.	352 Green Island Road 4.8 acres	9/21/21 Application submitted	William He
2.	Napa Cove Preapplication (PL21-0024)	CRP Affordable Housing	Preapplication to review the Napa Cove affordable housing project.	3508 Broadway 3.48 acres	9/8/21 Application submitted	Brent Cooper
3.	Walmart Sign Modification (PL21-0023)	BRR Architecture	Update Walmart store signs.	7011 Main Street	8/19/21 Application submitted	William He
4.	NACC Development Agreement Annual Review (PL21-0021)	Napa Airport Corporate Center, I, LLC	Annual report on good faith compliance with the terms of the Development Agreement.	Southeast corner S. Kelly Drive/Devlin Road	8/5/21 Application received 10/5/21 Scheduled for City Council review	Brent Cooper
5.	Watson Ranch Lot 10 Residential (PL21-0013, PL21-0014)	DR Horton	Tentative Subdivision Map and design Permit for 219 single family homes	NEC Loop Road/Rio Del Mar 26.55 acres	6/4/21 Application submitted 7/2/21 Comments to applicant 7/20/21 Application resubmitted 8/26/21 PC review scheduled 9/21 21 City Council approved	William He
6.	Sunsquare Mixed Use Building (PL21-0020)	John Howland Architect	3-story mixed-use building with 20 apt units over a 9,820 SF office	425 Napa Junction Road	8/3/21 Application submitted 8/20/21 Comments to applicant	William He

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
7.	PG&E Regional Center (PL21-0011)	Pacific Gas and Electric	Conditional Use Permit for Facilities for service crews to install, repair and replace electric and gas infrastructure in the region.	500 Boone	5/19/21 Application submitted 6/9/21 Comments to applicant 6/16/21 Meeting with applicant 9/30/21 PC review scheduled	William He
8.	Giovannoni Logistics Center (PL20-0042)	Buzz Oates Construction	EIR for approximately 2.4 million sqft logistics center and Design Permit for two warehouses. Building A is 627,976 square feet; and Building B is 469,512 square feet	300 Green Island Road (Bldg A) 1200 Devlin Road (Bldg B) 70 acres	11/13/20 Application submitted 12/12/20 Comments to applicant 01/05/21 Application resubmitted 01/12/21 Notice of Preparation (NOP) published 2/3/21 NOP scoping meeting 3/10/212 Comments to applicant 9/17/21 Meeting with applicant. October Admin draft EIR anticipated	Brent Cooper
9.	Giovannoni Logistics Center (PL20-0043)	Buzz Oates Construction	Tentative Parcel Map for the Giovannoni Logistics Park	North of Green Island Road and East of future Devlin Road 70 acres	11/13/20 Application submitted 12/12/20 Comments to applicant 01/05/21 Application resubmitted 3/10/212 Comments to applicant 7/13/21 Application resubmitted 8/6/21 Comments to applicant 9/17/21 Meeting with applicant. October Admin draft EIR anticipated	Brent Cooper
10.	Oat Hill Lot Line Adjustment (PL20-0039)	Oat Hill Properties II, LLC	Increase Lot C of 14 RM 4 from 10.17 acres to 13.59 acres; and decrease Parcel F of 12 RM 53 from 10.64 acres to 7.22 acres.	Southwest corner Hess Road and Napa Junction Road	10/2/20 Application submitted 11/7/20 Comments to applicant 2/25/21 Application resubmittal 3/1/21 Comments to applicant 3/11/21 Application deemed complete	Paul Wade

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
11.	7-11 Gas Station Conditional Use Permit (PL20-0035)	Best American Canyon Partners	Proposed 7-11 gas station	218 American Canyon Road	10/13/20 Application submitted. 11/11/20 Comments to applicant. Project on hold due to Fuel Station 10-month, 15-day moratorium	William He
12.	SDG 330 Final Map (DV18-0011)	SDG Commerce 330, LLC	Final map application to record the tentative map for the SDG 330 Project	1005 Commerce Court 35.85 acres	10/20/20 Application submitted 11/9/20 Comments to applicant 8/24/21 City Council approved	Edison Bisnar
13.	Hampton Inn Hotel Zone Change and Design Permit (PL20-0029, PL20-0030)	AMS Associates, Inc.	New 3-story, 106 room Hampton Inn Hotel.	3443 Broadway 2.52 acres	8/26/20 Application submitted 9/21/20 Comments to applicant 12/1/20 CC Zone Change Workshop 12/21/20 Application resubmitted 1/25/21 Comments to applicant 10/5/21	William He
14.	Rotten Robbie Fuel Station (PL20-0047)	Robinson Oil Company	Conditional Use Permit for a Fuel station, a convenience store, a car wash, and three truck-fueling positions.	3519 Broadway St 3.33 acres	01/07/21 Application submitted 9/15/21 Project withdrawn by Applicant	William He
15.	Oat Hill General Plan Amendment, Zone Change, Subdivision Map and Design Permit – Parcel A (PL20-0022, PL20-0024 and PL20-0025)	Oat Hill Properties, II, LLC	Policy amendments and site plan to allow construction of 121 multi-family dwelling units for rental and condominium purposes.	Top of Oat Hill on the southwest slope. 13.7 acres	8/25/20 Application submitted 3/25/21 PC recommendation 6/23/21 ALUC review 7/20/21 City Council intent to overrule ALUC 9/7/21 City Council Overrule and Project Entitlements approved 9/21/21 City Council approved Second Ordinance reading, Design Permits, and Tentative Subdivision maps	William He

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
16.	Oat Hill General Plan Amendment, Zone Change, Subdivision Map and Design Permit – Parcel B (PL20-0023, PL20-0026 and PL20-0027)	Oat Hill Properties, II, LLC	Policy amendments and site plan to allow construction of 85 multi-family dwelling units for rental and condominium purposes.	Lower Oat Hill on the southwest slope. 7.1 acres	8/25/20 Application submitted 9/11/20 Comments to applicant 2/8/21 30-day Mitigated Negative Declaration public review starts 2/22/21 Application resubmitted OSAC Review 3/25/21 PC recommendation 6/23/21 ALUC review 7/20/21 City Council approved intent to overrule ALUC 9/7/21 City Council Overrule and Project Entitlements approved 9/21/21 City Council approved Second Ordinance reading, Design Permits, and Tentative Subdivision maps	William He
17.	SDG Commerce 217 Distribution Center (PL20-0008)	SDG Commerce 217, LLC	Conditional Use Permit for a new 217,000 sqft distribution warehouse.	1075 Commerce Court 10.39 acres	3/18/20 Application submitted 4/8/20 Comments to applicant 6/23/20 Second Submittal 1/28/21 PC Review continued to 2/25 2/25/21 PC Approved 3/5/21 Appeal Received 4/1/21 30-day Recirculated MND begins 5/4/21 30-day review period extended to 6/3/21 7/20/21 City Council appeal continued August 17. 8/17/21 City Council tabled item to December 2021	William He

Project Applications Under Review						
No.	**Project Name**	**Applicant**	**Description**	**Location/Area**	**Application Status**	**Planner**
18.	Circle K and Fuel station Lot Line Adjustment (PL20-0011)	STEM, LLC	Lot Line Adjustment to merge two parcels into a single parcel.	Northeast corner Lombard/Napa Junction Road 2.25 acres	4/15/20 Application submitted 5/15/20 Comments to applicant 5/19/20 Second submittal 6/10/20 Comments to applicant	William He
19.	Element 7 Cannabis Business Permit (PL19-0008)	Element 7	Construct a 7,000 square foot building for Cannabis manufacturing, distribution and non-storefront retail (Delivery) business.	1300 Green Island Road	4/10/19 Application submitted 9/29/20 Application on Hold	Brent Cooper
20.	Reesan Live, Inc. Cannabis Business Permit (PL19-0024)	Reesan Live, Inc.	Construct an 82,328 sqft 2-story warehouse for cannabis cultivation, manufacturing, distribution and nonstorefront retail delivery.	834 Green Island Road	8/16/19 Application submitted. 4/1/20 Project on Hold	Brent Cooper

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
1. Lemos Pointe Grading Permit (DV21-0007)	Rough grading for the Lemos Point Apartment Project	Northwest corner Loop Road/Rio Del Mar	6.7 acres	6/9/21 Application submitted 8/9/21 Application approved.	Edison Bisnar
2. Napa Logistics Building 3 Grading Permit (DV20-0007)	Rough grading for a 200,000 sqft e-commerce logistics building.	300 Boone Drive	58.1 acres	07/09/20 Application submitted 07/29/20 Application approved. 08/09/21 Completed	Edison Bisnar
3. Napa Junction III Building 6B (BP19-0495)	Construct a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	11/26/19 Application submitted 2/13/20 Awaiting completion of improvement plans 9/30/20 Permit approved 5/25/21 Permit issued	William He
4. Napa Junction III Building 6B (DV20-0001)	Improvement plans for a 6,000 sqft single story medical office building.	416 Napa Junction Road	1.06 acres	2/18/20 Application submitted 3/10/20 Received revised stormwater plans 9/30/20 DV Plans approved. 5/25/21 Construction started	Edison Bisnar
5. Village at Vintage Ranch (DV17-0011)	Improvement plans for 159 townhome project.	NWC Silver Oak and American Canyon Drive	11.7 acres	4/19/17 Application submitted 9/1/17 Improvement plan permit issued 8/26/21 Improvement Plan final sign-off issued.	Edison Bisnar
6. Village at Vintage Ranch (BP17-0116 to BP17-0121, BP17-0209)	159 townhome rental project.	NWC Silver Oak and American Canyon Drive	11.7 acres	4/6/17 Application submitted 11/17/17 Clubhouse permit approved (BP17-0209) 12/19/17 7-Unit building permit approved (BP17-0116) 8/26/21 Final Occupancy Issued for all buildings.	Tom Trimberger

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
7. Fume Commercial Cannabis Will Serve (DV20-0014)	Extend reclaimed water line to supply irrigation demand of the project.	180 Klamath Court	1.37 acres	12/16/20 Will serve and wastewater study received 1/28/21 PC approved the CUP 3/26/21 Will Serve comments to the applicant.	Edison Bisnar
8. Canyon Estates (DV18-0023)	Improvement plans, grading plans, potable water pump station plans and Final Map.	Northeast corner Silver Oak/ Newell Drive	35 acres	10/31/18 Applicant submitted 4/17/19 3rd submittal received 5/22/19 Pump station submittal received 6/13/19 Grading and Improvement Plan Comments to applicant 7/14/20 Preconstruction meeting 3/19/21 Preconstruction meeting 3/22/21 Begin Construction	PW Engineering
9. Canyon Estates Lot Line Adjustment (PL19-0011)	Lot Line adjustment to consolidate habitat area in Napa County.	Northeast corner Silver Oak/ Newell Drive	35 acres	4/18/19 Lot line adjustment application submitted 6/13/19 Comments to applicant	Paul Wade
10. Pick-n-Pull (DV19-0004)	Grading permit for new customer parking lot and vehicle inventory yard.	5759 Broadway	9.52 acres	2/21/19 Application submitted 3/8/19 Comments to applicant 5/6/19 Inquired status with applicant 6/10/19 2nd Applicant submittal 7/18/19 Comments to applicant 8/13/19 3rd Applicant Submittal 11/6/19 Grading Permit approved. All Civil Improvements are complete.	Paul Wade

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
11. Pick-n-Pull (BP19-0061)	Tenant improvement to the large building (Bldg #2).	5759 Broadway	9.52 acres	2/12/19 Application submitted 11/6/19 Grading Permit approved. 3/6/20 Temporary occupancy approved for limited building use. 9/22/21 Final Occupancy permit	Tom Trimberger
12. 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 8/13/20 1st Submittal received 10/1/20 1st Plan Check returned 12/3/20 2nd Submittal received 2/11/21 2nd Plan Check returned	Edison Bisnar
13. Home2Suites Will Serve and Improvement Plan (DV19-0015)	Will serve application and improvement plans for a 102-room hotel.	3830 Broadway	2.0 acres	9/5/19 Will Serve Application submitted 5/25/20 Improvement Plan Application submitted 3/15/21 5th Submittal received. 5/17/21 DV approved. 7/9/21 Fee Reduction Request Received	Edison Bisnar

Major Building/Grading Permits					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
14. Home2Suites Building Permit (BP19-0499)	Building permit for 102 room hotel.	3830 Broadway	2.0 acres	12/3/19 Application submitted 12/19/19 Comments to applicant 3/9/20 Checked in with applicant 4/15/20 Building resubmittal 5/1/20 Comments to applicant 07/16/20 Building resubmittal 07/24/20 Comments to applicant 09/17/20 Building resubmittal 09/25/21 Comments to applicant 02/01/21 Waiting fire sprinkler plan submittal.	Interwest
15. Napa Logistics Building 3 (BP20-0179)	Building permit for new 201,839 sqft warehouse.	300 Boone Drive	24.5 acres	05/26/20 Application submitted 09/10/19 Comments to applicant 9/10/20 Permit Issued 02/18/21 Forms and Footings inspection 4/13/21 Walls and insulation installed 4/27/21 HVAC equipment installation 6/15/21 A 60-Day Temporary Occupancy Permit approved for interior stocking.	Interwest
16. Circle K and Fuel station Improvement Plans (DV20-0003)	STEM, LLC	Improvement plans for a new Circle K fuel station and convenience store.	Northeast corner Lombard/Napa Junction Road 2.25 acres	4/13/20 Application submitted	Edison Bisnar

Major City-Initiated Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff**
1. Climate Change General Plan Amendment (PL21-0017)	Incorporate climate change, adaptation, and greenhouse gas reduction policies into the General Plan Land Use Element	Citywide	N/A	5/27/21 PC Workshop on General Plan amendment 6/24/21 Continued PC workshop 7/22/21 PC recommended approval 9/7/21 CC approval	Brent Cooper
2. Fuel Station Urgency Ordinance (PL21-0005)	Potential moratorium on new fuel stations in American Canyon	Citywide	N/A	2/2/21 City Council workshop 2/16/21 City Council hearing continued to 3/2/21 3/2/21 City Council approved 45-day urgency ordinance 4/6/21 10 month, 15-day urgency ordinance approved	Brent Cooper
3. Comprehensive General Plan Update	Review and update to bring the General Plan into conformance with current State standards and community values	Citywide	N/A	7/1/19 Drafting a Request for Proposal (RFP) 7/4/19 Community input at 4th of July festival 9/17/19 Joint CC/PC meeting to discuss scope of work 12/3/19 Mintier Harnish selected 6/1/20 On hold to August to assess Covid-related impacts. 9/15/20 Council workshop to discuss revised scope. 3/24/21 Circulation Committee meeting. 6/15/21 Council workshop on WSC alternatives 10/5/21 CC/PC workshop	Brent Cooper

Major City-Initiated Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff**
4. Paoli/Watson Lane Annexation (PL19-0003)	General Plan Amendment, rezoning, and annexation of the Paoli/Watson Lane Property.	Southeast of Paoli Loop/SR-29	80 acres	9/5/17 City Council authorization to proceed 5/28/20 City received a Property Owner notice of intent to circulate a petition to annex the Paoli Loop/Watson Lane Property.	Bill Ross, City Attorney

Major Regional Projects					
Project Name	**Description**	**Location**	**Area**	**Status**	**Staff Liaison**
1. Napa Valley Transportation Authority 2045 Countywide Transportation Plan	Update the 2015 NVTA Countywide Plan with new mobility priorities for the next 25 years.	Napa County	N/A	8/19 Project Kick-off 9/19 – 01/20 Public Input 01/21 Drafting the Plan	Alberto Esqueda (NVTA)
2. Replacement Napa Junction Elementary School	Coordination with the Napa Valley Unified School District on the new elementary school design.	Northeast corner Wetlands Edge/ Eucalyptus Drive	10 acres	8/14/19 Ground breaking ceremony August 2021, School Opens	Jason Holley
3. LAFCO Sphere of Influence Policy	Staff working group to discuss a proposal to prohibit Sphere of Influence amendments into property designated Agriculture	Unincorporated Napa County	N/A	9/12/19 Working Group Meeting #1 12/5/19 Working Group Meeting #2 1/22/20 Working Group Meeting #3 10/27/20 Working Group Meeting #4 02/01/21 LAFCO Board discussion	Brent Cooper
4. Regional Working Group on Climate Change	Countywide Working Group to evaluate efforts to adopt policies that will combat climate change.	Countywide	N/A	Most recent meeting: 2/26/21 Regular ongoing meetings continue.	Brent Cooper