REGULAR CITY COUNCIL MEETING AGENDA

City Hall - Council Chambers
4381 Broadway St., Suite 201, American Canyon
April 18, 2023
6:30 PM

Mayor: Leon Garcia
Vice Mayor: Pierre Washington
Councilmembers: Mariam Aboudamous, Mark Joseph, David Oro

Consistent with Government Code Section 54953 and the American Canyon City Council Resolution Declaring the Existence of a Local Emergency due to the COVID-19 Pandemic, City Council and other public meetings will be conducted both in person at City Hall, 4381 Broadway, Suite 201, and also via Zoom Teleconferencing to promote local, state, and federal guidelines and social distancing recommendations for the containment of the coronavirus. City officials and members of the public are invited to attend the meeting either in person or via teleconference. This meeting will be broadcast live to residents on Napa Valley TV, on our website here and on YouTube here.

PUBLIC PARTICIPATION

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

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

Zoom Meeting Link: Click here.
Webinar ID: 852 5117 7763; Passcode: 123456

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

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

AMERICANS WITH DISABILITIES ACT: The City Council 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.

5:30 P.M. – CLOSED SESSION

The Mayor will call the meeting to order and conduct role call. Council will immediately convene into Closed Session after hearing any public comment on Closed Session items. At 6:30 p.m. the Council will reconvene into Open Session and then resume Closed Session at the end of the meeting to address outstanding items, if necessary.

CALL TO ORDER - CLOSED SESSION

ROLL CALL - CLOSED SESSION

PUBLIC COMMENTS - CLOSED SESSION ITEMS

This time is reserved for members of the public to address the City Council on Closed Session Items only. Comments must be made in person and are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. Comments for Items not on the Closed Session or Open Session agenda will be heard during the Open Session Public Comment period.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

5:30 P.M. CLOSED SESSION ITEMS

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

2. **Conference with Legal Counsel - Existing Litigation. Pursuant to Government Code Section 54956.9(d)(1):**
   a. ***American Canyon I , LLC vs. Napa Unified School District*(Napa Superior Court Case No. 22CV001145).**

   b. ***City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471).**

   c. ***City of American Canyon v. Leon Dale Schmidt* , Napa County Superior Court Case No. 22CV001041**

3. **Threat to Public Services of Facilities - Pursuant to Government Code 54957(a)**
   Consultation with: Jason B. Holley, City Manager/Director of Emergency Services & William D. Ross, City Attorney

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

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

PLEDGE OF ALLEGIANCE

ROLL CALL - OPEN SESSION

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

PROCLAMATIONS AND PRESENTATIONS

4. **Proclamation - National Building Safety Month**

5. **Proclamation - National Volunteers Week April 16th-22nd, 2023**

6. **Proclamation - Nation Earth Day, April 22, 2023**

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

This time is reserved for members of the public to address the City Council on items that are not on the Closed Session or Open Session agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session.The City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

AGENDA CHANGES

The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item. A member of the Public may request discussion of a Consent Item by making that request during Public Comment.

CONSENT CALENDAR

7. **Minutes of Regular City Council Meeting of April 4, 2023**
Recommendation: Approve the minutes of the City Council Meeting of April 4, 2023.

8. **Report Upon Return from Closed Session**
Recommendation: Approve the Report Upon Return from Closed Session from the Regular City Council Meeting of April 4, 2023.

9. **6th Cycle Housing Element Municipal Code Implementation**
Recommendation: Waive second reading, read by title only, and adopt an Ordinance by the City Council of the City of American Canyon amending the American Canyon Municipal Code Chapter 19.38 "Emergency Shelters"; and Chapter 19.39 "Accessory Dwelling Units" consistent with current State Law.

10. **Circle K Gas Station Off-Site Public Improvements**
Recommendation: Adopt a Resolution of the City Council of the City of American Canyon accepting the Off-Site Public Improvements associated with the Circle K Gas Station Project.

11. **BPR Consulting Group Permit Technician Contract Amendment and Extension**
Recommendation: Adopt a Resolution of the City Council of the City of American Canyon approving Amendment 1 to Agreement 2022-A136 with BPR Consulting Group Permit Technician services to increase the total contract amount by $157,500 to an amount not to exceed $207,500, extend the contract term to June 30, 2024, and amend the Fiscal Year 2022/23 budget to account for the additional contract cost during the current fiscal year.

12. **Annual 2022 General Plan Annual Progress Report**
Recommendation: Receive and file the 2022 General Plan Annual Progress Report.

13. **Credit Card Processing Fees**
Recommendation: Approve changes to the City's credit card processing practices so that fees will no longer be absorbed by the City and instead passed through to end users.

PUBLIC HEARINGS

14. **Summary Vacation of Easement**
Recommendation: Adopt a Resolution of the City Council of the City of American Canyon, authorizing the City Manager to summarily vacate the 25-foot-wide water easement, containing 61,924 square feet, more or less, described in Exhibit A, Parcel B, in Resolution 2009-08.

15. **Speed Survey Update**
Recommendation: Adopt a Resolution (1) approving the 2022 Engineering and Traffic Surveys and the Speed Limit recommendations therein and directing the City Clerk to file the Report with the Napa County Traffic Court; and (2) waive first reading, read by title only, and introduce an Ordinance amending Title 10 – Vehicles and Traffic, Chapter 10.56 Speed Limits of the American Canyon Municipal Code.

BUSINESS

16. **Parks and Recreation Department User Fee Schedule**
Recommendation: Adopt a Resolution to amend the Parks and Recreation User Fee Schedule to update and establish new user fees for the performance of various Parks and Recreation Department services.

17. **Annual Communications Report**
Recommendation: Receive and file 2022 Annual Communications Report

MANAGEMENT AND STAFF ORAL REPORTS

18. **Maintenance and Utilities Department, Water Operations Update**
Recommendation: Receive a Presentation on Maintenance and Utilities Department, Water Operations Update

MAYOR/COUNCIL COMMENTS, COMMITTEE REPORTS, AND FUTURE AGENDA ITEMS

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

19. **Future Agenda Items of Note:**

<u>May 2, 2023</u>
Municipal Clerk Week
Earth Day

Older Americans Month
Mental Health Month
Bike Month
Secondhand Smoke Prohibition
Kids Commerce Business License Fee Waiver
Facility Rental Insurance

May 16, 2023
Memorial Day
Public Works Week
National Building Safety Month
Safe Gun Storage Ordinance
LLAD Draft Engineers Report
Proposed FY 23/24 Budget

June 6, 2023
Juneteenth
LGBTQ Pride Month
Philippine Cultural Month
Final FY 23/24 Budget
LLAD Annual Budget

20. Council Committee Report - Councilmember Mark Joseph

ADJOURNMENT

CERTIFICATION

I, Taresa Geilfuss, CMC, City Clerk for the City of American Canyon, do hereby declare that the foregoing agenda of the City Council was posted in compliance with the Brown Act prior to the meeting date.

_____
Taresa Geilfuss, CMC, City Clerk

CITY OF AMERICAN CANYON

PROCLAMATION

NATIONAL BUILDING SAFETY MONTH

WHEREAS, the City of American Canyon recognizes that our future depends on the growth and strength of safe homes, buildings, and infrastructure; and

WHEREAS, safe buildings ensure a high quality of life that protect us when disasters strike, and;

WHEREAS, building safety depends on the devotion of committed professionals —public sector Building Officials, Permit Technicians, Plan Check Engineers, Civil Engineers, Building Inspectors, Code Enforcement Officers, Planners, Fire Prevention Officials, and private sector Architects, Engineers, Builders, Tradespeople, Design Professionals, Laborers, Plumbers and construction industry support staff and manufacturers—who work year-round to ensure buildings are constructed with safety as Priority Number 1, and;

WHEREAS, working together with the International Code Council, a nonprofit that brings together "built environment experts" at the local, state, territorial, tribal and federal levels of government to create highest-quality building codes, and;

WHEREAS, modern building codes provide comfortable, energy-efficient environments that safeguard the public from natural hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

WHEREAS, *National Building Safety Month* reminds everyone that our largely unknown public safety protectors assure that buildings essential to our prosperity are safe, sustainable, and affordable, and;

WHEREAS, each year, people across our Nation renew their commitment to building safety wherever they live or work.

NOW, THEREFORE, BE IT PROCLAIMED that the City of American Canyon joins the Nation in recognizing the Month of May 2023 as National Building Safety Month.

Dated: April 18, 2023

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Leon Garcia, Mayor

CITY OF AMERICAN CANYON
PROCLAMATION

National Volunteer Week

WHEREAS, the City of American Canyon recognizes April 16th through April 22, 2023 as National Volunteer Week; and

WHEREAS, our community partners and nonprofit organizations are essential to help us build a stronger community through volunteer projects and special events that help enhance our community's quality of life; and

WHEREAS, we shine a light on the people who inspire us to serve, recognizing and thanking volunteers who lend their time, talent, and voice to make a difference within our community; and

WHEREAS, volunteers empower others to take action, realize their ability to make a difference and be a force that transforms the world; and

WHEREAS, we recognize and thank the following agencies for their continued support and dedication to our community:

Community Action of Napa Valley (County Food Bank),

America Canyon Kiwanis Club, and American Canyon Emergency Food Pantry,

the Napa Valley Community Organizations Active in Disaster (COAD),

Innovative Health Solutions,

American Canyon Boys and Girls Club,

Napa Valley Unified School District,

American Canyon Community Emergency Response Team (CERT),

OLE Health,

Harvest Freewill Baptist Church,

Holy Family Baptist Church,

Collabria Care,

Feeding it Forward,

Parents CAN,

Crosswalk Church,

American Canyon Community and Parks Foundation,

American Canyon Arts Foundation,

American Canyon High School Key Club,

American Canyon Lions Club,

Soroptimist International of American Canyon,

American Canyon Troop Support,

VFW Post 1123,

Napa Junction PTA,

Remax,

American Canyon Orthodontics,

American Canyon Pediatrics,

Brian Farmer Insurance,

Boy Scouts Troops #7062,

Cub Scouts Troop #7178,

Jameson Humane,

American Canyon Chamber of Commerce,

Catholic Charities,

various individual volunteers; and

WHEREAS, through their generosity of time, money, and in-kind services, many opportunities have been afforded to our community, including food and essential service distributions, community and fundraiser events, programs and services, community projects, and so much more; and

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Leon Garcia, on behalf of the American Canyon City Council, encourage the community to show appreciation to our community partners and nonprofit organizations by recognizing April 16th through April 22, 2023 as National Volunteer Week.

Date: April 18, 2023

_____

Leon Garcia, Mayor

CITY OF AMERICAN CANYON
PROCLAMATION

National Earth Day – April 22, 2023

WHEREAS, the global community faces extraordinary challenges such as environmental and climate change, food and water shortages, economic struggles, and global health issues; and

WHEREAS, all people, regardless of race, gender, income, or geography, have a right to a healthy, sustainable environment with economic growth and opportunity; and

WHEREAS, we are all caretakers of our planet and have an obligation to combat climate change and environmental degradation to preserve the earth's beauty and resources; and

WHEREAS, it is understood that the citizens of the global community must step forward and take action to create positive environmental change to combat these global challenges; and

WHEREAS, a sustainable environment can be achieved on the individual level through educational efforts, public policy, and consumer behavior changes; and

WHEREAS, it is necessary to broaden and diversify the environmental movement to achieve maximum success; and

NOW, THEREFORE, BE IT RESOLVED that I, Mayor Leon Garcia, on behalf of the American Canyon City Council, hereby proclaim April 22, 2023 as Earth Day. And encourage people in American Canyon to combat climate change and environmental degradation, support green economic initiatives, and encourage others to undertake similar actions.

Date: April 18, 2023

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Leon Garcia, Mayor

CITY OF AMERICAN CANYON
REGULAR CITY COUNCIL MEETING

ACTION MINUTES

April 4, 2023

5:30 P.M. – CLOSED SESSION

CALL TO ORDER - CLOSED SESSION

Closed session was called to order at 5:30 p.m.

ROLL CALL - CLOSED SESSION

Present: Councilmember Mark Joseph, Councilmember David Oro, Vice Mayor Pierre Washington, Mayor Leon Garcia
Excused: Councilmember Mariam Aboudamous

PUBLIC COMMENTS - CLOSED SESSION ITEMS

Mayor Garcia called for public comments. Written comments: none. Oral comments: none. The public comments period was closed.

MEETING RECESS - COUNCIL TO CONVENE IN CLOSED SESSION

The meeting recessed to convene in closed session at 5:31 p.m.

5:30 P.M. CLOSED SESSION ITEMS

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

2. Conference with Legal Counsel - Existing Litigation. Pursuant to Government Code Section 54956.9(d)(1):

American Canyon I, LLC vs. Napa Unified School District (Napa Superior Court Case No. 22CV001145).

City of American Canyon v. City of Vallejo, et al. (Sacramento Superior Court Case No. 34-2022-00327471).

City of American Canyon v. Leon Dale Schmidt, Napa County Superior Court Case No. 22CV001041

CALL TO ORDER - COUNCIL TO RECONVENE IN OPEN SESSION

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

The meeting was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - OPEN SESSION

Present: Councilmember Mark Joseph, Councilmember David Oro, Vice Mayor Pierre Washington, Mayor Leon Garcia
Excused: Councilmember Mariam Aboudamous

REPORT ON CLOSED SESSION/CONFIRMATION OF REPORTABLE ACTION

City Attorney William Ross provided an oral report upon return from closed session. Closed session commenced at 5:30 p.m. Closed session adjourned at 6:14 p.m. A written report will be provided.

City Council adjourned to open as the Fire Board and hear one item at 6:34 p.m. Fire Board adjourned at 6:36 p.m. and City Council reconvened at 6:37 p.m.

PROCLAMATIONS AND PRESENTATIONS

3. Proclamation - National Fair Housing Month

Mayor Garcia announced the proclamation. It was received by Pablo Zatarian, Fair Housing Napa Valley.

4. Proclamation - Sexual Assault Awareness Month

Mayor Garcia announced the proclamation. It was received by Tracy Lamb, NEWS.

5. Proclamation - Recognizing April as Arts Month

Mayor Garcia announced the proclamation. It was received by Crystal Tim, Arts Council Napa Valley.

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

Mayor Garcia called for public comments. Written comments: none. Oral comments: Albert Iliff was called to speak; William Baker was called to speak; Fran Lemos was called to speak; Jenelle Sellick was called to speak. The public comments period was closed.

AGENDA CHANGES

There were no changes to the agenda.

CONSENT CALENDAR

Action: Motion to adopt CONSENT CALENDAR made by Councilmember Mark Joseph, seconded by Vice Mayor Pierre Washington, and CARRIED by roll call vote.

Ayes: Councilmember Mark Joseph, Councilmember David Oro, Vice Mayor Pierre Washington, Mayor Leon Garcia
Nays: None
Abstain: None
Excused: Councilmember Mariam Aboudamous

6. Minutes of Regular City Council Meeting of March 21, 2023
Action: Approved the minutes of the City Council Meeting of March 21, 2023.

7. Minutes of Special City Council Meeting of March 24, 2023
Action: Approved the minutes of the Special City Council Meeting of March 24, 2023.

8. Report Upon Return from Closed Session
Action: Approved the Report Upon Return from Closed Session from the Regular City Council Meeting of March 21, 2023.

9. 2023 Military Equipment Inventory and Equipment Use Policy
Action: Adopted by Minute Order 2023-09 the 2023 Military Equipment Inventory and Equipment Use Policy.

PUBLIC HEARINGS

10. 6th Cycle Housing Element Municipal Code and General Plan Amendment Implementation
Council received a staff report from Community Development Director Brent Cooper. Mayor Garcia opened the public hearing and called for public comments. Written comments: none. Oral comments: William Baker was called to speak. Public comments and the public hearing were closed.

Action: Motion to adopt Resolution 2023-05 of the City Council of the City of American Canyon to delete General Plan Goal 1B Growth Control Policies consistent with current State Law made by Vice Mayor Pierre Washington, seconded by Councilmember Mark Joseph and CARRIED by roll call vote.

Ayes: Councilmember Mark Joseph, Councilmember David Oro, Vice Mayor Pierre Washington, Mayor Leon Garcia
Nays: None
Abstain: None
Absent: Councilmember Mariam Aboudamous
Excused: None

Action: Motion to adopt Waive first reading, read by title only, and adopt an Ordinance by the City Council of the City of American Canyon amending the American Canyon Municipal Code Chapter 19.38 "Emergency Shelters"; and Chapter 19.39 "Accessory Dwelling Units" consistent with current State Law made by Councilmember Mark Joseph, seconded by Councilmember David Oro, and CARRIED by roll call vote.

Ayes: Councilmember Mark Joseph, Councilmember David Oro, Vice Mayor Pierre Washington, Mayor Leon Garcia
Nays: None
Abstain: None
Absent: Councilmember Mariam Aboudamous
Excused: None

BUSINESS

11. American Canyon Police Department's 2022 Annual Report

Action: Receive and file the American Canyon Police Department's 2022 Annual Report.
Council received a staff report from Police Chief Rich Greenberg. Mayor Garcia called for public comments. Written comments: none. Oral comments: Fran Lemos was called to speak; Beth Marcus was called to speak; Albert Iliff was called to speak. The public comments period was closed.

MANAGEMENT AND STAFF ORAL REPORTS

12. 2023 City Council Strategic Planning Session Report

Council received a 2023 City Council Strategic Planning Session Report from City Manager Jason Holley.

Council received oral updates from Parks & Recreation Director Alexandra Ikeda and Community Development Director Brent Cooper.

MAYOR/COUNCIL COMMENTS, COMMITTEE REPORTS, AND FUTURE AGENDA ITEMS

13. City Council Committee Report - Councilmember Joseph

City Council reviewed Council Member Reports and provided oral updates.

14. Future Agenda Items of Note:

April 18, 2023
Volunteer Week

Earth Day
National Building Safety Month
Speed Survey
Parks and Recreation User Fees
Communications Annual Report

May 2, 2023
Municipal Clerk Week
Older Americans Month
Mental Health Month
Bike Month
Secondhand Smoke Prohibition
Kids Commerce Business License Fee Waiver
Facility Rental Insurance
Proposed Fiscal Year 2023/2024 Budget

May 16, 2023
Memorial Day
Public Works Week
National Building Safety Month
Safe Gun Storage Ordinance
Water Presentation
LLAD Draft Engineers Report

ADJOURNMENT

The meeting was adjourned at 8:31 p.m.

CERTIFICATION

Respectfully Submitted,

_____

Taresa Geilfuss, CMC, City Clerk

William D. Ross
David Schwarz
Kypros G. Hostetter

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File No: 199/6

April 6, 2023

VIA E-MAIL
The Honorable Leon Garcia, Mayor
and Members of the City Council
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: Report Upon Return from Closed Session; Virtual Regular City Council Closed Session Meeting of the American Canyon City Council; April 4, 2023

Dear Mayor Garcia and Members of the City Council:

This communication sets forth reportable action, if any, of the City Council ("Council") of the City of American Canyon ("City"), consistent with provisions of the Ralph M. Brown Opening Meeting Act (Government Code Section 54950, *et seq*.) resulting from the Closed Session of the Virtual Regular City Council Closed Session Meeting of April 4, 2023, consistent with Government Code Section 54957.1.

Mayor Leon Garcia called the meeting to order in Open Session at 5:30 p.m. with all Council Members present, with the exception of Council Member Mariam Aboudamous who was absent, after determining that there were no public comments on Closed Session matters, and then adjourned to Closed Session at 5:31 p.m.

There were two matters agendized for City Closed Session consideration.

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

2. Conference with Legal Counsel – Existing Litigation pursuant to Government Code Section 54956.9(d)(1):

   a. *American Canyon I, LLC v. Napa Valley Unified School District* (Napa County Superior Court Case No 22CV001145).

b. *City of American Canyon v. City of Vallejo, et al.* (Sacramento Superior Court Case No. 34-2022-00327471).

c. *City of American Canyon v. Leon Dale Schmidt,* (Napa County Superior Court Case No. 22CV001041).

With respect to the first matter considered under Closed Session Agenda Item No. 1., although there was direction concerning a future Council Closed Session and the specific criteria to be used for that Closed Session, there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

With respect to the second matter considered under Closed Session Agenda Item No. 1., there was reportable action in the form of direction (4-0, Council Member Aboudamous absent) to direct an accord and satisfaction communication to California Trenchless, Inc. ("CTI") for materials, labor, equipment/subcontractors specialists associated with the January 19, 2023 termination of the June 22, 2022 Agreement between the City and CTI.

The terms of the accord and satisfaction communication to CTI based on CTI documentation is as follows:

Supportable Costs/Claims	Documented Cost + 5%
Materials:	$740,216.16
Labor:	$70,736.78
Equipment/Subcontractors/Specialists:	$71,592.92
Total:	$882,545.85

The total referenced includes the following City charge which is also documented by documentation from CTI and City records:

	Charge
Deposit Paid	$1,215.00

Except as indicated, there was no other reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(2).

With respect to Closed Session Agenda Item No. 2.a., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 2.b., there was no reportable action under

the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

With respect to Closed Session Agenda Item No. 2.c., there was no reportable action under the common law attorney-client privilege and that provided by Government Code Section 54956.9(d)(1).

Your Council concluded the Closed Session at 6:14 p.m.

In Open Session, it was indicated that a written report upon return from Closed Session consistent with Government Code Section 54957.1, would be prepared concerning the matters agendized for Closed Session.

This communication should be reviewed under the Consent portion of the Agenda of your next Regular or Special City Council Meeting.

Should you have questions concerning this Report, it may be taken off the Consent calendar when agendized in the future, or our office may be contacted in the interim.

Very truly yours,

William D. Ross
City Attorney

WDR:jf

cc: Jason B. Holley, City Manager
Maria Ojeda, Assistant City Manager
Taresa Geilfuss, City Clerk
Cherri Walton, Deputy City Clerk

TITLE

6th Cycle Housing Element Municipal Code Implementation

RECOMMENDATION

Waive second reading, read by title only, and adopt an Ordinance by the City Council of the City of American Canyon amending the American Canyon Municipal Code Chapter 19.38 "Emergency Shelters"; and Chapter 19.39 "Accessory Dwelling Units" consistent with current State Law.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

On April 4, 2023, the City Council adopted a Resolution to amend the General Plan to delete Land Use Element Goal 1b and introduced the first reading of an Ordinance to amend Municipal Code Chapter 19.38 Emergency Shelters to delete resident parking requirements and update the Accessory Dwelling Unit Ordinance (Municipal Code Chapter 19.39).

The proposed municipal code changes are consistent with State Law and adopted Housing Element Programs. Adopting these municipal code changes at this time will facilitate responses to the State of California's Housing and Community Development Housing Element review letter.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

N/A.

ENVIRONMENTAL REVIEW

The proposed municipal code amendments are exempt from environmental review under CEQA because the amendments are consistent with State law that preempt any inconsistent local ordinance. Thus, the City's action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City's action. Consequently, and in accordance with CEQA Section 21084(a) and both Section 15002(i)(1) – lack of Local Jurisdictional

Discretion – and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines, the ordinance adoption is exempt from CEQA review and a Notice of Exemption has been prepared for this proposed amendment.

ATTACHMENTS:

1. CC Ordinance E Shelters and ADU Ordinance

1 CC Ordinance E Shelters and ADU Ordinance

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING THE AMERICAN CANYON MUNICIPAL CODE CHAPTER 19.38 "EMERGENCY SHELTERS"; AND CHAPTER 19.39 "ACCESSORY DWELLING UNITS CONSISTENT WITH CURRENT STATE LAW

WHEREAS, on January 31, 2023, the Planning Commission recommended, and the City Council approved the 6th Cycle Housing Element (Housing Element); and

WHEREAS, on February 7, 2023, the State of California Department of Housing and Community Development (HCD) submitted a letter that identifies needed changes to the City's Accessory Dwelling Unit Ordinance (American Canyon Municipal Code (ACMC) Chapter 19.39; and

WHEREAS, on February 10, 2023, HCD submitted a letter that comprehensively reviews the Housing Element including comments to amend the Emergency Shelter parking requirements (ACMC Chapter 19.38); and

WHEREAS, Staff is actively working on responding to all of HCD's comments. Specific Ordinance Amendments that address certain HCD Housing Element letter comments include the following:

1. Zoning for a Variety of Housing Types (Emergency Shelters) Municipal Code Chapter 19.38 requires Emergency Shelters provide two parking spaces per staff and one space per six occupants. However, State Law prohibits resident parking requirements unless the City can demonstrate that the combined employee and resident requirements do not exceed the parking standards for other commercial and residential uses in that zone. To address HCD's State Law Emergency Shelter parking requirement comment, the resident parking requirement will be deleted.

2. ADU Ordinance Update HCD identified inconsistencies between the Municipal Code Chapter 19.39 ADU ordinance and State Law. To address HCD's comments, the ADU ordinance will be revised consistent with HCD review comments that address State law; and

WHEREAS, the proposed amendments modifies Chapter 19.38 Emergency Shelters consistent with current State law; and

WHEREAS, the proposed amendments modifies Chapter 19.39 Accessory Dwelling Units consistent with current State law; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on March 23, 2023 on the subject ordinance, and recommends City Council approval; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon City Council on April 4, 2023 on the subject ordinance, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Adopt the updated American Canyon Municipal Code Chapter 19.38 "Emergency Shelter" as follows:

Chapter 19.38 EMERGENCY SHELTERS

19.38.010 Location of emergency shelters.

Emergency shelters are permitted as an allowed use in the community commercial (CC) and light industrial (LI) subject to the location restrictions identified in this section. Emergency shelters are also permitted within the medium density residential (RM), high density residential (RH) with approval of a conditional use permit and subject to the location restrictions identified in this section. Emergency shelters shall not be located within less than three hundred from any other existing emergency shelter facility. (Ord. 2014-06 § 6, 2014)

19.38.020 Standards.

In addition to the development standards in the underlying zoning district, emergency shelters shall comply with the standards set forth in this section. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

A. Physical Characteristics.

1. Compliance with applicable state and local uniform housing and building code requirements.

2. The facility shall have on-site security during all hours when the shelter is open.

3. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.

4. Facilities shall provide secure areas for personal property.

B. Limited Number of Beds per Facility. Emergency shelters shall not exceed forty beds.

C. Limited Terms of Stay. The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period.

D. Parking. The emergency shelter shall provide on-site parking at a rate of two spaces per facility for staff.

E. Emergency Shelter Management. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the community development department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval. (Ord. 2014-06 § 6, 2014)

SECTION 2: Adopt the updated American Canyon Municipal Code Chapter 19.39 "Accessory Dwelling Units" as follows:

American Canyon, California Municipal Code Title 19 ZONING
DIVISION 2. ZONING DISTRICT PERMITTED USES AND DEVELOPMENT STANDARDS

Chapter 19.39 ACCESSORY DWELLING UNITS

19.39.010 Purpose of the chapter.

19.39.020 Applicability.

19.39.030 General plan consistency.

19.39.040 Definitions.

19.39.050 Development standards—Generally.

19.39.060 Junior accessory dwelling unit standards.

19.39.070 Parking standards.

19.39.080 Operational standards.

19.39.090 Design standards.

19.39.100 Review and approval process.

19.39.110 Code enforcement.

19.39.010 Purpose of the chapter.

The purpose of this chapter is to increase the supply of smaller units and rental housing units by allowing accessory dwelling units on lots containing a single-family dwelling in various residential districts as shown on Table 19.10.040, and to establish design and development standards for accessory dwelling units to ensure that they are compatible with existing neighborhoods and consistent with the general plan and its elements. Accessory dwelling units contribute needed housing to the community's housing stock. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.020 Applicability.

The provisions of this chapter apply to all lots that are occupied with a single-family dwelling unit and multifamily dwelling and zoned residential. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and are a residential use that is consistent with the existing general plan and zoning designation for the lot. (Ord. 2020-04 § 1, 2020; Ord. 2017-05
§ 2, 2017)

19.39.030 General plan consistency.

An accessory dwelling unit that conforms to this chapter shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth in accordance with Government Code Section 65852.2(a)(8). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.040 Definitions.

"Accessory dwelling unit" means one additional dwelling unit attached to, within, or detached from the proposed or existing primary dwelling unit one thousand two hundred square feet or less that is on the same parcel in areas zoned to allow single-family and/or multifamily dwelling residential use, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

"Junior accessory dwelling unit" means one accessory dwelling unit that is five hundred square feet or less that is contained entirely in the primary residence or within an attached garage.

"Primary residence" means the residential dwelling that existed on the parcel before or constructed concurrent with the accessory dwelling unit. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.050 Development standards—Generally.

A. Each accessory dwelling unit requires approval of a building permit.

B. The applicant of each accessory dwelling unit building permit application shall identify the anticipated rent and household size of the new accessory dwelling unit.

C. One detached accessory dwelling unit and one junior accessory dwelling unit are permitted per single-family parcel.

D. A single-family primary residence dwelling must exist on the parcel before the accessory dwelling unit is built or it shall be built concurrently with the accessory dwelling unit.

E. Accessory dwelling units shall comply with the lot area, yard setback, height, and building coverage standards of the applicable residential zoning district as described in Section 19.10.050 except for the following:

1. The accessory dwelling unit is built in the garage and the garage setback is closer than the setback for the primary residence.

2. If the accessory dwelling unit is built in an existing accessory structure, the existing accessory structure setbacks apply and not the setbacks for a single-family house.

3. Existing setbacks apply to existing structure conversions.

4. Development standards shall be waived to permit a detached accessory dwelling unit that is no greater than eight hundred square feet, and has four-foot setbacks. The maximum height depends on these conditions:

i. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.
ii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
iii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.
iv. A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require a local agency to allow an accessory dwelling unit to exceed two stories.

5. The applicant shall not be required to correct pre-existing nonconforming zoning conditions as conditions of approval.

F. Accessory Dwelling Living Area Standard.

1. Detached accessory dwelling units shall not exceed one thousand two hundred square feet and height in accordance with Section 19.35.050(E)(4).

2. Attached accessory dwelling units may occupy up to fifty percent of the primary residence living area but shall not exceed one thousand two hundred square feet.

3. Junior accessory dwelling units shall not exceed five hundred square feet.

G. Fire Sprinkler Requirements.

1. Accessory dwelling units shall comply with all applicable fire safety provisions of state law as well as locally adopted building and fire codes under Title 16. Examples include, but are not limited to, standards such as water supply and fire department access.

2. Under state law, in general, accessory dwelling units shall not be required to be equipped with fire sprinklers unless fire sprinklers are required for the primary residence. For purposes of

this requirement, the following standards shall apply:

i. When the primary residence has fire sprinklers, the accessory dwelling unit shall be constructed with fire sprinklers.

ii. When the primary residence does not have fire sprinklers, the junior accessory dwelling unit and attached accessory dwelling unit do not require fire sprinklers unless the junior accessory dwelling unit or attached accessory dwelling unit increases the size of the house by at least fifty percent.

iii. Detached accessory dwelling units require fire sprinklers unless the primary residence does not have fire sprinklers.

H. Deed Restrictions. Prior to issuing a building permit for an accessory dwelling unit, the property owner shall file with the county recorder, in a format with language approved by the city, a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory dwelling unit shall not be sold separately.

2. The restrictions are binding upon any successor in ownership of the property.

3. The property owner must occupy as a primary residence one of the two dwelling units on the property, either the primary or accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.

4. When the applicant is a qualified nonprofit housing organization, a deed restriction is not required.

I. Impact Fees.

1. Accessory dwelling units less than seven hundred and fifty square feet are exempt from all city impact fees.

2. Impact fees for accessory dwelling units equal or greater than seven hundred and fifty square feet are exempt from water and sewer capacity fees. All remaining impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

J. Accessory Dwelling Units on Multifamily Dwellings. The building division shall review and approve ministerially accessory dwelling units under the following conditions.

1. Non-habitable area within an existing multifamily dwelling structure, including, but not limited to: storage rooms, boiler rooms, passageways, attics, basements or garages, may be converted to one or more accessory dwelling units if each accessory dwelling unit complies with state dwelling unit building standards.

2. An existing multifamily dwelling shall be permitted to accommodate additional accessory dwelling units in an amount up to twenty-five percent of the existing multifamily dwelling units.

3. An existing multifamily dwelling is permitted up to two detached accessory dwelling units on the same lot. Each detached accessory dwelling unit shall subject to a height limit in accordance with Section 19.35.050(E)(4) and four- foot rear yard and side yard setbacks.

K. CC&Rs. As defined in California Civil Code Section 4751 or any successor statute, any covenant, condition, and restriction (CC&R) or contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards (subsections F and G) established for those units shall be void and unenforceable. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.060 Junior accessory dwelling unit standards.

A. Each junior accessory dwelling unit shall comply with the following building standards.

1. Electric service may not exceed one hundred twenty volts.

2. No appliances may be fueled with natural gas or propane.

3. The dwelling must have its own exterior entrance.

4. The kitchen must include a cooking facility with appliances, and includes a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

5. The kitchen sink waste line may not exceed one and one-half inches.

6. The bathroom may be included in the unit or shared with the primary residence.

7. Junior accessory dwelling units are exempt from the building code wall separation requirements with the primary residence. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.070 Parking standards.

A. When accessory dwelling unit parking is required by this chapter or provided at the discretion of the homeowner, parking spaces may be covered or uncovered, provided as tandem parking on an existing driveway or on a paved surface in a setback or yard area.

B. Primary Residence. Parking for the primary residence must comply with Chapter 19.21.

C. Detached Accessory Dwelling Unit.

1. A minimum of one on-site parking space is required.

2. Notwithstanding subsection (C)(1), on-site parking is not required when:

   i. The detached accessory dwelling unit is located within one-half mile walking distance of public transit or within one block of a car- sharing pickup/drop-off location; and/or
   ii. The ADU is located within an architecturally and historically significant historic district; and/or
   iii. The ADU is part of the proposed or existing primary residence or an accessory structure; and/or
   iv. On-street parking permits are required but not offered to the occupant of the ADU.

D. Attached Accessory Dwelling Unit. No on-site parking is required.

E. Junior Accessory Dwelling Unit. No on-site parking is required.

F. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city shall not require replacement of the off-street parking spaces. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.080 Operational standards.

A. The accessory dwelling unit may not be sold separately from the primary residence.

B. Owner-Occupancy. The property owner shall reside in either the primary residence or the accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.

C. An accessory dwelling unit may not be rented for transient occupancy (less than thirty consecutive days). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.090 Design standards.

Accessory dwelling units shall comply with the following design standards that are intended to maximize the compatibility of accessory dwelling units with the neighborhoods in which they are located.

A. The accessory dwelling unit shall comply with any City adopted objective design standards applicable to ADUs.

B. An accessory dwelling unit connected to an onsite water treatment system requires a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.100 Review and approval process.

Permits for accessory dwelling units and junior accessory dwelling units shall be reviewed ministerially through the building division in accordance to Government Code Section 65852.2 (a) through (e).

A. The building division shall act on the application to create an accessory dwelling unit or junior accessory dwelling unit within sixty days from the date the building division receives a completed application if there is an existing single-family or multifamily dwelling on the lot.

B. If the permit application to create an accessory dwelling unit or junior accessory dwelling unit is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the building division may delay acting on the accessory dwelling unit or junior accessory dwelling unit permit application until the building division acts on the new single-family dwelling permit application, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered ministerial without discretionary review or a hearing. If the applicant requests a delay, the sixty-day time period shall be tolled for the period of the delay. (Ord. 2020-04 § 1, 2020)

19.39.110 Code enforcement.

For accessory dwelling units built before January 1, 2020, the property owner may request delayed enforcement of building standards for five years.

A. There shall be no delays granted after January 1, 2030.

B. There shall be no delays granted if the delay of the correction will cause a violation needed to protect health and safety. (Ord. 2020-04 § 1, 2020)

SECTION 3. **CEQA FINDINGS.** The City Council finds the municipal code amendments are exempt from environmental review under CEQA because the amendments are consistent with State law that preempt any inconsistent local ordinance. Thus, the City's action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City's action. Consequently, and in accordance with CEQA Section 21084(a) and both Section 15002(i)(1) – lack of Local Jurisdictional Discretion – and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines, the ordinance adoption is exempt from CEQA review and a Notice of Exemption has been prepared for this proposed amendment.

SECTION 4. **EFFECTIVE DATE**. This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code section 36937.

SECTION 5. **SEVERABILITY**. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 6. CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 4TH day of April, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 18th day of April, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

ORDINANCE NO. 2023-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING THE AMERICAN CANYON MUNICIPAL CODE CHAPTER 19.38 "EMERGENCY SHELTERS"; AND CHAPTER 19.39 "ACCESSORY DWELLING UNITS CONSISTENT WITH CURRENT STATE LAW

WHEREAS, on January 31, 2023, the Planning Commission recommended, and the City Council approved the 6th Cycle Housing Element (Housing Element); and

WHEREAS, on February 7, 2023, the State of California Department of Housing and Community Development (HCD) submitted a letter that identifies needed changes to the City's Accessory Dwelling Unit Ordinance (American Canyon Municipal Code (ACMC) Chapter 19.39; and

WHEREAS, on February 10, 2023, HCD submitted a letter that comprehensively reviews the Housing Element including comments to amend the Emergency Shelter parking requirements (ACMC Chapter 19.38); and

WHEREAS, Staff is actively working on responding to all of HCD's comments. Specific Ordinance Amendments that address certain HCD Housing Element letter comments include the following:

1. Zoning for a Variety of Housing Types (Emergency Shelters) Municipal Code Chapter 19.38 requires Emergency Shelters provide two parking spaces per staff and one space per six occupants. However, State Law prohibits resident parking requirements unless the City can demonstrate that the combined employee and resident requirements do not exceed the parking standards for other commercial and residential uses in that zone. To address HCD's State Law Emergency Shelter parking requirement comment, the resident parking requirement will be deleted.

2. ADU Ordinance Update HCD identified inconsistencies between the Municipal Code Chapter 19.39 ADU ordinance and State Law. To address HCD's comments, the ADU ordinance will be revised consistent with HCD review comments that address State law; and

WHEREAS, the proposed amendments modifies Chapter 19.38 Emergency Shelters consistent with current State law; and

WHEREAS, the proposed amendments modifies Chapter 19.39 Accessory Dwelling Units consistent with current State law; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on March 23, 2023 on the subject ordinance, and recommends City Council approval; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon City Council on April 4, 2023 on the subject ordinance, at which time all those in attendance were given the opportunity to speak on this proposal and to submit comments.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Adopt the updated American Canyon Municipal Code Chapter 19.38 “Emergency Shelter” as follows:

Chapter 19.38 EMERGENCY SHELTERS

19.38.010 Location of emergency shelters.

Emergency shelters are permitted as an allowed use in the community commercial (CC) and light industrial (LI) subject to the location restrictions identified in this section. Emergency shelters are also permitted within the medium density residential (RM), high density residential (RH) with approval of a conditional use permit and subject to the location restrictions identified in this section. Emergency shelters shall not be located within less than three hundred from any other existing emergency shelter facility. (Ord. 2014-06 § 6, 2014)

19.38.020 Standards.

In addition to the development standards in the underlying zoning district, emergency shelters shall comply with the standards set forth in this section. In the event of conflict between these standards and the underlying zoning district regulations, the provisions of this section shall apply.

A. Physical Characteristics.

1. Compliance with applicable state and local uniform housing and building code requirements.

2. The facility shall have on-site security during all hours when the shelter is open.

3. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.

4. Facilities shall provide secure areas for personal property.

B. Limited Number of Beds per Facility. Emergency shelters shall not exceed forty beds.

C. Limited Terms of Stay. The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period.

D. Parking. The emergency shelter shall provide on-site parking at a rate of two spaces per facility for staff.

E. Emergency Shelter Management. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the community development department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval. (Ord. 2014-06 § 6, 2014)

SECTION 2: Adopt the updated American Canyon Municipal Code Chapter 19.39 "Accessory Dwelling Units" as follows:

American Canyon, California Municipal Code Title 19 ZONING
DIVISION 2. ZONING DISTRICT PERMITTED USES AND DEVELOPMENT STANDARDS

Chapter 19.39 ACCESSORY DWELLING UNITS

19.39.010 Purpose of the chapter.

19.39.020 Applicability.

19.39.030 General plan consistency.

19.39.040 Definitions.

19.39.050 Development standards—Generally.

19.39.060 Junior accessory dwelling unit standards.

19.39.070 Parking standards.

19.39.080 Operational standards.

19.39.090 Design standards.

19.39.100 Review and approval process.

19.39.110 Code enforcement.

19.39.010 Purpose of the chapter.

The purpose of this chapter is to increase the supply of smaller units and rental housing units by allowing accessory dwelling units on lots containing a single-family dwelling in various residential districts as shown on Table 19.10.040, and to establish design and development standards for accessory dwelling units to ensure that they are compatible with existing neighborhoods and consistent with the general plan and its elements. Accessory dwelling units contribute needed housing to the community's housing stock. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.020 Applicability.

The provisions of this chapter apply to all lots that are occupied with a single-family dwelling unit and multifamily dwelling and zoned residential. Accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located and are a residential use that is consistent with the existing general plan and zoning designation for the lot. (Ord. 2020-04 § 1, 2020; Ord. 2017-05
§ 2, 2017)

19.39.030 General plan consistency.

An accessory dwelling unit that conforms to this chapter shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth in accordance with Government Code Section 65852.2(a)(8). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.040 Definitions.

"Accessory dwelling unit" means one additional dwelling unit attached to, within, or detached from the proposed or existing primary dwelling unit one thousand two hundred square feet or less that is on the same parcel in areas zoned to allow single-family and/or multifamily dwelling residential use, and provides permanent and independent provisions for living, sleeping, eating, cooking, and sanitation for one or more persons. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.

"Junior accessory dwelling unit" means one accessory dwelling unit that is five hundred square feet or less that is contained entirely in the primary residence or within an attached garage.

"Primary residence" means the residential dwelling that existed on the parcel before or constructed concurrent with the accessory dwelling unit. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.050 Development standards—Generally.

A. Each accessory dwelling unit requires approval of a building permit.

B. The applicant of each accessory dwelling unit building permit application shall identify the anticipated rent and household size of the new accessory dwelling unit.

C. One detached accessory dwelling unit and one junior accessory dwelling unit are permitted per single-family parcel.

D. A single-family primary residence dwelling must exist on the parcel before the accessory dwelling unit is built or it shall be built concurrently with the accessory dwelling unit.

E. Accessory dwelling units shall comply with the lot area, yard setback, height, and building coverage standards of the applicable residential zoning district as described in Section 19.10.050 except for the following:

1. The accessory dwelling unit is built in the garage and the garage setback is closer than the setback for the primary residence.

2. If the accessory dwelling unit is built in an existing accessory structure, the existing accessory structure setbacks apply and not the setbacks for a single-family house.

3. Existing setbacks apply to existing structure conversions.

4. Development standards shall be waived to permit a detached accessory dwelling unit that is no greater than eight hundred square feet, and has four-foot setbacks. The maximum height depends on these conditions:

i. A height of 16 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit.
ii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code. A local agency shall also allow an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
iii. A height of 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.
iv. A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling. This clause shall not require a local agency to allow an accessory dwelling unit to exceed two stories.

5. The applicant shall not be required to correct pre-existing nonconforming zoning conditions as conditions of approval.

F. Accessory Dwelling Living Area Standard.

1. Detached accessory dwelling units shall not exceed one thousand two hundred square feet and height in accordance with Section 19.35.050(E)(4).

2. Attached accessory dwelling units may occupy up to fifty percent of the primary residence living area but shall not exceed one thousand two hundred square feet.

3. Junior accessory dwelling units shall not exceed five hundred square feet.

G. Fire Sprinkler Requirements.

1. Accessory dwelling units shall comply with all applicable fire safety provisions of state law as well as locally adopted building and fire codes under Title 16. Examples include, but are not limited to, standards such as water supply and fire department access.

2. Under state law, in general, accessory dwelling units shall not be required to be equipped with fire sprinklers unless fire sprinklers are required for the primary residence. For purposes of

this requirement, the following standards shall apply:

i. When the primary residence has fire sprinklers, the accessory dwelling unit shall be constructed with fire sprinklers.

ii. When the primary residence does not have fire sprinklers, the junior accessory dwelling unit and attached accessory dwelling unit do not require fire sprinklers unless the junior accessory dwelling unit or attached accessory dwelling unit increases the size of the house by at least fifty percent.

iii. Detached accessory dwelling units require fire sprinklers unless the primary residence does not have fire sprinklers.

H. Deed Restrictions. Prior to issuing a building permit for an accessory dwelling unit, the property owner shall file with the county recorder, in a format with language approved by the city, a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:

1. The accessory dwelling unit shall not be sold separately.

2. The restrictions are binding upon any successor in ownership of the property.

3. The property owner must occupy as a primary residence one of the two dwelling units on the property, either the primary or accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.

4. When the applicant is a qualified nonprofit housing organization, a deed restriction is not required.

I. Impact Fees.

1. Accessory dwelling units less than seven hundred and fifty square feet are exempt from all city impact fees.

2. Impact fees for accessory dwelling units equal or greater than seven hundred and fifty square feet are exempt from water and sewer capacity fees. All remaining impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

J. Accessory Dwelling Units on Multifamily Dwellings. The building division shall review and approve ministerially accessory dwelling units under the following conditions.

1. Non-habitable area within an existing multifamily dwelling structure, including, but not limited to: storage rooms, boiler rooms, passageways, attics, basements or garages, may be converted to one or more accessory dwelling units if each accessory dwelling unit complies with state dwelling unit building standards.

2. An existing multifamily dwelling shall be permitted to accommodate additional accessory dwelling units in an amount up to twenty-five percent of the existing multifamily dwelling units.

3. An existing multifamily dwelling is permitted up to two detached accessory dwelling units on the same lot. Each detached accessory dwelling unit shall subject to a height limit in accordance with Section 19.35.050(E)(4) and four- foot rear yard and side yard setbacks.

K. CC&Rs. As defined in California Civil Code Section 4751 or any successor statute, any covenant, condition, and restriction (CC&R) or contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards (subsections F and G) established for those units shall be void and unenforceable. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.060 Junior accessory dwelling unit standards.

A. Each junior accessory dwelling unit shall comply with the following building standards.

1. Electric service may not exceed one hundred twenty volts.

2. No appliances may be fueled with natural gas or propane.

3. The dwelling must have its own exterior entrance.

4. The kitchen must include a cooking facility with appliances, and includes a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

5. The kitchen sink waste line may not exceed one and one-half inches.

6. The bathroom may be included in the unit or shared with the primary residence.

7. Junior accessory dwelling units are exempt from the building code wall separation requirements with the primary residence. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.070 Parking standards.

A. When accessory dwelling unit parking is required by this chapter or provided at the discretion of the homeowner, parking spaces may be covered or uncovered, provided as tandem parking on an existing driveway or on a paved surface in a setback or yard area.

B. Primary Residence. Parking for the primary residence must comply with Chapter 19.21.

C. Detached Accessory Dwelling Unit.

1. A minimum of one on-site parking space is required.

2. Notwithstanding subsection (C)(1), on-site parking is not required when:

   i. The detached accessory dwelling unit is located within one-half mile walking distance of public transit or within one block of a car- sharing pickup/drop-off location; and/or
   ii. The ADU is located within an architecturally and historically significant historic district; and/or
   iii. The ADU is part of the proposed or existing primary residence or an accessory structure; and/or
   iv. On-street parking permits are required but not offered to the occupant of the ADU.

D. Attached Accessory Dwelling Unit. No on-site parking is required.

E. Junior Accessory Dwelling Unit. No on-site parking is required.

F. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city shall not require replacement of the off-street parking spaces. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.080 Operational standards.

A. The accessory dwelling unit may not be sold separately from the primary residence.

B. Owner-Occupancy. The property owner shall reside in either the primary residence or the accessory dwelling unit except accessory dwelling unit and junior accessory dwelling unit applications submitted between January 1, 2020 to January 1, 2025.

C. An accessory dwelling unit may not be rented for transient occupancy (less than thirty consecutive days). (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.090 Design standards.

Accessory dwelling units shall comply with the following design standards that are intended to maximize the compatibility of accessory dwelling units with the neighborhoods in which they are located.

A. The accessory dwelling unit shall comply with any City adopted objective design standards applicable to ADUs.

B. An accessory dwelling unit connected to an onsite water treatment system requires a percolation test completed within the last five years, or, if the percolation test has been recertified, within the last ten years. (Ord. 2020-04 § 1, 2020; Ord. 2017-05 § 2, 2017)

19.39.100 Review and approval process.

Permits for accessory dwelling units and junior accessory dwelling units shall be reviewed ministerially through the building division in accordance to Government Code Section 65852.2 (a) through (e).

A. The building division shall act on the application to create an accessory dwelling unit or junior accessory dwelling unit within sixty days from the date the building division receives a completed application if there is an existing single-family or multifamily dwelling on the lot.

B. If the permit application to create an accessory dwelling unit or junior accessory dwelling unit is submitted concurrently with a permit application to create a new single-family dwelling on the lot, the building division may delay acting on the accessory dwelling unit or junior accessory dwelling unit permit application until the building division acts on the new single-family dwelling permit application, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered ministerial without discretionary review or a hearing. If the applicant requests a delay, the sixty-day time period shall be tolled for the period of the delay. (Ord. 2020-04 § 1, 2020)

19.39.110 Code enforcement.

For accessory dwelling units built before January 1, 2020, the property owner may request delayed enforcement of building standards for five years.

A. There shall be no delays granted after January 1, 2030.

B. There shall be no delays granted if the delay of the correction will cause a violation needed to protect health and safety. (Ord. 2020-04 § 1, 2020)

SECTION 3. CEQA FINDINGS. The City Council finds the municipal code amendments are exempt from environmental review under CEQA because the amendments are consistent with State law that preempt any inconsistent local ordinance. Thus, the City's action is not creating a new land use regulation and it can be seen with certainty that no environmental impacts will result from the City's action. Consequently, and in accordance with CEQA Section 21084(a) and both Section 15002(i)(1) – lack of Local Jurisdictional Discretion – and Section 15061(b)(3) – General Rule of Exemption – of the CEQA Guidelines, the ordinance adoption is exempt from CEQA review and a Notice of Exemption has been prepared for this proposed amendment.

SECTION 4. EFFECTIVE DATE. This ordinance shall become effective effect 30 days after its final passage pursuant to Government Code section 36937.

SECTION 5. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 6. CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 4831 Broadway, Suite 201, American Canyon, CA 94503. The custodian of these records is the City Clerk.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 4TH day of April, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 18th day of April, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

TITLE

Circle K Gas Station Off-Site Public Improvements

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon accepting the Off-Site Public Improvements associated with the Circle K Gas Station Project.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director/City Engineer
Edison Bisnar, P.E., Engineer III

BACKGROUND & ANALYSIS

On October 22, 2020, the Planning Commission approved the Circle K Gas Station Conditional Use Permit (Resolution No. 2020-09) for the development of a 5,187 square-foot convenience store with a 5053 square-foot gas station canopy on a 2.25 acre site at 112 Lombard Road in the Broadway District Specific Plan area, APNs 058-081-007, 058-081-003, and 058-320-013.

On October 4, 2021, the City of American Canyon Public Works Department approved the Improvement Plan for Napa Junction Road and Lombard Road associated with the Circle K Gas Station Project. The following were the conditioned off-site public improvements:

1. Napa Junction Road: Widening the northern portion of Napa Junction Road along the frontage of the site to accommodate two northbound left turn pockets. Associated street improvements included a new 6-foot-wide monolithic sidewalk with curb and gutter, striping and signage for a bike lane.
2. Lombard Road Improvements: Widening the east portion of Lombard Road to achieve a 40-foot curb-to-curb street width along the frontage of the project, with 12-foot travel way and 8-foot wide off-street parking in both the northbound and southbound lanes. Associated street improvements included a new 6-foot-wide monolithic sidewalk with curb and gutter along the frontage of the project, installing a new underground storm drain system,

streetlights, striping and signage for a new bike lane, east-west pedestrian crossing and curb ramps at Lombard Road and Napa Junction Road intersection.

On January 31, 2023, the project engineer submitted the Project Record Drawings (Exhibit A). Napa Junction Road and the Lombard Road Improvements associated with the Circle K Project, DV20-0003 have been completed to the City's satisfaction. Therefore, it is appropriate to accept them into the City's system for operation and maintenance.

On April 3, 2023, the project engineer submitted a letter certifying the off-site improvements and grading associated with the project have been constructed in substantial conformance with the approved plans and any subsequent revisions (Exhibit B).

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

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

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, the Final Environmental Impact Report for the Project was presented at a noticed public hearing held on October 22, 2020. The Planning Commission adopted Resolution 2020-09 recommending that the City Council adopt the Mitigation Monitoring and Reporting Program.

ATTACHMENTS:

1. Resolution - Circle K Acceptance
2. Exhibit A - Circle K Offsite Improvements Record Drawings 2023-01-31
3. Exhibit B - Circle K Off-Site Certification Letter 04-03-23

RECORDING REQUESTED BY:
City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

WHEN RECORDED RETURN TO:
City of American Canyon
4381 Broadway, Ste. 201
American Canyon, CA 94503

MAIL TAX STATEMENTS TO: SAME AS ABOVE | SPACE ABOVE FOR RECORDERS USE

This document is exempt from the payment of a recording fee pursuant to Government Code § 27383 and §6103

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON TAKING THE FOLLOWING ACTION IN CONJUNCTION WITH THE CIRCLE K GAS STATION PROJECT: ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THE CIRCLE K GAS STATION PROJECT.

WHEREAS, on October 22, 2020, The Planning Commission approved the Circle K Gas Station Conditional Use Permit (Resolution No. 2020-09) for the development of a 5,187 square-foot convenience store with a 5053 square-foot gas station canopy on a 2.25 acre site at 112 Lombard Road in the Broadway District Specific Plan area, APNs 058-081-007, 058-081-003, and 058-320-013; and

WHEREAS, on October 4, 2021, the City of American Canyon Public Works Department approved the Improvement Plan for Napa Junction Road and Lombard Road associated with the Circle K Gas Station Project. The following were the conditioned off-site public improvements:

A. Napa Junction Road: Widening the northern portion of Napa Junction Road along the frontage of the site to accommodate two northbound left turn pockets. Associated street improvements included a new 6-foot-wide monolithic sidewalk with curb and gutter, striping and signage for a bike lane.
B. Lombard Road Improvements: Widening the east portion of Lombard Road to achieve a 40-foot curb-to-curb street width along the frontage of the project, with 12-foot travel way and 8-foot wide off-street parking in both the northbound and southbound lanes. Associated street improvements included a new 6-foot-wide monolithic sidewalk with curb and gutter along the frontage of the project, installing a new underground storm drain system, streetlights, striping and signage for new bike lane, east-west pedestrian crossing and curb ramps at Lombard Road and Napa Junction Road intersection; and

WHEREAS, on January 31, 2023, the project engineer submitted the Project Record Drawings (Exhibit A). Napa Junction Road and the Lombard Road Improvements associated with the Circle K Project, DV20-

0003 have been completed to the City's satisfaction. Therefore, it is appropriate to accept them into the City's system for operation and maintenance; and

WHEREAS, on April 3, 2023, the project engineer, submitted a letter certifying the Off-site improvements and grading associated with the project have been constructed in substantial conformance with the approved plans and any subsequent revisions (Exhibit B); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby accepts all the public improvements, associated with the Circle K Gas Station project, constructed per the approved plans.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 18th day of April, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
William D. Ross, City Attorney

Attachments:

Exhibit A: Circle K Off-Site Improvements Record Drawings
Exhibit B: Circle K Off-Site Engineer's Certification Letter

GENERAL ABBREVIATIONS AND SYMBOLS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ASB	AGGREGATE SUBBASE
BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
CL	CENTERLINE
DCV	DETECTOR CHECK VALVE
DE	DIRT ELEVATION
DWY	DRIVEWAY
E	ELECTRICAL LINE
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE/FIRE SERVICES
G	GAS PIPE
GB	GRADE BREAK
GM	GAS METER
GP	GUARD POST
GR	GRATE
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FEET
MW	MONITORING WELL
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
PAE	PUBLIC ACCESS EASEMENT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW
SD	STORM DRAIN PIPE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER PIPE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TELEPHONE LINE
TC	TOP OF CURB
TH	TOP OF CONCRETE HEADER
TP	TELEPHONE POLE
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF RETAINING WALL
VG	VALLEY GUTTER
W	WATER PIPE
WM	WATER METER
TCD	TOP OF CHECK DAM
BKWK	BACK OF SIDEWALK ELEVATION
CONST.	CONSTRUCT
LVC	LENGTH OF VERTICAL CURVE

CONTROLLER CABINET
GUY POLE
HANDICAP SPACE
MONITORING WELL
POWER POLE
IRON PIPE
RAILROAD SPIKE
STANDARD CITY MONUMENT
SURVEY MONUMENT
STORM DRAIN MANHOLE
STREET SIGN
STREET LIGHT
WATER VALVE
TREE WITH SIZE
TREE REMOVAL
TRANSFORMER
BARBED WIRE FENCE
CHAIN-LINKED FENCE
WOOD FENCE
SAWCUT LINE
WALL

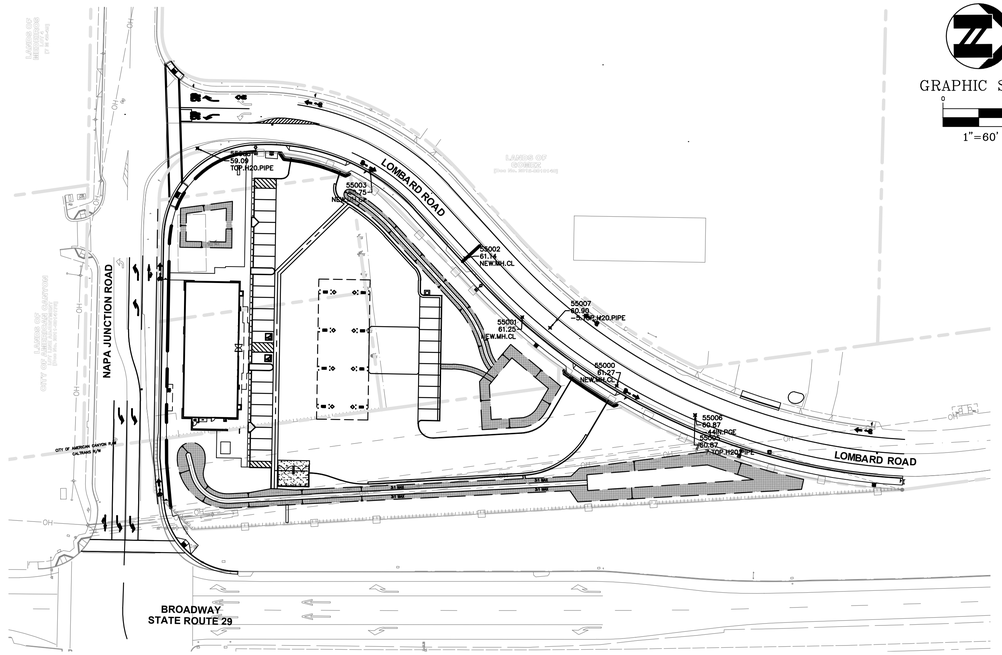
EXISTING STORM DRAIN CATCH BASIN
EXISTING WATER METER / GAS METER
EXISTING SANITARY SEWER CLEANOUT
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
EXISTING WATER VALVE
EXISTING GAS VALVE
EXISTING CONTOUR
EXISTING ELEVATION
TC – TOP OF CURB ELEVATION
FS – FINISHED SURFACE
GR – GRATE ELEVATION
FL – FLOW LINE
HP – HIGH POINT
PROPOSED CONTOUR
SLOPE
PROPOSED CURB
PROPOSED BIOSWALE CURB
PROPOSED CURB AND GUTTER
PROPOSED FIRE LANE
HANDICAP RAMP
FOUND MONUMENT AS NOTED

EXISTING PROPERTY/ RIGHT-OF-WAY LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING ELECTRICAL LINE
EXISTING TELEPHONE LINE
PROPOSED PROPERTY/ RIGHT-OF-WAY LINE
PROPOSED EASEMENT LINE
PROPOSED STORM DRAIN CATCH BASIN
PROPOSED WATER METER / GAS METER
PROPOSED SANITARY SEWER CLEANOUT
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN MANHOLE
PROPOSED WATER VALVE
PROPOSED GAS VALVE
PROPOSED FIRE SERVICE
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM DRAIN LINE
PROPOSED ELECTRICAL LINE
PROPOSED TELEPHONE LINE
PROPOSED JOINT UTILITY TRENCH
OVERLAND RELEASE
RIDGE LINE
PARKING LIGHT
PERFORATED PIPE
CENTERLINE
OVERHEAD

IMPROVEMENT PLAN FOR NAPA JUNCTION ROAD & LOMBARD ROAD

CUP No. PL20-0010
DV20-0003

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON, CALIFORNIA
NAPA COUNTY



GRAPHIC SCALE
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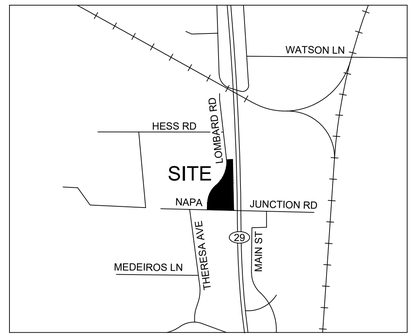
1"=60'



VICINITY MAP
NOT TO SCALE

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23.	CP-5	CATHODIC PROTECTION SPECIFICATIONS

PROJECT CONTACTS

PROPERTY OWNER
ROSS HILLESHEIM
CALIFORNIA CAPITAL & INVESTMENT GROUP
300 FRANK OGAWA PLAZA, SUITE 340
OAKLAND, CA 94612
OFFICE: (510) 268-8500
CELL: (831) 392-6424
EMAIL: rhillesheim@californiagroup.com

CIVIL ENGINEER FOR PROPERTY OWNER
ams associates, inc.
801 YGNACIO VALLEY ROAD, SUITE 220
WALNUT CREEK, CA 94596
PHONE: (925) 943-2777
FAX: (925) 943-2778
AL SHAGHAGHI
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LSA ASSOCIATES, INC.
201 CREEKSIDE RIDGE COURT, SUITE 250
ROSEVILLE, CA 95678
OFFICE: (916) 772-7450
FAX: (916) 772-7451
ANNA VAN ZUUK
EMAIL: anna.vanzuuk@lsa.net

GEOTECHNICAL REPORT
KORBMACHER ENGINEERING, INC.
480 PRESTON COURT, SUITE B, P.O.BOX 405
LIVERMORE, CA 94551
PHONE: (925) 454-9033
BRUNO KORBMACHER

LANDSCAPE ARCHITECT
GREENBERGFARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
CAROLINE SHAW
EMAIL: cshaw@greenbergfarrow.com
INDIRA IBRAHIMBEGOVIC
EMAIL: ibrahimbegovic@greenbergfarrow.com

AS-BUILT

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

ERICA AHMANN SMITHIES, P.E. 65468 — DATE
PUBLIC WORKS DIRECTOR/ CITY ENGINEER

WDID#:2 28C393423

PROJECT DATA

BASIS OF BEARING AND BENCHMRK

THE BEARINGS SHOWN HEREON ARE BASES UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2, EPOCH DATE OF 2010.00 IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE BASED LOCALLY UPON GPS FIELD-OBSERVED TIES TO TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

CORS ID:	PID:	NORTHING:	EASTING:	ELEVATION:
OHLN	AM7021	1,764,212.853	6,483,004.981	105.670
P198	DH7229	1,857,043.539	6,387,243.545	90.428
P261	DG8210	1,817,598.901	6,499,111.583	493.987

GROUND SCALE FACTOR: 1.0000400953
CONVERGENCE ANGLE: -00° 09' 40.82"
COMBINATION SCALE FACTOR: 0.999963441
DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION SCALE FACTOR PROVIDED HEREON.

FLOOD ZONE NOTE

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060755 0617 F, DATED AUGUST 03, 2016, AS BEING LOCATED IN FLOOD ZONE "X";

AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON DECEMBER 14, 2017.

GEOTECHNICAL PLAN REVIEW

SOILS REPORT PREPARED BY KORBMACHER ENGINEERING, INC.

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN THE PROJECTS SOILS REPORT BY KORBMACHER ENGINEERING, INC. KEI#2001, DATED MAY 19, 2021, AND REVISED REPORT DATED JULY 13, 2021. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

FIRM: KORBMACHER ENGINEERING, INC.

BY: BRUNO KORBMACHER, PE C045888

REGISTERED PROFESSIONAL ENGINEER BRUNO KORBMACHER C045888 EXP. 12/31/24 CIVIL STATE OF CALIFORNIA

DATE: 30 Jan 2023

DATE:	09-23-21
SCALE:	1"= 60'
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

REV #	BY	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER FARHAD IBRAHIMBEGOVIC No. 33187 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

COVER SHEET
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-0.1 OF
PROJECT 17-2368

CONSTRUCTION NOTES:

1. ALL WORK ON THE CITY'S RIGHT-OF-WAY SHALL BE PER THE CITY OF AMERICAN CANYON & CALTRANS' STANDARDS & SPECIFICATIONS.
2. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED BY CONTRACTOR TO CITY FOR REVIEW AND APPROVAL PRIOR TO THE START OF STREET CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT AS BUILT PLANS TO THE CITY & CALTRANS. THE COST SHALL BE INCLUDED IN CONTRACTORS BID.
4. THE CONTRACTORS SHALL NOTIFY THE CITY ENGINEER 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES (PG&E, TELEPHONE & CABLE COMPANIES) FOR THE RELOCATION AND ADJUSTMENT OF THE UTILITY BOXES TO GRADE. THE CONTRACTOR SHALL PAY FOR THE RELOCATION OF THESE FACILITIES IF REQUIRED BY THE UTILITY COMPANY.
6. THE FOLLOWING AND ALL CONSTRUCTION CONTRACTS SHALL INCLUDE THE SAME REQUIREMENTS (OR MEASURES SHOWN TO BE EQUALLY EFFECTIVE, AS APPROVED BY THE CITY OF AMERICAN CANYON), IN COMPLIANCE WITH THE CITY'S ORDINANCE AND REQUIREMENTS:
   A. MAINTAIN CONSTRUCTION EQUIPMENT ENGINES IN GOOD CONDITION AND IN PROPER TUNE PER MANUFACTURER'S SPECIFICATION FOR THE DURATION OF CONSTRUCTION;
   B. MINIMIZE IDLING TIME OF CONSTRUCTION RELATED EQUIPMENT, INCLUDING HEAVY-DUTY EQUIPMENT, MOTOR VEHICLES AND PORTABLE EQUIPMENT;
   C. USE ALTERNATIVE FUEL CONSTRUCTION EQUIPMENT (I.E., COMPRESSED NATURAL GAS, LIQUID PETROLEUM GAS AND UNLEADED GASOLINE);
   D. USE ADD-ON CONTROL DEVICES SUCH AS DIESEL OXIDATION CATALYSTS OR PARTICULATE FILTERS;
   E. USE DIESEL EQUIPMENTS THAT MEETS THE CARB'S 2000 OR NEWER CERTIFICATION STANDARD FOR OFF-ROAD HEAVY-DUTY DIESEL ENGINES;
   F. INSTALL WHEEL WASHERS FOR ALL TRUCKS;
   G. PHASE CONSTRUCTION OF THE PROJECT; AND
   H. LIMIT THE HOUSE OF OPERATION OF HEAVY DUTY EQUIPMENT.
7. IN THE EVENT THAT ARCHAEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING, WORK SHALL BE HALTED TEMPORARILY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED FOR EVALUATION OF THE ARTIFACTS AND TO RECOMMEND FUTURE ACTION. THE LOCAL NATIVE AMERICAN COMMUNITY SHALL ALSO BE NOTIFIED AND CONSULTED IN THE EVENT ANY ARCHAEOLOGICAL REMAINS ARE UNCOVERED.
8. THE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL COMPLY WITH THE FOLLOWING BEST MANAGEMENT PRACTICES INTO CONSTRUCTION AS CLEARLY INDICATED IN THESE PROVISIONS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL INCORPORATE THESE MEASURES INTO THE REQUIRED EROSION AND SEDIMENT CONTROL PLAN TO LIMIT FUGITIVE DUST AND EXHAUST EMISSIONS DURING CONSTRUCTION.
   A. GRADING AND CONSTRUCTION EQUIPMENT OPERATED DURING CONSTRUCTION ACTIVITIES SHALL BE PROPERLY MUFFLED AND MAINTAINED TO MINIMIZE EMISSIONS. EQUIPMENT SHALL BE TURNED OFF WHEN NOT IN USE.
   B. EXPOSED SOILS SHALL BE WATERED PERIODICALLY DURING CONSTRUCTION, A MINIMUM OF TWICE DAILY. THE FREQUENCY OF WATERING SHALL BE INCREASED IF WIND SPEEDS EXCEED 15 MPH. ONLY PURCHASED CITY WATER OR RECLAIMED WATER SHALL BE USED FOR THIS PURPOSE. RESPONSIBILITY FOR WATERING SHALL INCLUDE WEEKENDS AND HOLIDAYS WHEN WORK IS NOT IN PROGRESS.
   C. CONSTRUCTION SITES INVOLVING EARTHWORK SHALL PROVIDE FOR A GRAVEL PAD AREA CONSISTING OF AN IMPERMEABLE LINER AND DRAIN ROCK AT THE CONSTRUCTIONS' ENTRANCE TO CLEAN MUD AND DEBRIS FROM CONSTRUCTION VEHICLES PRIOR TO ENTERING THE PUBLIC ROADWAYS. STREET SURFACES IN THE VICINITY OF THE PROJECT SHALL BE ROUTINELY SWEPT AND CLEARED OF MUD AND DUST CARRIED ONTO THE STREET BY CONSTRUCTION VEHICLES.
   D. DURING EXCAVATION ACTIVITIES, HAUL TRUCKS USED TO TRANSPORT SOIL SHALL UTILIZE TARPS OR OTHER SIMILAR COVERING DEVICES TO REDUCE DUST EMISSIONS.
   E. POST-CONSTRUCTION RE-VEGETATION, REPAVING OR SOIL STABILIZATION OF EXPOSED SOILS SHALL BE COMPLETED IN A TIMELY MANNER ACCORDING TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN VERIFIED BY CITY INSPECTORS PRIOR TO ACCEPTANCE TO IMPROVEMENTS OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
   F. THE CONTRACTOR SHALL DESIGNATE A PERSON WITH AUTHORITY TO REQUIRE INCREASED WATERING TO MONITOR THE DUST AND EROSION CONTROL PROGRAM AND PROVIDE NAME AND PHONE NUMBER TO THE CITY OF AMERICAN CANYON PRIOR TO ISSUANCE OF GRADING PERMIT.
9. STREET AND FRONTAGE IMPROVEMENTS SHALL BE CONSTRUCTED AS PROPOSED ON THE PLANS AND ACCORDING TO CITY & CALTRANS' STANDARDS. IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO PAVEMENT, CURB, GUTTER, SIDEWALK, TRAFFIC SIGNALS, TRAFFIC SIGNS, PAVEMENT STRIPING AND MARKERS, PEDESTRIAN RAMPS, BIKE LANES, STREET LIGHTS, ETC.
10. THE SANITARY SEWER LINE SHALL BE CONSTRUCTED AS SHOWN ON PLANS ACCORDING TO THE CITY OF AMERICAN CANYON'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AND PG&E FOR INSTALLATION OF THE TRAFFIC SIGNALS. ALL WORK SHALL BE PER THE CITY OF AMERICAN CANYON AND CALTRANS' STANDARDS AND SPECIFICATIONS.
12. ALL FIRE HYDRANTS MUST BE INSTALLED, PRESSURE TESTED, FLUSHED AND FULLY OPERATIONAL PRIOR TO ANY COMBUSTIBLE MATERIAL BEING BROUGHT ON SITE.
13. EXISTING UTILITIES ARE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THESE UTILITIES. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL UTILITY AGENCIES HAVE BEEN NOTIFIED AND HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR UNDERGROUND FACILITIES IN THE FIELD. THE CONTRACTOR SHALL CALL U.S.A. (800) 642-2444 AND THE CITY OF AMERICAN CANYON AT LEAST 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION OF PROJECT.
14. THE CONTRACTOR SHALL LOCATE AND PRESERVE ALL FACILITIES INCLUDING SEWER, WATER, GAS, IRRIGATION, POWER, STREET LIGHTS, TELEPHONE AND OTHERS WHICH MAY BE IN AREA OF CONSTRUCTION.
15. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP WORKING AREAS IN A NEAT AND SAFE CONDITION. UPON COMPLETION OF ANY PORTION OF WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL ITS EQUIPMENT AND SURPLUS MATERIALS, UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS. CONTRACTOR SHALL AT THEIR OWN EXPENSE, DISPOSE OF ALL RUBBISH, UNUSED MATERIALS AND OTHER EQUIPMENT BELONGING TO OR USED IN PERFORMANCE OF WORK, TO THE SATISFACTION OF THE ENGINEER. AFTER COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL LEAVE THE PROJECT SITE IN EQUAL OR BETTER CONDITION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF REMOVAL OR RELOCATION OF ALL EXISTING UTILITIES WITH RESPECTIVE UTILITY COMPANIES WITHOUT ANY ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION AND PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO WORK DURING THE CONSTRUCTION OF PROJECT.
18. PROPER TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH CITY'S TRAFFIC MANUAL & CALTRANS' TRAFFIC MANUAL. THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY FOR REVIEW AT PRE-CONSTRUCTION MEETING AND OBTAIN ACCEPTANCE BEFORE STARTING ANY WORK. ALSO THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY STREET SIGNS AT EACH STREET PER FIRE DEPARTMENT'S REQUEST. THE CONTRACTOR IS TO COORDINATE WITH THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION AND PREPARING THE TRAFFIC CONTROL PLAN.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SEWER AND WATER SERVICES TO PROPERTIES WITHIN THE CONSTRUCTION AREA DURING ALL TIMES.
20. ALL REVISIONS TO THIS PLAN MUST BE REVIEWED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON REVISED PLANS STAMPED AND SIGNED BY CITY STAFF PRIOR TO THE INSTALLATION OF THE IMPROVEMENTS.
21. ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS, STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLIERS, ETC. SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
22. HOUSE SERVICES, FIRE HYDRANT LATERALS, GAS AND TELEPHONES LINES AND ALL OTHER UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO CURB, GUTTER, SIDEWALK CONSTRUCTION AND STREET PAVING.
23. TRAFFIC SIGNS SHALL BE INSTALLED AT LOCATIONS SPECIFIED BY THE CITY ENGINEER.
24. STREET STRIPING SHALL INCLUDE STOP BARS, CENTERLINE STRIPING OR MARKERS, CROSSWALKS AND ALL OTHER MARKINGS REQUIRED BY THE CITY ENGINEER. STRIPING SHALL BE DONE WITH PAINT AND REFLECTIVE MARKERS.
25. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE CITY OF AMERICAN CANYON'S STANDARDS. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS. NO FLOODING, PONDING OR JETTING SHALL BE PERMITTED.
26. WHEN WIDENING THE PAVEMENT ON THE EXISTING ROAD, THE EXISTING PAVEMENT SHALL BE CUT TO A NEAT LINE AND REMOVED BACK TO AN EXISTING ADEQUATE STRUCTURAL SECTION, OR TO THE ORIGINAL ROAD SECTION. AN EXPLORATORY TRENCH, OR POTHOLING, MAY BE REQUIRED TO DETERMINE THE LIMITS OF PAVEMENT REMOVAL.
27. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS THAT IS DAMAGED OR DISPLACED, EVEN THOUGH IT WAS NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED PER CITY STANDARD PLANS EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
28. THE THICKNESS OF SUB-BASE, BASE AND SURFACING IS TO BE DETERMINED BY THE CITY'S PUBLIC WORKS DEPARTMENT BASED ON TRAFFIC INDEX AND SOIL TEST FOR "R" VALUE TAKEN AFTER ROUGH GRADING AT THE LEVEL OF THE STREET SUBGRADE.
29. ASBESTOS CEMENT PIPE (ACP) OR FITTING SHALL NOT BE USED WITHIN THE CITY OF AMERICAN CANYON.
30. ALL STREET MONUMENTS, LOT CORNER AND OTHER PERMANENT PIPE OR MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED IF REQUIRED, BEFORE ACCEPTANCE OF IMPROVEMENTS BY THE CITY OF AMERICAN CANYON.
31. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY THE CITY OF AMERICAN CANYON.
32. PRIOR TO TRENCHING FOR ANY UTILITIES, WATER, OR STORM DRAIN PIPE, THE CONTRACTOR SHALL VERIFY, IN THE FIELD, THE SIZE AND LOCATION OF THE EXISTING PIPE AT THE POINT CONNECTION. ANY DEVIATION FROM THE PLANS SHALL BE RESOLVED BY THE DESIGN ENGINEER PRIOR TO TRENCHING.
33. MANHOLES, VALVES, CLEANOUTS, ETC. SHALL BE BROUGHT TO FINISHED GRADE BY THE UNDERGROUND CONTRACTOR AFTER THE FINAL PAVING COURSE IS PLACED.
34. IF A SPECIFIC MESSAGE IS REQUIRED ON SIGNS BY THE CITY, THE SIGN AND LOCATION SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
35. WATER MAIN SHUTDOWN SHALL BE LIMITED AT EACH SHUTDOWN. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL AFFECTED PROPERTY OWNERS. THE DATE AND TIME OF WATER MAIN SHUTDOWN SHALL BE COORDINATED WITH THE CITY'S PUBLIC WORKS DEPARTMENT. THE CITY WILL NOT ALLOW THE SHUTDOWN UNTIL THE CONTRACTOR CAN DEMONSTRATE THAT ALL MATERIALS, EQUIPMENT AND WORKFORCE ARE AVAILABLE AT THE SITE. TRENCHES SHALL BE BACKFILLED AND APPROPRIATE CONSTRUCTION SIGNS AND BARRICADES NECESSARY TO KEEP THE PROJECT SITE PROTECTED AND SAFE, ARE IN-PLACE AT THE END OF EACH WORKING DAY.
36. THE CONTRACTOR SHALL CONTACT THE CITY FOR THE EXACT LOCATION OF THE IRRIGATION BACKFLOW DEVICE AND CONTROLLER PRIOR TO INSTALLATION/CONSTRUCTION.
37. EMERGENCY CONTACT

    COMPANY: CALIFORNIA CAPITAL GROUP

    MR. ROSS HILLESHEIM

    PHONE: 831-392-6424

CITY OF AMERICAN CANYON GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL AND/OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF AMERICAN CANYON PRIOR TO PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR ON ANY PORTION OF THE CITY'S PUBLIC WATER, SEWER, OR STORMWATER SYSTEMS.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK. SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT APPEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH ANY RELATED WORK. NO ALLOWANCE WILL BE MADE IN HIS BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
5. A SET OF SIGNED CONSTRUCTION DRAWINGS AND A SET OF SPECIFICATIONS SHALL BE KEPT AT ALL TIMES AT THE JOB SITE ON WHICH ALL CHANGES OR VARIATIONS IN THE WORK, INCLUDING ALL EXISTING UTILITIES, ARE TO BE RECORDED AND/OR CORRECTED DAILY AND SUBMITTED TO THE PUBLIC WORKS DIRECTOR WHEN THE WORK TO BE DONE IS COMPLETED.
6. CONTRACTOR TO EXPOSE AND CHECK LOCATIONS OF EXISTING INVERTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO EXISTING UTILITY LINES UNLESS ENCROACHMENT PERMIT SPECIFIES OTHERWISE.
8. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS FOR APPROVAL. ALL TRAFFIC CONTROL SHALL CONFORM TO CALIFORNIA MUTCD. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
9. CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DIRECTOR TO ARRANGE A PRE-CONSTRUCTION CONFERENCE FOR THE PURPOSE OF REVIEWING JOB REQUIREMENTS AND CITY PROCEDURES.
10. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-642-2444 FOR THE LOCATION OF EXISTING UTILITY FACILITIES.
11. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
13. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR AT LEAST 72 HOURS IN ADVANCE OF COMMENCEMENT OF ANY PART OF THE WORK.
14. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL LOCATE, BY EXCAVATION, EXISTING WATER FACILITIES TO ASCERTAIN VERTICAL AND HORIZONTAL POSITION. IF CONFLICTS ARISE, DEVELOPER'S ENGINEER SHALL SUBMIT AN ALTERNATE DESIGN ACCEPTABLE TO THE CITY'S DIRECTOR OF PUBLIC WORKS.
15. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL INSPECTIONS AT LEAST 48 HOURS IN ADVANCE BY CONTACTING THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION AT (707) 647-4562.
16. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE GRADING/IMPROVEMENT PLANS SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY. WORK ON WEEKENDS AND HOLIDAYS REQUIRE WRITTEN APPROVAL FROM THE PUBLIC WORKS DIRECTOR. IF WEEKENDS AND HOLIDAY WORK IS APPROVE, CONSTRUCTION AND GRADING ACTIVITIES SHALL BE LIMITED TO BETWEEN 8:00 A.M. TO 6:00 P.M. ON SATURDAYS, AND BETWEEN 10:00 A.M. AND 6 P.M. ON SUNDAYS AND HOLIDAYS.
17. PRIOR TO FINAL INSPECTION, CONTRACTOR SHALL PROVIDE CITY WITH VIDEO INSPECTION OF ALL PUBLIC AND PRIVATE STORM DRAIN IMPROVEMENTS.
18. WITH THE EXCEPTION OF WATER USED FOR LOADING AND TESTING OF POTABLE WATER LINES, ALL CONSTRUCTION WATER USED FOR THE PROJECT SHALL BE OBTAINED FROM A SOURCE OTHER THAN AMERICAN CANYON POTABLE WATER SOURCES. APPLICANT SHALL PROVIDE VERIFICATION THAT AN OUTSIDE SOURCE OF CONSTRUCTION WATER, E.G., RECYCLED WATER, HAS BEEN ESTABLISHED AND WILL BE AVAILABLE FOR THE DURATION OF THE PROJECT CONSTRUCTION.
19. AT PROJECT COMPLETION, THE ENGINEER OF RECORD SHALL PROVIDE PLANS LABELED "AS-BUILT" TO THE CITY OF AMERICAN INDICATING ANY AND ALL CHANGES MADE DURING CONSTRUCTION. SUCH PLANS SHALL BE DELIVERED IN HARDCOPY (MYLAR) AND ELECTRONIC FORMAT (.PDF & .DWG).

SANITARY SEWER SYSTEM NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF AMERICAN CANYON PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (ENGINEERING STANDARDS), INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS, AND SPECIAL PROVISIONS.
2. SEWER MAINS, SEWER LATERALS, AND CLEANOUTS SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
3. .PRIOR TO BEGINNING ANY EXCAVATION, TO AVOID CONFLICTS, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IN THE AREA OF THE PROPOSED WORK. SUCH EXISTING UTILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, ELECTRICAL, TELEPHONE AND CABLE T.V. CONDUITS; GAS LINES, WATER MAINS, SEWER MAINS AND DRAIN LINES.
4. ALL TRENCHING, BACKFILL, AND RE-SURFACING REQUIRED FOR INSTALLATION OF SANITARY SEWER FACILITIES SHALL BE PER ENGINEERING STANDARD DRAWINGS 4.01 AND 4.02.
5. THE LOCATION OF EACH SEWER LATERAL, THE LETTER "S" SHALL BE INSCRIBED INTO THE FACE OF THE CURB. THE LETTER "S" SHALL BE THREE INCHES (3") HIGH AND COMPLETELY LEGIBLE.
6. CAUTION TAPE SHALL BE LAID ON THE TOP OF INITIAL BACKFILL, ALONG THE ENTIRE LENGTH OF ALL SEWER LINES. CAUTION TAPE SHALL BE GREEN PLASTIC TAPE, 3-INCH WIDE, MARKED "SEWERLINE BURIED BELOW".
7. EACH LATERAL SHALL HAVE A CLEANOUT BEHIND PROPERTY LINE, AS WELL AS WITHIN FIVE (5) FEET OF THE BUILDING. CLEANOUT SHALL BE BROUGHT TO FINISH GRADE WITH AN APPROPRIATE COVER.
8. ALL SANITARY SEWER MANHOLES SHALL RECEIVE A NEOPOXY 100% EPOXY APPLIED FROM BENCH TO BELOW GRADE RINGS AFTER MANHOLE IS COMPLETELY CONSTRUCTED AND CONCRETE IS CURED.

WATER SYSTEM NOTES

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

AS-BUILT

CUP No. PL20-0010
DV20-0003

DESCRIPTION	DATE	REV #	BY

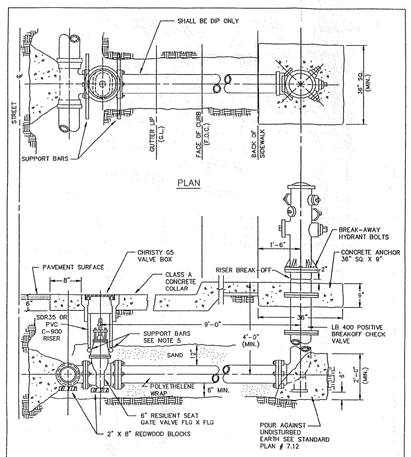
DATE: 09-23-21
SCALE: N.T.S.
DESIGNED: ams
DRAWN: T.Y.
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER FARHAD IRANI No. 33141 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

NOTES
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD CALIFORNIA
AMERICAN CANYON NAPA COUNTY

SHEET OS-1.1 OF
PROJECT 17-2368

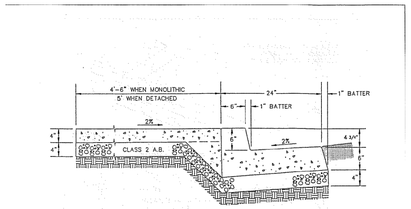


NOTES:

1. A BLUE HYDRANT MARKER OF STIMSONITE 88 OR EQUAL SHALL BE INSTALLED IN THE STREET MARKING THE LOCATION OF EACH HYDRANT (PUBLIC OR PRIVATE) 12" FROM THE CENTERLINE ON THE HYDRANT SIDE.
2. ENCASE ALL METALLIC SURFACES BELOW GROUND WITH POLYETHELENE.
3. FIRE HYDRANT SHALL BE CLOW MODEL #960, MUELLER A-481 OR LONG BEACH #615 (TYPE III, 2-1/2" & 1-4-1/2" OUTLETS)
4. ALL HOSE OUTLET CAPS SHALL BE ATTACHED TO HYDRANT BY CHAIN.
5. VALVE BOX TO BE SET ON TWO 3/4" G.S. PIPES EXTENDED ACROSS TRENCH AND INTO UNDISTURBED EARTH.

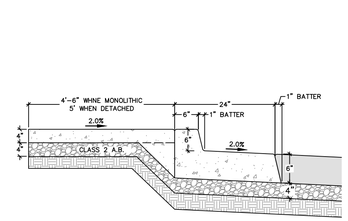
CITY OF AMERICAN CANYON		
FIRE HYDRANT INSTALLATION WATER DISTRIBUTION SYSTEM	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	7.07
DATE REVISIONS		

1 FIRE HYDRANT DETAIL
NOT TO SCALE



NOTES:

1. ALL CONCRETE SHALL BE CLASS A, 3000 P.S.I. MINIMUM, WITH 1 1/2 LBS. POLYPROPYLENE FIBERS PER CUBIC YARD.
2. ALL CORNERS SHALL BE FINISHED WITH A 1/2 INCH RADIUS.
3. BROOM FINISH WALK AT RIGHT ANGLES TO CURB; CURB AND GUTTER PARALLEL TO STREET.
4. INSCRIBE A 3 INCH HIGH "W" OR "S" ON FACE OF THE CURB DIRECTLY ABOVE THE WATER OR SANITARY SEWER SERVICE.
5. ALL CONCRETE SHALL HAVE A MINIMUM 4" CUSHION OF CLASS 2 A.B. @ 95% RELATIVE COMPACTION (D1557-78) ON COMPACTED SUB-GRADE.



MODIFIED TYPE 'B'
REVERSE CURB & GUTTER

CITY OF AMERICAN CANYON		
CURB AND GUTTER	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	3.07
DATE REVISIONS		

2 CURB AND GUTTER
NOT TO SCALE

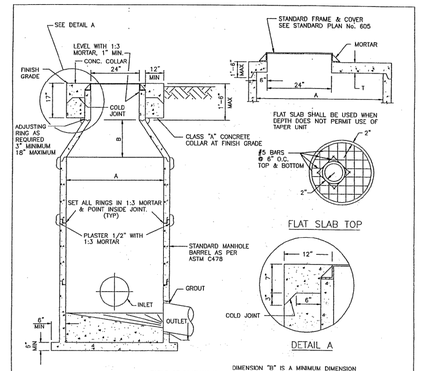


TABLE OF DIMENSIONS

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

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

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

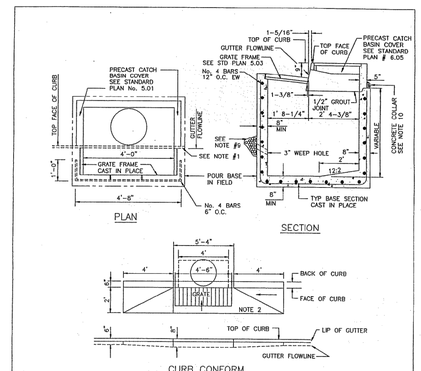
FRAME SHALL BE SECURED TO RISER OR FLAT SLAB TOP WITH CEMENT MORTAR.

NOTES:

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

CITY OF AMERICAN CANYON		
STANDARD PRECAST MANHOLE (DRAINAGE)	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	5.01
DATE REVISIONS		

3 STANDARD PRECAST MANHOLE (DRAINAGE)
NOT TO SCALE

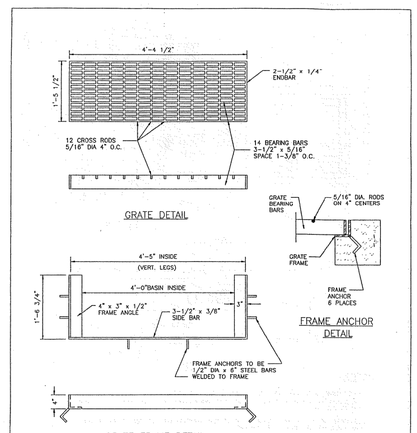


NOTES:

1. GRATE FRAME TO BE INSTALLED TIGHT AGAINST NOSING OF CURB INLET.
2. CONNECTION PIPES MAY BE PLACED IN ANY POSITION AROUND THE WALLS PROVIED THEY POINT IN THE PROPER DIRECTION.
3. CURVATURE OF THE LIP AND SIDEWALLS AT GUTTER OPENING SHALL BE FORMED BY CURVED FORMS AND SHALL NOT BE MADE BY PLASTERING.
4. FLOOR OF BASIN SHALL BE TROWELED AND RETROWELED TO PRODUCE A HARD , POLISHED SURFACE OF MAXIMUM DENSITY AND SMOOTHNESS. SLOPE OF FLOOR PARALLEL WITH CURB SHALL BE 12:2 UNLESS OTHERWISE SPECIFIED.
5. INLET AND OUTLET PIPES SHALL BE TRIMMED TO THE FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
6. SURFACE OF EXPOSED CONCRETE IN BASIN SHALL CONFORM IN SLOPE GRADE, COLOR, FINISH, AND SCORING TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO THE BASIN.
7. WHEN THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH A SIDEWALK, THE TOP OF THE BASIN SHALL BE POURED MONOLITHIC WITH THE SIDEWALK USING THE SAME CLASS OF CONCRETE AS IN THE SIDEWALK.
8. KEYS REQUIRED WHEN FLOOR POURED SEPARATE FROM WALLS.
9. INSTALL 3" WEEP HOLES WITH 1.0 CUBIC FOOT OF DRAIN ROCK IN BURLAP SACK OUTSIDE WHEN NECESSARY.

CITY OF AMERICAN CANYON		
TYPE 1 CATCH BASIN	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	5.03
DATE REVISIONS		

4 TYPE 1 CATCH BASIN
NOT TO SCALE

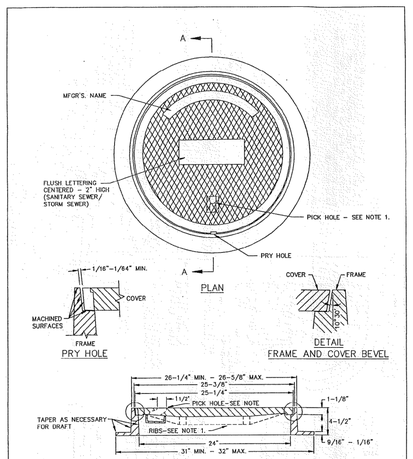


NOTES:

1. GRATE AND FRAME FABRICATED FROM DOMESTIC STEEL.
2. GRATE AND FRAME ARE OF ALL WELDED CONSTRUCTION AND MANUFACTURED PER FEDERAL SPECIFICATION RR-G-661a.
3. GRATE AND FRAME HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM DESIGNATION No. A123.
4. STEEL TO BE A36.

CITY OF AMERICAN CANYON		
CATCH BASIN - TYPE 1 GRATE DETAIL	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	5.04
DATE REVISIONS		

5 CATCH BASE - TYPE 1 GRATE DETAIL
NOT TO SCALE

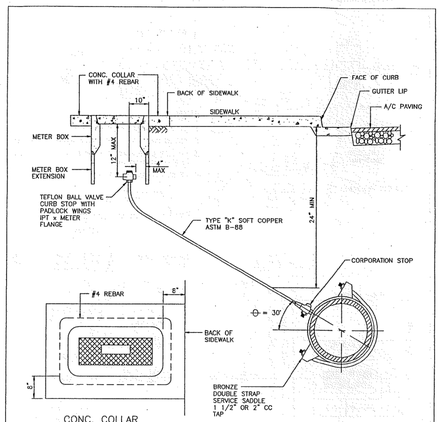


NOTES:

1. COVER MAY BE FURNISHED WITH OR WITHOUT RIBS BUT MUST BE DESIGNED FOR H-20 HIGHWAY LOADING. PICK HOLE SHALL FIT A STANDARD PICK AND BE FORMED OR PROVIDED WITH A CUP OR CHANNEL SECTION BENEATH HOLE SUCH THAT BARS OR STICKS CANNOT FALL THROUGH.
2. ALL MATERIAL USED IN MANUFACTURING SHALL CONFORM TO A.S.T.M. DESIGNATION A-159-G3000.
3. MINIMUM WEIGHT COMPONENTS: COVER - 130 LBS. FRAME - 135 LBS.

CITY OF AMERICAN CANYON		
STANDARD MANHOLE FRAME & COVER	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	6.05
DATE REVISIONS		

6 STANDARD MANHOLE FRAME AND COVER
NOT TO SCALE

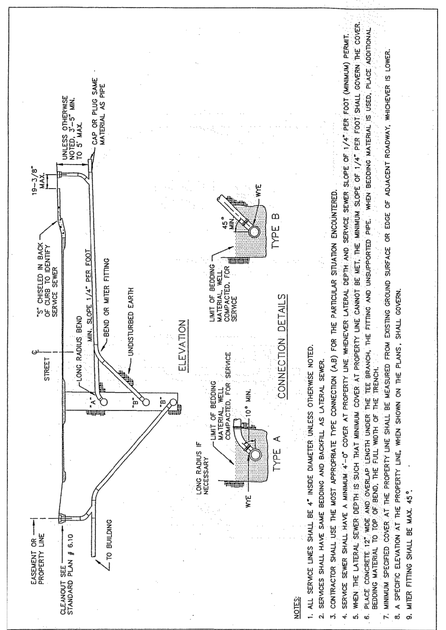


NOTES:

1. FOR POLYETHYLENE WRAPPED DIP, REMOVE 6" OF POLYETHYLENE AT SERVICE TAP LOCATION. MAKE TAP TAPE WRAP CIRCUMFERENCE OF PIPE, SEALING OPEN ENDS OF POLYETHYLENE TUBE WITH HALF-LAPPED 10 MIL TAPE. AFTER WRAPPING, REMOVE TAPE AT SERVICE SADDLE GASKET LOCATION. INSTALL SERVICE SADDLE WITH 16 MILS OF POLYETHYLENE. USE 10 MIL VINYL TAPE TO SEAL ALL OPENINGS.
2. THE LOCATION OF THE TAP SHALL BE A MINIMUM OF 24" FROM ANOTHER TAP, BALL, SPIGOT OR OTHER FITTINGS.
3. ANY SERVICE OVER 2" MUST BE APPROVED BY CITY ENGINEER.

CITY OF AMERICAN CANYON		
STANDARD 1 1/2" AND 2" WATER SERVICE	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	7.03
DATE REVISIONS		

7 STANDARD 1 1/2" AND 2" WATER SERVICE
NOT TO SCALE



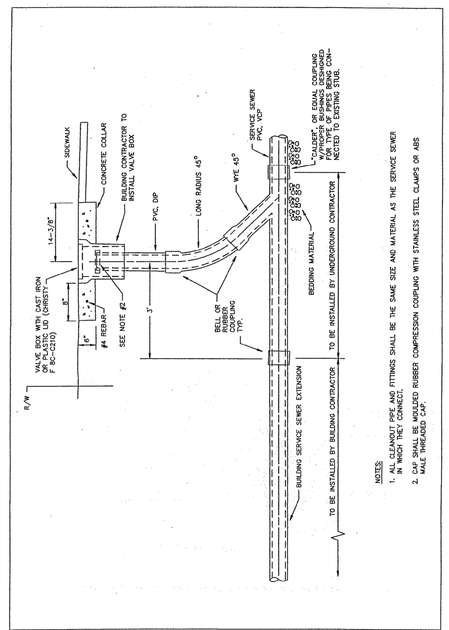
NOTES:

1. ALL SERVICE LINES SHALL BE 4" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
2. SERVICES SHALL HAVE SAME BEDDING AND BACKFILL AS LATERAL SEWER.
3. SERVICE SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT (2%) FOR THE PARTICULAR SITUATION ENCOUNTERED.
4. SERVICE SEWER SHALL HAVE A MINIMUM 4'-0" COVER AT PROPERTY LINE (48) FOR THE PARTICULAR SITUATION ENCOUNTERED. WHERE SEWER IS LESS THAN 4'-0" COVER AT PROPERTY LINE, INSTALL 45° BEND OVER LATERAL DEPTH AND SERVICE TENDER SLOPE OF 1/4" PER FOOT (MINIMUM) PERMIT.
5. WHEN THE LATERAL SEWER DEPTH IS SUCH THAT MINIMUM COVER AT PROPERTY LINE CANNOT BE MET, THE MINIMUM SLOPE OF 1/4" PER FOOT SHALL GOVERN THE COVER.
6. PLACE CONCRETE 12" WIDE AND OVERLAP LENGTH UNDER THE TEE BRANCH, THE FITTING AND UNSUPPORTED PIPE. WHEN BEDDING MATERIAL IS USED, PLACE ADDITIONAL BEDDING MATERIAL UNDER THE TEE BRANCH.
7. MINIMUM SPECIFIED COVER AT THE PROPERTY LINE SHALL BE MEASURED FROM EXISTING GROUND SURFACE OR EDGE OF ADJACENT ROADWAY, WHICHEVER IS LOWER.
8. A SPECIFIC ELEVATION AT THE PROPERTY LINE, WHEN SHOWN ON THE PLANS, SHALL GOVERN.
9. MITER FITTING SHALL BE MAX. 45°.

CITY OF AMERICAN CANYON		
SERVICE SEWERS	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	6.09
DATE REVISIONS		

8 SERVICE SEWERS
NOT TO SCALE

AS-BUILT



NOTES:

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

CITY OF AMERICAN CANYON		
PROPERTY LINE CLEANOUT TO GRADE	DATE	5/1/95
	SCALE	NONE
MARK CLARKSON, P.E. DIRECTOR OF PUBLIC WORKS	STANDARD DWG. #	6.10
DATE REVISIONS		

9 SEWER LATERAL AND CLEANOUT
NOT TO SCALE

CUP No. PL20-0010
DV20-0003

DATE:	09-23-21	REV #	BY	DATE	DESCRIPTION
SCALE:	N.T.S.				
DESIGNED:	ams				
DRAWN:	T.Y.				
CHECKED:	F.I.				
PROJ. MGR:	ams				
FILE PATH:					

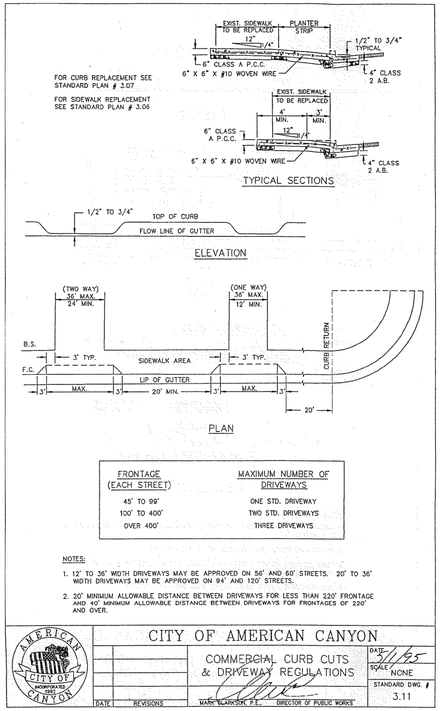
REGISTERED PROFESSIONAL ENGINEER FARHAD IMANI No. 33148 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

DETAIL SHEET 1
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-2.1 OF

PROJECT 17-2368



FRONTAGE (EACH STREET)	MAXIMUM NUMBER OF DRIVEWAYS
45' TO 99'	ONE STD. DRIVEWAY
100' TO 400'	TWO STD. DRIVEWAYS
OVER 400'	THREE DRIVEWAYS

NOTES:

1. 12' TO 36' WIDTH DRIVEWAYS MAY BE APPROVED ON 56' AND 60' STREETS. 20' TO 36' WIDTH DRIVEWAYS MAY BE APPROVED ON 94' AND 120' STREETS.
2. 20' MINIMUM ALLOWABLE DISTANCE BETWEEN DRIVEWAYS FOR LESS THAN 220' FRONTAGE AND 40' MINIMUM ALLOWABLE DISTANCE BETWEEN DRIVEWAYS FOR FRONTAGES OF 220' AND OVER.

CITY OF AMERICAN CANYON

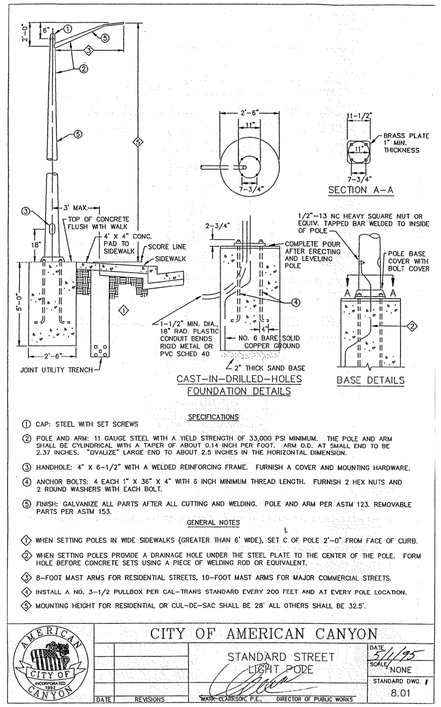
COMMERCIAL CURB CUTS & DRIVEWAY REGULATIONS

DATE 3/1/95 | SCALE NONE | STANDARD DWG. # 3.11

DATE REVISIONS | MARK CLARKSON P.E., DIRECTOR OF PUBLIC WORKS

10 COMMERCIA DRIVEWAY DETAIL

NOT TO SCALE



SPECIFICATIONS

① CAP: STEEL WITH SET SCREWS

② POLE AND ARM: 11 GAUGE STEEL WITH A YIELD STRENGTH OF 33,000 PSI MINIMUM. THE POLE AND ARM SHALL BE CYLINDRICAL WITH A TAPER OF ABOUT 0.14 INCH PER FOOT. ARM O.D. AT SMALL END TO BE 2.37 INCHES. "OVALIZE" LARGE END TO ABOUT 2.5 INCHES IN THE HORIZONTAL DIMENSION.

③ HANDHOLE: 4" X 6-1/2" WITH A WELDED REINFORCING FRAME. FURNISH A COVER AND MOUNTING HARDWARE.

④ ANCHOR BOLTS: 4 EACH 1" X 36" X 4" WITH 6 INCH MINIMUM THREAD LENGTH. FURNISH 2 HEX NUTS AND 2 ROUND WASHERS WITH EACH BOLT.

⑤ FINISH: GALVANIZE ALL PARTS AFTER ALL CUTTING AND WELDING. POLE AND ARM PER ASTM 123. REMOVABLE PARTS PER ASTM 153.

GENERAL NOTES

L

Ⓛ WHEN SETTING POLES IN WIDE SIDEWALKS (GREATER THAN 6' WIDE), SET C OF POLE 2'-0" FROM FACE OF CURB.

Ⓟ WHEN SETTING POLES PROVIDE A DRAINAGE HOLE UNDER THE STEEL PLATE TO THE CENTER OF THE POLE. FORM HOLE BEFORE CONCRETE SETS USING A PIECE OF WELDING ROD OR EQUIVALENT.

Ⓐ 8-FOOT MAST ARMS FOR RESIDENTIAL STREETS, 10-FOOT MAST ARMS FOR MAJOR COMMERCIAL STREETS.

Ⓘ INSTALL A NO. 3-1/2 PULLBOX PER CAL-TRANS STANDARD EVERY 200 FEET AND AT EVERY POLE LOCATION.

Ⓜ MOUNTING HEIGHT FOR RESIDENTIAL OR CUL-DE-SAC SHALL BE 28' ALL OTHERS SHALL BE 32.5'.

CITY OF AMERICAN CANYON

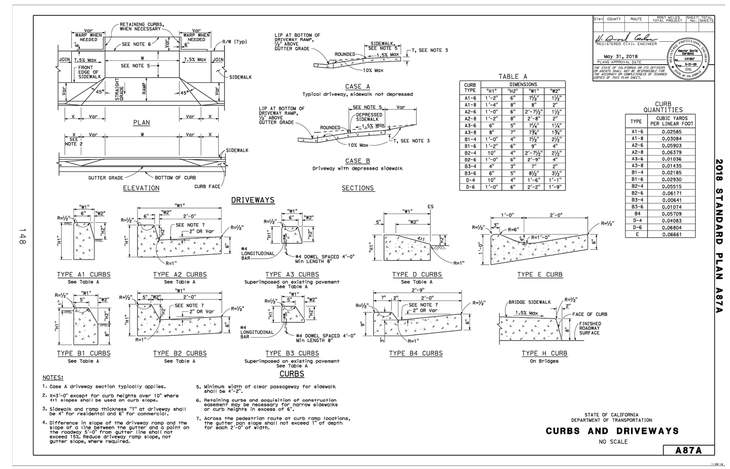
STANDARD STREET LIGHT POLE

DATE 3/1/95 | SCALE NONE | STANDARD DWG. # 8.01

DATE REVISIONS | MARK CLARKSON P.E., DIRECTOR OF PUBLIC WORKS

11 STANDARD STREET LIGHT POLE

NOT TO SCALE



CURB TYPE	DIMENSIONS "A1"	"A2"	"A3"	"A4"
A1-6	1'-0"	6"	7½"	13½"
A1-8	1'-0"	8"	7½"	15½"
A2-6	1'-0"	6"	7'-7½"	13"
A2-8	1'-0"	8"	7'-7½"	15"
A3-6	6"	7"	7½"	13½"
A3-8	8"	7"	7½"	15½"
B1-4	1'-0"	4"	7½"	11½"
B1-6	1'-0"	6"	9"	15"
B2-4	10"	4"	2'-7½"	11½"
B2-6	1'-0"	6"	2'-9"	15"
B3-4	4"	5"	7½"	12"
B3-6	6"	5"	8½"	13½"
D-4	10"	4"	1'-4"	1'-1"
D-6	1'-0"	6"	2'-0"	1'-9"

CURB TYPE	CURB QUANTITIES CUBIC YARDS PER LINEAR FOOT
A1-6	0.02585
A1-8	0.03084
A2-6	0.05903
A2-8	0.06378
A3-6	0.01036
A3-8	0.01435
B1-4	0.02185
B1-6	0.03930
B2-4	0.05515
B2-6	0.06171
B3-4	0.00641
B3-6	0.01074
B4	0.05709
D-4	0.04083
D-6	0.06804
E	0.06841

May 31, 2018
REGISTERED CIVIL ENGINEER
OF CIVILIAN OF THE STATE OF CALIFORNIA, MY LICENSE RENEWAL DATE IS JUNE 30, 2019. PAGES OR REPORTS NOT BEARING THE STAMP OR SEAL OF THE REGISTERED ENGINEER SHALL NOT BE CONSIDERED AS ORIGINAL AND SHALL NOT BE RELIED UPON FOR ANY PART OF THE WORK OR DESIGN SHOWN ON THE PLANS OR REPORTS.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

CURBS AND DRIVEWAYS

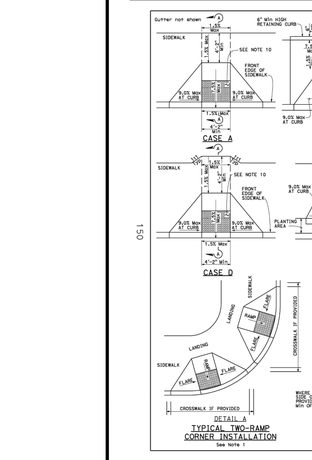
NO SCALE

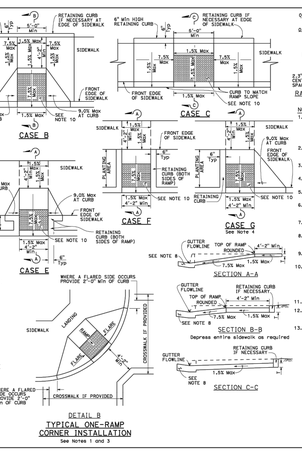
A87A

2018 STANDARD PLAN A87A

12 CURBS AND DRIVEWAYS

NOT TO SCALE





STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

CURB RAMP DETAILS

NO SCALE

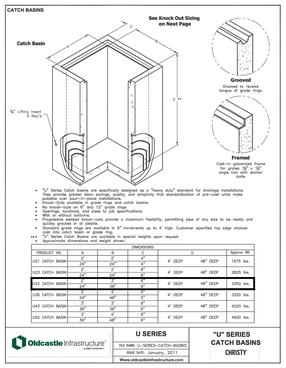
A88A

2018 STANDARD PLAN A88A

13 CURB RAMP DETAILS

NOT TO SCALE

PITS, VAULTS & CATCH BASINS



- "U" Series Catch basins are specifically designed as a "heavy duty" standard for drainage installations. Their unique design simplifies installation, and simplicity that standardization of pre-cast units make available cost saving installations.
- Knock-Outs available in grade rings and catch basins.
- Grooved and framed tops for all units.
- Openings, locations, and sizes to job specifications.
- With or without bottoms.
- Catch basins without bottoms provide a maximum flexibility, permitting pipe of any size to be neatly and quickly placed in all directions.
- Standard heights are available in 4" increments up to 4' high. Customer specified top edge choices can also be made on grade rings.
- Approximate dimensions and weights are given. Approximate dimensions and weights are given as typical heights upon request.

PRODUCT NO.	A	B	C	D	Approx Wt.
U21 CATCH BASIN	2'-0"	2'-0"	4"	4' DEEP	48" DEEP 1875 lbs.
U23 CATCH BASIN	2'-0"	2'-0"	4"	4' DEEP	48" DEEP 2685 lbs.
U24 CATCH BASIN	2'-0"	2'-0"	4"	4' DEEP	48" DEEP 3390 lbs.
U26 CATCH BASIN	2'-0"	2'-0"	4"	4' DEEP	48" DEEP 3300 lbs.
U43 CATCH BASIN	3'-0"	3'-0"	4"	4' DEEP	48" DEEP 4320 lbs.
U52 CATCH BASIN	3'-0"	3'-0"	4"	4' DEEP	48" DEEP 4830 lbs.

U SERIES	"U" SERIES CATCH BASINS
FILE NAME: U-SERIES-CATCH-BASINS	CHRISTY
ISSUE DATE: January, 2011	
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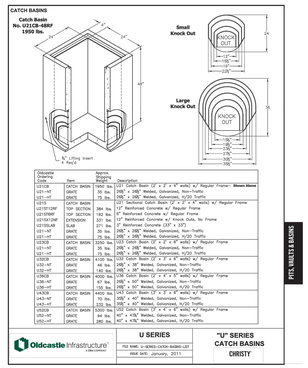
PITS, VAULTS & CATCH BASINS



Oldcastle Drawing Code	Item	Approx. Shipping Weight	Description
U210-HF	CATCH BASIN	1950 lbs.	2'0" Catch Basin (2' x 2' x 4' wall) w/ Regular Frame - Shown Above
U211-HF	GRATE	55 lbs.	2'6" x 2'6" Welded, Galvanized, Non-Traffic
U211-HT	GRATE	75 lbs.	2'6" x 2'6" Welded, Galvanized, H/20 Traffic
U213	CATCH BASIN	4100 lbs.	12" Sectional Catch Basin (2' x 2' x 4' wall) w/ Regular Frame
U215TOF	TOP SECTION	384 lbs.	12" Reinforced Concrete w/ Regular Frame
U215TOF	TOP SECTION	192 lbs.	12" Reinforced Concrete w/ Knock Outs, No Frame
U215SLAB	SLAB	271 lbs.	12" Reinforced Concrete (12" x 12")
U221-NF	GRATE	35 lbs.	2'6" x 2'6" Welded, Galvanized, Non-Traffic
U221-HT	GRATE	75 lbs.	2'6" x 2'6" Welded, Galvanized, H/20 Traffic
U230	CATCH BASIN	3350 lbs.	18" x 18" Welded, Galvanized, Regular Frame
U231-NF	GRATE	55 lbs.	2'6" x 2'6" Welded, Galvanized, Non-Traffic
U231-HT	GRATE	75 lbs.	2'6" x 2'6" Welded, Galvanized, H/20 Traffic
U3020	CATCH BASIN	4100 lbs.	30" x 30" Welded, Galvanized, Regular Frame
U32-NF	GRATE	95 lbs.	3'6" x 3'6" Welded, Galvanized, Non-Traffic
U32-HT	GRATE	160 lbs.	3'6" x 3'6" Welded, Galvanized, H/20 Traffic
U236	CATCH BASIN	4100 lbs.	36" Catch Basin (2' x 2' x 4' wall) w/ Regular Frame
U236-NF	GRATE	97 lbs.	3'6" x 3'6" Welded, Galvanized, Non-Traffic
U236-HT	GRATE	155 lbs.	3'6" x 3'6" Welded, Galvanized, H/20 Traffic
U4836	CATCH BASIN	4400 lbs.	48" Catch Basin (2' x 2' x 4' wall) w/ Regular Frame
U43-NF	GRATE	70 lbs.	3'6" x 4'0" Welded, Galvanized, Non-Traffic
U43-HT	GRATE	155 lbs.	3'6" x 4'0" Welded, Galvanized, H/20 Traffic
U5236	CATCH BASIN	5350 lbs.	52" Catch Basin (2' x 2' x 4' wall) w/ Regular Frame
U52-NF	GRATE	94 lbs.	4'0" x 4'0" Welded, Galvanized, Non-Traffic
U52-HT	GRATE	285 lbs.	4'0" x 4'0" Welded, Galvanized, H/20 Traffic

U SERIES	"U" SERIES CATCH BASINS
FILE NAME: U-SERIES-CATCH-BASINS-SET	CHRISTY
ISSUE DATE: January, 2011	

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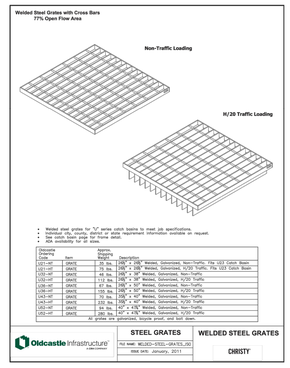
PITS, VAULTS & CATCH BASINS



- Welded steel grates for "U" series catch basins to meet job specifications.
- Grates are available in other sizes and load requirement information available on request.
- See catch basin page for frame detail.
- Grate availability for all "U" series catch basins.

Oldcastle Drawing Code	Item	Approx. Shipping Weight	Description
U211-NF	GRATE	55 lbs.	2'6" x 2'6" Welded, Galvanized, Non-Traffic
U211-HF	GRATE	75 lbs.	2'6" x 2'6" Welded, Galvanized, H/20 Traffic Fits U23 Catch Basin
U221-NF	GRATE	35 lbs.	2'6" x 2'6" Welded, Galvanized, Non-Traffic
U221-HF	GRATE	75 lbs.	2'6" x 2'6" Welded, Galvanized, H/20 Traffic
U32-NF	GRATE	95 lbs.	3'6" x 3'6" Welded, Galvanized, Non-Traffic
U32-HF	GRATE	160 lbs.	3'6" x 3'6" Welded, Galvanized, H/20 Traffic
U231-NF	GRATE	55 lbs.	2'6" x 2'6" Welded, Galvanized, Non-Traffic
U231-HF	GRATE	75 lbs.	2'6" x 2'6" Welded, Galvanized, H/20 Traffic
U43-NF	GRATE	70 lbs.	3'6" x 4'0" Welded, Galvanized, Non-Traffic
U43-HF	GRATE	155 lbs.	3'6" x 4'0" Welded, Galvanized, H/20 Traffic
U52-NF	GRATE	94 lbs.	4'0" x 4'0" Welded, Galvanized, Non-Traffic
U52-HF	GRATE	285 lbs.	4'0" x 4'0" Welded, Galvanized, H/20 Traffic

STEEL GRATES	WELDED STEEL GRATES
FILE NAME: WELDED-STEEL-GRATES.DGN	CHRISTY
ISSUE DATE: January, 2011	

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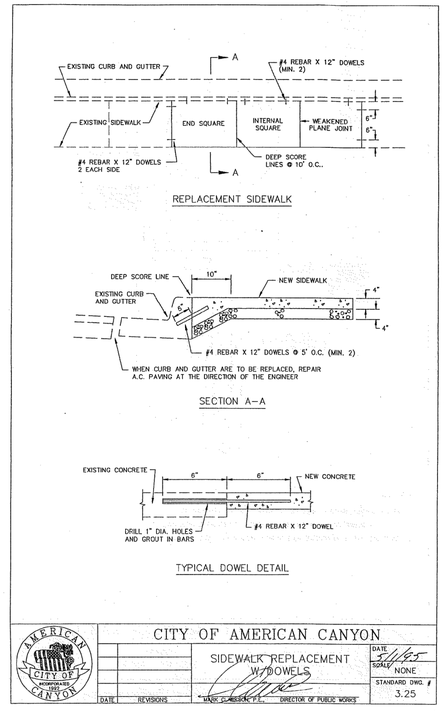
PITS, VAULTS & CATCH BASINS

14 CHRISTY U-32

NOT TO SCALE

AS-BUILT



CITY OF AMERICAN CANYON

SIDEWALK REPLACEMENT W/DOWELS

DATE 3/1/95 | SCALE NONE | STANDARD DWG. # 3.25

DATE REVISIONS | MARK CLARKSON P.E., DIRECTOR OF PUBLIC WORKS

15 SIDEWALK REPLACEMENT W/ DOWELS

NOT TO SCALE

CUP No. PL20-0010
DV20-0003

DATE:	09-23-21	REV #	BY	DATE	DESCRIPTION
SCALE:	N.T.S.				
DESIGNED:	ams				
DRAWN:	T.Y.				
CHECKED:	F.I.				
PROJ. MGR:	ams				
FILE PATH:					

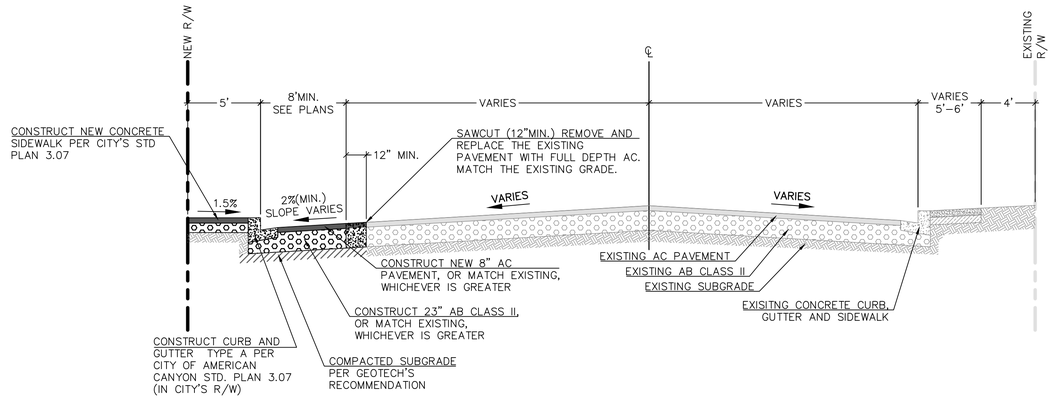
REGISTERED PROFESSIONAL ENGINEER FARHAD IRANI No. 33143 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2777

DETAIL SHEET 2
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

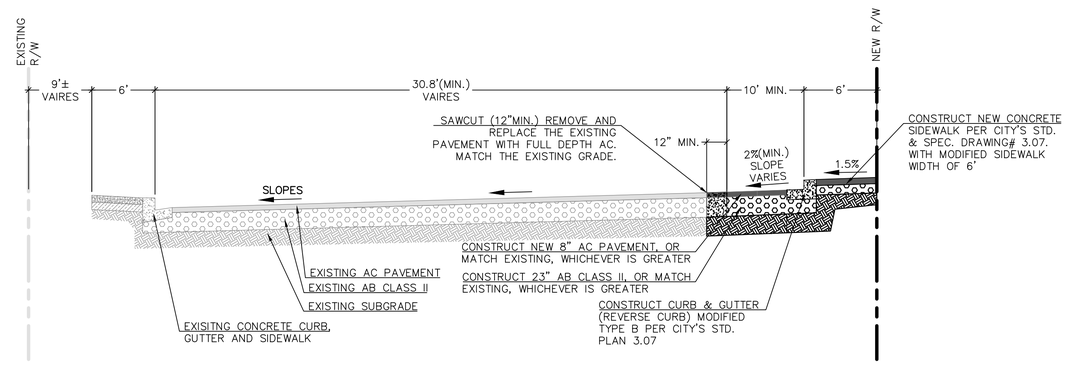
SHEET OS-2.2 OF
PROJECT 17-2368



NAPA JUNCTION ROAD - WITHIN CITY RIGHT-OF-WAY

N.T.S

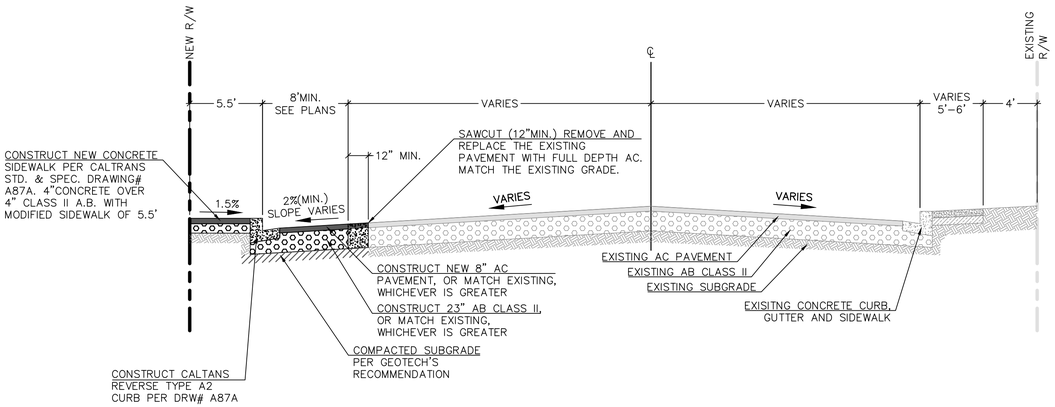
STA. 10+25 TO 12+72 ±



LOMBARD ROAD

N.T.S

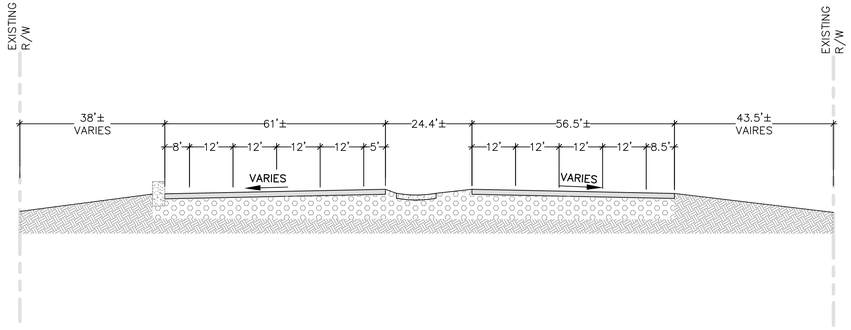
STA. 10+97 ± TO 17+42.54



NAPA JUNCTION ROAD - WITHIN CALTRANS RIGHT-OF-WAY

N.T.S

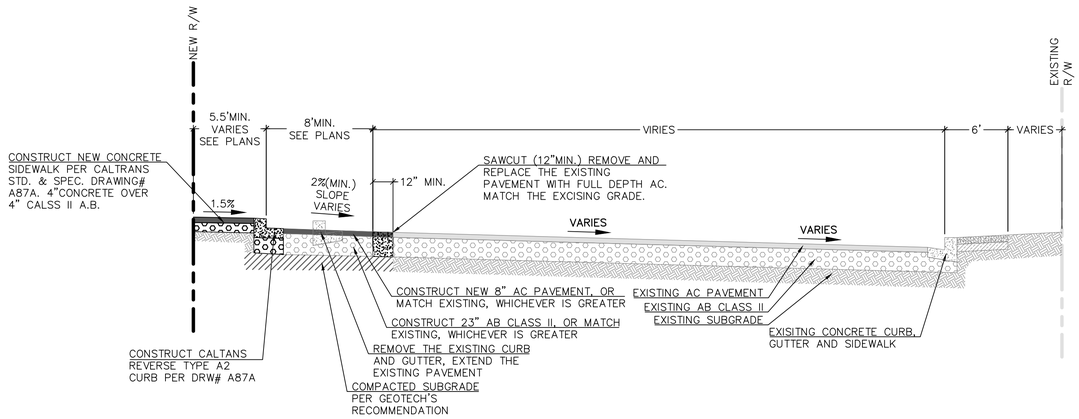
STA. 12+72 TO 13+25.7 ±



SR-29

N.T.S

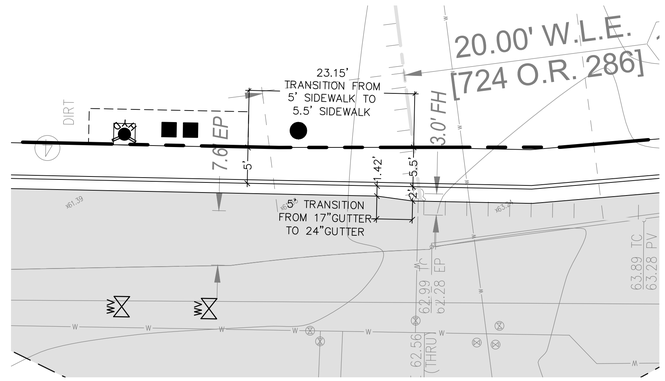
STA. 109+50



NAPA JUNCTION ROAD - WITHIN CALTRANS RIGHT-OF-WAY

N.T.S

STA. 13+25.7 TO 13+68.2±



TRANSITION BETWEEN CITY STANDARD CURB AND CALTRANS CURB

SCALE: 1"=10'

AS-BUILT

CUP No. PL20-0010
DV20-0003

DATE:	09-23-21
SCALE:	N.T.S.
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

REV #	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

REGISTERED PROFESSIONAL ENGINEER FARHAD FARAMARZI No. 33141 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

DETAIL SHEET 3
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

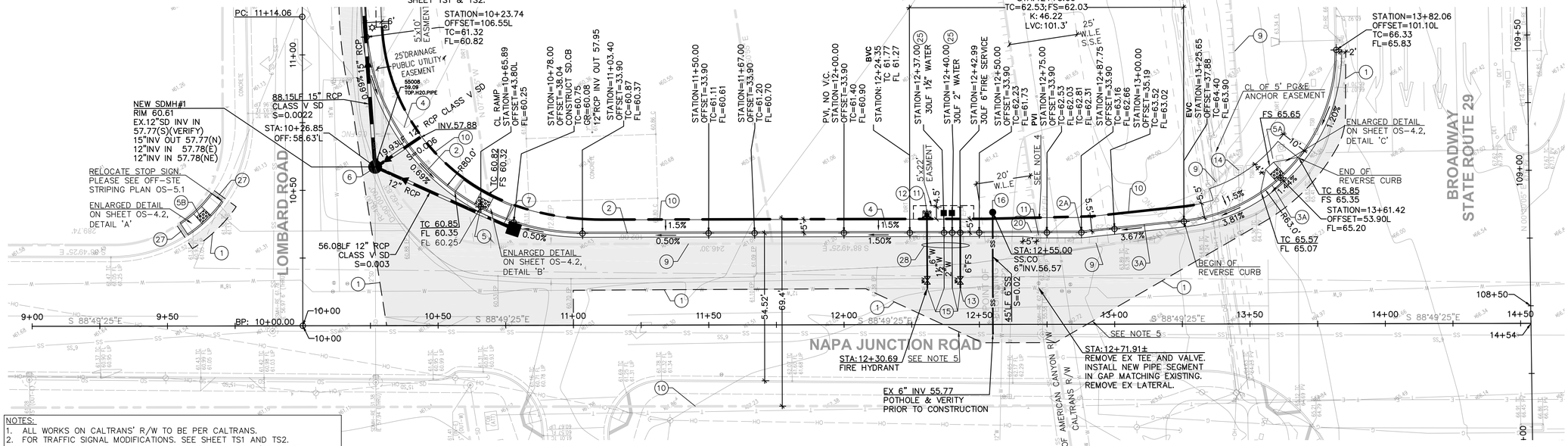
SHEET OS-2.3 OF
PROJECT 17-2368

CONSTRUCTION NOTES:

1. SAWCUT, REMOVE & REPLACE THE EXISTING AC PAVEMENT WITH 8" AC. OVER 23" AB CLASS II, OR MATCH EXISTING, WHICHEVER IS GREATER.
2. CONSTRUCTION CONCRETE CURB & GUTTER PER CITY'S STD & SPEC. DETAIL 3.07 (TYPE A), SHEET OS–2.1.
2A. CONSTRUCT CURB & GUTTER PER CALTRANS STD & SPEC. DETAIL A87A (TYPE A2), SHEET OS–2.2.
3. CONSTRUCT CONCRETE CURB & GUTTER (REVERSE GUTTER) PER CITY'S STD & SPEC. DETAIL 3.07 (MODIFIED TYPE B), SHEET OS–2.1.
3A. CONSTRUCT REVERSE CURB PER CALTRANS STD & SPEC. DETAIL A87A (TYPE A2, H1=1', W1=2.75'), SHEET OS–2.2.
4. CONSTRUCT CONCRETE SIDEWALK PER CITY'S STD & SPEC. DETAIL 3.07, SHEET OS–2.1. WITH MODIFIED SIDEWALK WIDTH PER PLANS.
5. CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE C), SHEET OS–2.2.
5A. CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE A), SHEET OS–2.2.
5B. REMOVE THE EXISTING ACCESSIBLE RAMP & CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE C), SHEET OS–2.2.
6. CONSTRUCT STORM DRAIN MANHOLE PER CITY'S STD & SPEC. DETAIL 5.01, SHEET OS–2.1.
7. CONSTRUCT STORM DRAIN TYPE A INLET PER CITY'S STD & SPEC. DETAIL 5.03, SHEET OS–2.1.
8. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY'S STD & SPEC. DETAIL 3.11, SHEET OS–2.2.
9. EXISTING RIGHT–OF–WAY.
10. NEW RIGHT–OF–WAY.
11. REMOVE THE EXISTING FIRE HYDRANT AND REUSE THE EXISTING HEAD. REPLACE THE GAP IN MAIN WITH NEW SEGMENT OF PIPE, MATCH EXISTING.
12. INSTALL FIRE HYDRANT (INCLUDING THE CONCRETE PAD) PER CITY'S STD & SPEC. DETAIL 7.07, SHEET OS–2.1.
13. INSTALL VALVE AT THE TEE OF 6" FIRE SERVICE.
14. MOUNT PEDESTRIAN CONTROLLED CROSSING SIGNAL TO EXISTING SIGNAL POLE. SEE SHEET TS1 & TS2.
15. THE CONTRACTOR POTHOLE & VERIFY DEPTH & LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION.
16. INSTALL SANITARY SEWER CLEANOUT PER CITY'S STD & SPEC. DETAIL 6.10, SHEET OS–2.1.
17. REMOVE & REPLACE PORTION OF CONCRETE DITCH FOR CONSTRUCTION OF NEW STORM DRAIN PIPE.
18. REMOVE THE EXISTING STORM DRAIN PIPE.
19. REMOVE THE EXISTING STORM DRAIN INLET.
20. 5' TRANSITION FROM STATION=12+66.97 TO STATION=12+71.97. THE 17"GUTTER WIDTH (CITY TYPE A CURB) TO 24"WIDTH (CALTRANS TYPE A2 CURB, SEE DETAIL ON SHEET OS–2.3).
21. 6" WATER LINE FOR FIRE HYDRANT SHALL BE INSTALLED ABOVE THE NEW STORM DRAIN PIPE.
22. INSTALL STREET LIGHTS PER CITY'S STD & SPEC. DETAIL 8.01, SHEET OS–2.2.
23. THE CONTRACTOR SHALL INSPECT AND CLEAN THE EXISTING MANHOLE FOR FREE FLOW.
24. REMOVE THE EXISTING STORM DRAIN INLET AND CONSTRUCT NEW STORM DRAIN INLET (CHRISTY U–32). DETAIL 14, SHEET OS–2.2.
25. INSTALL WATER METER SEE DETAIL 7.03 PER CITY'S STD & SEPC.
26. PROVIDE ONE FOOT SEPARATION BETWEEN FIRE HYDRANT STUB & STORM DRAIN PIPE.
27. REMOVE AND REPLACE THE EXISTING SIDEWALK, CURB AND GUTTER FROM NEAREST JOINT DOWEL CONNECTION OF NEW TO EXISTING. MATCH THE EXISTING. SEE CITY'S STD & SPEC DETAIL 3.25.
28. PLEASE SEE CATHODIC PROTECTION PLANS & DETAILS SHEET CP–1 THROUGH CP–5.
29. INSTALL SIDEWALK BARRICADE TYPE I (DETAIL C) PER CALTRANS STANDARD DRAWING (ES–7Q).

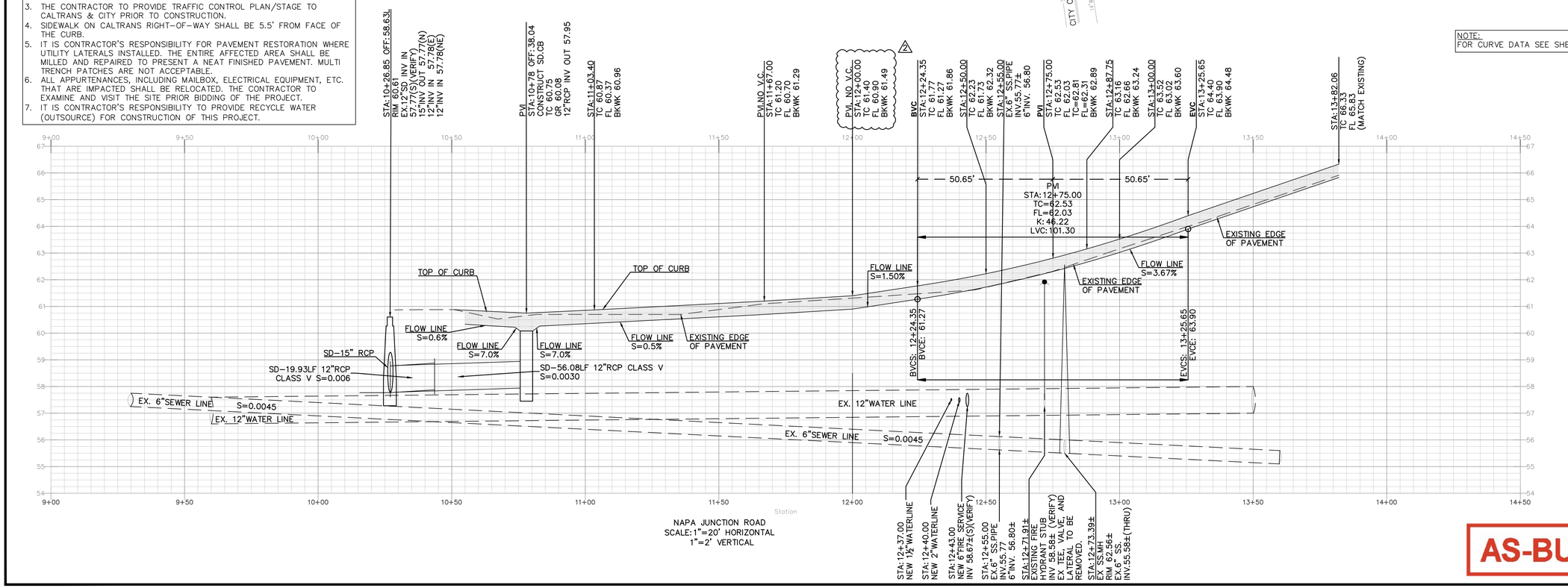
GRAPHIC SCALE
0 20
1"=20'

LEGEND:
NEW PAVEMENT



NOTES:
1. ALL WORKS ON CALTRANS' R/W TO BE PER CALTRANS.
2. FOR TRAFFIC SIGNAL MODIFICATIONS. SEE SHEET TS1 AND TS2.
3. THE CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN/STAGE TO CALTRANS & CITY PRIOR TO CONSTRUCTION.
4. SIDEWALK ON CALTRANS RIGHT–OF–WAY SHALL BE 5.5' FROM FACE OF THE CURB.
5. IT IS CONTRACTOR'S RESPONSIBILITY FOR PAVEMENT RESTORATION WHERE UTILITY LATERALS INSTALLED. THE ENTIRE AFFECTED AREA SHALL BE MILLED AND REPAIRED TO PRESENT A NEAT FINISHED PAVEMENT. MULTI TRENCH PATCHES ARE NOT ACCEPTABLE.
6. ALL APPURTENANCES, INCLUDING MAILBOX, ELECTRICAL EQUIPMENT, ETC. THAT ARE IMPACTED SHALL BE RELOCATED. THE CONTRACTOR TO EXAMINE AND VISIT THE SITE PRIOR BIDDING OF THE PROJECT.
7. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE RECYCLE WATER (OUTSOURCE) FOR CONSTRUCTION OF THIS PROJECT.

NOTE:
FOR CURVE DATA SEE SHEET OS–5.2



NAPA JUNCTION ROAD
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL

STA:12+37.00 NEW 1½"WATERLINE
STA:12+40.00 NEW 2"WATERLINE
STA:12+43.00 NEW 6"FIRE SERVICE INV 58.67±(S)(VERIFY)
STA:12+55.00 EX.6" SS.PIPE INV.55.77 6"INV. 56.80±
STA:12+71.91± EXISTING FIRE HYDRANT STUB INV 58.58± (VERIFY) EX TEE, VALVE, AND LATERAL TO BE REMOVED.
STA:12+73.39± EX SS.MH RIM 62.56± EX.6" SS INV.55.58±(THRU)

AS-BUILT

CUP No. PL20-0010
DV20-0003

DESCRIPTION	DATE	BY	REV #
SPOT ELEVATION REVISION	04–07–22		

DATE: 09–23–21
SCALE: 1"=20'
DESIGNED: ams
DRAWN: T.Y.
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER FARHAD RAMEZANI No. 33154 Exp.6–30–2022 CIVIL STATE OF CALIFORNIA

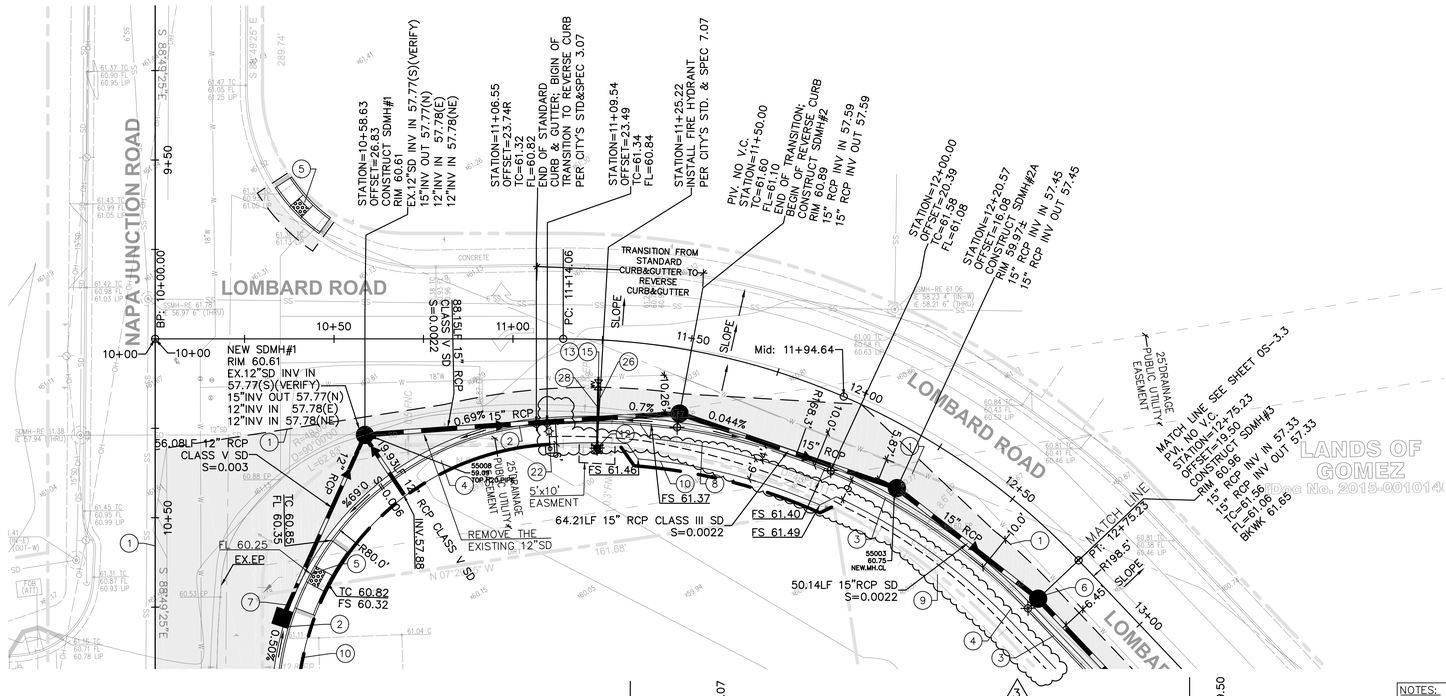
ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220 WALNUT CREEK, CA 94596
925–943–2777 FAX 925–943–2778

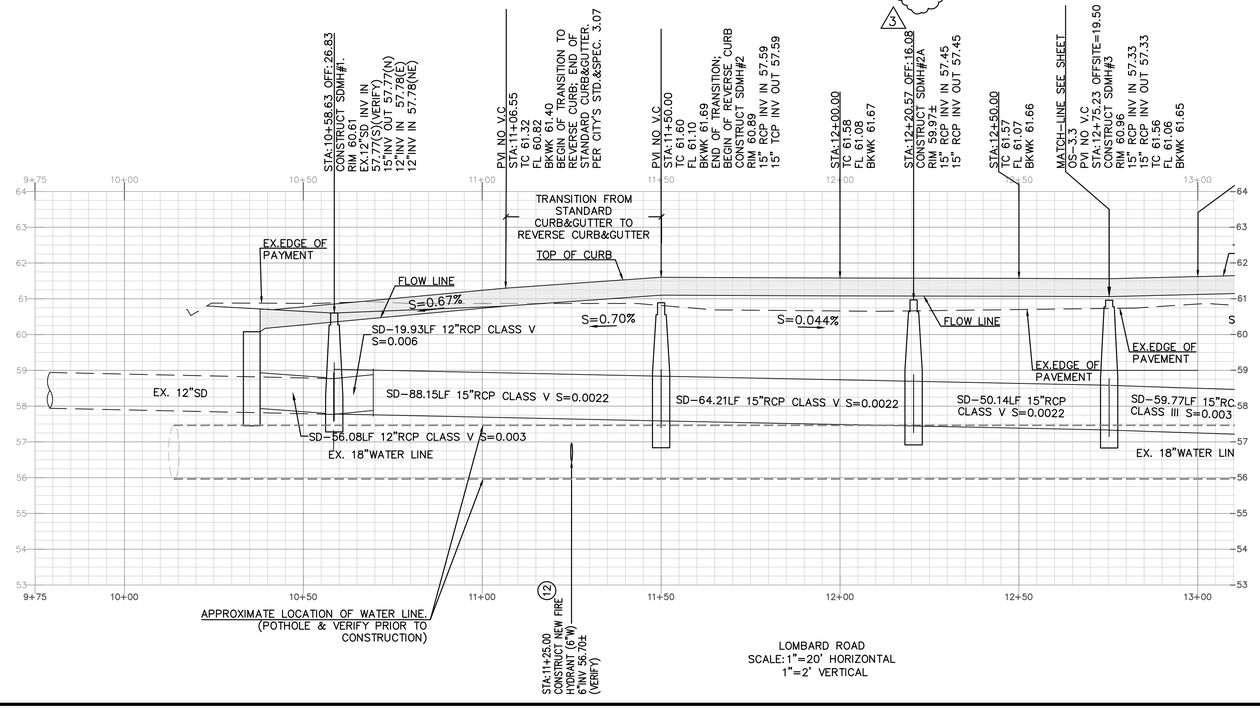
IMPROVEMENT PLAN – NAPA JUNCTION RD
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS–3.1 OF
PROJECT 17–2368

CONSTRUCTION NOTES:

1. SAWCUT, REMOVE & REPLACE THE EXISTING AC PAVEMENT WITH 8" AC. OVER 23" AB CLASS II, OR MATCH EXISTING, WHICHEVER IS GREATER.
2. CONSTRUCTION CONCRETE CURB & GUTTER PER CITY'S STD & SPEC. DETAIL 3.07 (TYPE A), SHEET OS-2.1.
2A. CONSTRUCT CURB & GUTTER PER CALTRANS STD & SPEC. DETAIL A87A (TYPE A2), SHEET OS-2.2.
3. CONSTRUCT CONCRETE CURB & GUTTER (REVERSE GUTTER) PER CITY'S STD & SPEC. DETAIL 3.07 (MODIFIED TYPE B), SHEET OS-2.1.
3A. CONSTRUCT REVERSE CURB PER CALTRANS STD & SPEC. DETAIL A87A (TYPE A2, H1=1', W1=2.75'), SHEET OS-2.2.
4. CONSTRUCT CONCRETE SIDEWALK PER CITY'S STD & SPEC. DETAIL 3.07, SHEET OS-2.1. WITH MODIFIED SIDEWALK WIDTH PER PLANS.
5. CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE C), SHEET OS-2.2.
5A. CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE A), SHEET OS-2.2.
5B. REMOVE THE EXISTING ACCESSIBLE RAMP & CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE C), SHEET OS-2.2.
6. CONSTRUCT STORM DRAIN MANHOLE PER CITY'S STD & SPEC. DETAIL 5.01, SHEET OS-2.1.
7. CONSTRUCT STORM DRAIN TYPE A INLET PER CITY'S STD & SPEC. DETAIL 5.03, SHEET OS-2.1.
8. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY'S STD & SPEC. DETAIL 3.11, SHEET OS-2.2.
9. EXISTING RIGHT-OF-WAY.
10. NEW RIGHT-OF-WAY.
11. REMOVE THE EXISTING FIRE HYDRANT AND REUSE THE EXISTING HEAD. REPLACE THE GAP IN MAIN WITH NEW SEGMENT OF PIPE, MATCH EXISTING.
12. INSTALL FIRE HYDRANT (INCLUDING THE CONCRETE PAD) PER CITY'S STD & SPEC. DETAIL 7.07, SHEET OS-2.1.
13. INSTALL VALVE AT THE TEE OF 6" FIRE SERVICE.
14. MOUNT PEDESTRIAN CONTROLLED CROSSING SIGNAL TO EXISTING SIGNAL POLE. SEE SHEET TS1 & TS2.
15. THE CONTRACTOR POTHOLE & VERIFY DEPTH & LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION.
16. INSTALL SANITARY SEWER CLEANOUT PER CITY'S STD & SPEC. DETAIL 6.10, SHEET OS-2.1.
17. REMOVE & REPLACE PORTION OF CONCRETE DITCH FOR CONSTRUCTION OF NEW STORM DRAIN PIPE.
18. REMOVE THE EXISTING STORM DRAIN PIPE.
19. REMOVE THE EXISTING STORM DRAIN INLET.
20. 5' TRANSITION FROM STATION=12+66.97 TO STATION=12+71.97. THE 17"GUTTER WIDTH (CITY TYPE A CURB) TO 24"WIDTH (CALTRANS TYPE A2 CURB, SEE DETAIL ON SHEET OS-2.3).
21. 6" WATER LINE FOR FIRE HYDRANT SHALL BE INSTALLED ABOVE THE NEW STORM DRAIN PIPE.
22. INSTALL STREET LIGHTS PER CITY'S STD & SPEC. DETAIL 8.01, SHEET OS-2.2.
23. THE CONTRACTOR SHALL INSPECT AND CLEAN THE EXISTING MANHOLE FOR FREE FLOW.
24. REMOVE THE EXISTING STORM DRAIN INLET AND CONSTRUCT NEW STORM DRAIN INLET (CHRISTY U-32). DETAIL 14, SHEET OS-2.2.
25. INSTALL WATER METER SEE DETAIL 7.03 PER CITY'S STD & SEPC.
26. PROVIDE ONE FOOT SEPARATION BETWEEN FIRE HYDRANT STUB & STORM DRAIN PIPE.
27. REMOVE AND REPLACE THE EXISTING SIDEWALK, CURB AND GUTTER FROM NEAREST JOINT DOWEL CONNECTION OF NEW TO EXISTING. MATCH THE EXISTING. SEE CITY'S STD & SPEC DETAIL 3.25.
28. PLEASE SEE CATHODIC PROTECTION PLANS & DETAILS SHEET CP-1 THROUGH CP-5.
29. INSTALL SIDEWALK BARRICADE TYPE I (DETAIL C) PER CALTRANS STANDARD DRAWING (ES-7Q).





NOTES:
1. ALL WORKS ON CALTRANS' R/W TO BE PER CALTRANS.
2. FOR TRAFFIC SIGNAL MODIFICATIONS. SEE SHEET TS1 AND TS2.
3. THE CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN/STAGE TO CALTRANS & CITY PRIOR TO CONSTRUCTION.
4. SIDEWALK ON CALTRANS RIGHT-OF-WAY SHALL BE 5.5' FROM FACE OF THE CURB.
5. IT IS CONTRACTOR'S RESPONSIBILITY FOR PAVEMENT RESTORATION WHERE UTILITY LATERALS INSTALLED. THE ENTIRE AFFECTED AREA SHALL BE MILLED AND REPAIRED TO PRESENT A NEAT FINISHED PAVEMENT. MULTI TRENCH PATCHES ARE NOT ACCEPTABLE.
6. ALL APPURTENANCES, INCLUDING MAILBOX, ELECTRICAL EQUIPMENT, ETC. THAT ARE IMPACTED SHALL BE RELOCATED. THE CONTRACTOR TO EXAMINE AND VISIT THE SITE PRIOR BIDDING OF THE PROJECT.
7. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE RECYCLE WATER (OUTSOURCE) FOR CONSTRUCTION OF THIS PROJECT.

GRAPHIC SCALE
0 20
1"=20'

LEGEND:

NEW PAVEMENT

NOTE:
FOR CURVE DATA SEE SHEET OS-5.2

DESCRIPTION	DATE	REV #	BY
ELECTRICAL CONDUIT REVISION	08-18-22	1	

DATE: 09-23-21
SCALE: 1"=20'
DESIGNED: ams
DRAWN: T.Y.
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER
FARHAD RAMEZANI
No. 33154
Exp. 6-30-2023
CIVIL
STATE OF CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

IMPROVEMENT PLAN - LOMBARD RD
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD CALIFORNIA
AMERICAN CANYON NAPA COUNTY

AS-BUILT

CUP No. PL20-0010
DV20-0003

SHEET OS-3.2 OF
PROJECT 17-2368

CONSTRUCTION NOTES:

1. SAWCUT, REMOVE & REPLACE THE EXISTING AC PAVEMENT WITH 8" AC. OVER 23" AB CLASS II, OR MATCH EXISTING, WHICHEVER IS GREATER.
2. CONSTRUCTION CONCRETE CURB & GUTTER PER CITY'S STD & SPEC. DETAIL 3.07 (TYPE A), SHEET OS–2.1.
2A. CONSTRUCT CURB & GUTTER PER CALTRANS STD & SPEC. DETAIL A87A (TYPE A2), SHEET OS–2.2.
3. CONSTRUCT CONCRETE CURB & GUTTER (REVERSE GUTTER) PER CITY'S STD & SPEC. DETAIL 3.07 (MODIFIED TYPE B), SHEET OS–2.1.
3A. CONSTRUCT REVERSE CURB PER CALTRANS STD & SPEC. DETAIL A87A (TYPE A2, H1=1', W1=2.75'), SHEET OS–2.2.
4. CONSTRUCT CONCRETE SIDEWALK PER CITY'S STD & SPEC. DETAIL 3.07, SHEET OS–2.1. WITH MODIFIED SIDEWALK WIDTH PER PLANS.
5. CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE C), SHEET OS–2.2.
5A. CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE A), SHEET OS–2.2.
5B. REMOVE THE EXISTING ACCESSIBLE RAMP & CONSTRUCT ACCESSIBLE RAMP PER CALTRANS STD & SPEC. DETAIL A88A (TYPE C), SHEET OS–2.2.
6. CONSTRUCT STORM DRAIN MANHOLE PER CITY'S STD & SPEC. DETAIL 5.01, SHEET OS–2.1.
7. CONSTRUCT STORM DRAIN TYPE A INLET PER CITY'S STD & SPEC. DETAIL 5.03, SHEET OS–2.1.
8. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY'S STD & SPEC. DETAIL 3.11, SHEET OS–2.2.
9. EXISTING RIGHT–OF–WAY.
10. NEW RIGHT–OF–WAY.
11. REMOVE THE EXISTING FIRE HYDRANT AND REUSE THE EXISTING HEAD. REPLACE THE GAP IN MAIN WITH NEW SEGMENT OF PIPE, MATCH EXISTING.
12. INSTALL FIRE HYDRANT (INCLUDING THE CONCRETE PAD) PER CITY'S STD & SPEC. DETAIL 7.07, SHEET OS–2.1.
13. INSTALL VALVE AT THE TEE OF 6" FIRE SERVICE.
14. MOUNT PEDESTRIAN CONTROLLED CROSSING SIGNAL TO EXISTING SIGNAL POLE. SEE SHEET TS1 & TS2.
15. THE CONTRACTOR POTHOLE & VERIFY DEPTH & LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION.
16. INSTALL SANITARY SEWER CLEANOUT PER CITY'S STD & SPEC. DETAIL 6.10, SHEET OS–2.1.
17. REMOVE & REPLACE PORTION OF CONCRETE DITCH FOR CONSTRUCTION OF NEW STORM DRAIN PIPE.
18. REMOVE THE EXISTING STORM DRAIN PIPE.
19. REMOVE THE EXISTING STORM DRAIN INLET.
20. 5' TRANSITION FROM STATION=12+66.97 TO STATION=12+71.97. THE 17"GUTTER WIDTH (CITY TYPE A CURB) TO 24"WIDTH (CALTRANS TYPE A2 CURB, SEE DETAIL ON SHEET OS–2.3).
21. 6" WATER LINE FOR FIRE HYDRANT SHALL BE INSTALLED ABOVE THE NEW STORM DRAIN PIPE.
22. INSTALL STREET LIGHTS PER CITY'S STD & SPEC. DETAIL 8.01, SHEET OS–2.2.
23. THE CONTRACTOR SHALL INSPECT AND CLEAN THE EXISTING MANHOLE FOR FREE FLOW.
24. REMOVE THE EXISTING STORM DRAIN INLET AND CONSTRUCT NEW STORM DRAIN INLET (CHRISTY U–32). DETAIL 14, SHEET OS–2.2.
25. INSTALL WATER METER SEE DETAIL 7.03 PER CITY'S STD & SEPC.
26. PROVIDE ONE FOOT SEPARATION BETWEEN FIRE HYDRANT STUB & STORM DRAIN PIPE.
27. REMOVE AND REPLACE THE EXISTING SIDEWALK, CURB AND GUTTER FROM NEAREST JOINT DOWEL CONNECTION OF NEW TO EXISTING. MATCH THE EXISTING. SEE CITY'S STD & SPEC DETAIL 3.25.
28. PLEASE SEE CATHODIC PROTECTION PLANS & DETAILS SHEET CP–1 THROUGH CP–5.
29. INSTALL SIDEWALK BARRICADE TYPE I (DETAIL C) PER CALTRANS STANDARD DRAWING (ES–7Q).

GRAPHIC SCALE
0 20
1"=20'

LEGEND:

NEW PAVEMENT

NOTE:
FOR CURVE DATA SEE SHEET OS–5.2

NOTES:
1. ALL WORKS ON CALTRANS' R/W TO BE PER CALTRANS.
2. FOR TRAFFIC SIGNAL MODIFICATIONS. SEE SHEET TS1 AND TS2.
3. THE CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN/STAGE TO CALTRANS & CITY PRIOR TO CONSTRUCTION.
4. SIDEWALK ON CALTRANS RIGHT–OF–WAY SHALL BE 5.5' FROM FACE OF THE CURB.
5. IT IS CONTRACTOR'S RESPONSIBILITY FOR PAVEMENT RESTORATION WHERE UTILITY LATERALS INSTALLED. THE ENTIRE AFFECTED AREA SHALL BE MILLED AND REPAIRED TO PRESENT A NEAT FINISHED PAVEMENT. MULTI TRENCH PATCHES ARE NOT ACCEPTABLE.
6. ALL APPURTENANCES, INCLUDING MAILBOX, ELECTRICAL EQUIPMENT, ETC. THAT ARE IMPACTED SHALL BE RELOCATED. THE CONTRACTOR TO EXAMINE AND VISIT THE SITE PRIOR BIDDING OF THE PROJECT.
7. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE RECYCLE WATER (OUTSOURCE) FOR CONSTRUCTION OF THIS PROJECT.

DESCRIPTION	DATE	REV #	BY
STORM DRAIN MANHOLE REVISION	03–02–22	1	
ELECTRICAL CONDUIT REVISION	08–18–22	2	
		3	
		4	
		5	

DATE: 09–23–21
SCALE: 1"=20'
DESIGNED: ams
DRAWN: T.Y.
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER FARHAD RAMEZANI No. 33154 Exp. 6–30–2023 CIVIL STATE OF CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925–943–2777 FAX 925–943–2778

IMPROVEMENT PLAN – LOMBARD RD
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS–3.3 OF
PROJECT 17–2368

AS-BUILT

CUP No. PL20-0010
DV20-0003

STATION 11+50
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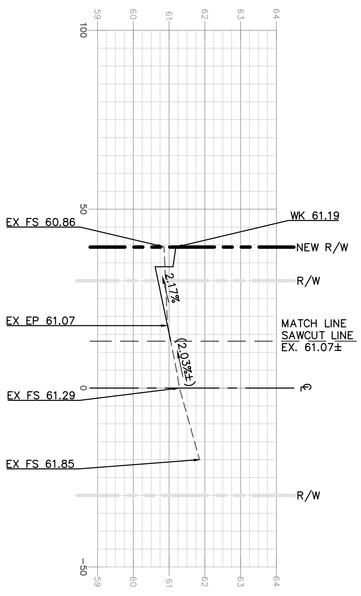
1"=2' VERTICAL



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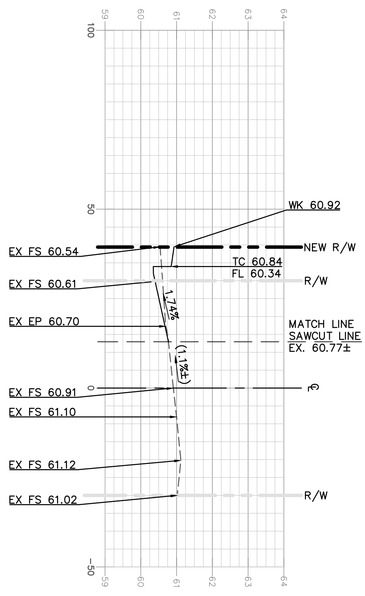
1"=2' VERTICAL



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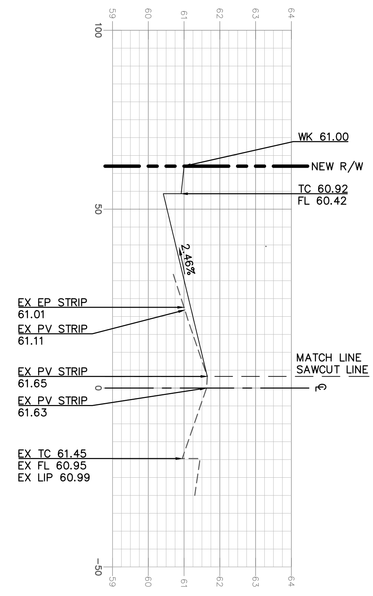
1"=2' VERTICAL



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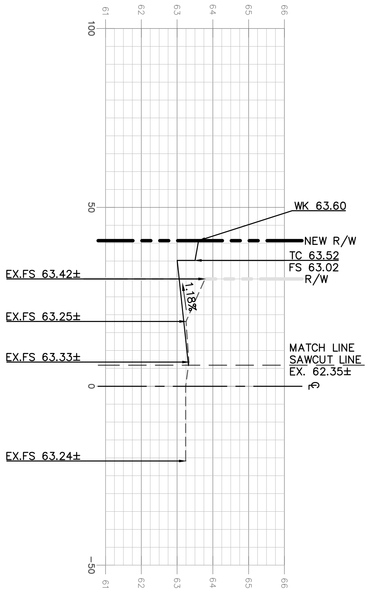

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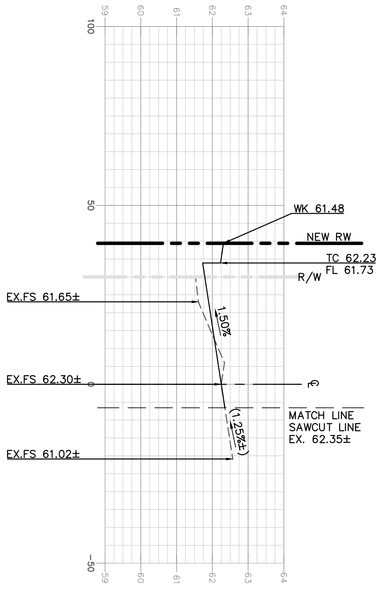

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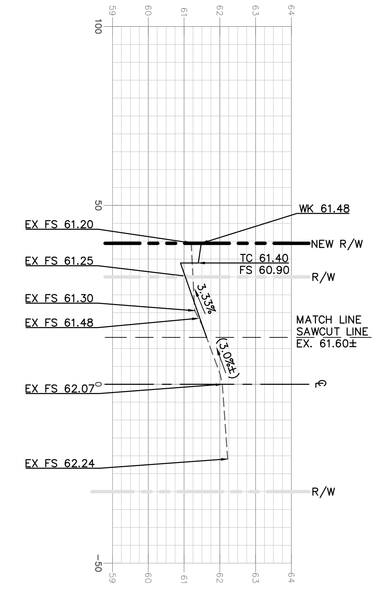

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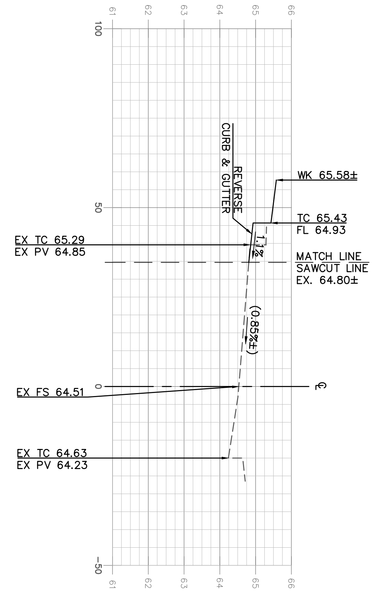


AS-BUILT

CUP No. PL20-0010
DV20-0003

SHEET	OS-4.1
OF	
PROJECT	17-2368

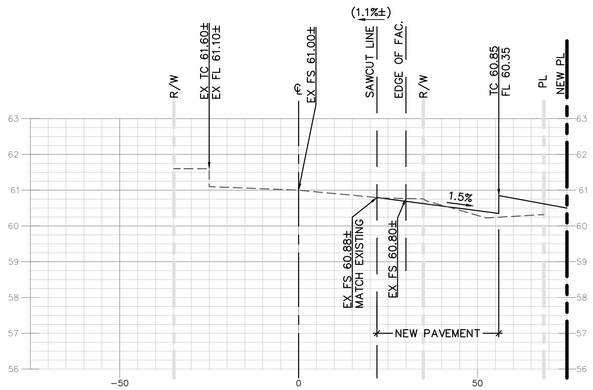
CROSS-SECTON FOR NAPA JUNCTION RD IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. FARNHAM
No. C046335
CIVIL
STATE OF CALIFORNIA

DATE:	09-23-21	REV #	BY	DATE	DESCRIPTION
SCALE:		△			
DESIGNED:	ams	△			
DRAWN:	T.Y.	△			
CHECKED:	F.I.	△			
PROJ. MGR:	ams	△			
FILE PATH:					



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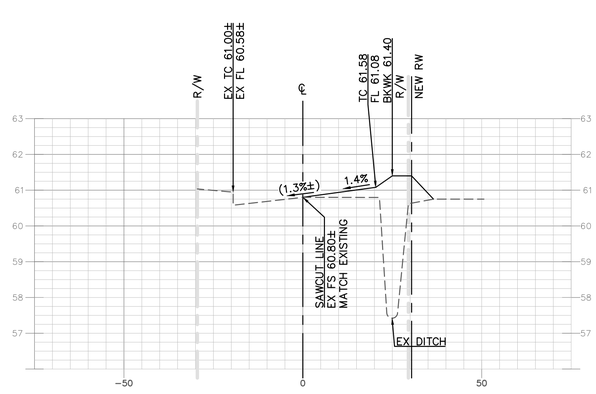
1"=2' VERTICAL



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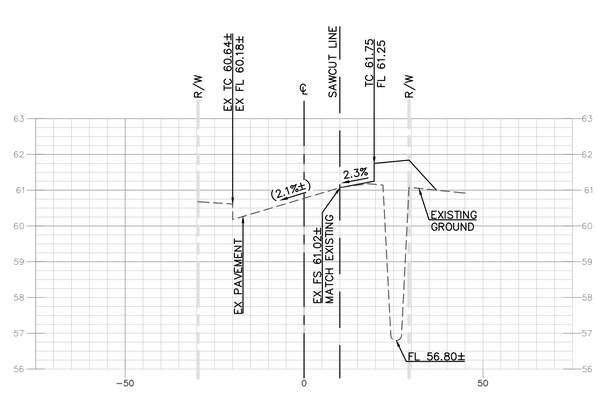
1"=2' VERTICAL



STATION 13+50
SCALE: 1"=20' HORIZONTAL
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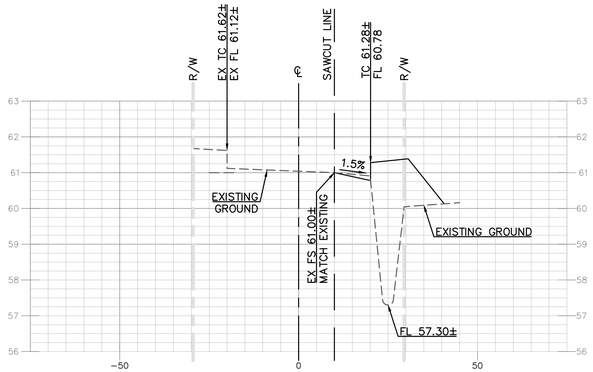

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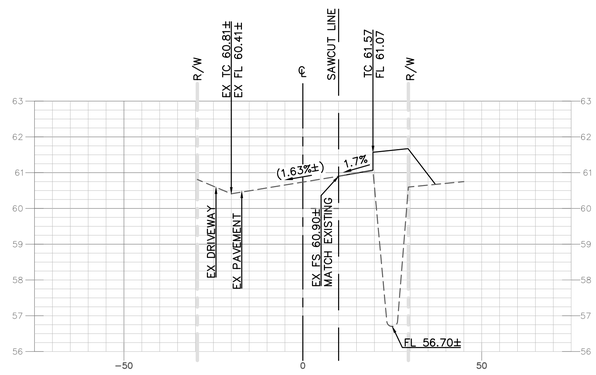
1"=2' VERTICAL



STATION 12+50
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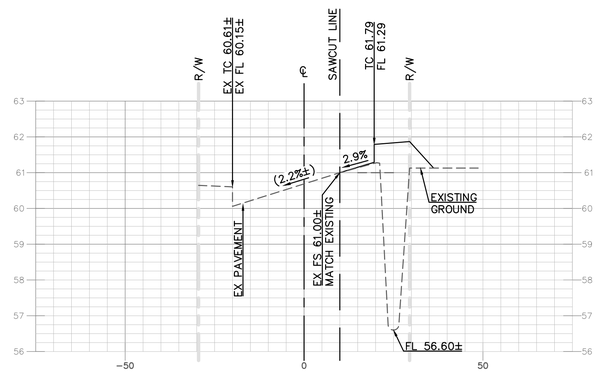
1"=2' VERTICAL



STATION 14+00
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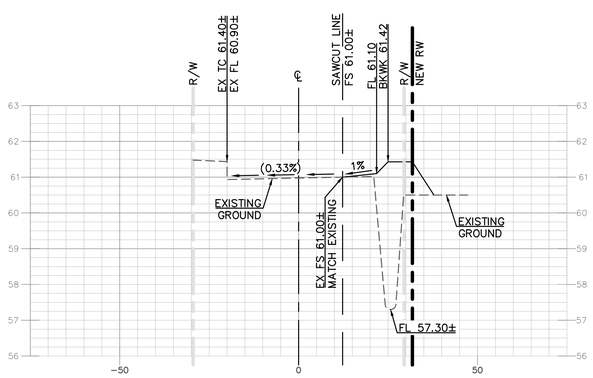
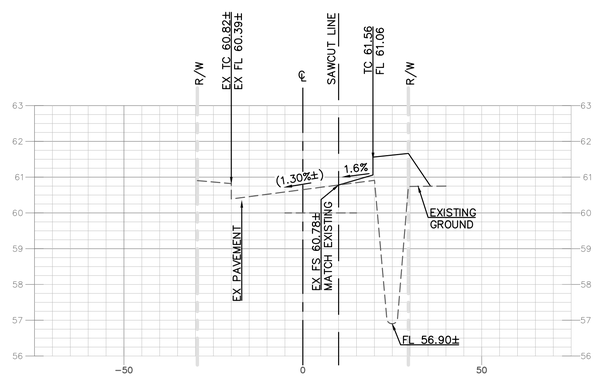
1"=2' VERTICAL



NOTE: THIS STATION IS LOCATED ON EXISTING TRANSITION ON CROSS SLOPE OF ROAD

STATION 11+50
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



STATION 12+75.23
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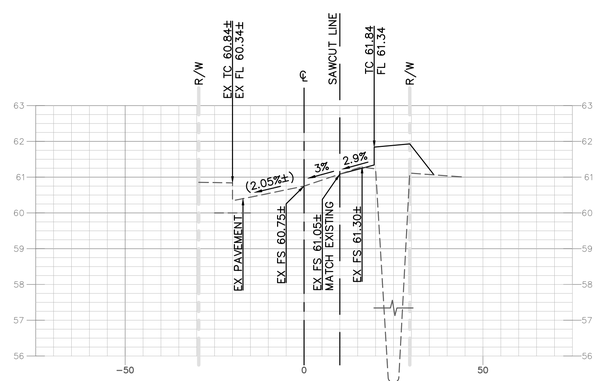
1"=2' VERTICAL



AS-BUILT

STATION 14+50
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL

DATE:	09-23-21
SCALE:	
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

REV #	BY	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER FARHAD RAMEZANI No. 33145 Exp. 6-30-2023 STATE OF CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

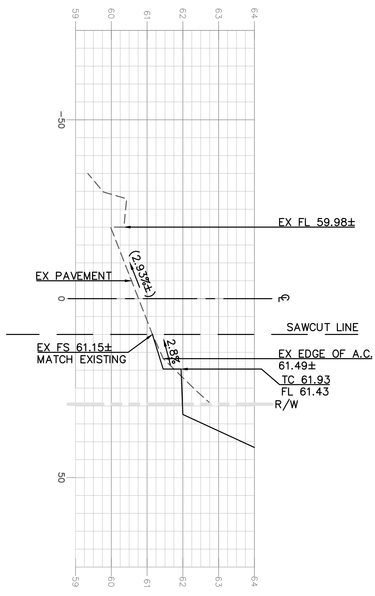
CROSS-SECTON FOR LOMBARD RD IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

CUP No. PL20-0010
DV20-0003

SHEET OS-4.2 OF
PROJECT 17-2368

STATION 16+00
SCALE: 1"=20' HORIZONTAL
1"=2' VERTICAL



STATION 15+50
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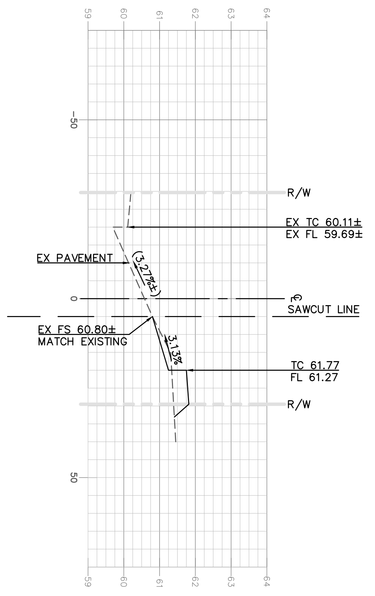

STATION 15+00
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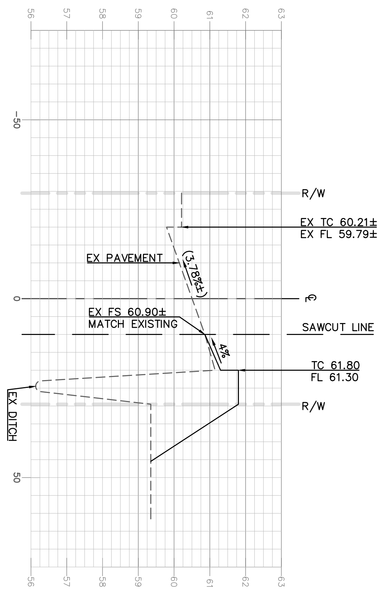
1"=2' VERTICAL



STATION 17+42.54
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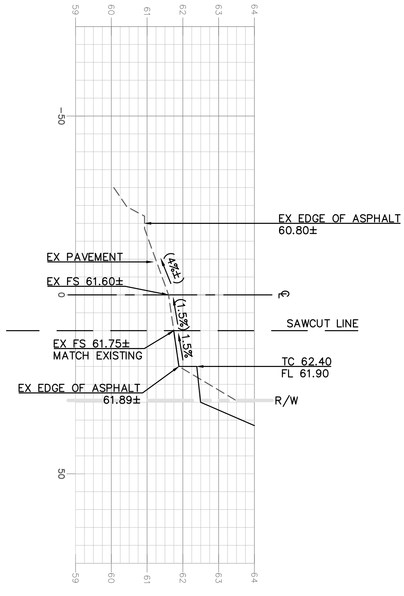
1"=2' VERTICAL



STATION 17+00
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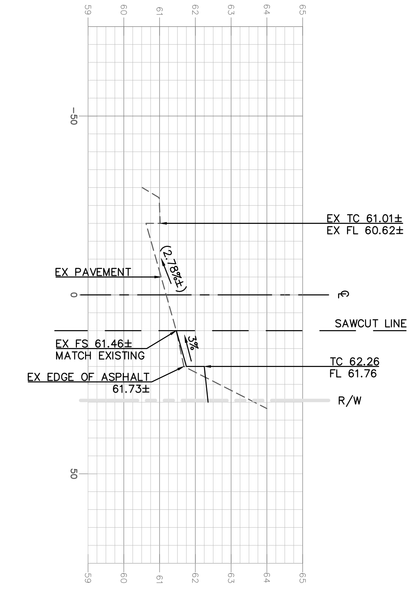
1"=2' VERTICAL



STATION 16+50
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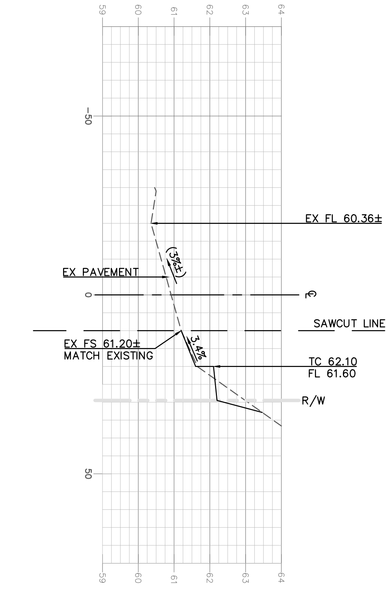


AS-BUILT

CUP No. PL20-0010
DV20-0003

SHEET	PROJECT
OS-4.3 OF	17-2368

CROSS-SECTON FOR LOMBARD RD
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

REGISTERED PROFESSIONAL ENGINEER — ANDREW M. SANFORD — No. C 46135 — CIVIL — STATE OF CALIFORNIA

DATE:	09-23-21	REV #	BY	DATE	DESCRIPTION
SCALE:		△			
DESIGNED:	ams	△			
DRAWN:	T.Y.	△			
CHECKED:	F.I.	△			
PROJ. MGR:	ams	△			
FILE PATH:					

DETAIL 'A'
SCALE 1"=10'

DETAIL 'B'
SCALE 1"=10'

DETAIL 'C'
SCALE 1"=10'

AS-BUILT

CUP No. PL20-0010
DV20-0003

DATE:	09-23-21
SCALE:	1"=10'
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

REV #	BY	DATE	DESCRIPTION
1			
2			
3			
4			

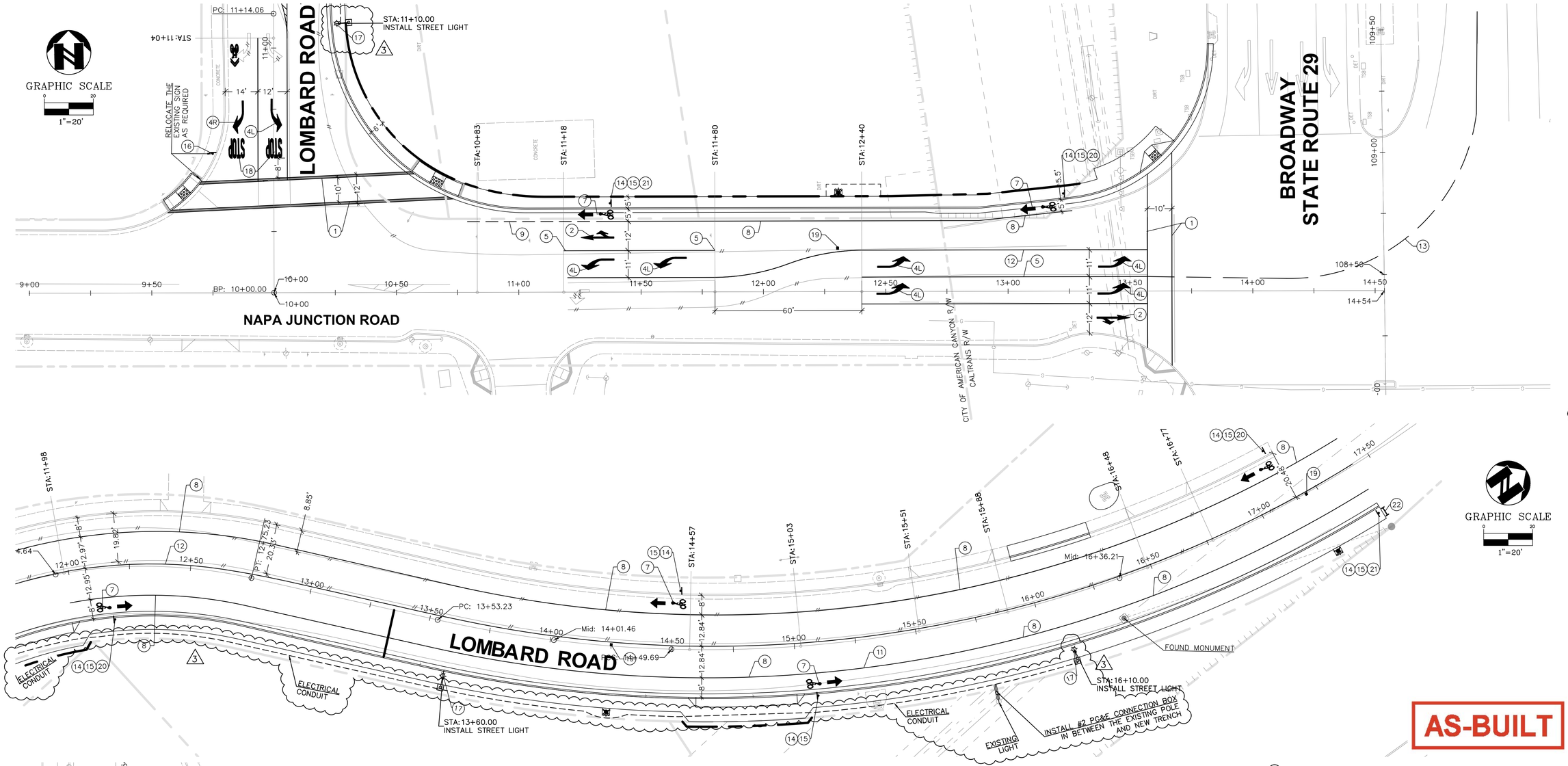
REGISTERED PROFESSIONAL ENGINEER
FARHAD RAMIN AZAD
No. 33154
Exp. 6-30-2023
CIVIL
STATE OF CALIFORNIA

ACCESSIBLE RAMP GRADING
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

SHEET OS-4.4 OF
PROJECT 17-2368



AS-BUILT

NOTES:

1. INSTALL 12" WIDE WHITE STRIPE (10' INSIDE DIMENSION, OVERALL DIMENSION IS 15').
2. INSTALL TYPE VII (R) ARROW PER A24A, CALTRANS 2018 STANDARD DETAIL.
3. 6" WHITE, CROSS HATCHED @ 4' O.C.
4. INSTALL TYPE IV (L)(R) DIRECTIONAL ARROW PER DETAIL A24A CALTRANS 2018 STANDARD.
5. INSTALL DETAIL 38 DETAIL A20D PER CATRANS 2018 STANDARD DETAIL.
6. 6" YELLOW, CROSS HATCHED @ 4' O.C.
7. BIKE LANE ARROW AND BIKE LANE SYMBOL WITH PERSON. DETAIL A24C AND A24D PER CALTRANS 2018 STANDARD.
8. BIKE LANE DETAIL 39. PER CALTRANS 2018 STANDARD.
9. BIKE LINE DETAIL 39A. PER CALTRANS 2018 STANDARD.
10. INSTALL DETAIL 28. PER CALTRANS 2018 STANDARD.
11. INSTALL DETAIL 21. PER CALTRANS 2018 STANDARD.
12. INSTALL DETAIL 22. PER CALTRANS 2018 STANDARD.
13. INSTALL DETAIL 40. PER CALTRANS 2018 STANDARD.
14. PROVIDE R26(CA) "NO PARKING ANYTIME" SIGN.
15. PROVIDE R81(CA) BIKE LANE SIGN.
16. INSTALL STOP SIGN..
17. INSTALL STREET LIGHT PER CITY'S STD & SPEC. DETAIL 8.01, SHEET OS-2.2. IT IS CONTRACTOR'S RESPONSIBILITY TO INSTALL CONDUITS AND WIRING FOR NEW LIGHTS. THE WIRING COULD BE TIED TO EXISTING POLE LOCATED AT STATION 15+75.
18. INSTALL STOP BARS SEE DETAIL A24D PER CALTRANS 2018 STD. & SEPC.
19. INSTALL BLUE MARKER PER CITY STANDARD 7.07 NOTE 1.
20. INSTALL R81A(CA) "BEGIN" SIGN.
21. INSTALL R81B(CA) "END" SIGN.
22. INSTALL SIDEWALK BARRICADE (TYPE I) DETAIL 'C' PER CALTRANS STANDARD DRAWING (ES-7Q).
23. INSTALL RSP A20B DETAIL 29 PER CALTRANS STANDARD.
24. INSTALL SHARED ROADWAY BICYCLE MARKING PER A24C CALTRANS 2018 STANDARD DETAIL..

A. FOR LOCATION OF NEW & EXISTING POLES. SEE SHEET TS1 & TS2.

B. THE CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN/ STAGE TO CALTRANS & CITY PRIOR TO CONSTRUCTION.

LEGEND:

TYPE VII (R) ARROW PER CALTRANS 2018 STANDARD.

TYPE IV (L)(R) DIRECTIONAL ARROW PER CALTRANS 2018 STANDARD.

ACCESSIBLE RAMP WITH TRUNCATED DOMES. PER CALTRANS STD. & SPEC.

6" YELLOW CROSS HATCH @4' O.C.

REMOVE THE EXISTING STRIPE

CUP No. PL20-0010
DV20-0003

DESCRIPTION	DATE	REV #	BY
ELECTRICAL CONDUIT REVISION	08-19-22	1	

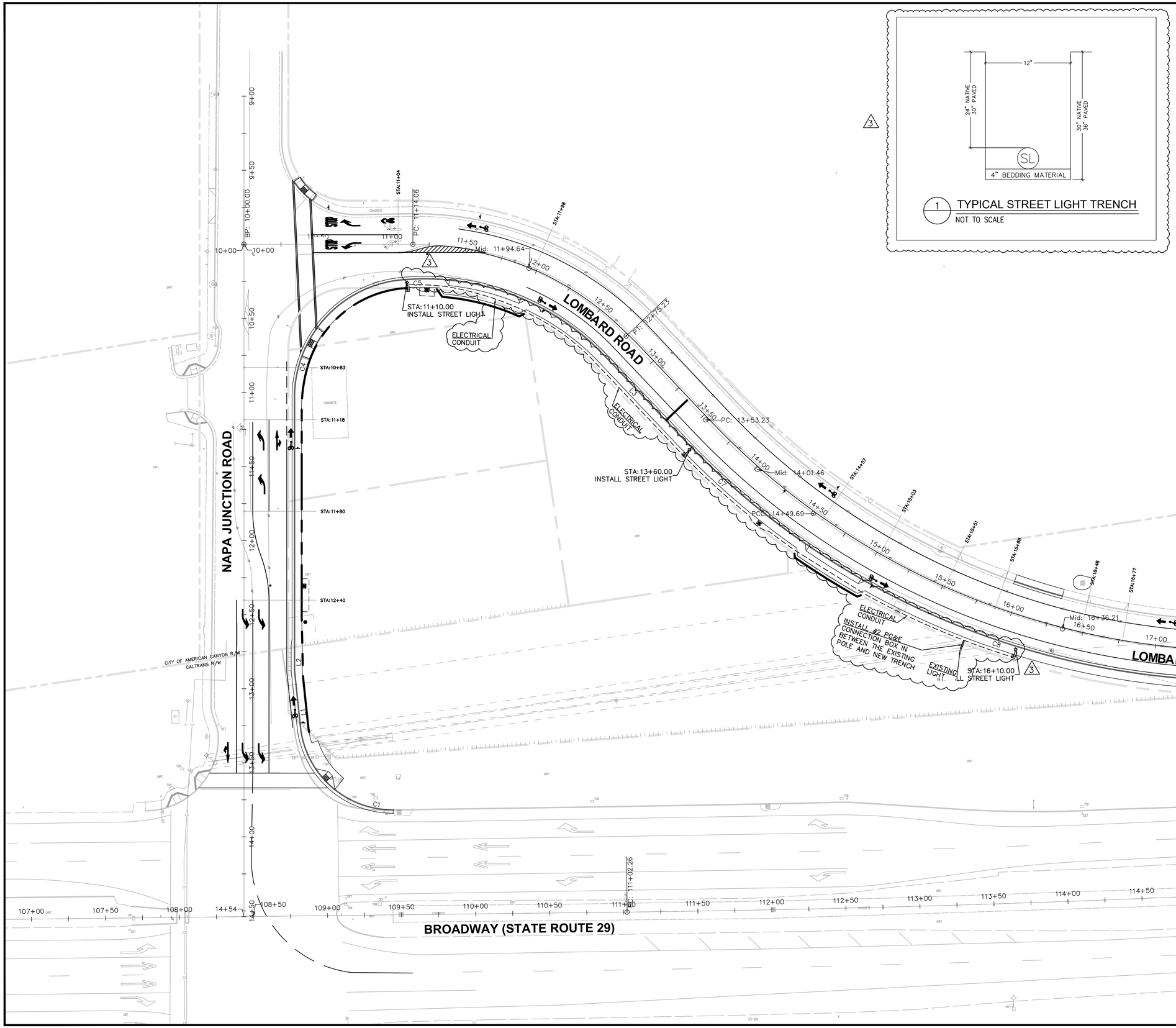
DATE: 09-23-21
SCALE: 1"=20'
DESIGNED: ams
DRAWN: T.Y.
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH: 2368OffsiteStripIng.dwg

REGISTERED PROFESSIONAL ENGINEER FARHAD RAMEZANI No. 33141 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

OFFSITE STRIPING & STREET LIGHTING PLAN
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-5.1
OF
PROJECT 17-2368



3

1 TYPICAL STREET LIGHT TRENCH
NOT TO SCALE

GRAPHIC SCALE
0 30
1"=30'

LEGEND:

TYPE II (R) ARROW
PER CALTRANS 2018 STANDARD.

TYPE IV (L)(R) DIRECTIONAL ARROW
PER CALTRANS 2018 STANDARD.

ADA RAMP WITH TRUNCATED DOMES.
PER CALTRANS STD. & SPEC.

4" YELLOW CROSS HATCH 45° 2'O.C.

REMOVE THE EXISTING STRIPE

CURVE DATA:

Parcel Line and Curve Table

Line #/Curve #	Length	Bearing/Delta	Radius
C1	92.91	84° 30' 07"	63.00
C4	118.30	84° 43' 40"	80.00
C5	151.87	51° 42' 25"	168.28
C7	100.26	11° 03' 26"	519.54
C8	304.23	33° 28' 15"	520.79
L1	38.11	N85° 10' 17.55"E	
L2	184.36	S88° 49' 24.79"E	
L3	77.96	S47° 41' 46.20"W	

DESCRIPTION	DATE	REV #	BY
ELECTRICAL CONDUIT REVISION	08-19-22	3	

DATE: 09-23-21
SCALE: 1"=30'
DESIGNED: ams
DRAWN: T.Y.
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH: 2368OffsiteStriping.dwg

REGISTERED PROFESSIONAL ENGINEER FARHAD IRANI No. 33141 Exp. 6-30-23 CIVIL STATE OF CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

OFFSITE STRIPING & STREET LIGHTING PLAN
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-5.2
OF
PROJECT 17-2368

AS-BUILT

CUP No. PL20-0010
DV20-0003

THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL SEDIMENT AT ALL TIMES.

EROSION CONTROL NOTES

1. NO WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO EXISTING UNDERGROUND STORM SYSTEM BEFORE AN ON-SITE SILT CONTROL SYSTEM IS INSTALLED.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY.
4. THIS PLAN ASSUMES INSTALLATION OF STORM DRAIN IN PLACE.
5. SCOPE OF WORK, UNLESS NOTED OTHERWISE, WILL BE WITHIN THE LIMIT OF WORK SHOWN IN THE OFF-SITE IMPROVEMENT PLANS.
6. CONTRACTOR SHALL BE IN COMPLIANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONTRACTOR SHALL KEEP A COPY OF NPDES REPORT ON HIS/HER TRAILER ALL THE TIME ALONG WITH A COPY OF THE SWPPP.
7. ALL EROSION WORK SHALL BE IN ACCORDANCE WITH "ABAG MANUAL OF STANDARD FOR EROSION AND SEDIMENT CONTROL MEASURES".
8. CONTRACTOR SHALL REVIEW GRADING ACTIVITIES AND EROSION CONTROL PLAN WITH CITY INSPECTOR AS REQUIRED.
9. THE ENTRANCES TO CIRCLE K'S SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. DURING HAULING OF EXCAVATION MATERIALS OUT FROM THE PROJECT SITE, ALL SEDIMENTS SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE CLEANED AT THE END OF EACH WORK DAY OR AS NEEDED. CONTRACTOR SHALL NOT OBSTRUCT OR CREATE ANY TRAFFIC PROBLEM DURING THE STREET CLEANING.
10. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
11. FIBER ROLLS OR FIBER MATTE SHALL BE SUFFICIENTLY AVAILABLE ON-SITE DURING THE GRADING PERIOD READY TO BE INSTALLED ON FRESH SLOPES THAT MAY BE ERODED DURING STORMY WEATHER.
12. CONTRACTOR'S FULL TIME SUPERINTENDENT WITH APPROVED PLANS, EROSION AND SEDIMENT CONTROL PLANS, AND OTHER GRADING/EROSION RELATED DETAILS AND NOTES SHALL BE ONSITE AT ALL TIMES DURING THE GRADING PERIOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE 24 HOURS A DAY TO BE ABLE TO INSTALL EROSION CONTROL DEVICES IN CASE OF RAIN.
14. THE NAME, ADDRESS AND 24 HR. TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THIS PLAN SHALL BE PROVIDED TO THE CITY.
15. SITE CONTRACTOR SHALL SUBMIT TO THE DEVELOPER'S PROJECT MANAGER & CITY'S INSPECTOR (WEEKLY AND PRIOR TO RAINFALL) INSPECTION REPORTS BRIEFLY DESCRIBING USE OF EROSION AND POLLUTION CONTROL MEASURES REQUIRED BY THE STATE WATER CONTROL BOARD AND AS DESCRIBED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
16. CONTRACTOR SHALL KEEP A RECORD OF PLANS AND NOTES OF ALL OF HIS OR HER PROCEEDINGS REGARDING THE EROSION AND POLLUTION ACTIVITIES INDICATING DATE AND TIME. THESE RECORDS SHALL BE AVAILABLE TO WATER QUALITY BOARD IF REQUIRED.
17. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 24 HOURS OF FINAL GRADING OR IF CONSTRUCTION STOPS IN ANY ONE AREA FOR LONGER THAN 14 DAYS.
18. ALL GRADED OR DISTURBED AREAS THAT WILL BE IDLE FOR MORE THAN 14 DAYS SHALL BE MULCHED AT THE MINIMUM RATE OF 2 TONS PER ACRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT ALL NECESSARY EROSION CONTROL MEASURES AS SPECIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DURING CONSTRUCTION.
20. THE CALIFORNIA GENERAL PERMIT REQUIRES EFFLUENT MONITORING FOR PH AND TURBIDITY. SAMPLING ANALYSIS AND MONITORING REQUIREMENTS FOR PH AND TURBIDITY ARE CONTAINED IN THE GENERAL PERMIT. THIS ALSO INCLUDES MONITORING AND SAMPLING OF NON-VISIBLE POLLUTANTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE GENERAL PERMIT'S REQUIREMENTS.
21. STREET SWEEPING IS TO BE DONE ON A DAILY BASIS AND AS DIRECTED BY CITY OF AMERICAN CANYON INSPECTOR.
22. ALL STORM DRAINS SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF EACH YEAR.
23. AS STORM DRAIN IMPROVEMENTS ARE CONSTRUCTED, ALL STRUCTURES AND INLET PIPES SHALL BE PROTECTED FROM INFLOW OF SILT BY GRAVEL BAG BARRIERS PER DETAILS.
24. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
25. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
26. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REVISE THE EROSION AND POLLUTION CONTROL PLAN INCLUDING THE SWPPP IF IT IS REQUIRED FOR THE PROJECT TO BE DIVIDED INTO PHASES. NO ADDITIONAL FEES WILL BE ALLOWED FOR THIS WORK. THE CONTRACTOR SHALL INCLUDE THIS WORK AS PART OF THEIR BID.
27. ADJACENT PROPERTIES SHALL BE PROTECTED FROM STORM WATERS, MUD, SILT, ETC.
28. THE GENERAL CONTRACTORS ARE RESPONSIBLE TO RETAIN A QUALIFIED SWPPP PRACTITIONER (QSP) OR AN AUTHORIZED INDIVIDUAL FOR INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES, AS NECESSARY DURING THE RAINY SEASON.
29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL VEHICLES AND HEAVY EQUIPMENT, AND INSPECT THEM FREQUENTLY FOR LEAKS.
30. CONTRACTOR SHALL NOT DRAIN AND REPLACE MOTOR OIL, RADIATOR COOLANT OR OTHER FLUIDS ON SITE. IF NECESSARY TO REPLACE MOTOR OIL OR OTHER ITEMS INDICATED ABOVE, HE OR SHE SHALL USE DRIP PANS TO CATCH DRIPS AND SPILLS. COLLECT ALL SPENT FLUIDS, STORE IN SEPARATE CONTAINERS, AND RECYCLE WHENEVER POSSIBLE. NON-RECYCLED FLUIDS GENERALLY MUST BE DISPOSED OF AS HAZARDOUS WASTE.
31. SWEEP UP SPILLED DRY MATERIALS IMMEDIATELY. NEVER ATTEMPT TO "WASH THEM AWAY" WITH WATER OR BURY THEM. USE ONLY MINIMAL WATER FOR DUST CONTROL.
32. CLEAN UP SPILLS ON DIRT AREAS BY DIGGING UP AND PROPERLY DISPOSING OF CONTAMINATED SOIL.
33. CLEAN UP LIQUID SPILLS ON PAVED OR IMPERMEABLE SURFACES USING "DRY" CLEAN UP METHODS (ABSORBENT MATERIALS, CAT LITTER, AND/OR RAGS).
34. REPORT SIGNIFICANT SPILLS PER SWPPP'S REQUIREMENTS.
35. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
36. STORE DRY AND WET MATERIALS UNDER COVER, PROTECTED FROM RAINFALL AND RUNOFF.
37. THE CONTRACTOR SHALL MAINTAIN PORTABLE TOILETS IN GOOD WORKING ORDER. THE CONTRACTOR SHALL INSPECT VISUALLY FOR LEAKS. BE SURE THE LEASING COMPANY ADEQUATELY MAINTAINS, PROMPTLY REPAIRS, AND REPLACES UNITS, AS NEEDED.
38. LEASING COMPANY MUST HAVE A PERMIT TO DISPOSE OF WASTE TO THE SANITARY SEWER.
39. CONCRETE DEBRIS FROM CONCRETE STRUCTURES AND BROKEN PAVEMENT SHOULD BE RECYCLED AND NOT MIXED WITH OTHER DEBRIS.
40. HAZARDOUS DEBRIS SUCH AS ASBESTOS MUST BE HANDLED IN ACCORDANCE WITH SPECIFIC LAWS AND REGULATIONS, AND DISPOSED OF AS A HAZARDOUS WASTE. CONTACT AN ASBESTOS REMOVAL SERVICE FOR SAFE REMOVAL AND DISPOSAL.
41. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER. KEEP CONTAMINANTS FROM FRESH CONCRETE AND ASPHALT OUT OF STORM DRAINS AND CREEKS BY SCHEDULING PAVING JOBS DURING PERIODS OF DRY WEATHER, WHEN NEW PAVEMENT WILL HAVE TIME TO CURE BEFORE STORM WATER FLOWS ACROSS IT.
42. COVER CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
43. ALWAYS PARK PAVER OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
44. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. COVER OR BARRICADE STORM DRAINS DURING SAW CUTTING TO CONTAIN SLURRY.
45. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN:
    A. FLOW ONTO A DIRT AREA.
    B. DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY.
46. NEVER WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE OR DISPOSE OF WITH TRASH.
47. WHEN BREAKING ASPHALT OR CONCRETE, CONTROL EXCESS DUST USING THE SMALLEST AMOUNT OF WATER POSSIBLE. CONTROL RUN-OFF. REMOVE ALL CHUNKS AND PIECES FROM THE SITE.
48. RECYCLE BROKEN CONCRETE AND ASPHALT.
49. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
50. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS (OR SHORTER DURATION IF REQUIRED BY GOVERNING NPDES PERMIT); THE SITE SHALL BE SEEDED AS SPECIFIED.
51. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF 0.5 INCHES RAINFALL OR GREATER DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY GOVERNING NPDES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
52. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
53. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED AS DEEMED NECESSARY BY SITE INSPECTIONS.
54. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
55. CONTRACTOR TO ENSURE THAT A MAJORITY OF THE CONSTRUCTION EQUIPMENT USED DURING THE PROJECT WILL INCLUDE DIESEL EMISSION FILTER.

DUST CONTROL NOTES:

1. THE CONSTRUCTION ACTIVITIES WILL GENERATE DUST AND PARTICULATE MATTER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, A DUST MITIGATION PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE PLAN SHALL SPECIFY THE METHODS OF CONTROL THAT WILL BE UTILIZED, DEMONSTRATE THE AVAILABILITY OF NEEDED EQUIPMENT AND PERSONNEL, AND IDENTIFY A RESPONSIBLE INDIVIDUAL WHO CAN AUTHORIZE THE IMPLEMENTATION OF ADDITIONAL MEASURES, IF NEEDED. THE CONSTRUCTION DUST MITIGATION PLAN SHALL, AT MINIMUM, INCLUDE THE FOLLOWING:
   A. THE PROVISION OF EQUIPMENT AND STAFFING FOR WATERING OF ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, INCLUDING WEEKENDS AND HOLIDAYS. AN APPROPRIATE DUST PALLIATIVE OR SUPPRESSANT ADDED TO WATER BEFORE THE APPLICATION SHOULD BE UTILIZED.
   B. ALL MATERIALS TRANSPORTED BY TRUCK WILL BE COVERED OR WETTED DOWN.
   C. ALL INACTIVE PORTIONS OF THE SITE WILL BE WATERED WITH AN APPROPRIATE DUST SUPPRESSANT, COVERED OR SEEDED.
   D. SUSPENSION OF EARTHMOVING OR OTHER DUST-PRODUCING ACTIVITIES DURING PERIODS OF HIGH WINDS WHEN DUST CONTROL MEASURES ARE UNABLE TO AVOID VISIBLE DUST PLUMES.
2. CITY INSPECTOR MAY ADD/MODIFY EROSION CONTROL MEASURES AS REQUIRED.

WASTE MANAGEMENT AND HAZARDOUS MATERIAL CONTROLS

USE THIS BMP WHEN PROJECTS INVOLVE THE STORAGE AND USE OF HAZARDOUS MATERIALS, AND THE GENERATION OF WASTE BYPRODUCTS, FROM THE FOLLOWING:

- PETROLEUM PRODUCTS SUCH AS OILS, FUELS, GREASES, COLD MIX, AND TARS.
- GLUES, ADHESIVES, AND SOLVENTS.
- HERBICIDES, PESTICIDES, AND FERTILIZERS.
- PAINTS, STAINS, AND CURING COMPOUNDS.
- OTHER HAZARDOUS OR TOXIC SUBSTANCES.

HAZARDOUS MATERIALS AND WASTES SHALL BE MANAGED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

- MINIMIZE THE AMOUNT OF HAZARDOUS MATERIALS STORED AT THE CONSTRUCTION SITE AND THE PRODUCTION AND GENERATION OF HAZARDOUS WASTE AT THE CONSTRUCTION SITE.
- COVER OR CONTAINERIZE AND PROTECT FROM VANDALISM ANY HAZARDOUS MATERIALS AND WASTE.
- CLEARLY MARK ALL HAZARDOUS MATERIALS AND WASTE. PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT SYSTEMS IF STORED AT THE CONSTRUCTION SITE.
- STOCKPILED COLD MIX SHOULD BE PLACED ON AND COVERED WITH PLASTIC.
- DO NOT MIX WASTE MATERIALS, BECAUSE THIS COMPLICATES OR INHIBITS DISPOSAL AND RECYCLING OPTIONS AND CAN RESULT IN DANGEROUS CHEMICAL REACTIONS.
- STORM WATER THAT COLLECTS WITHIN SECONDARY CONTAINMENT STRUCTURES MUST BE INSPECTED PRIOR TO BEING DISCHARGED TO ENSURE NO POLLUTANTS ARE PRESENT. CONTAMINATED STORM WATER IS NOT ALLOWED TO BE DISCHARGED AND SHOULD BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- SPILLS CANNOT BE DISCHARGED FROM A SECONDARY CONTAINMENT SYSTEM.
- HAZARDOUS WASTE MUST BE SEGREGATED FROM OTHER SOLID WASTE AND DISPOSED OF PROPERLY.
- IN ADDITION TO FOLLOWING THIS BMP, EMPLOYEES AND CONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL, STATE, AND LOCAL LAWS REGARDING STORAGE, HANDLING, TRANSPORTATION, AND DISPOSAL OF HAZARDOUS WASTE.

MAINTENANCE AND INSPECTION:

- ROUTINELY INSPECT THE COVERS ON HAZARDOUS MATERIAL STORAGE AREAS FOR TEARS OR FLAWS AND REPAIR AS NECESSARY.
- ALL SECONDARY CONTAINMENT SYSTEMS MUST BE ABLE TO HOLD THE VOLUME OF THE LARGEST CONTAINER IN THE STORAGE AREA, PLUS PROVIDE SUFFICIENT ADDITIONAL CAPACITY FOR STORM EVENTS.
- PERFORM ROUTINE INSPECTIONS TO ENSURE THAT NO HAZARDOUS MATERIALS OR WASTE ARE IMPROPERLY LEFT EXPOSED TO STORM WATER.

NON-STORM WATER MANAGEMENT:

1. CONTRACTOR SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
2. CONTRACTOR SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES TO SURFACE WATERS OR MS4 DRAINAGE SYSTEMS.
3. CONTRACTOR SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES FROM REACHING SURFACE WATER OR MS4 DRAINAGE SYSTEMS.

EROSION CONTROL:

1. CONTRACTOR SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
2. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. CONTRACTOR SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.

RUN-ON AND RUNOFF CONTROLS:

1. THE CONTRACTOR SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATIONS IN THIS GENERAL PERMIT.

INSPECTION, MAINTENANCE AND REPAIR:

1. THE CONTRACTOR SHALL ENSURE THAT ALL INSPECTION, MAINTENANCE REPAIR AND SAMPLING ACTIVITIES AT THE PROJECT LOCATION SHALL BE PERFORMED OR SUPERVISED BY A QUALIFIED SWPPP PRACTITIONER (QSP) REPRESENTING THE DISCHARGER. THE QSP MAY DELEGATE ANY OR ALL OF THESE ACTIVITIES TO AN EMPLOYEE TRAINED TO DO THE TASK(S) APPROPRIATELY, BUT SHALL ENSURE ADEQUATE DEPLOYMENT.
2. THE CONTRACTOR SHALL PERFORM WEEKLY INSPECTIONS AND OBSERVATIONS (AT LEAST ONCE IN EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS) TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED, OR THAT COULD FAIL TO OPERATE AS INTENDED. INSPECTORS SHALL BE THE QSP OR BE TRAINED BY THE QSP.
3. UPON IDENTIFYING FAILURES OR OTHER SHORTCOMINGS, AS DIRECTED BY THE QSP, CONTRACTOR SHALL BEGIN IMPLEMENTING REPAIRS OR DESIGN CHANGES TO BMPS WITHIN 48 HOURS OF IDENTIFICATION AND COMPLETE THE CHANGES AS SOON AS POSSIBLE.
4. FOR EACH INSPECTION REQUIRED, CONTRACTOR SHALL COMPLETE AN INSPECTION CHECKLIST, USING SWPPP LEDGER.
5. THE CONTRACTOR SHALL ENSURE THAT CHECKLISTS SHALL REMAIN ON SITE WITH THE SWPPP.
6. THE CONTRACTOR IS TO HIRE A QUALIFIED SWPPP PRACTITIONER (QSP) TO OVERSEE IMPLEMENTATION OF BMPS REQUIRED TO COMPLY WITH THE CALIFORNIA GENERAL PERMIT.

EROSION AND SEDIMENT CONTROL/SWPPP PLAN NOTES

1. THE FOLLOWING NOTES REPRESENT MINIMUM ENFORCEMENT NOTES. THE DEVELOPER IS RESPONSIBLE TO ENFORCE THE BEST MANAGEMENT PRACTICES AT THE SITE ALONG WITH OTHER SOURCES.
2. IN CASE OF EMERGENCY, CALL BRIAN BRENNAN AT 24-HOUR TELEPHONE 714-637-7848.
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY CITY OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES
8. EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL. STORMWATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE QUALIFIED SWPPP DEVELOPER/FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. CONTRACTOR TO FOLLOW CITY OF AMERICAN CANYON'S STANDARDS AND SPECIFICATIONS 1.10.02 WATER POLLUTION CONTROL.
15. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
16. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
17. DEVELOPERS/CONTRACTORS/QUALIFIED SWPPP DEVELOPERS (QSD)/QUALIFIED SWPPP PRACTITIONER (QSP), ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY, IF THERE IS A 50% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE CITY OFFICIAL (SELF-INSPECTION CHECK LIS AND INSPECTION LOGS PER STATE SWPPP REQUIREMENTS). INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER.
18. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
19. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
20. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
21. PROVIDE STORMWATER CONVEYANCE SYSTEM STENCILING AND SIGNAGE FOR BOTH PRIVATE DEVELOPMENT AND PUBLIC RIGHT OR WAY.
    1. PROVIDE CONCRETE STAMPING, OR EQUIVALENT, OF ALL STORMWATER CONVEYANCE SYSTEM INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE LANGUAGE (E.G., "NO DUMPING DRAINS TO NAPA RIVER").
    2. POST SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA, TRAILHEADS, PARKS, BUILDING ENTRANCES AND BIORETENTION FACILITIES.

THE FOLLOWING BMPS FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK"- NOVEMBER 2009, OR LATEST EDITION, OR EQUAL, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS. ONLY INCLUDE BMP'S REFERENCED PROJECT ON THE SITE MAP.

EROSION CONTROL
1. EC1 – SCHEDULING
2. EC2 – PRESERVATION OF EXISTING VEGETATION
3. EC3 – HYDRAULIC MULCH
4. EC4 – HYDROSEEDING
5. EC5 – SOIL BINDERS
6. EC6 – STRAW MULCH
7. EC7 – GEOTEXTILES & MATS
8. EC8 –WOOD MULCHING
9. EC9 – EARTH DIKES AND DRAINAGE SWALES
10. EC10 – VELOCITY DISSIPATION DEVICES
11. EC11 – SLOPE DRAINS
12. EC12 – STREAMBANK STABILIZATION
13. EC13 – POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL
1. SE1 – SILT FENCE
2. SE2 – SEDIMENT BASIN
3. SE3 – SEDIMENT TRAP
4. SE4 – CHECK DAM
5. SE5 – FIBER ROLLS
6. SE6 – GRAVEL BAG BERM
7. SE7 – STREET SWEEPING AND VACUUMING
8. SE8 – SANDBAG BARRIER
9. SE9 – STRAW BALE BARRIER
10. SE10 – STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL
1. TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
2. TC2 – STABILIZED CONSTRUCTION ROADWAY
3. TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
1. NS1 – WATER CONSERVATION PRACTICES
2. NS2 – DEWATERING OPERATIONS
3. NS3 – PAVING AND GRINDING OPERATIONS
4. NS4 – TEMPORARY STREAM CROSSING
5. NS5 – CLEAR WATER DIVERSION
6. NS6 – ILLICIT CONNECTION/DISCHARGE
7. NS7 – POTABLE WATER/IRRIGATION
8. NS8 – VEHICLE AND EQUIPMENT CLEANING
9. NS9 – VEHICLE AND EQUIPMENT FUELING
10. NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
11. NS11 – PILE DRIVING OPERATIONS
12. NS12 – CONCRETE CURING
13. NS13 – CONCRETE FINISHING
14. NS14 – MATERIAL AND EQUIPMENT USE
15. NS15 – DEMOLITION ADJACENT TO WATER
16. NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
1. WM1 – MATERIAL DELIVERY AND STORAGE
2. WM2 – MATERIAL USE
3. WM3 – STOCKPILE MANAGEMENT
4. WM4 – SPILL PREVENTION AND CONTROL
5. WM5 – SOLID WASTE MANAGEMENT
6. WM6 – HAZARDOUS WASTE MANAGEMENT
7. WM7 – CONTAMINATION SOIL MANAGEMENT
8. WM8 – CONCRETE WASTE MANAGEMENT
9. WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
10. WM10 – LIQUID WASTE MANAGEMENT

AS-BUILT

CUP No. PL20-0010
DV20-0003

DATE:	09-23-21	REV #	BY	DATE	DESCRIPTION
SCALE:		1			
DESIGNED:	ams	2			
DRAWN:	T.Y.	3			
CHECKED:	F.I.	4			
PROJ. MGR:	ams				
FILE PATH:					

REGISTERED PROFESSIONAL ENGINEER — FARHAD IMANI — No. 33141 — Exp. 6-30-23 — CIVIL — STATE OF CALIFORNIA

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EROSION AND POLLUTION CONTROL NOTES
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-6.1 OF
PROJECT 17-2368

GRAPHIC SCALE
0 20
1"=20'

NOTES:

(A) INSTALL FIBER ROLLS (SEE CALTRANS DETAIL T56 ON THIS SHEET, DETAIL1)

(B) INSTALL STORM DRAIN INLET PROTECTION (SEE CALTRANS DETAIL T61 ON THIS SHEET, DETAIL 2)

(C) INSTALL GRAVEL BAGS (SEE CALTRANS DETAIL T62 ON THIS SHEET, DETAIL3)

LEGEND:

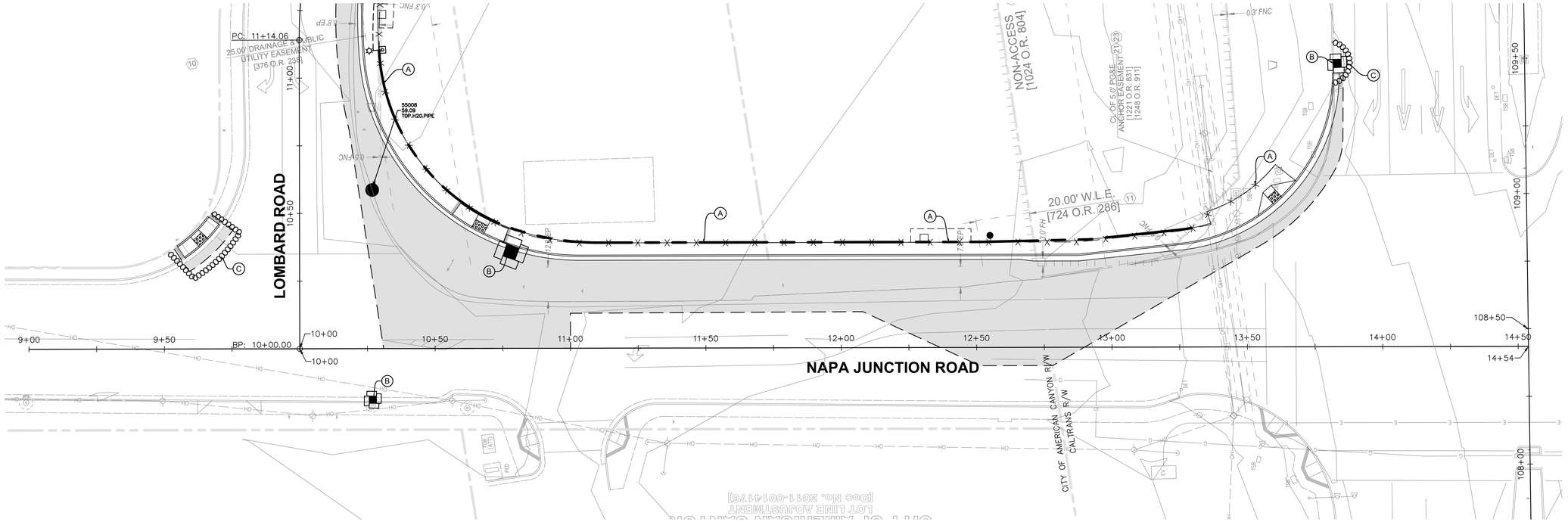
SAWCUT LINE

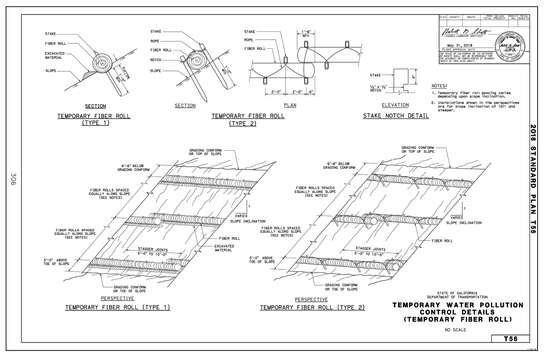
FIBER ROLLS

INLET PROTECTION

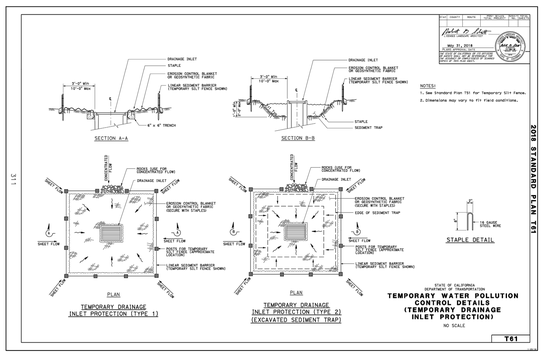
NEW PAVEMENT

GRAVEL BAGS

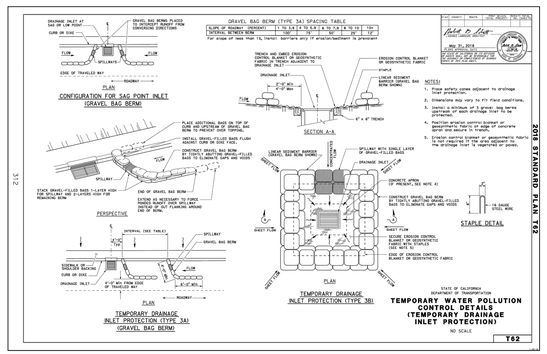




1 FIBER ROLL
NOT TO SCALE



2 INLET PROTECTION
NOT TO SCALE



3 GRAVEL BAGS
NOT TO SCALE

AS-BUILT

CUP No. PL20-0010
DV20-0003

DATE:	09-23-21
SCALE:	1"=20'
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

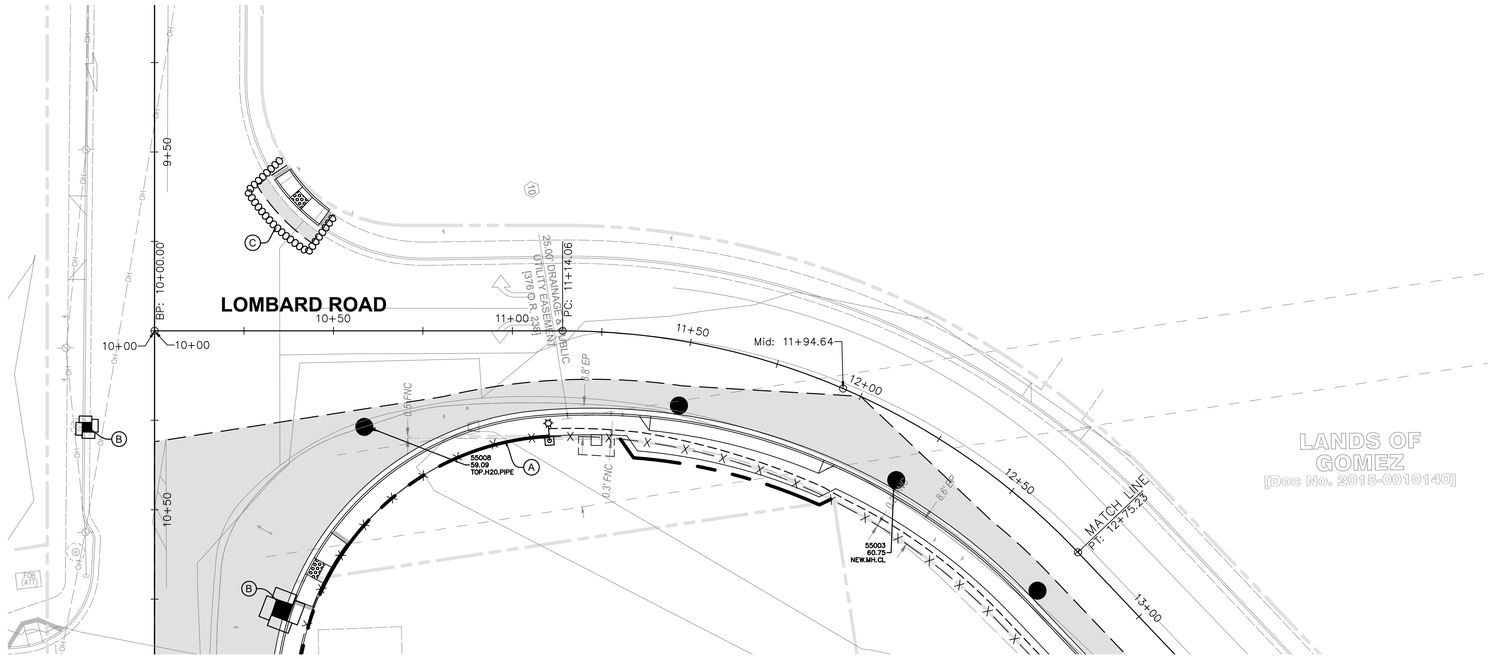
REV #	BY	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER FARHAD IRANMANESH No. 33178 Exp. 6-30-22 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

EROSION AND POLLUTION CONTROL PLAN
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-6.2 OF
PROJECT 17-2368



GRAPHIC SCALE

0 20

1"=20'

LEGEND:

- SAWCUT LINE
- FIBER ROLLS
- INLET PROTECTION
- NEW PAVEMENT
- GRAVEL BAGS

NOTES:

(A) INSTALL FIBER ROLLS (SEE CALTRANS DETAIL T56 ON SHEET OS-6.3, DETAIL 1)

(B) INSTALL STORM DRAIN INLET PROTECTION (SEE CALTRANS DETAIL T61 ON SHEET OS-6.3, DETAIL 2)

(C) INSTALL GRAVEL BAGS (SEE CALTRANS DETAIL T62 ON SHEET OS-6.3, DETAIL 3)

	DESCRIPTION
	DATE
	BY
	REV #
DATE:	09-23-21
SCALE:	1"=20'
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

REGISTERED PROFESSIONAL ENGINEER
TARYN A. RAMIREZ
No. 33141
Exp. 6-30-23
CIVIL
STATE OF CALIFORNIA

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

EROSION AND POLLUTION CONTROL PLAN
IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET OS-6.3
OF
PROJECT 17-2368

AS-BUILT

CUP No. PL20-0010
DV20-0003

GRAPHIC SCALE

0 20

1"=20'

LEGEND:

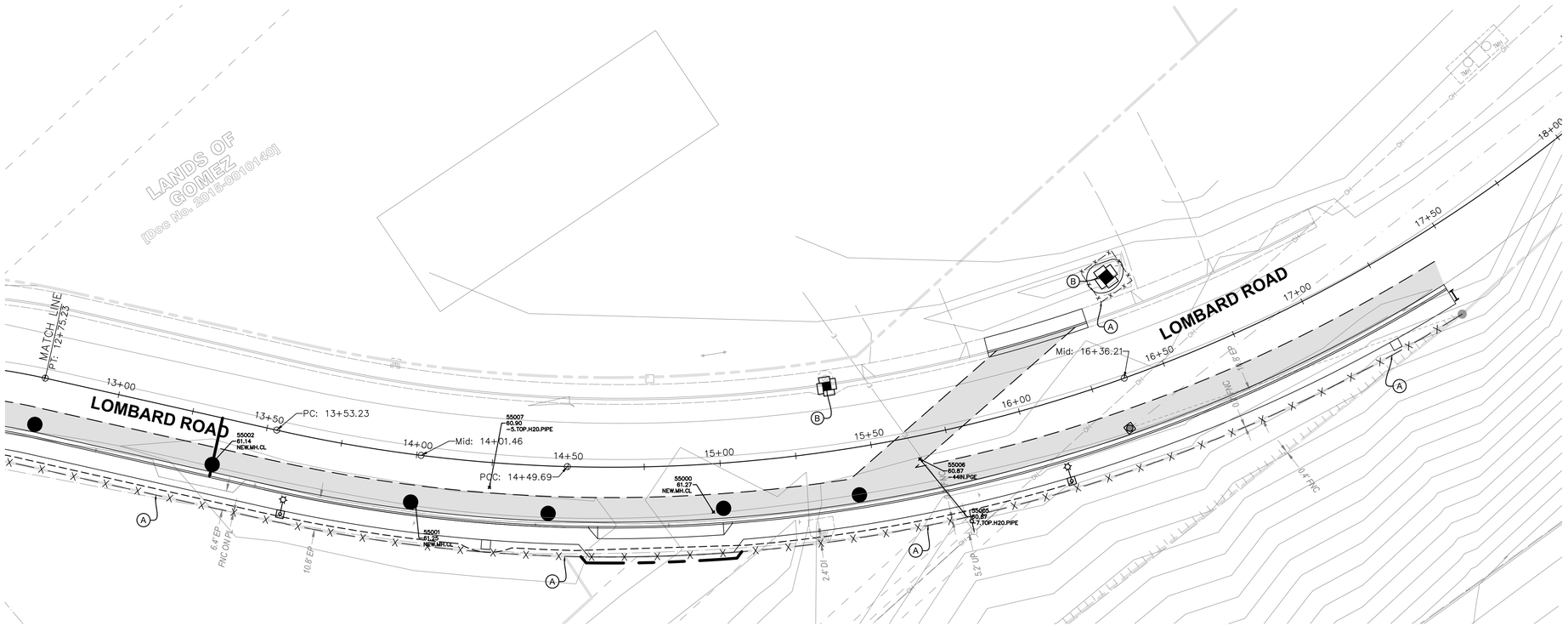
- SAWCUT LINE
- FIBER ROLLS
- INLET PROTECTION
- NEW PAVEMENT
- GRAVEL BAGS

NOTES:

(A) INSTALL FIBER ROLLS (SEE CALTRANS DETAIL T56 ON SHEET OS-6.3, DETAIL 1)

(B) INSTALL STORM DRAIN INLET PROTECTION (SEE CALTRANS DETAIL T61 ON SHEET OS-6.3, DETAIL 2)

(C) INSTALL GRAVEL BAGS (SEE CALTRANS DETAIL T62 ON SHEET OS-6.3, DETAIL 3)



DATE:	09-23-21
SCALE:	1"=20'
DESIGNED:	ams
DRAWN:	T.Y.
CHECKED:	F.I.
PROJ. MGR:	ams
FILE PATH:	

REV #	BY	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
FARHAD IRANMANESH
No. 33147
Exp. 6-30-23
CIVIL
CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

EROSION AND POLLUTION CONTROL PLAN
IMPROVEMENT PLAN FOR
NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

AS-BUILT

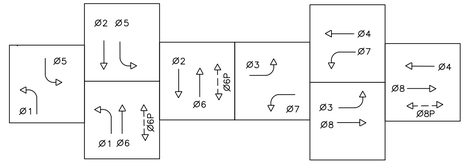
CUP No. PL20-0010
DV20-0003

SHEET OS-6.4 OF

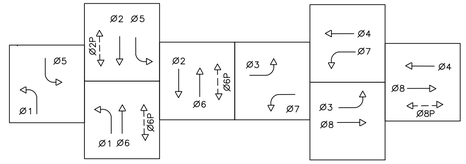
PROJECT 17-2368

PROJECT NOTES

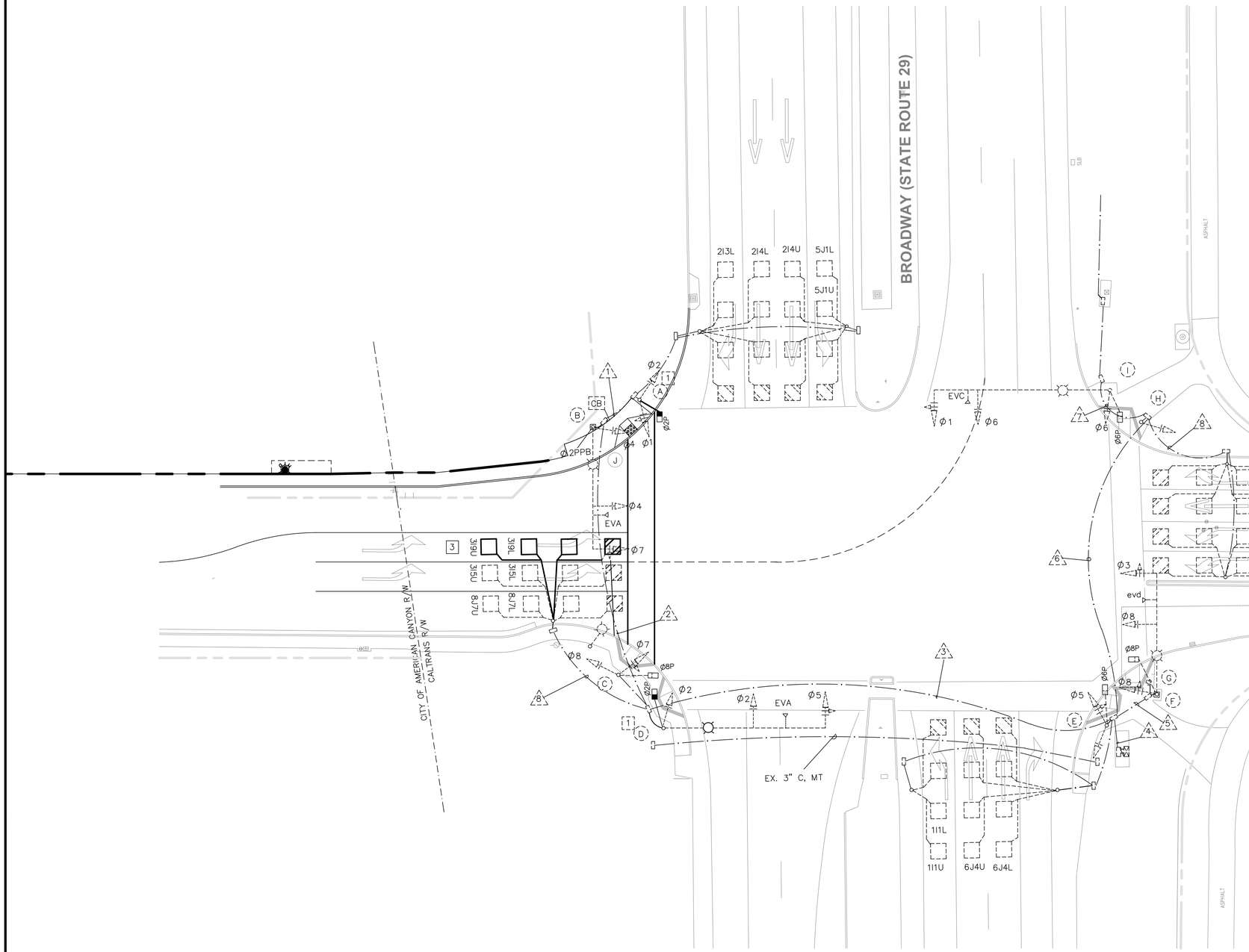
1. INSALL NEW COUNTDOWN PED. SIGNAL AT LOCATIONS (A) AND (D)
2. INSTALL NEW APS TYPE PED PUSHBUTTON AT LOCATIONS (B) AND (C) .
3. INSTALL NEW TYPE E DETECTOR LOOPS FOR PHASE 3 .



EXISTING PHASE DIAGRAM



PROPOSED PHASE DIAGRAM



AS-BUILT

DATE:	09-23-21
SCALE:	1"=20'
DESIGNED:	ams
DRAWN:	F.I.
CHECKED:	
PROJ. MGR:	ams
FILE PATH:	

REV #	BY	DATE	DESCRIPTION
1			
2			
3			
4			

REGISTERED PROFESSIONAL ENGINEER TERRY A. FARMER No. 33141 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-

TRAFFIC SIGNAL MODIFICATION- NAPA JUNCTION IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET TS1 OF 2

PROJECT 17-2368

CONDUCTOR AND CONDUIT SCHEDULE

AWG OR CABLE	CONDUCTOR RUN	1	2	3	4	5	6	7	8		
#14	Ø1	3	3	3	6	3	3	3			
	Ø2	3	3	3	3						
	Ø3				3	3	3				
	Ø4		3	3	6	3	3				
	Ø5			3	3						
	Ø6				3	3	3	3			
	Ø7		3	3	3						
	Ø8			3	6	3					
	Ø2P	2*	2*	2*	2*						
	Ø6p				2	2	2	2			
	Ø8p			2	4	2					
	Ø2PPB		1*	1*	1*						
	Ø6ppb				1	1	1				
	Ø 8ppb			1	1						
	ppb Common			1	2	1	1				
	PEU				3	3					
	Spares	3		3	6	3	3	3			
	Total # 14	9/2*	15/3*	22/3*	54/3*	27	19	11			
	EMS Control				2	2	2	2			
	IISNS		2	4	8	4	2	2			
	Total # 10		2	4	10	6	4	4			
	Flashing Beacon	2	2								
	EMS Service				2	2	2	2			
	Lighting		2	4	8	4	2	2			
	Signal Common		1	1	2	1	1	1			
	Total # 8	2	5	5	12	7	5	5			
dlc											
	1I1L, 1I1U				2						
	2I2L, 2I2U, 2I3U, 2I4L, 2I4U	5	5	5	5						
	3I5L, 3I5U, 3I9L, 3I9U			2/2**	2/2**				2**		
	4I7L, 4I7U, 4I8U				3	3	3				
	5J1L, 5J1U	2	2	2	2						
	6J2L, 6J2U, 6J3U, 6J4L, 6J4U				5						
	7J5L, 7J5U, 7J9L, 7J9U				4	4	4				
	8J7L, 8J7U			2	2						
	Total dlc	7	7	11	25	7	7				
Opticom	eva Ø2 + Ø5			1	1						
	evb Ø4 + Ø7		1	1	1						
	evc Ø1 + Ø6				1	1	1	1			
	evd Ø3 + Ø8				1	1					
	Total evp		1	2	4	2	1	1			
sic	Copper 12-Pair sic										
Conduit Status		(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)		
Conduit Size		3"	3"	3"	2-3"	3"	3"	3"	3"		
Percent fill		15%	15%	24%	28%	24%	19%	9%	9%		

* NEW CONDUCTORS
** NEW LEAD-IN CABLE

POLE AND EQUIPMENT SCHEDULE

POLE	STANDARD			VEH SIG MTG		PED SIGNAL	PPB		LED	STREET NAME SIGN	SPECIAL REQUIREMENTS
LOCATION	TYPE	SIG. M.A.	LUM. M.A.	MAST ARM	POLE	MTG	Ø	ARROW	LUMINAIRE		
(A)	1-B				TV-2-T	SP-1-T (NEW)					Install New Countdown Ped Signal
(B)	26A-4-100	45'	15'	2- MAS	SV-1-T		2	←	222 W	Broadway (SR29)	
(C)	1-B				TV-2-T		2	→			Install New Ped Push Button
(D)	61A-5-100	60'	15'	2- MAS	SV-1-T	SP-1-T (NEW)	8	←	222 W	Napa Jct Road	Install New Countdown Ped Signal
(E)	1-B				TV-2-T	SP-1-T	8	→			
(F)	26A-4-100	45'	15'	2- MAS	SV-1-T	SP-1-T			222 W	Broadway (SR29)	
(G)	ppb Post						6	←			
(H)	1-B				TV-2-T		6	→			
(I)	61A-5-100	65'		2- MAS	SV-1-T	SP-1-T			222 W	Napa Jct Road	

AS-BUILT

REV #	BY	DATE	DESCRIPTION
1			
2			
3			
4			

DATE: 09-23-21
SCALE:
DESIGNED: ams
DRAWN:
CHECKED: F.I.
PROJ. MGR: ams
FILE PATH:

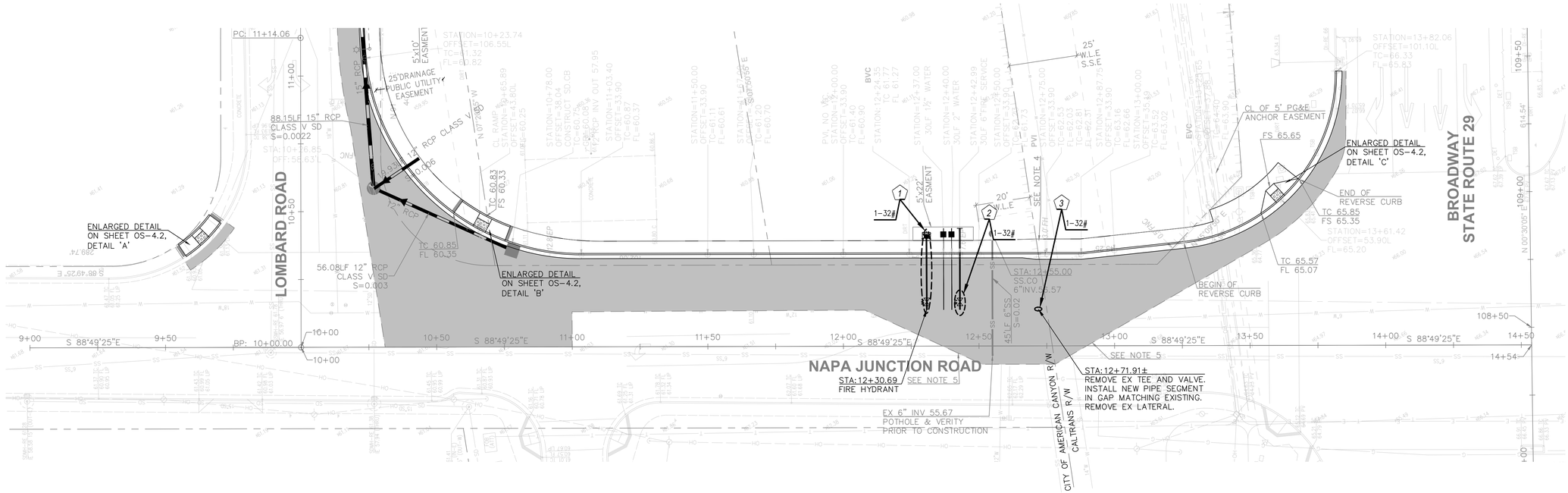
REGISTERED PROFESSIONAL ENGINEER FARHAD IRANI No. 33143 Exp. 6-30-23 CIVIL CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

TRAFFIC SIGNAL MODIFICATION- NAPA JUNCTION IMPROVEMENT PLAN FOR NAPA JUNCTION RD AND LOMBARD RD

NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET TS2 OF 2
PROJECT 17-2368



GRAPHIC SCALE
0 20
1"=20'

1 *CATHODIC PROTECTION OFFSITE SITE PLAN - NAPA JUNCTION ROAD*
CP-1 *NOT TO SCALE*

CATHODIC PROTECTION GENERAL NOTES

1. THE PIPELINES WHICH ARE THE SUBJECT OF THIS CATHODIC PROTECTION SYSTEM ARE THE DUCTILE IRON VALVES, FITTINGS ON THE FIRE PROTECTION WATER PIPELINES. ALL BURIED BOLTS, NUTS & WASHERS SHALL BE COATED WITH BITUMASTIC. ALL BURIED DUCTILE IRON PIPE & FITTINGS SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE IN ACCORDANCE WITH AWWA C-105. ALL BURIED COPPER PIPE SHALL BE ENCASED IN 6-MIL POLYETHYLENE SLEEVING.
2. CATHODIC PROTECTION FOR THE DUCTILE IRON FITTINGS & PIPING SHALL CONSIST OF PREPACKAGED HIGH POTENTIAL MAGNESIUM ANODES. THE ANODES SHALL BE INSTALLED ON ALL BURIED METALLIC FITTINGS. THE ANODE SIZE IS AS INDICATED IN THE CATHODIC PROTECTION SITE PLAN ON SHEET CP-1.
3. ALL NON-WELDED, NON-INSULATING JOINTS SHALL BE BONDED WITH ONE, #8 AWG/HMWPE INSULATED COPPER CABLES FOR ELECTRICAL CONTINUITY OF THE DUCTILE IRON FITTINGS.
4. TEST STATIONS ARE REQUIRED FOR ANODE LOCATIONS ON ALL DUCTILE IRON PIPE & FITTINGS COMBINATIONS WITH A VALVE. HOWEVER TEST STATIONS ARE NOT REQUIRED ON ONSITE ISOLATED TEES, ELBOWS, AND ANODES SHALL BE CONNECTED DIRECTLY TO THESE FITTINGS AS SHOWN.
5. REGARDING CATHODIC PROTECTION FOR ADDITIONAL DUCTILE IRON FITTINGS THAT ARE NOT SHOWN ON THE SITE PLAN ON SHEET CP-1:
   - 5.1. INSTALL ONE (1) 17 POUND PREPACKAGED ANODE FOR EACH FITTING WITH DIAMETER OF 4-INCH TO 12-INCH INSTALLED.
   - 5.2. INSTALL ONE (1) 32 POUND PREPACKAGED ANODE FOR EACH FITTING WITH DIAMETER GREATER THAN 12-INCHES INSTALLED.
6. ALL ADDITIONAL ANODES INSTALLED SHALL BE DOCUMENTED AND REPORT PROVIDED TO THE ENGINEER.
7. AFTER COMPLETION THE SYSTEM SHALL BE TESTED BY A REGISTERED CORROSION ENGINEER. PLEASE CALL JDH CORROSION CONSULTANTS, INC. AT 925-927-6630.

KEY

- (1) *ATS - FIRE HYDRANT - ANODE & TEST STATION, SEE DETAIL 1/CP-2*
- (2) *ATS - FITTING W/VALVE(S) - ANODE & TEST STATION, SEE DETAIL 2/CP-2*
- (3) *FITTING - ANODE INSTALLATION, SEE DETAIL 3/CP-2*
- *BOND ALL FITTINGS TOGETHER INSIDE OF CIRCLE. USING #8 AWG HMWPE BOND CABLES; PROTECT ALL FITTINGS WITH A SINGLE TEST STATION & ANODE, SIZED AS INDICATED IN THE SITE PLAN ON SHEET CP-1.*
- 1-32# *QUANTITY & SIZE OF PREPACKAGED ANODE IN POUNDS*

AS-BUILT

CUP No. PL20-0010
DV20-0003

DESCRIPTION	DATE	REV #	BY

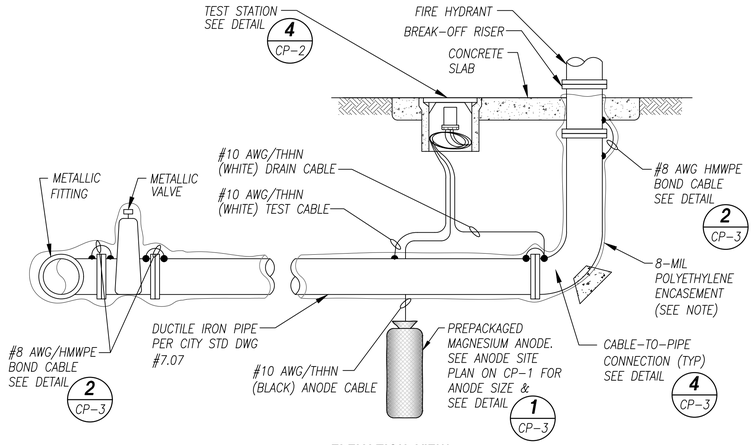
DATE: 9/3/2021
SCALE: 1"=20'
DESIGNED: TDH
DRAWN: TDH/DJA
CHECKED: MA
PROJ. MGR: JDH
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER * DAVID J. HOWARD, JR. * No. CR 1055 * Exp. June 30, 2023 * CORROSION * STATE OF CALIFORNIA

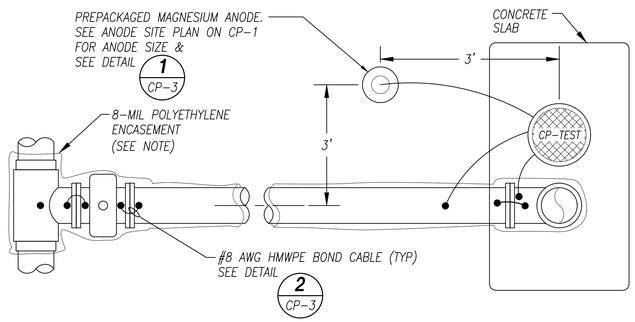
jdh corrosion consultants, inc.
1100 Willow Pass Court Concord, CA 94520
(925)927-6630 FAX:(925)927-6634 WWW.JDHCORROSION.COM

IMPROVEMENT PLAN - NAPA JUNCTION RD
CATHODIC PROTECTION PLAN, KEY + NOTES
NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD CALIFORNIA
AMERICAN CANYON NAPA COUNTY

SHEET CP-1 OF
PROJECT 17-2368



ELEVATION VIEW

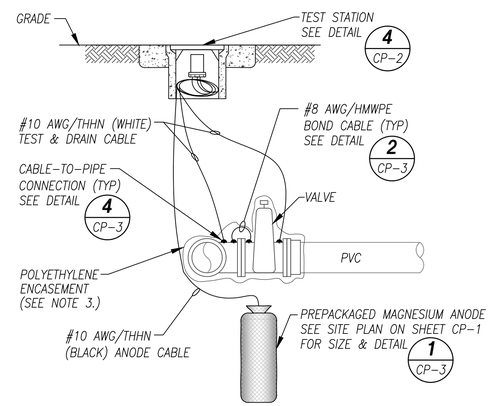


PLAN VIEW

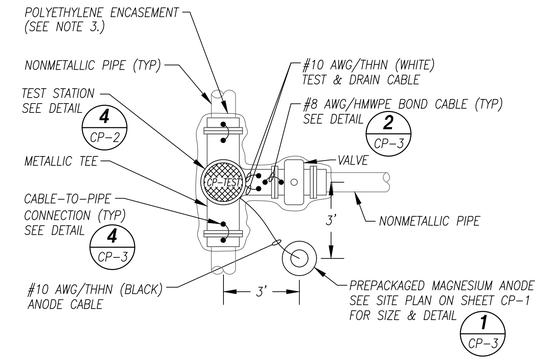
NOTE:
COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.

1 CP-2 ATS - FIRE HYDRANT - ANODE & TEST STATION

NOT TO SCALE



ELEVATION VIEW

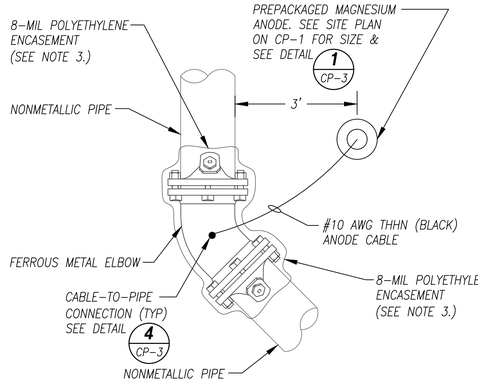


PLAN VIEW

NOTES:
1. THE SAME DETAIL APPLIES TO TEE WITH 2 OR 3 VALVES.
2. INSTALL THE TEST STATION IN THE SIDEWALK.
3. COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.

2 CP-2 ATS - FITTING W/VALVE(S) - ANODE & TEST STATION

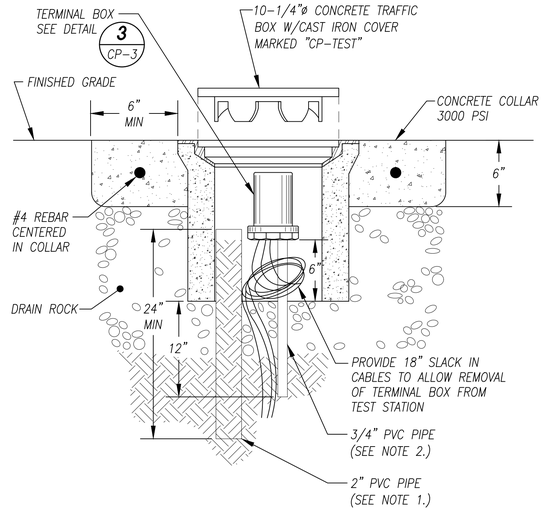
NOT TO SCALE



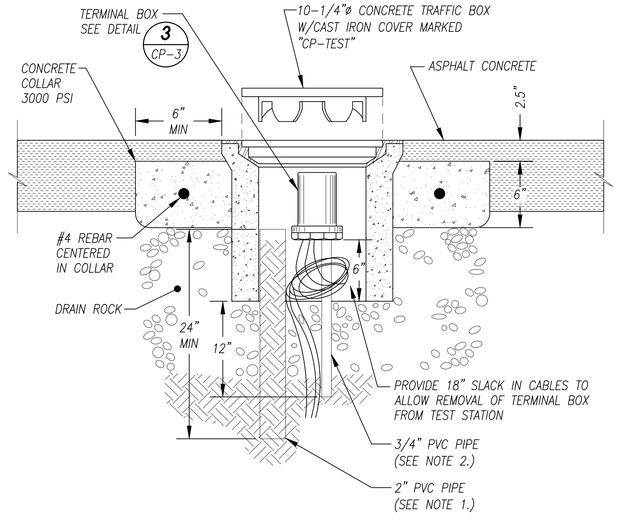
NOTES:
1. THIS DETAIL IS TYPICAL OF ELBOWS, REDUCERS & OTHER ISOLATED FITTINGS.
2. NO TEST STATION IS REQUIRED FOR THESE FITTINGS, HOWEVER A RECORD OF ALL INSTALLATIONS SHALL BE PROVIDED TO THE PROJECT ENGINEER.
3. COAT ALL BURIED BOLTS & NUTS WITH BITUMASTIC, AND ENCASE ALL DUCTILE IRON PIPE AND FITTINGS IN POLYETHYLENE PER CATHODIC PROTECTION GENERAL NOTE 1. ON SHEET CP-1.

3 CP-2 FITTING - ANODE INSTALLATION

NOT TO SCALE



LANDSCAPED AREA



PAVED AREA

NOTES:
1. INSTALL 2" PVC PIPE IN CLEAN NATIVE SOIL. FILL PIPE WITH CLEAN SOIL, FREE FROM ROCKS & DEBRIS.
2. INSTALL 18" LENGTH OF 3/4" PVC PIPE TO ENSURE THAT THE TERMINAL BOX WILL REMAIN IN THE UPRIGHT POSITION. POSITION THE PIPE SO THAT THE TERMINAL BOX WILL BE AS HIGH AS POSSIBLE WITH THE CAST IRON LID STILL CLOSING PROPERLY.

4 CP-2 FLUSH MOUNTED TEST STATION CONCRETE BOX

NOT TO SCALE

AS-BUILT

DATE:	9/3/2021
SCALE:	1" = 20'
DESIGNED:	TDH
DRAWN:	TDH/AJA
CHECKED:	MA
PROJ. MGR:	JDH
FILE PATH:	

REV #	BY	DATE	DESCRIPTION
1			
2			
3			
4			

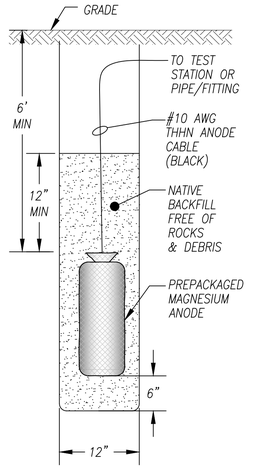
REGISTERED PROFESSIONAL ENGINEER — THOMAS DAVID HOWARD, JR. — No. CR 1055 — Exp. June 30, 2023 — CORROSION — STATE OF CALIFORNIA

jdh corrosion consultants, inc.
1100 Willow Pass Court Concord, CA 94520
(925)927-6630 FAX:(925)927-6634 WWW.JDHCORROSION.COM

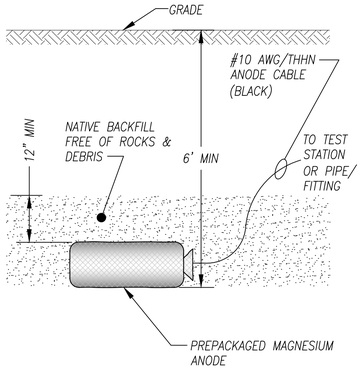
IMPROVEMENT PLAN - NAPA JUNCTION RD
CATHODIC PROTECTION DETAILS 1
NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD CALIFORNIA
AMERICAN CANYON NAPA COUNTY

SHEET CP-2 OF

PROJECT 17-2368



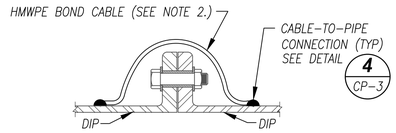
VERTICAL INSTALLATION



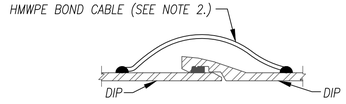
HORIZONTAL INSTALLATION

NOTES:
1. INSTALL ANODES 3 FT. OFF THE PIPE/FITTING IN NATIVE SOIL.
2. FOR SACRIFICIAL ANODES PROTECTING DUCTILE IRON VALVES, FITTINGS & RISERS OF C900 PVC PIPELINES, ANODES MAY BE INSTALLED SUCH THAT THE TOP OF THE ANODE IS PLACED BELOW THE BOTTOM OF THE VALVE OR FITTING. FOR DUCTILE IRON PIPELINE INSTALLATIONS, ANODE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 6 FEET AS INDICATED IN THIS DETAIL. A MINIMUM OF A 3 FEET DISTANCE SHALL BE MAINTAINED BETWEEN EACH ANODE AND THE DUCTILE IRON STRUCTURE IT PROTECTS IN ALL CASES.
3. THE ANODES MAY BE INSTALLED HORIZONTALLY OR VERTICALLY UPON DISCRETION OF THE CONTRACTOR.
4. MAINTAIN A MIN. DISTANCE OF 5 FT BETWEEN ANODES IF MULTIPLE ANODES ARE INSTALLED.

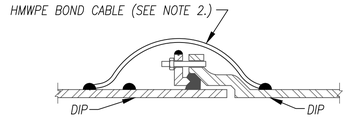
1 PROFILE - ANODE INSTALLATION
CP-3 NOT TO SCALE



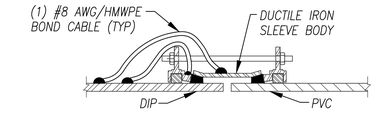
FLANGED JOINT



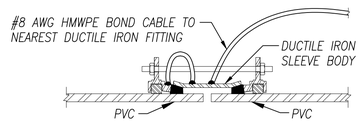
PUSH-ON JOINT



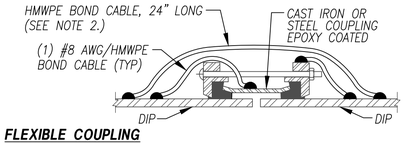
MECHANICAL JOINT



RESTRAINED COUPLING - DIP-TO-PVC



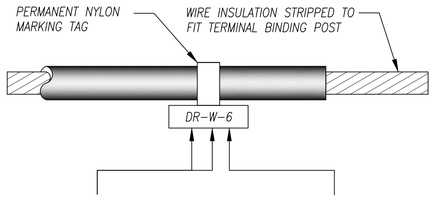
RESTRAINED COUPLING - PVC-TO-PVC



FLEXIBLE COUPLING

NOTES:
1. DUCTILE IRON FITTINGS ON PVC PIPELINE: USE (1) #8 AWG/HMWPE BOND CABLE.
2. DUCTILE IRON PIPELINE: USE (1) #4 AWG/HMWPE BOND JUMPERS FOR DUCTILE IRON PIPE DIAMETER 24-INCH TO 12-INCH. USE (1) #8 AWG/HMWPE BOND JUMPER FOR PIPE DIAMETER 10-INCH TO 4-INCH.
3. PROVIDE ENOUGH SLACK IN THE BOND CABLES SHALL BE OF SUFFICIENT LENGTH TO ALLOW FOR SIGNIFICANT SOIL SUBSIDENCE & PIPE JOINT MOVEMENT.

2 BONDING FOR DUCTILE IRON FITTINGS
CP-3 NOT TO SCALE



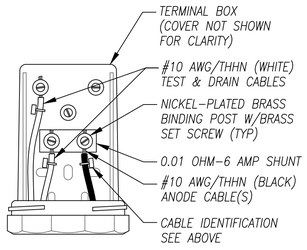
ABBREVIATIONS

AN – ANODE
DR – DRAIN CABLE
TT – TEST CABLE
W – DOMESTIC WATER

NUMBER

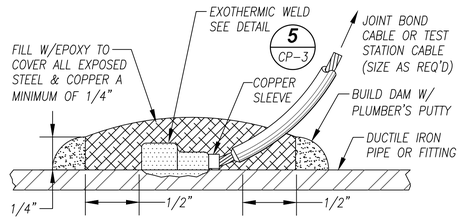
PIPE DIA. (INCHES)
ANODE NUMBER

CABLE IDENTIFICATION

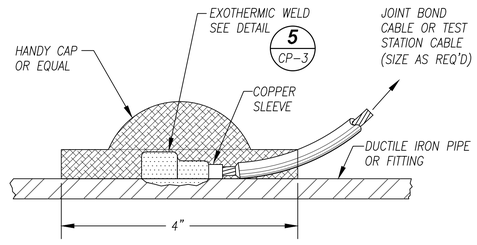


ATS TERMINAL BOX

3 TERMINAL BOX
CP-3 NOT TO SCALE

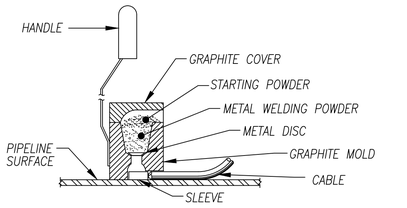


EPOXY COATING COMPOUND



HANDY CAP

4 CABLE-TO-PIPE CONNECTION
CP-3 NOT TO SCALE



STEP 1. FILE STRUCTURE CONNECTION AREA TO BARE SHINY METAL AND CLEAN.

STEP 2. STRIP INSULATION FROM WIRE. ATTACH SLEEVE REQUIRED ON #6 AWG WIRE OR SMALLER

STEP 3. HOLD MOLD FIRMLY WITH OPENING AWAY FROM OPERATOR AND IGNITE WITH FLINT GUN.

STEP 4. REMOVE SLAG FROM CONNECTION AND PEEN WELD FOR SOUNDNESS.

STEP 5. SPRAY ROYBOND PRIMER ON BARE METAL.

STEP 6. COVER CONNECTION AND EXPOSED STRUCTURE SURFACE WITH HANDY CAP & BITUMASTIC OR EPOXY COATING COMPOUND PER DETAIL 4/CP-3.

NOTE:
PROCEDURE SHOWN ABOVE IS TO BE USED AS A GENERAL GUIDE ONLY.
CONSULT MANUFACTURER'S LITERATURE FOR SPECIFIC INSTALLATION INSTRUCTIONS.

5 EXOTHERMIC WELD
CP-3 NOT TO SCALE

AS-BUILT

DESCRIPTION	DATE	REV #	BY

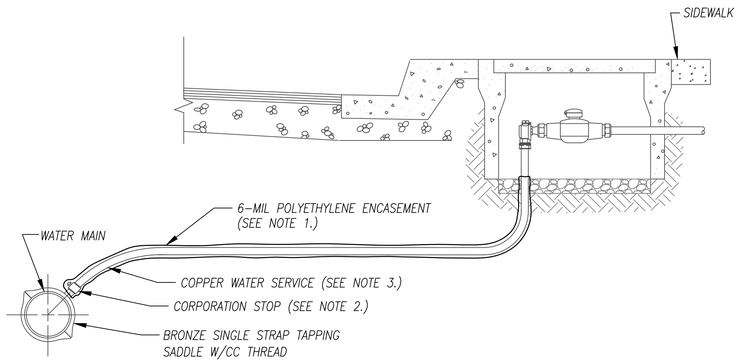
DATE: 9/3/2021
SCALE: 1" = 20'
DESIGNED: TDH
DRAWN: TDH/DJA
CHECKED: MA
PROJ. MGR: JDH
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER DAVID JAY HOWARD No. CR 1055 Exp. June 30, 2023 CORROSION

jdh corrosion consultants, inc.
1100 Willow Pass Court Concord, CA 94520
(925)927-6630 FAX:(925)927-6634 WWW.JDHCORROSION.COM

IMPROVEMENT PLAN - NAPA JUNCTION RD
CATHODIC PROTECTION DETAILS 2
NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD CALIFORNIA
AMERICAN CANYON NAPA COUNTY

SHEET CP-3 OF
PROJECT 17-2368



NOTES:
1. ENCASE THE COPPER PIPE IN POLYETHYLENE SLEEVING PER CATHODIC PROTECTION GENERAL NOTE 1. ON CP-1.
2. IF WATER MAIN IS DUCTILE IRON, INSTALL INSULATING CORPORATION STOP, AND COAT WITH BITUMASTIC.
3. THIS DETAIL MAY BE USED FOR ANODE INSTALLATION ON WATER SAMPLING STATIONS.

1 / CP-4 ENCASEMENT OF 1"-3" COPPER WATER SERVICE

NOT TO SCALE

AS-BUILT

DATE:	9/3/2021	REV #	BY	DATE	DESCRIPTION
SCALE:	1" = 20'	1			
DESIGNED:	TDH	2			
DRAWN:	TDH/DJA	3			
CHECKED:	MA	4			
PROJ. MGR:	JDH	5			
FILE PATH:					

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER JAMES HOWARD, JR. — No. CR 1055 — Exp. June 30, 2023 — CORROSION — STATE OF CALIFORNIA

jdh corrosion consultants, inc.
1100 Willow Pass Court Concord, CA 94520
(925)927-6630 FAX:(925)927-6634 WWW.JDHCORROSION.COM

IMPROVEMENT PLAN - NAPA JUNCTION RD
CATHODIC PROTECTION DETAILS 3
NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD
AMERICAN CANYON NAPA COUNTY CALIFORNIA

SHEET CP-4 OF

PROJECT 17-2368

PART 1. GENERAL

1.01 WORK INCLUDED

Work included in this section consists of installation of galvanic cathodic protection on the buried ductile iron valves, fittings, and appurtenances on the PVC fire service water pipelines, and corrosion control for the copper pipe of the domestic water and the irrigation water pipelines for the Offsite Napa Junction Road project in American Canyon, California.

A. Cathodic protection with prepackaged anodes of all new buried, ductile iron pipe, fittings, valves, risers and appurtenances associated with the referenced water pipelines.

B. Encasement of all buried ductile iron pipe, fittings, valves, risers and appurtenances associated with the referenced water pipelines in polyethylene.

C. Encasement of all buried copper pipe associated with the referenced water pipelines.

D. Bonding of buried, non-welded, non-insulating, ferrous metal pipe joints.

E. Electrical isolation of the new pipelines from existing metallic pipelines and above grade structures by means of insulating joints.

F. Trenching, drilling, and other excavation.

G. Installation of prepackaged anodes, cables, and test stations.

H. Backfill and compaction of backfill.

I. Provide shop drawings, reports, permits, and obtain Engineer's approval where required.

J. Correction of all deficiencies.

K. Cleanup and restoration of surface.

L. Work shall include the provision of all materials, equipment, and apparatus not specifically mentioned herein or noted on the plans, but which are obviously necessary to complete the work

1.02 CODE REQUIREMENTS

All materials, workmanship and installation shall conform with all requirements of the legally constituted authority having jurisdiction. These authorities include, but are not limited to, the latest revision of the State of California, Department of Industrial Relations, Division of Industrial Safety Orders of the Industrial Accident Commission; and all other applicable State, County, or City codes and regulations. Nothing in the drawings or specifications is to be construed to permit work not conforming to any of these regulations and codes. Where larger size or better grade materials than those required by these regulations and codes are specified, the specifications and drawings shall have precedence.

1.03 REFERENCE SPECIFICATIONS

A. ASTM – American Society for Testing and Materials
B. IEEE – Institute of Electrical and Electronic Engineers
C. NEMA – National Electrical Manufacturers' Association
D. NACE – National Association of Corrosion Engineers
E. OSHA – Occupational Safety and Health Administration

1.04 QUALITY ASSURANCE

A. GENERAL

All work shall be performed to the satisfaction of the Engineer.

B. MATERIALS

The contractor shall use only new, highest quality cathodic protection components, and standard products from a manufacturer regularly engaged in the production of such material or equipment. The Contractor shall not substitute for the specified materials unless approved by the Engineer.

C. TESTING

Cathodic protection components shall be subject to testing to ensure proper installation and operation. Electrical continuity of the pipelines, proper operation of anodes, test leads and all other cathodic protection components shall be tested by the Project Corrosion Consultant, in order to ensure proper installation and operation. The Contractor shall be responsible for correction of all deficiencies identified by the testing and all costs incurred for retesting prior to final acceptance.

D. COMPACTION

Compaction of backfill for anodes and trenches shall match the existing conditions and shall be approved by the Engineer.

1.05 REQUIREMENTS

A. All buried ductile iron pipes, fittings and appurtenances associated with the water pipelines shall be encased in 8-mil low-density polyethylene per AWWA C-105.
B. All buried copper pipe and fittings associated with the water pipelines shall encased in polyethylene sleeving.
C. Galvanic cathodic protection shall be installed on all buried ductile iron or stainless steel pipe, valves, fittings, risers and appurtenances.
D. All rubber gaskets, mechanical joints and flexible couplings shall be bonded along the entire buried length of ductile iron pipe.
E. Test stations shall be installed at all locations designated on the drawings.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Deliver cathodic protection materials to the Site in original, sealed containers.
B. Replace all anodes with damaged lead wire.

1.07 MATERIAL SUBMITTALS

A. Prior to commencing work, the Contractor shall submit for approval by the Engineers 5 copies of following items in accordance with the submittal procedures. The submittal shall include manufacturer, catalog number, size, finish and any pertinent data necessary for proper identification and to determine conformance with drawings & specifications.
1) Prepackaged Anodes
2) Wire
3) Terminal Box, Shunt, Wire Termination Material & Procedure, Wire Identification.
4) Traffic Valve Box
5) Exothermic Weld Equipment & Supplies
6) Cable Warning Tape
7) Bitumastic
8) Polyethylene Encasement

1.08 INTERFERENCE AND EXACT LOCATIONS

The Contractor shall coordinate and properly relate this work to the site and to the work of all trades. The general locations of the facilities are shown on the drawings. However, the Contractor shall visit the premises and thoroughly familiarize himself with all details of the work and working conditions, verify existing conditions in the field, determine the exact locations of existing pipelines and structures and advise the Engineer of any discrepancy that may prevent or hinder the specified work from being completed. The Contractor shall be solely responsible for location and marking underground structures so as to avoid damage during construction.

PART 2. MATERIALS

2.01 MAGNESIUM SACRIFICIAL ANODES

A. Magnesium anodes shall be high potential alloy magnesium anodes with composition and dimensions as indicated below. Each anode shall be cast with a steel core and the core shall protrude from one end and shall be of sufficient length to permit attachment of a lead wire. Each anode shall conform to the following chemical composition and dimensions:

Chemical Composition

Aluminum	0.010%
Manganese	0.50 to 1.30 %
Iron	0.03% Max.
Nickel	0.001% Max.
Copper	0.02% Max.
Total Other Impurities	0.05 each or 3 % Max Total
Magnesium	Balance

Bare Anode Dimensions

NOMINAL WEIGHT BARE (lbs.)	HEIGHT (inches)	WIDTH (inches)	LENGTH (inches)
32	5	5	21

B. Anode Core Strap: Galvanized steel, with one end of anode recessed to provide access to the rod For connection of the lead wire.

C. Lead Wire: No. 10 AWG, Type THHN (Black) silver brazed to the rod, making a mechanically secure connection

D. Soldered Connection and Core: Seal entirely with electrical potting compound.

E. Anode Packaging: Prepackaged in a cloth bag containing low resistivity backfill consisting of 75% hydrated gypsum, 20% bentonite, and 5% sodium sulfate.

2.02 WIRE

A. Bond Cable: Stranded, single conductor copper, Type CP, insulated for 600 volts with HMWPE insulation per ASTM D-1248.

B. Test Station Wire: Stranded single conductor copper, Type THHN or THWN insulation, No. 10 AWG, color as indicated on the Drawings.

C. Test Leads and Anode Leads: Extend 18 inches minimum above grade after connection to test station panel board.

2.03 COMPONENTS

A. Terminal Box: High impact molded Lexan plastic, Model "T-3" as manufactured by Tinker & Rasor, or approved equal, with nickel plated brass hardware and binding terminals for each cable as indicated on Drawings.

B. Traffic Valve Box: Christy G-5 Traffic Box, or approved equal.

C. Valve Box Covers: Cast iron, with legend "CP TEST" as indicated on Drawings.

D. Shunts: 0.01 ohm, 6 ampere capacity.

2.04 EXOTHERMIC WELD EQUIPMENT

A. Weld Equipment Manufacturers: From one of the following manufacturers, or approved equal:
1. Erico Products, "Cadweld."
2. Continental Industries, Inc., "Thermoweld."

B. Cable Connections to Pipe and Fittings: Manufacturer's standard exothermic weld kits, unless indicated otherwise on Drawings.

C. Use copper wire sleeves and individual components from one manufacturer when making welds.

D. Cable-to-Pipe Coating Material: Coating material for cable-to-pipe connections shall be Handy Caps & primer as manufactured by Royston products or Propoxy 20 epoxy putty as manufactured by the Hercules Chemical Company or approved equal.

2.05 CABLE WARNING TAPE

All buried test station and anode cables shall have plastic warning tape installed a minimum of 12 inches above the top of the cables for the entire buried length of the cables. The warning tape shall be 4 inches wide and shall be yellow or red with black lettering with the legend "CAUTION, CATHODIC PROTECTION CABLES BURIED BELOW" in 3 inch high lettering printed at a minimum of seven foot intervals along the entire buried length of the cable.

2.06 CABLE IDENTIFICATION TAGS

All cables in the terminal boxes shall be identified. The identification tags shall be white plastic "zip-tie" type straps with a plastic tab of sufficient size to allow the pipeline station to be written on the tab with a permanent felt tip marker.

2.07 BITUMASTIC COATING

Coating for all buried bolts, nuts and metallic washers shall be Bitumastic 300M, coal tar mastic coating, as manufactured by Carboline or approved equal.

2.08 POLYETHYLENE SHEETS FOR PIPE ENCASEMENT

The polyethylene sheets used for encasement of the ductile iron pipe and fittings shall be minimum 8-mils thick low-density polyethylene in accordance with AWWA C-105. The polyethylene sleeves used for encasement of the copper lateral shall be blue in color, 8-mils thick, and shall be of sufficient diameter to slip over the pipe without getting damaged.

PART 3. EXECUTION

3.01 GENERAL REQUIREMENTS

All materials, workmanship and installation shall conform to all requirements of the legally constituted authority having jurisdiction. These authorities include, but are not limited to, the latest revision of the State of California, Department of Industrial Relations, Division of Industrial Safety, Electrical Orders; The National Electric Code, General Construction Safety Orders of the Industrial Accident Commission; and all other applicable State, County, or City standards and regulations. Nothing in the drawings or specifications is to be construed to permit work not conforming to these regulations and codes. Where larger size or better grade materials than required by these regulations and codes are specified, the specifications and drawings shall have precedence.

3.02 STORAGE OF MATERIALS

All materials and equipment to be used in construction shall be stored in such a manner to be protected from detrimental effects from the elements. If warehouse storage cannot be provided, materials and equipment shall be stacked well above ground level and protected from the elements with plastic sheeting or other method as appropriate.

3.03 JOINT BONDING

A. At each anode installation site, bond all buried non-welded, rubber gasket joints, mechanical joints, and fusion-bonded epoxy coated flanges for continuity.

B. Install joint bonds with a wire loop extended above the bonded joint. The overall length of the conductor shall permit sufficient flexibility of each fitting across the joint without transferring any tensile stress to the bond cable.

C. Ensure proper connection of cables to fittings.

D. Coat each fitting where the coating is damaged with a patch kit, as supplied by the pipe coating manufacturer, in accordance with the manufacturer's written instructions.

3.04 EXOTHERMIC WELDS

A. Install exothermic weld connections in accordance with the Drawings.

B. Remove coating materials from the surface over an area just sufficient to make the connection.

C. Clean steel surfaces to white metal by grinding or filing prior to welding the conductor. Resin impregnated grinding wheels are not permitted.

D. Do not bury connections to the structures or piping until the Engineer has inspected the connections and given permission to backfill. Connections made in violation of this provision will be rejected.

E. Test exothermic welds for adherence to the pipe and for electrical continuity between the pipe and wires.

F. Use a 16 ounce hammer for testing adherence by striking a blow using a moderate amount of force to the weld. Take care to avoid hitting the wires.

G. All defective welds shall be removed and replaced.

H. All exposed surfaces of copper and steel and surrounding surface shall be cleaned of contaminants and coated with Royston Roybond 747 primer. After the primer has dried, the Royston Handy Cap shall be applied. As an alternative the exposed metal surfaces shall be covered with a minimum thickness of 1/4-inch of Propoxy 20 epoxy putty as shown on the drawings.

3.05 WIRES

A. Inspect bottom of finished trenches to ensure they are free from stones, roots, other materials which might injure the insulation of the conductors.

B. Lay wires in the ground straight, without kinks, with a minimum cover of 30 inches.

C. Run cable in continuous length, free of joints or splices, unless otherwise specified or indicated on Drawings. Use care during installation to avoid punctures, cuts and similar damage to the insulation. Replace entire cable run where any damage to insulation occurs.

D. Leave a minimum of 18 inches of slack for each conductor at each test station housing. Slack shall be that amount of wire which, when the cover is removed and the wire extended, protrudes beyond the opening of the box or enclosure.

E. No wire bend shall have a radius of less than eight times the diameter of that wire.

F. Strip insulation from the cable to make metal-to-metal connection to each binding post.

3.06 SACRIFICIAL ANODES

A. Excavate a hole to a minimum of 3 inches larger than the package sacrificial anode diameter, at least 5 feet deep and a minimum of 3 feet from the fitting.

B. Excavate the lead wire trench to a minimum depth of 30 inches.

C. Remove plastic or paper bags from the anode before lowering into the hole. The cloth bag is to remain around the anode.

D. Exercise care to preclude damaging the cloth bag and lead wire insulation on the sacrificial anode. Do not lift or support anode by the lead wire.

E. Center the packaged anode in the hole and backfill with native soil free of rocks and other foreign objects

F. Flood the anode hole with 5 gallons of fresh water when the backfill reaches one foot above the anode.

3.07 ANODE TEST STATIONS

Install anode test stations where indicated on Drawings. Provide a concrete collar where anode test stations are to be installed in native soil. Set collar level flush with top of curb or finish grade in paved areas and 2 inches above grade in landscaped and unimproved areas. Provide a minimum of 18 inches of slack for each cable in each test station. Sufficient slack shall be provided to allow removal of the terminal box from the test station without disconnecting any of the cables.

3.08 FIELD COATING OF BURIED FLANGE HARDWARE

All buried nuts and bolts shall be coated with bitumastic prior to polyethylene encasement. After flange hardware is installed use wire brush, power brush or an abrasive cleaning pad to remove all loose material, dirt and grime from substrate to a minimum cleanliness of SSPC SP2. Apply Bitumastic coating liberally with a medium bristle brush to the extent that all surfaces are completely covered with no bare spots visually evident. Coat exposed surfaces of bolts, washers and nuts, giving special attention to the bottom-side surfaces. Follow the manufacturer's recommendations for drying times required before polyethylene encasement and backfill.

3.09 POLYETHYLENE ENCASEMENT OF PIPE AND FITTINGS

The buried ductile iron pipes and fittings shall be encased in minimum 8-mil thick low-density polyethylene in accordance with AWWA C-105. The copper services shall be encased in blue, 8-mils thick polyethylene sleeves.

3.10 ENERGIZING AND TESTING

After the contractor has completed the installation of the cathodic protection system, the system will be energized, tested, and adjusted by the Project Corrosion Consultant, JDH Corrosion Consultants, Inc. (925)927-6630, to assure conformance with the specifications. Records shall be made of all anode current output and pipe to-soil potential measurements performed and submitted to City for approval. All tests performed shall be reviewed and approved by City Engineer before the corrosion control work is accepted. The City reserves the right to spot check any or all tests performed by the Contractor. All construction defects must be repaired and retested before the final acceptance is made. All unacceptable tests shall be retested by the Contractor at no additional cost to the City.

AS-BUILT

DESCRIPTION	DATE	REV #	BY

DATE: 9/3/2021
SCALE: 1" = 20'
DESIGNED: TDH
DRAWN: TDH/RAA
CHECKED: MA
PROJ. MGR: JDH
FILE PATH:

REGISTERED PROFESSIONAL ENGINEER DAVID EARL HOWARD, JR. No. CR 1058 Exp. June 30, 2023 CORROSION

jdh corrosion consultants, inc.
1100 Willow Pass Court Concord, CA 94520
(925)927-6630 FAX:(925)927-6634 WWW.JDHCORROSION.COM

IMPROVEMENT PLAN - NAPA JUNCTION RD
CATHODIC PROTECTION SPECIFICATIONS
NAPA JUNCTION RD AND LOMBARD RD
NWC STATE ROUTE 29 & NAPA JUNCTION ROAD CALIFORNIA
AMERICAN CANYON NAPA COUNTY

SHEET CP-5 OF
PROJECT 17-2368

ams associates, inc

April 3rd, 2023

Mr. Edison Bisnar
City of American Canyon
Public Works Department
4381 Broadway, Suite 201
American Canyon, CA 94503

Re: Civil As-Built Certification
CUP No. PL20-0010, DV20-0003
NWC State Route 29 & Napa Junction Rd.
American Canyon, CA 94503
ams Project No. 17-2368-01

Dear Mr. Bisnar,

This letter is to certify that the off-site improvements for Napa Junction Rd. & Lombard Rd. have been constructed based on the City approved Off-Site Improvement Plans and Specifications prepared by ams associates, inc.

Please feel free to call me with any questions you may have.

Sincerely,

Farhad Iranitalab, R.C.E. 33142
ams associates, inc.

Cc: Mr. Chad Headrick - PR Construction
Mr. Ross Hillesheim – California Group

TITLE

BPR Consulting Group Permit Technician Contract Amendment and Extension

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon approving Amendment 1 to Agreement 2022-A136 with BPR Consulting Group Permit Technician services to increase the total contract amount by $157,500 to an amount not to exceed $207,500, extend the contract term to June 30, 2024, and amend the Fiscal Year 2022/23 budget to account for the additional contract cost during the current fiscal year.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

In 2022, the sharp rise in building permit activity necessitated additional Permit Technician services for the Community Development Department. At that time, the City Manager signed an agreement with BPR Consulting Group for a contract not to exceed $50,000 that extended to June 30, 2023. A copy of Agreement 2022-A136 is included as Attachment 2.

Over that time, staff has been very pleased with the performance of BPR Consulting Group services. In addition to providing continuous permit technician service during staff leave absences, building permit activity in Watson Ranch and the Broadway District has continued to increase beyond expectations. Consequently, the $50,000 contract amount is projected to be completed several months before the end of the fiscal year. To ensure continued service standards are met, staff requests a contract amendment in the amount of $157,500. This amount would provide continued service for this current and next fiscal year.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT

Total contract amendment cost is $157,500. The FY2023-23 budget will be amended by $40,500 to cover the additional services. FY 2023-24 contract budget of $117,000 will be included in the

ensuing budget.

ENVIRONMENTAL REVIEW

The recommended action (approving contract amendment for Building Safety Services) is not subject to the California Environmental Quality Act ("CEQA," Public Resources Code Section 21000 et seq.) because the actions will not cause, or have the potential to cause, a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment (See, CEQA Guidelines, Title 14 California Code of Regulations, Sections 15060(c)(2),(3), and 15061(b)(3)). Further, the proposed actions are statutorily exempt from CEQA pursuant to CEQA Guideline section 15273, specifying that establishment or modification of rates, tolls, fares, and other charges by public agencies for meeting operating expenses including employee wages are exempt from CEQA.

ATTACHMENTS:

1. BPR Contract Resolution 1st Amendment
1.2 BPR Agreement 1st Amendment
2. AGREEMENT 2022-A136

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING AMENDMENT 1 TO AGREEMENT 2022-A136 WITH BPR CONSULTING GROUP PERMIT TECHNICIAN SERVICES TO INCREASE THE TOTAL CONTRACT AMOUNT BY $157,500 TO AN AMOUNT NOT TO EXCEED $207,500, EXTEND THE CONTRACT TERM TO JUNE 30, 2024, AND AMEND THE FISCAL YEAR 2022/23 BUDGET TO ACCOUNT FOR THE ADDITIONAL CONTRACT COST DURING THE CURRENT FISCAL YEAR

WHEREAS, the City has a longstanding practice of providing Building & Safety Services through a combination of in-house and contract staff; and

WHEREAS, because of the volatility of development, contracting specialized Building and Safety staff helps the City remain flexible with resources in response to market conditions and demands; and

WHEREAS, City lacks the qualified personnel to provide the specified work product; and

WHEREAS, consistent with the "A/B/C Test" stipulated by the *Dynamex Operations West Inc. v. Superior Court* (Case No. S222732), the BPR Consulting Group is an independent contractor free from the control and direction of the City in connection with the performance of the work, who performs work that is outside the usual course of the City's business and is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City; and

WHEREAS, on September 7, 2022, the City Manager approved the BPR Consulting Group Permit Technician services contract (Agreement 2022-A136) in the amount not to exceed $50,000 with a term that expires June 30, 2023; and

WHEREAS, the BPR Consulting Group Permit Technician services are funded with building permit issuance, building permit and plan check fee user fee revenue; and

WHEREAS, the 2022/23 Fiscal Year mid-year budget allocates $399,500 for Miscellaneous Contractual Services; and

WHEREAS, due to increased building activity, the 2022/23 Fiscal Year budget shall be amended to increase Building Permit revenue by $40,500 and Miscellaneous Contractual Services by $40,500; and

WHEREAS, the BPR Consulting Group contract shall be increased to reflect the additional work accomplished during Fiscal Year 2022/23 and anticipated work for Fiscal Year 23/24, equaling $157,500 for a total contract amount not to exceed $207,500.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby determines that the BPR Consulting Group is free from the control and direction of the City in connection with the performance of the work, both under the contract for the performance of such work and in fact.

SECTION 1: The City Council of the City of American Canyon hereby determines that the BPR Consulting Group performs work that is outside the usual course of the City's business.

SECTION 2: The City Council of the City of American Canyon hereby determines that the BPR Consulting Group is customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed for the City.

SECTION 3: The City Council of the City of American hereby amends the Fiscal Year 2022/23 Budget as follows:

Account	Current	Augment Amount	New Total
Building Permit 100-60-640-32110	$806,327	$40,500	$846,827
Miscellaneous Contractual Services 100-60-640-42190	$605,377	$40,500	$645,877

SECTION 4: The City Council of the City of American Canyon hereby approves Amendment 1 to Agreement 2022-A136 with BPR Consulting Group increasing the total contract amount by $157,500 to an amount not to exceed $207,500 for Building and Safety Permit Technician services and extends the contract term to June 30, 2024, as incorporated by reference as Exhibit A to this Resolution.

PASSED, APPROVED, and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 18th day of April 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

Exhibit A – 1st Amendment to Agreement 2022-A136

CITY OF AMERICAN CANYON AGREEMENT NO. _____

AMENDMENT #1 TO AGREEMENT NO. 2022-A136 TO THE CITY OF AMERICAN CANYON STANDARD AGREEMENT FOR INDEPENDENT CONTRACTOR SERVICES WITH BPR CONSULTING GROUP

RECITALS

1. The City of American Canyon ("CITY") and BPR Consulting Group entered into an Agreement **(**Agreement No. 2022-A136) dated September 7, 2022; and

2. The Agreement provides for amendments to perform specific tasks under a specific scope of services that may arise during the term of the agreement.

NOW, THEREFORE, CITY and BPR Consulting Group agree as follows:

1.00 SERVICES AND COMPENSATION

BPR Consulting Group agrees to provide services as listed in Attachment "A" to Agreement 2022-A136 and increase the contract amount for additional services in the amount of $157,500 for a total not to exceed contract amount of $207,500.

2.00 TIME OF PERFORMANCE

The services covered by this Amendment shall be performed or provided by June 30, 2024.

3.00 REMAINING PROVISIONS

All other terms of the September 7, 2022, Agreement remain in full force and effect.

Executed on _____, 2023, at American Canyon, California.

CITY:

By: _____
Jason B. Holley
City Manager

CONSULTANT/CONTRACTOR:

By: _____
Ron Beehler, SE, CBO
Director of Client Services

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CITY OF AMERICAN CANYON AGREEMENT NO. 2022-A136

CITY OF AMERICAN CANYON
STANDARD AGREEMENT
FOR INDEPENDENT CONTRACTOR SERVICES

THIS AGREEMENT (hereinafter referred to as "Agreement") is made and entered into this 7th day of ~~August~~ September 2022, by and between the City of American Canyon ("CITY"), a Municipal Corporation and BPR Consulting Group ("CONTRACTOR"), who agree as follows:

RECITALS

WHEREAS, City desires to have certain services provided as set forth in Exhibit A, attached and incorporated by this reference; and,

WHEREAS, Contractor represents that it is qualified and able to perform services; and,

WHEREAS, Contractor is agreeable to providing the services on the terms and conditions hereinafter set forth.

NOW THEREFORE, the parties agree as follows:

1. **Term of Agreement**: The Term of this Agreement shall extend from August , 2022 ("Commencement Date") to June 30, 2023 (the "Termination Date").

2. **Contractors Services**. Contractor shall perform the services describe in Exhibit A ("Scope of Work" and/or "Services") to the full satisfaction of City.

3. **Time of Performance**. Contractor shall perform the Services on or by the Termination Date set forth in Agreement, Section 1, unless extended in writing by the parties pursuant to the terms of this Agreement.

4. **Compensation**. City agrees to compensate Contractor, and Contractor agrees to accept in full satisfaction for the Services required by this Agreement the consideration set forth in Exhibit B, attached and incorporated by this reference ("Payment"). City shall pay Contractor in accordance with the schedule of Payment set forth in Exhibit B.

5. **Independent Contractor**. Contractor is and shall at all times remain, as to City, a wholly independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Agreement. Contractor shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City.

6. **Assignment**. Contractor shall not assign or attempt to assign any portion of this Agreement without prior written approval by City.

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7. **Responsible Principal of Contractor**: The Responsible Principal of the Contractor is Ron Beehler who shall be the individual responsible for Contractor's obligations under this Agreement and shall service as principal liaison between City and Contractor. Designation of another Responsible Principal by Contractor shall not be made without the prior written consent of City.

8. **Personnel**. Contractor represents that it has, or shall secure at its own expense, all personnel required to the perform Contractor's services under this Agreement. Contractor shall assign only competent personnel. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the removal of any such persons, Contractor shall, immediately upon receiving notice from City of such desire of City, cause the removal of such person or persons.

    a. Employment Eligibility. Contractor shall ensure that all employees of Contractor and any subcontractor retained by Contractor in connection with this Agreement have provided the necessary documentation to establish identity and employment eligibility as required by the Immigration Reform and Control Act of 1986, any amendments thereto and all applicable labor laws in effect at the time of this Agreement. Failure to provide the necessary documentation will result in the termination of the Agreement as required by the Immigration Reform and Control Act of 1986.

9. **Changes to Scope of Work.** City may, by written notice, initiate any change to the Scope of Work. A corresponding equitable change in the Payment of this Agreement will be made for each change ordered as mutually agreed upon by the parties in writing.

10. **Interests of Contractor.** Contractor affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Services contemplated by this Agreement.

11. **Responsibility of Contractor.** Contractor shall take all responsibility for the work, shall bear all losses and damages directly or indirectly resulting to Contractor or any subcontractor, to the City, its elected and appointed officials, officers, attorneys, agents, and employees and each of them from any and all loss or damage on account of the performance or character of the work, unforeseen difficulties, accidents, occurrences or other causes predicated on active or passive negligence of the Contractor or of any subcontractors.

12. **Insurance.** Contractor agrees to have and maintain the policies set forth in Exhibit C entitled "INSURANCE REQUIREMENTS," which is attached and incorporated by this reference. All policies, endorsements, certificates, and/or binders shall be subject to approval by the City as to form and content. These requirements are subject to amendment or waiver only if so approved in writing by the City. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement.

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a. Contractor shall procure and maintain for the duration of this Agreement insurance as set forth in Exhibit C, attached and incorporated by this reference. The cost of such insurance shall be included in the Contractor's bid.

b. Contractor agrees to maintain in force at all times during the performance of the Scope of Work under this Agreement, workers' compensation insurance as required by law.

c. Contractor agrees to include with all subcontractors in their subcontract the same requirements and provisions of this Agreement including the indemnity and insurance requirements to the extent they apply to the scope of the subcontractor's work. Subcontractors hired by Contractor agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement and any other applicable contract documents. Subcontractor further agrees to include these same provisions with any sub-subcontractor. A copy of the Indemnity and Insurance provisions in this Agreement will be furnished to the subcontractor upon request. The General Contractor shall require all subcontractors to provide a valid certificate of insurance and the required endorsements included in the Agreement prior to commencement of any work and will provide proof of compliance to the City.

d. Contractor shall require each of its subcontractors to maintain insurance coverage which meets all of the requirements of this Agreement.

e. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California.

f. Contractor agrees that if it does not keep the aforesaid insurance in full force and effect, City may terminate this Agreement.

g. At all times during the term of this Agreement, Contractor shall maintain on file with the City a certificate or certificates of the required insurance as set forth in Exhibit C showing that the required insurance policies are in effect in the required amounts.

h. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of an insurance policy or proceeds available to the named Insured; whichever is greater.

13. **Indemnification**. To the fullest extent permitted by law Contractor shall indemnify, defend and hold harmless City, its elected and appointed officials, officers, attorneys, agents, employees, volunteers and each of them ("City Indemnitees"), from and against any and all

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causes of action, claims, liabilities, obligations, judgments, damages, loss, expenses, and costs of every nature, including reasonable legal counsels' fees and costs of litigation ("claims") arising out of or in connection with Contractor's performance of its obligations under this Agreement or out of the operations conducted by Contractor or its failure to comply with any of its obligations contained in this Agreement, including the City's active or passive negligence, except for such loss or damage arising from the active or sole negligence or willful misconduct of the City. In the event the City Indemnitees are made a party to any action, lawsuit, or other adversarial proceeding arising from Contractor's performance of this Agreement, the Contractor shall provide a defense to the City Indemnitees, or at the City's option, reimburse the City indemnitees their costs of defense, including reasonable legal counsels' fees incurred in defense of such claims.

a. **General.** This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns, or heirs of Contractor and shall survive the termination of this Agreement or this section. By execution of this Agreement, Contractor acknowledges and agrees that it has read and understands the provisions hereof and that this section is a material element of consideration. The parties agree that if any part of this Indemnification is found to conflict with applicable laws, such part shall be unenforceable only insofar as it conflicts with said laws, and that this indemnification shall be judicially interpreted and rewritten to provide the broadest possible indemnification legally allowed and shall be legally binding upon Contractor.

b. **Survival.** Contractor and any subcontractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law.

c. **No Limitation by Insurance Obligations.** The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

d. **Scope**. This Section shall in no event be construed to require indemnification by Contractor to a greater extent than permitted under the public policy of the State of California.

14. **Termination.**

a. In addition to any other rights of termination and suspension set forth in this Agreement or at law, either party may terminate this Agreement with or without cause by providing ten (10) days' notice in writing to the other party.

b. The City may terminate this Agreement at any time without prior notice in the event that Contractor commits a material breach of the terms of this Agreement.

c. In the event of termination of this Agreement by City, due to no fault or failure of performance by Contractor, Contractor shall be paid full compensation for all

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services performed by Contractor, in an amount to be determined as follows: For work done in accordance with the terms and provisions of this Agreement, Contractor shall be paid an amount equal to the amount of services performed prior to the effective date of termination or cancellation; provided, in no event shall the amount of money paid under the foregoing provisions of this paragraph exceed the amount which would be paid to Contractor for the full performance of the Scope of Work under this Agreement.

d. Upon termination, this Agreement shall become of no further force or effect and all parties shall be discharged from their duties and obligations under this Agreement. Notwithstanding, the provisions of this Agreement concerning retention of records, City's rights to material produced, confidential information, Contractor's responsibility, indemnification, insurance, dispute resolution, litigation, and jurisdiction and severability shall survive termination of this Agreement.

15. **Notice.** All notices that are required either expressly or by implication to be given by one party to the other under this Agreement shall be signed for Contractor by its Responsible Principal and for City by Jason B. Holley or then then City Manager, or, for either party, by such officer as it may, from time to time, be authorized to so act. All such notices shall be deemed to have been given if delivered personally or if enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail or overnight express carrier. Unless and until formally notified otherwise, all notices shall be addressed to the parties at their addresses as follows:

Contractor shall address notices to:

City Clerk
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

City shall address notices to:
Ron Beehler, SE, CBO
Director of Client Services
2201 Francisco Drive, Suite 140-658
El Dorado Hills, CA 95762

16. **Compliance with Laws.**

a. In General. Contractor shall observe and comply with all laws, policies, general rules and regulations established by City and shall comply with the common law and all laws, ordinances, codes and regulations of governmental agencies, (including federal, state, municipal and local governing bodies) applicable to the

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performance of the Scope of Work hereunder, including, but not limited to, all provisions of the Occupational Safety and Health Act of 1979 as amended.

b. Labor Laws: Contractor shall comply with and adhere to all applicable labor laws, including, but not limited to, alien labor, prevailing wages, etc. Contractor shall comply with all applicable provisions of the California Labor Code.

c. Drug-free Workplace. Contractor's employees and subcontractors shall comply with the City's policy of maintaining a drug-free workplace. Neither Contractor nor Contractor 's employees and/or subcontractors shall unlawfully manufacture, distribute, dispense, possess or use controlled substances, as defined in 21 U.S. Code section 812, including marijuana, heroin, cocaine, and amphetamines, at any facility, premises or worksite used in any manner in connection with performing services pursuant to this Agreement. If Contractor or any employee or subcontractor is convicted or pleads *nolo contendere* to a criminal drug statute violation occurring at such a facility, premises, or worksite, the Contractor shall notify the City within five (5) days.

d. Discrimination Prohibited. During the performance of this Agreement, Contractor and its subcontractors shall not unlawfully discriminate, harass or allow harassment, against any employee or applicant for employment because of sex, sexual orientation, race, color, religious creed, marital status, denial of family and medical care leave, ancestry, national origin, medical condition (cancer/genetic characteristics), age (40 and above), disability (mental and physical) including HIV and AIDS, denial of pregnancy disability leave or reasonable accommodation. Contractor and subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code, §12900 *et seq.*) and the applicable regulations promulgated thereunder (Cal. Code Regs, tit. 2, §7285.0 *et seq.*). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, §12990 (a)–(f), are incorporated into this Agreement by reference and made a part hereof as if set forth in full (Cal. Code Regs, tit. 2, §7285.0 *et seq.*). Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

e. Harassment Prohibited. Contractor and Contractor's employees and subcontractors shall comply with the City's Workplace Harassment and Discrimination Policy.

f. Illness and Injury Prevention Program (IIPP). Contractor shall provide the City with a copy of their IIPP to show compliance with CalOSHA.

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g. Licenses and Permits. Contractor represents and warrants to City that it has all licenses, permits, qualifications and approvals of whatsoever nature which are legally required for Contractor to practice its profession. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals which are legally required for Contractor to practice its profession. Contractor shall secure and maintain a business license with the City during the term of this Agreement.

17. **Facilities and Equipment:** Except as set forth in Exhibit D ("Facilities and Equipment"), Contractor shall, at its sole cost and expense, furnish all facilities and equipment, which may be required for completing the Scope of Work pursuant to this Agreement. City shall furnish to Contractor only the facilities and equipment listed in Exhibit D according to the terms and conditions set forth in Exhibit D.

18. **Special Conditions.**
    a. NA
    b. _____
    c. _____

19. **Exhibits.** All exhibits referred to in this Agreement are attached and incorporated by this reference.

20. **Benefits and Taxes.** Contractor shall not have any claim under this Agreement or otherwise against City for seniority, vacation time, vacation pay, sick leave, personal time off, overtime, health insurance, medical care, hospital care, insurance benefits, social security, disability, unemployment, workers compensation or employee benefits of any kind. Contractor shall be solely liable for and obligated to pay directly all applicable taxes, including, but not limited to, federal and state income taxes, for which Contractor shall indemnify and hold City harmless from any and all liability that City may incur because of Contractor's failure to pay such taxes. City shall have no obligation whatsoever to pay or withhold any taxes on behalf of Contractor.

21. **Dispute Resolution.** Should any dispute arise concerning any provisions of this Agreement, or the parties' rights and obligations hereunder, the parties shall meet and confer in an attempt to resolve the dispute. Prior to commencing any legal action, the complaining party shall provide to the other party thirty (30) days' written notice of the intent to take such action; provided that such notice shall not be required where a delay in commencing an action would prejudice the interests of the party that intends to file suit. During the thirty (30) day notice period, the parties shall meet and confer in an attempt to resolve the dispute. Except as specifically provided, nothing herein in intended to waive or abridge any right or remedy that either party may have.

22. **Default and Remedies.**

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a. Events of Default. Each of the following shall constitute an event of default hereunder:

i. Failure to perform any obligation under this Agreement and failure to cure such breach immediately upon receiving notice of such breach, if the breach is such that the City determines the health, welfare, or safety of the public is immediately endangered; or

ii. Failure to perform any obligation under this Agreement and failure to cure such breach within fifteen (15) days of receiving notice of such breach, if the breach is such that the City determines that the health, welfare, or safety of the public is not immediately endangered, provided that if the nature of the breach is such that the City determines it will reasonably require more than fifteen (15) days to cure, Contractor shall not be in default if Contractor promptly commences the cure and diligently proceeds to completion of the cure.

b. Remedies upon Default. Upon any Contractor default, City shall have the right to immediately suspend or terminate the Agreement, seek specific performance, contract with another party to perform this Agreement and/or seek damages including incidental, consequential and/or special damages to the full extent allowed by law.

23. **Attorneys' Fees.** In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.

24. **Documents and Records.**

a. Property of City. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda or other written documents or materials prepared by Contractor pursuant to this Agreement shall become the property of City upon completion of the work to be performed hereunder or upon termination of this Agreement.

b. Retention of Records. Until the expiration of five (5) years after the furnishing of any services pursuant to this Agreement, Contractor shall retain and, upon written request by City, make available to the City or any party designated by the City this Agreement, and such books, documents and records of Contractor and subcontractor that are necessary or convenient for audit purposes to certify the nature and extent of the reasonable cost of services to City.

25. **Inspection of Books and Records.** During regular office hours, each of the parties hereto and their duly authorized representatives shall have the right to inspect and make copies of any books, records, or reports of the other party pertaining to this Agreement or matters related hereto. Each of the parties hereto shall maintain and make available for such

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inspection accurate records of all of its costs, disbursements and receipts with respect to its activities under this Agreement.

26. **Confidential Information.** Contractor shall hold any confidential information received from City in the course of performing this Agreement in trust and confidence and will not reveal such confidential information to any person or entity, either during the term of the Agreement or at any time thereafter. Upon expiration of this Agreement, or termination as provided herein, Contractor shall return materials which contain any confidential information to City. Contractor may keep one copy for its confidential file. For purposes of this section, confidential information is defined as all information disclosed to Contractor which relates to City's past, present, and future activities, as well as activities under this Agreement, which information is not otherwise of public record under California law.

27. **Successors and Assigns.** This Agreement and all of its provisions shall apply to and bind the successors and assigns of the parties hereto.

28. **Waiver.** Any waiver at any time by either party hereto of its rights with respect to a default or any other matter arising in connection with this Agreement shall not be deemed to be a waiver with respect to any other default or matter.

29. **Modifications.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.

30. **Agreement Interpretation.** Each party to this Agreement has had an opportunity to review the Agreement, confer with legal counsel regarding the meaning of the Agreement, and negotiate revisions to the Agreement. Accordingly, neither party shall rely upon Civil Code section 1654 in order to interpret any uncertainty in the meaning of the Agreement.

31. **Entire Agreement.** This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the subject matter described herein.

32. **Jurisdiction and Severability.** This Agreement shall be governed and construed in accordance with California law. The venue for any legal action in State court filed by a party to this Agreement for the purpose of interpreting or enforcing any provision of this Agreement shall be in the Superior Court of California, County of Napa. The venue for any legal action in Federal court filed by a party to this Agreement for the purpose of interpreting or enforcing any provision of this Agreement within the jurisdiction of the Federal courts shall be the Northern District of California. The appropriate venue for arbitration, mediation or similar legal proceeding under this Agreement shall be in Napa County, California; however, nothing in this Agreement section shall obligate a party to submit to arbitration any dispute arising under this Agreement. If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

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33. **Signatures.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Contractor and City.

IN WITNESS WHEREOF, City of American Canyon and Contractor do hereby agree to the full performance of the terms set forth herein.

CONSULTANT

DocuSigned by:
BY: Ron Beehler
82CB4888D403414...
Ron Beehler, SE, CBO
Director of Client Services

DATE: 8/25/2022

CITY OF AMERICAN CANYON

DocuSigned by:
BY: Jason Holley
607366239971464...
Jason B. Holley
City Manager

DATE: 9/7/2022

APPROVED AS TO FORM:

BY: _____
William D. Ross
City Attorney

DATE: 9-6-2022

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APPROVED AS TO BUDGET AUTHORITY:

BY: _____
Jemelyn Cruz
Interim Finance Director

DATE: 8/31/22

APPROVED AS TO INSURANCE:

BY: _____
William D. Ross
City Attorney

DATE: 9-6-2022

Attachments:
Exhibit A – Scope of Work
Exhibit B – Payment and Schedule of Payments
Exhibit C – Insurance Requirements
Exhibit D – Facilities and Equipment

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EXHIBIT A
SCOPE OF WORK

Contractor shall complete the attached Scope of Work.

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Scope of Services

BPR Consulting Group has the experience and a proven track record of seamlessly integrating permit technician services as-needed in a cost-effective manner.

PERMIT TECHNICIAN SERVICES

Permit technician services are crucial to the success of the entire building safety process and is the first impression the public gets of your building department. Contact with the public either in-person or virtually at this initial point sets the tone for any additional interaction through the life of a project whether engaging the homeowner, architect, developer or contractor or other community member.

Our Permit Technicians will welcome and work closely with the customers virtually and/or at the public counter answering questions and providing other requested services. Our Permit Technicians will provide information about permit applications, plan review and inspection requirements, will be excellent at organizing and maintaining filing systems necessary for tracking in-progress applications, permits issued, plan checks in progress, approved plans and any other information required by your jurisdiction. Additionally, our Permit Technicians will assist with downloading digital permit files, scheduling of plan reviews and inspections, assisting internal and external customers and other necessary permit center functions.

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EXHIBIT B
PAYMENT AND SCHEDULE OF PAYMENTS

1. **TOTAL COMPENSATION**
   City shall compensate Contractor for the satisfactory performance of the work described in this Agreement to not exceed the amount of fifty thousand dollars ($50,000).

2. Contractor shall submit an itemized statement to City on a City approved form for its services performed, which shall include documentation setting forth in detail a description of the services rendered, and the hours of service, if appropriate. City shall compensate Contractor the amount of such billing within thirty (30) days receipt of same.

3. There shall be no right to reimbursement of expenses incurred by Contractor except as specified in Exhibit A to this Agreement.

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Schedule of Hourly Billing Rates

SCHEDULE OF HOURLY BILLING RATES

PERSONNEL	HOURLY RATES
Building Permit Technician	$75

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EXHIBIT C
INSURANCE REQUIREMENTS

Please refer to the insurance requirements listed below. Those that have an "X" indicated in the space before the requirement apply to Contractor's or Consultant's Agreement.

Commercial General Liability (CGL):

___ Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than two million dollars ($2,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Contractor's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, attorneys, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required.

_X__ Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Contractor's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, attorneys and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required.

___ Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than five million dollars ($5,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Contractor's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, attorneys, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required.

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Commercial General Liability (CGL) *- Completed Operations Coverage*

___ Contractor shall maintain and provide completed operations coverage and to the additional insured using ISO form CG 20 37. Contractor shall maintain insurance as required by this Agreement to the fullest amount allowed by law and shall maintain insurance for a minimum of five (5) years following the completion of this project. In the event Contractor fails to obtain or maintain completed operations coverage as required by this Agreement, the City at its sole discretion may purchase the coverage required and the cost will be paid by Contractor.

Automobile Liability:

___ Contractor shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If Contractor owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

___ Contractor shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than five million dollars ($5,000,000) per accident. If Contractor owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

___ Garage keepers' extra liability endorsement to extend coverage to all vehicles in the care, custody and control of the Contractor or Consultant, regardless of where the vehicles are kept or driven.

Professional Liability (Errors and Omissions):

_X__ Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with this Agreement, in the minimum amount of one million dollars ($1,000,000) per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement, and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

___ Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with this Agreement, in the minimum amount of two million dollars ($2,000,000) per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement, and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

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Workers' Compensation Insurance:

__X__ Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

The Contractor or Consultant makes the following certification, required by section 1861 of the California Labor Code:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

_____

Contractor/Consultant Signature

Builder's Risk (Course of Construction):
Builder's Risk (Course of Construction Insurance) (applicable to Construction Contracts only)

___ Contractor shall provide Builders Risk Insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

Upon commencement of construction and with approval of City, Contractor shall obtain and maintain Builder's Risk/Course of Construction insurance. Policy shall be provided for replacement value on an "all-risk" basis. The City shall be named as Loss Payee on the policy and there shall be no coinsurance penalty provision in any such policy. Policy must include: (1) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures, and all other properties constituting a part of the project; (2) coverage with limits sufficient to insure the full replacement value of any property or equipment stored either on or off the project site. Such insurance shall be on a form acceptable to City to ensure adequacy of terms and limits. Contractor shall not be required to maintain property insurance for any portion of the Project following transfer of control thereof to City.

Surety Bonds:

Contractor shall provide the following Surety Bonds:

____ Bid Bond
____ Performance Bond
____ Payment Bond
____ Warrantee Bond

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The Payment Bond and Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a one-year warranty a separate Warrantee Bond is not necessary. If the warranty period specified in the contracts is for longer than one (1) year a Warrantee Bond equal to ten percent (10%) of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

Contractor's or Consultant's Pollution Legal Liability:

___ Pollution Coverage shall be provided on a Contractors Pollution Liability form or other form acceptable to City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than two million dollars ($2,000,000) per claim. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

Specific Insurance Provisions

***Insurance Limits*:**

The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City (if agreed to in a written contract or agreement) before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

If the Contractor or Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor or Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.

***Notice of Cancellation, Suspension or Otherwise Voiding Policies*:**

Each insurance policy required above shall contain, or be endorsed to contain **that coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except with thirty (30) days' prior written notice** by certified mail, return receipt requested to the City.

***Waiver of Subrogation*:**

Contractor or Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor or Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Contractor or Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision

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applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

***Deductibles and Self-Insured Retentions ("SIR")*:**

Any deductibles or self-insured retentions above $25,000 must be declared to and approved by City. The City may require the Contractor or Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. At the option of the City, either (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its elected and appointed officials, officers, attorneys, agents, and employees; or (2) the Contractor or Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

All SIRs must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall be endorsed to provide that the SIR may be satisfied by either the named insured or the City.

City reserves the right to obtain a full-certified copy of any insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of right to exercise later.

***Acceptability of Insurers*:**

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII, unless otherwise acceptable to City.

Claims Made Policies*: *(note - should be applicable only to professional liability, see below)

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided **for at least five (5) years after completion of contract of work.**

3. If coverage is canceled or non-renewed, and not replaced **with another claims-made policy form with a Retroactive Date prior to** the contract effective date, the Contractor or Consultant must purchase "extended reporting" coverage for a minimum of **five (5) years** after completion of work.

4. A copy of the claims reporting requirements must be submitted to the City for review.

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5. If the services involve lead-based paint or asbestos identification/remediation, the Contractor's Pollution Liability Policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability Policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Subcontractors:

Contractor or Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Subcontractor agrees to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement and any other contract documents. Subcontractor further agrees to include the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, with any sub-subcontractor to the extent they apply to the scope of the sub-subcontractor's work. A copy of the City indemnity and insurance provisions will be furnished to the subcontractor upon request.

Verification of Coverage:

Contractor or Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor or Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage or other special circumstances.

Failure to Comply:

Each insurance policy required above shall contain or be endorsed to contain that any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected and appointed officials, officers, attorneys, agents, and employees.

Applicability of Coverage:

Each insurance policy required above shall contain or be endorsed to contain that the Contractor's or Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

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EXHIBIT D
FACILITIES AND EQUIPMENT

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Contractor's use while consulting with City employees and reviewing records and the information in possession of City. The location, quantity, and time of furnishing said physical facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility which may involve incurring any direct expense, including, but not limiting the generality of this exclusion, long-distance telephone or other communication charges, vehicles, and reproduction facilities. Contractor shall not use such services, premises, facilities, supplies or equipment for any purpose other than in the performance of Contractor's obligations under this Agreement.

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CITY OF AMERICAN CANYON AGREEMENT NO. _____

CITY OF AMERICAN CANYON
STANDARD AGREEMENT
FOR INDEPENDENT CONTRACTOR SERVICES

THIS AGREEMENT (hereinafter referred to as "Agreement") is made and entered into this ____ day of August 2022, by and between the City of American Canyon ("CITY"), a Municipal Corporation and BPR Consulting Group ("CONTRACTOR"), who agree as follows:

RECITALS

WHEREAS, City desires to have certain services provided as set forth in Exhibit A, attached and incorporated by this reference; and,

WHEREAS, Contractor represents that it is qualified and able to perform services; and,

WHEREAS, Contractor is agreeable to providing the services on the terms and conditions hereinafter set forth.

NOW THEREFORE, the parties agree as follows:

1. **Term of Agreement**: The Term of this Agreement shall extend from August , 2022 ("Commencement Date") to June 30, 2023 (the "Termination Date").

2. **Contractors Services**. Contractor shall perform the services describe in Exhibit A ("Scope of Work" and/or "Services") to the full satisfaction of City.

3. **Time of Performance**. Contractor shall perform the Services on or by the Termination Date set forth in Agreement, Section 1, unless extended in writing by the parties pursuant to the terms of this Agreement.

4. **Compensation**. City agrees to compensate Contractor, and Contractor agrees to accept in full satisfaction for the Services required by this Agreement the consideration set forth in Exhibit B, attached and incorporated by this reference ("Payment"). City shall pay Contractor in accordance with the schedule of Payment set forth in Exhibit B.

5. **Independent Contractor**. Contractor is and shall at all times remain, as to City, a wholly independent contractor. Neither City nor any of its agents shall have control over the conduct of Contractor or any of Contractor's employees, except as set forth in this Agreement. Contractor shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City.

6. **Assignment**. Contractor shall not assign or attempt to assign any portion of this Agreement without prior written approval by City.

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7. **Responsible Principal of Contractor**: The Responsible Principal of the Contractor is Ron Beehler who shall be the individual responsible for Contractor's obligations under this Agreement and shall service as principal liaison between City and Contractor. Designation of another Responsible Principal by Contractor shall not be made without the prior written consent of City.

8. **Personnel**. Contractor represents that it has, or shall secure at its own expense, all personnel required to the perform Contractor's services under this Agreement. Contractor shall assign only competent personnel. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the removal of any such persons, Contractor shall, immediately upon receiving notice from City of such desire of City, cause the removal of such person or persons.

    a. Employment Eligibility. Contractor shall ensure that all employees of Contractor and any subcontractor retained by Contractor in connection with this Agreement have provided the necessary documentation to establish identity and employment eligibility as required by the Immigration Reform and Control Act of 1986, any amendments thereto and all applicable labor laws in effect at the time of this Agreement. Failure to provide the necessary documentation will result in the termination of the Agreement as required by the Immigration Reform and Control Act of 1986.

9. **Changes to Scope of Work.** City may, by written notice, initiate any change to the Scope of Work. A corresponding equitable change in the Payment of this Agreement will be made for each change ordered as mutually agreed upon by the parties in writing.

10. **Interests of Contractor.** Contractor affirms that it presently has no interest and shall not have any interest, direct or indirect, which would conflict in any manner with the performance of the Services contemplated by this Agreement.

11. **Responsibility of Contractor.** Contractor shall take all responsibility for the work, shall bear all losses and damages directly or indirectly resulting to Contractor or any subcontractor, to the City, its elected and appointed officials, officers, attorneys, agents, and employees and each of them from any and all loss or damage on account of the performance or character of the work, unforeseen difficulties, accidents, occurrences or other causes predicated on active or passive negligence of the Contractor or of any subcontractors.

12. **Insurance.** Contractor agrees to have and maintain the policies set forth in Exhibit C entitled "INSURANCE REQUIREMENTS," which is attached and incorporated by this reference. All policies, endorsements, certificates, and/or binders shall be subject to approval by the City as to form and content. These requirements are subject to amendment or waiver only if so approved in writing by the City. A lapse in any required insurance coverage during this Agreement shall be a breach of this Agreement.

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a. Contractor shall procure and maintain for the duration of this Agreement insurance as set forth in Exhibit C, attached and incorporated by this reference. The cost of such insurance shall be included in the Contractor's bid.

b. Contractor agrees to maintain in force at all times during the performance of the Scope of Work under this Agreement, workers' compensation insurance as required by law.

c. Contractor agrees to include with all subcontractors in their subcontract the same requirements and provisions of this Agreement including the indemnity and insurance requirements to the extent they apply to the scope of the subcontractor's work. Subcontractors hired by Contractor agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement and any other applicable contract documents. Subcontractor further agrees to include these same provisions with any sub-subcontractor. A copy of the Indemnity and Insurance provisions in this Agreement will be furnished to the subcontractor upon request. The General Contractor shall require all subcontractors to provide a valid certificate of insurance and the required endorsements included in the Agreement prior to commencement of any work and will provide proof of compliance to the City.

d. Contractor shall require each of its subcontractors to maintain insurance coverage which meets all of the requirements of this Agreement.

e. The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California.

f. Contractor agrees that if it does not keep the aforesaid insurance in full force and effect, City may terminate this Agreement.

g. At all times during the term of this Agreement, Contractor shall maintain on file with the City a certificate or certificates of the required insurance as set forth in Exhibit C showing that the required insurance policies are in effect in the required amounts.

h. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of an insurance policy or proceeds available to the named Insured; whichever is greater.

13. **Indemnification**. To the fullest extent permitted by law Contractor shall indemnify, defend and hold harmless City, its elected and appointed officials, officers, attorneys, agents, employees, volunteers and each of them ("City Indemnitees"), from and against any and all

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causes of action, claims, liabilities, obligations, judgments, damages, loss, expenses, and costs of every nature, including reasonable legal counsels' fees and costs of litigation ("claims") arising out of or in connection with Contractor's performance of its obligations under this Agreement or out of the operations conducted by Contractor or its failure to comply with any of its obligations contained in this Agreement, including the City's active or passive negligence, except for such loss or damage arising from the active or sole negligence or willful misconduct of the City. In the event the City Indemnitees are made a party to any action, lawsuit, or other adversarial proceeding arising from Contractor's performance of this Agreement, the Contractor shall provide a defense to the City Indemnitees, or at the City's option, reimburse the City indemnitees their costs of defense, including reasonable legal counsels' fees incurred in defense of such claims.

a. **General.** This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns, or heirs of Contractor and shall survive the termination of this Agreement or this section. By execution of this Agreement, Contractor acknowledges and agrees that it has read and understands the provisions hereof and that this section is a material element of consideration. The parties agree that if any part of this Indemnification is found to conflict with applicable laws, such part shall be unenforceable only insofar as it conflicts with said laws, and that this indemnification shall be judicially interpreted and rewritten to provide the broadest possible indemnification legally allowed and shall be legally binding upon Contractor.

b. **Survival.** Contractor and any subcontractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law.

c. **No Limitation by Insurance Obligations.** The defense and indemnification obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

d. **Scope.** This Section shall in no event be construed to require indemnification by Contractor to a greater extent than permitted under the public policy of the State of California.

14. **Termination.**

a. In addition to any other rights of termination and suspension set forth in this Agreement or at law, either party may terminate this Agreement with or without cause by providing ten (10) days' notice in writing to the other party.

b. The City may terminate this Agreement at any time without prior notice in the event that Contractor commits a material breach of the terms of this Agreement.

c. In the event of termination of this Agreement by City, due to no fault or failure of performance by Contractor, Contractor shall be paid full compensation for all

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services performed by Contractor, in an amount to be determined as follows: For work done in accordance with the terms and provisions of this Agreement, Contractor shall be paid an amount equal to the amount of services performed prior to the effective date of termination or cancellation; provided, in no event shall the amount of money paid under the foregoing provisions of this paragraph exceed the amount which would be paid to Contractor for the full performance of the Scope of Work under this Agreement.

d. Upon termination, this Agreement shall become of no further force or effect and all parties shall be discharged from their duties and obligations under this Agreement. Notwithstanding, the provisions of this Agreement concerning retention of records, City's rights to material produced, confidential information, Contractor's responsibility, indemnification, insurance, dispute resolution, litigation, and jurisdiction and severability shall survive termination of this Agreement.

15. **Notice.** All notices that are required either expressly or by implication to be given by one party to the other under this Agreement shall be signed for Contractor by its Responsible Principal and for City by Jason B. Holley or then then City Manager, or, for either party, by such officer as it may, from time to time, be authorized to so act. All such notices shall be deemed to have been given if delivered personally or if enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail or overnight express carrier. Unless and until formally notified otherwise, all notices shall be addressed to the parties at their addresses as follows:

Contractor shall address notices to:

City Clerk
City of American Canyon
4381 Broadway, Suite 201
American Canyon, CA 94503

City shall address notices to:
Ron Beehler, SE, CBO
Director of Client Services
2201 Francisco Drive, Suite 140-658
El Dorado Hills, CA 95762

16. **Compliance with Laws.**

a. In General. Contractor shall observe and comply with all laws, policies, general rules and regulations established by City and shall comply with the common law and all laws, ordinances, codes and regulations of governmental agencies, (including federal, state, municipal and local governing bodies) applicable to the

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performance of the Scope of Work hereunder, including, but not limited to, all provisions of the Occupational Safety and Health Act of 1979 as amended.

b. Labor Laws: Contractor shall comply with and adhere to all applicable labor laws, including, but not limited to, alien labor, prevailing wages, etc. Contractor shall comply with all applicable provisions of the California Labor Code.

c. Drug-free Workplace. Contractor's employees and subcontractors shall comply with the City's policy of maintaining a drug-free workplace. Neither Contractor nor Contractor 's employees and/or subcontractors shall unlawfully manufacture, distribute, dispense, possess or use controlled substances, as defined in 21 U.S. Code section 812, including marijuana, heroin, cocaine, and amphetamines, at any facility, premises or worksite used in any manner in connection with performing services pursuant to this Agreement. If Contractor or any employee or subcontractor is convicted or pleads *nolo contendere* to a criminal drug statute violation occurring at such a facility, premises, or worksite, the Contractor shall notify the City within five (5) days.

d. Discrimination Prohibited. During the performance of this Agreement, Contractor and its subcontractors shall not unlawfully discriminate, harass or allow harassment, against any employee or applicant for employment because of sex, sexual orientation, race, color, religious creed, marital status, denial of family and medical care leave, ancestry, national origin, medical condition (cancer/genetic characteristics), age (40 and above), disability (mental and physical) including HIV and AIDS, denial of pregnancy disability leave or reasonable accommodation. Contractor and subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code, §12900 *et seq.*) and the applicable regulations promulgated thereunder (Cal. Code Regs, tit. 2, §7285.0 *et seq.*). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, §12990 (a)–(f), are incorporated into this Agreement by reference and made a part hereof as if set forth in full (Cal. Code Regs, tit. 2, §7285.0 *et seq.*). Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

e. Harassment Prohibited. Contractor and Contractor's employees and subcontractors shall comply with the City's Workplace Harassment and Discrimination Policy.

f. Illness and Injury Prevention Program (IIPP). Contractor shall provide the City with a copy of their IIPP to show compliance with CalOSHA.

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g. Licenses and Permits. Contractor represents and warrants to City that it has all licenses, permits, qualifications and approvals of whatsoever nature which are legally required for Contractor to practice its profession. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals which are legally required for Contractor to practice its profession. Contractor shall secure and maintain a business license with the City during the term of this Agreement.

17. **Facilities and Equipment:** Except as set forth in Exhibit D ("Facilities and Equipment"), Contractor shall, at its sole cost and expense, furnish all facilities and equipment, which may be required for completing the Scope of Work pursuant to this Agreement. City shall furnish to Contractor only the facilities and equipment listed in Exhibit D according to the terms and conditions set forth in Exhibit D.

18. **Special Conditions.**
    a. NA
    b. _____
    c. _____

19. **Exhibits.** All exhibits referred to in this Agreement are attached and incorporated by this reference.

20. **Benefits and Taxes.** Contractor shall not have any claim under this Agreement or otherwise against City for seniority, vacation time, vacation pay, sick leave, personal time off, overtime, health insurance, medical care, hospital care, insurance benefits, social security, disability, unemployment, workers compensation or employee benefits of any kind. Contractor shall be solely liable for and obligated to pay directly all applicable taxes, including, but not limited to, federal and state income taxes, for which Contractor shall indemnify and hold City harmless from any and all liability that City may incur because of Contractor's failure to pay such taxes. City shall have no obligation whatsoever to pay or withhold any taxes on behalf of Contractor.

21. **Dispute Resolution.** Should any dispute arise concerning any provisions of this Agreement, or the parties' rights and obligations hereunder, the parties shall meet and confer in an attempt to resolve the dispute. Prior to commencing any legal action, the complaining party shall provide to the other party thirty (30) days' written notice of the intent to take such action; provided that such notice shall not be required where a delay in commencing an action would prejudice the interests of the party that intends to file suit. During the thirty (30) day notice period, the parties shall meet and confer in an attempt to resolve the dispute. Except as specifically provided, nothing herein in intended to waive or abridge any right or remedy that either party may have.

22. **Default and Remedies.**

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a. Events of Default. Each of the following shall constitute an event of default hereunder:

i. Failure to perform any obligation under this Agreement and failure to cure such breach immediately upon receiving notice of such breach, if the breach is such that the City determines the health, welfare, or safety of the public is immediately endangered; or

ii. Failure to perform any obligation under this Agreement and failure to cure such breach within fifteen (15) days of receiving notice of such breach, if the breach is such that the City determines that the health, welfare, or safety of the public is not immediately endangered, provided that if the nature of the breach is such that the City determines it will reasonably require more than fifteen (15) days to cure, Contractor shall not be in default if Contractor promptly commences the cure and diligently proceeds to completion of the cure.

b. Remedies upon Default. Upon any Contractor default, City shall have the right to immediately suspend or terminate the Agreement, seek specific performance, contract with another party to perform this Agreement and/or seek damages including incidental, consequential and/or special damages to the full extent allowed by law.

23. **Attorneys' Fees.** In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.

24. **Documents and Records.**

a. Property of City. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda or other written documents or materials prepared by Contractor pursuant to this Agreement shall become the property of City upon completion of the work to be performed hereunder or upon termination of this Agreement.

b. Retention of Records. Until the expiration of five (5) years after the furnishing of any services pursuant to this Agreement, Contractor shall retain and, upon written request by City, make available to the City or any party designated by the City this Agreement, and such books, documents and records of Contractor and subcontractor that are necessary or convenient for audit purposes to certify the nature and extent of the reasonable cost of services to City.

25. **Inspection of Books and Records.** During regular office hours, each of the parties hereto and their duly authorized representatives shall have the right to inspect and make copies of any books, records, or reports of the other party pertaining to this Agreement or matters related hereto. Each of the parties hereto shall maintain and make available for such

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inspection accurate records of all of its costs, disbursements and receipts with respect to its activities under this Agreement.

26. **Confidential Information.** Contractor shall hold any confidential information received from City in the course of performing this Agreement in trust and confidence and will not reveal such confidential information to any person or entity, either during the term of the Agreement or at any time thereafter. Upon expiration of this Agreement, or termination as provided herein, Contractor shall return materials which contain any confidential information to City. Contractor may keep one copy for its confidential file. For purposes of this section, confidential information is defined as all information disclosed to Contractor which relates to City's past, present, and future activities, as well as activities under this Agreement, which information is not otherwise of public record under California law.

27. **Successors and Assigns.** This Agreement and all of its provisions shall apply to and bind the successors and assigns of the parties hereto.

28. **Waiver.** Any waiver at any time by either party hereto of its rights with respect to a default or any other matter arising in connection with this Agreement shall not be deemed to be a waiver with respect to any other default or matter.

29. **Modifications.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.

30. **Agreement Interpretation.** Each party to this Agreement has had an opportunity to review the Agreement, confer with legal counsel regarding the meaning of the Agreement, and negotiate revisions to the Agreement. Accordingly, neither party shall rely upon Civil Code section 1654 in order to interpret any uncertainty in the meaning of the Agreement.

31. **Entire Agreement.** This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the subject matter described herein.

32. **Jurisdiction and Severability.** This Agreement shall be governed and construed in accordance with California law. The venue for any legal action in State court filed by a party to this Agreement for the purpose of interpreting or enforcing any provision of this Agreement shall be in the Superior Court of California, County of Napa. The venue for any legal action in Federal court filed by a party to this Agreement for the purpose of interpreting or enforcing any provision of this Agreement within the jurisdiction of the Federal courts shall be the Northern District of California. The appropriate venue for arbitration, mediation or similar legal proceeding under this Agreement shall be in Napa County, California; however, nothing in this Agreement section shall obligate a party to submit to arbitration any dispute arising under this Agreement. If any term or provision of this Agreement shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

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33. **Signatures.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of Contractor and City.

IN WITNESS WHEREOF, City of American Canyon and Contractor do hereby agree to the full performance of the terms set forth herein.

CONSULTANT

DocuSigned by:
BY: Ron Beehler
82CB488BD403414...
Ron Beehler, SE, CBO
Director of Client Services

DATE: 8/25/2022

CITY OF AMERICAN CANYON

DocuSigned by:
BY: Jason Holley
607366239971464...
Jason B. Holley
City Manager

DATE: 9/7/2022

APPROVED AS TO FORM:

BY:
William D. Ross
City Attorney

DATE: 9-6-2022

DocuSign Envelope ID: 1897C0ED-FB4A-403D-9D0B-407FEE70E227

APPROVED AS TO BUDGET AUTHORITY:

BY: _____
Jemelyn Cruz
Interim Finance Director

DATE: 8/31/22

APPROVED AS TO INSURANCE:

DocuSigned by:
BY: William Ross
285D50133D93421...
William D. Ross
City Attorney

DATE: 9/7/2022

Attachments:
Exhibit A – Scope of Work
Exhibit B – Payment and Schedule of Payments
Exhibit C – Insurance Requirements
Exhibit D – Facilities and Equipment

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EXHIBIT A
SCOPE OF WORK

Contractor shall complete the attached Scope of Work.

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Scope of Services

BPR Consulting Group has the experience and a proven track record of seamlessly integrating permit technician services as-needed in a cost-effective manner.

PERMIT TECHNICIAN SERVICES

Permit technician services are crucial to the success of the entire building safety process and is the first impression the public gets of your building department. Contact with the public either in-person or virtually at this initial point sets the tone for any additional interaction through the life of a project whether engaging the homeowner, architect, developer or contractor or other community member.

Our Permit Technicians will welcome and work closely with the customers virtually and/or at the public counter answering questions and providing other requested services. Our Permit Technicians will provide information about permit applications, plan review and inspection requirements, will be excellent at organizing and maintaining filing systems necessary for tracking in-progress applications, permits issued, plan checks in progress, approved plans and any other information required by your jurisdiction. Additionally, our Permit Technicians will assist with downloading digital permit files, scheduling of plan reviews and inspections, assisting internal and external customers and other necessary permit center functions.

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EXHIBIT B
PAYMENT AND SCHEDULE OF PAYMENTS

1. **TOTAL COMPENSATION**
   City shall compensate Contractor for the satisfactory performance of the work described in this Agreement to not exceed the amount of fifty thousand dollars ($50,000).

2. Contractor shall submit an itemized statement to City on a City approved form for its services performed, which shall include documentation setting forth in detail a description of the services rendered, and the hours of service, if appropriate. City shall compensate Contractor the amount of such billing within thirty (30) days receipt of same.

3. There shall be no right to reimbursement of expenses incurred by Contractor except as specified in Exhibit A to this Agreement.

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Schedule of Hourly Billing Rates

SCHEDULE OF HOURLY BILLING RATES

PERSONNEL	HOURLY RATES
Building Permit Technician	$75

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EXHIBIT C
INSURANCE REQUIREMENTS

Please refer to the insurance requirements listed below. Those that have an "X" indicated in the space before the requirement apply to Contractor's or Consultant's Agreement.

Commercial General Liability (CGL):

___ Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than two million dollars ($2,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Contractor's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, attorneys, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required.

_X__ Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than one million dollars ($1,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Contractor's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, attorneys and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required.

___ Contractor shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than five million dollars ($5,000,000) per occurrence for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Contractor's general liability policies shall be primary and non-contributory, and be endorsed using Insurance Services Office form CG 20 10 (or equivalent) to provide that City and its officers, officials, employees, attorneys, and agents shall be additional insureds under such policies. For construction contracts, an endorsement providing completed operations to the additional insured, ISO form CG 20 37, is also required.

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Commercial General Liability (CGL) *- Completed Operations Coverage*

___ Contractor shall maintain and provide completed operations coverage and to the additional insured using ISO form CG 20 37. Contractor shall maintain insurance as required by this Agreement to the fullest amount allowed by law and shall maintain insurance for a minimum of five (5) years following the completion of this project. In the event Contractor fails to obtain or maintain completed operations coverage as required by this Agreement, the City at its sole discretion may purchase the coverage required and the cost will be paid by Contractor.

Automobile Liability:

___ Contractor shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than one million dollars ($1,000,000) per accident. If Contractor owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

___ Contractor shall provide auto liability coverage for owned, non-owned, and hired autos using ISO Business Auto Coverage form CA 00 01, or the exact equivalent, with a limit of no less than five million dollars ($5,000,000) per accident. If Contractor owns no vehicles, this requirement may be met through a non-owned auto endorsement to the CGL policy.

___ Garage keepers' extra liability endorsement to extend coverage to all vehicles in the care, custody and control of the Contractor or Consultant, regardless of where the vehicles are kept or driven.

Professional Liability (Errors and Omissions):

_X__ Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with this Agreement, in the minimum amount of one million dollars ($1,000,000) per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement, and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

___ Contractor shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing the Services to be rendered in connection with this Agreement, in the minimum amount of two million dollars ($2,000,000) per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement, and Contractor agrees to maintain continuous coverage through a period no less than three years after completion of the services required by this agreement.

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Workers' Compensation Insurance:

_X_ Contractor shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000). Contractor shall submit to City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of City, its officers, agents, employees, and volunteers.

The Contractor or Consultant makes the following certification, required by section 1861 of the California Labor Code:

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

_____

Contractor/Consultant Signature

Builder's Risk (Course of Construction):
Builder's Risk (Course of Construction Insurance) (applicable to Construction Contracts only)

___ Contractor shall provide Builders Risk Insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

Upon commencement of construction and with approval of City, Contractor shall obtain and maintain Builder's Risk/Course of Construction insurance. Policy shall be provided for replacement value on an "all-risk" basis. The City shall be named as Loss Payee on the policy and there shall be no coinsurance penalty provision in any such policy. Policy must include: (1) coverage for removal of debris, and insuring the buildings, structures, machinery, equipment, materials, facilities, fixtures, and all other properties constituting a part of the project; (2) coverage with limits sufficient to insure the full replacement value of any property or equipment stored either on or off the project site. Such insurance shall be on a form acceptable to City to ensure adequacy of terms and limits. Contractor shall not be required to maintain property insurance for any portion of the Project following transfer of control thereof to City.

Surety Bonds:

Contractor shall provide the following Surety Bonds:

____ Bid Bond
____ Performance Bond
____ Payment Bond
____ Warrantee Bond

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The Payment Bond and Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a one-year warranty a separate Warrantee Bond is not necessary. If the warranty period specified in the contracts is for longer than one (1) year a Warrantee Bond equal to ten percent (10%) of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

Contractor's or Consultant's Pollution Legal Liability:

___ Pollution Coverage shall be provided on a Contractors Pollution Liability form or other form acceptable to City providing coverage for liability arising out of sudden, accidental and gradual pollution and remediation. The policy limit shall be no less than two million dollars ($2,000,000) per claim. All activities contemplated in this agreement shall be specifically scheduled on the policy as "covered operations." The policy shall provide coverage for the hauling of waste from the project site to the final disposal location, including non-owned disposal sites.

Specific Insurance Provisions

***Insurance Limits*:**

The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City (if agreed to in a written contract or agreement) before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

If the Contractor or Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Contractor or Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.

***Notice of Cancellation, Suspension or Otherwise Voiding Policies*:**

Each insurance policy required above shall contain, or be endorsed to contain **that coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except with thirty (30) days' prior written notice** by certified mail, return receipt requested to the City.

***Waiver of Subrogation*:**

Contractor or Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Contractor or Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Contractor or Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision

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applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

***Deductibles and Self-Insured Retentions ("SIR")*:**

Any deductibles or self-insured retentions above $25,000 must be declared to and approved by City. The City may require the Contractor or Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. At the option of the City, either (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its elected and appointed officials, officers, attorneys, agents, and employees; or (2) the Contractor or Consultant shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

All SIRs must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall be endorsed to provide that the SIR may be satisfied by either the named insured or the City.

City reserves the right to obtain a full-certified copy of any insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of right to exercise later.

***Acceptability of Insurers*:**

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-:VII, unless otherwise acceptable to City.

Claims Made Policies*: *(note - should be applicable only to professional liability, see below)

1. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.

2. Insurance must be maintained and evidence of insurance must be provided **for at least five (5) years after completion of contract of work.**

3. If coverage is canceled or non-renewed, and not replaced **with another claims-made policy form with a Retroactive Date prior to** the contract effective date, the Contractor or Consultant must purchase "extended reporting" coverage for a minimum of **five (5) years** after completion of work.

4. A copy of the claims reporting requirements must be submitted to the City for review.

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5. If the services involve lead-based paint or asbestos identification/remediation, the Contractor's Pollution Liability Policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability Policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

***Subcontractors*:**

Contractor or Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Subcontractor agrees to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement and any other contract documents. Subcontractor further agrees to include the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, with any sub-subcontractor to the extent they apply to the scope of the sub-subcontractor's work. A copy of the City indemnity and insurance provisions will be furnished to the subcontractor upon request.

***Verification of Coverage*:**

Contractor or Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor or Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage or other special circumstances.

***Failure to Comply*:**

Each insurance policy required above shall contain or be endorsed to contain that any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected and appointed officials, officers, attorneys, agents, and employees.

***Applicability of Coverage*:**

Each insurance policy required above shall contain or be endorsed to contain that the Contractor's or Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

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EXHIBIT D
FACILITIES AND EQUIPMENT

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Contractor's use while consulting with City employees and reviewing records and the information in possession of City. The location, quantity, and time of furnishing said physical facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility which may involve incurring any direct expense, including, but not limiting the generality of this exclusion, long-distance telephone or other communication charges, vehicles, and reproduction facilities. Contractor shall not use such services, premises, facilities, supplies or equipment for any purpose other than in the performance of Contractor's obligations under this Agreement.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549 License#: 6003745	**CONTACT NAME:** Kaitlin Murray **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:** CertsDesignPro@AssuredPartners.com
INSURED BPRCONS-01 BPR Consulting Group LLC 2201 Francisco Drive Suite 140-658 El Dorado Hills CA 95762	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** XL Insurance America Inc **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1978038731 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			DPS9982535	8/16/2021	8/16/2024	Per Claim Aggregate Limit	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Project: Building Department Services

CERTIFICATE HOLDER

City of American Canyon
Attn: Nicole Hall
4381 Broadway Street, Ste. 201
American Canyon CA 94503

CANCELLATION 30 Days Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

August 22, 2022

City of American Canyon
4381 BROADWAY ST
AMERICAN CANYON CA 94503

Account Information:

Policy Holder Details :	**BPR Consulting Group LLC**

Contact Us

Need Help?

Start a live chat online or call us at (866) 467-8730.

We're here weekdays from 8:00 AM to 8:00 PM ET.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATIONIS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC OF CA INSURANCE BROKERAGE INC 72186366 2040 MAIN STREET SUITE 450 IRVINE CA 92614	**CONTACT NAME:**	
	PHONE (A/C, No, Ext): (818) 857-5364	**FAX** (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	**NAIC#**
	INSURER A : Sentinel Insurance Company Ltd.	11000
INSURED BPR CONSULTING GROUP LLC 2201 FRANCISCO DR STE 140-658 EL DORADO HILLS CA 95762-3741	**INSURER B :** Twin City Fire Insurance Company	29459
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC OTHER:	X	X	72 SBM BH6444	07/01/2022	07/01/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS [X] HIRED AUTOS SCHEDULED AUTOS [X] NON-OWNED AUTOS			72 SBM BH6444	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$2,000,000
	UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/ A	X	72 WEC AS9HLT	07/01/2022	07/01/2023	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

City of American Canyon
4381 BROADWAY ST
AMERICAN CANYON CA 94503

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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AGENCY CUSTOMER ID: _____

LOC# : _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
RSC OF CA INSURANCE BROKERAGE INC	BPR CONSULTING GROUP LLC 2201 FRANCISCO DR STE 140-658 EL DORADO HILLS CA 95762-3741
POLICY NUMBER SEE ACORD 25	
CARRIER: SEE ACORD 25 / NAIC CODE	EFFECTIVE DATE: SEE ACORD 25

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM

FORM NUMBER: ACORD 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Certificate holder is an additional insured per the Business Liability Coverage Form SS0008 attached to this policy. Waiver of Subrogation applies in favor of the Certificate Holder per the Business Liability Coverage Form SS0008, attached to this policy. Coverage is primary and noncontributory per the Business Liability Coverage Form SS0008, attached to this policy. Notice of Cancellation will be provided in accordance with Form SS1223, attached to this policy. Notice of Cancellation will be provided in accordance with Form WC990394, attached to this policy. Waiver of Subrogation applies in favor of the Certificate Holder per Waiver of our Right to Recover from Others Endorsement WC040306 attached to this policy.

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INJURY AND ILLNESS PREVENTION PROGRAM (IIPP)
for BPR CONSULTING GROUP

RESPONSIBILITY:

The Injury and Illness Prevention Program (IIP Program) administrator, BPR's Human Resources Director, has the authority and responsibility for implementing the provisions of this program for BPR Consulting Group

All managers and supervisors are responsible for implementing and maintaining the IIP Program in their work areas and for answering worker questions about the IIP Program.

COMPLIANCE:

All workers, including managers and supervisors, are responsible for complying with safe and healthful work practices. Our system of ensuring that all workers comply with these practices include one or more of the following checked practices:

- ☐ Informing workers of the provisions of our IIP Program.
- ☐ Evaluating the safety performance of all workers.
- ☐ Recognizing employees who perform safe and healthful work practices.
- ☐ Providing training to workers whose safety performance is deficient.
- ☐ Disciplining workers for failure to comply with safe and healthful work practices.

COMMUNICATION:

All managers and supervisors are responsible for communicating with all workers about occupational safety and health in a form readily understandable by all workers. Our communication system encourages all workers to inform their managers and supervisors about workplace hazards without fear of reprisal.

Our communication system includes one or more of the following checked items:

- ☐ New worker orientation including a discussion of safety and health policies and procedures.
- ☐ Review of our IIP Program.
- ☐ Workplace safety and health training programs.
- ☐ Regularly scheduled safety meetings.
- ☐ Posted or distributed safety information.
- ☐ A system for workers to anonymously inform management about workplace hazards.
- ☐ Our establishment has less than ten workers and communicates with and instructs workers orally about general safe work practices and hazards unique to each worker's job assignment.

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HAZARD ASSESSMENT:

Periodic inspections to identify and evaluate workplace hazards shall be performed by a competent observer of our workplace:

Periodic inspections are performed according to the following schedule:

1. When we initially establish our IIP Program.
2. When new substances, processes, procedures, or equipment that present potential new hazards are introduced into our workplace.
3. When new, previously unidentified hazards are recognized.
4. When occupational injuries and illnesses occur.
5. Whenever workplace conditions warrant an inspection.

ACCIDENT/EXPOSURE INVESTIGATIONS:

Procedures for investigating workplace accidents and hazardous substance exposures include:

1. Visiting the accident scene as soon as possible.
2. Interviewing injured workers and witnesses.
3. Examining the workplace for factors associated with the accident/exposure.
4. Determining the cause of the accident/exposure.
5. Taking corrective action to prevent the accident/exposure from reoccurring.
6. Recording the findings and corrective actions taken.

HAZARD CORRECTION:

Unsafe or unhealthy work conditions, practices or procedures shall be corrected in a timely manner based on the severity of the hazards. Hazards shall be corrected according to the following procedures:

1. When observed or discovered.
2. When an imminent hazard exists that cannot be immediately abated without endangering employee(s) and/or property, we will remove all exposed workers from the area except those necessary to correct the existing condition. Workers necessary to correct the hazardous condition shall be provided with the necessary protection.

TRAINING AND INSTRUCTION:

All workers, including managers and supervisors, shall have training and instruction on general and job-specific safety and health practices. Training and instruction is provided as follows:

1. When the IIP Program is first established.
2. To all new workers, except for construction workers who are provided training through a construction industry occupational safety and health program approved by Cal/OSHA.

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3. To all workers given new job assignments for which training has not previously been provided.
4. Whenever new substances, processes, procedures, or equipment are introduced to the workplace and present a new hazard.
5. Whenever we are made aware of a new or previously unrecognized hazard.
6. To supervisors to familiarize them with the safety and health hazards to which workers under their immediate direction and control may be exposed.
7. To all workers with respect to hazards specific to each employee's job assignment.

General workplace safety and health practices include, but are not limited to, the following:

1. Implementation and maintenance of the IIP Program.
2. Emergency action and fire prevention plan.
3. Provisions for medical services and first aid, including emergency procedures.
4. Prevention of musculoskeletal disorders, including proper lifting techniques.
5. Proper housekeeping, such as keeping stairways and aisles clear, work areas neat and orderly, and promptly cleaning up spills.
6. Prohibiting horseplay, scuffling, or other acts that tend to adversely influence safety.
7. Proper storage to prevent stacking goods in an unstable manner and storing goods against doors, exits, fire extinguishing equipment and electrical panels.
8. Proper reporting of hazards and accidents to supervisors.
9. Hazard communication, including worker awareness of potential chemical hazards, and proper labeling of containers.
10. Proper storage and handling of toxic and hazardous substances, including prohibiting eating or storing food and beverages in areas where they can become contaminated.

EMPLOYEE ACCESS TO THE IIPP:

Our employees – or their designated representatives - have the right to examine and receive a copy of our IIIPP. This will be accomplished by Providing access in a reasonable time, place, and manner, but in no event later than five (5) business days after the request for access is received from an employee or designated representative.

a. Whenever an employee or designated representative requests a copy of the Program, we will provide the requester a printed copy of the Program, unless the employee or designated representative agrees to receive an electronic copy of the Program.
b. One printed copy of the Program will be provided free of charge. If the employee or designated representative requests additional copies of the Program within one (1) year of the previous request and the Program has not been updated with new information since the prior copy was provided, we may charge reasonable, non-discriminatory reproduction costs for the additional copies.

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Any copy provided to an employee or their designated representative need not include any of the records of the steps taken to implement and maintain the written IIP Program.

Where we have distinctly different and separate operations with distinctly separate and different IIPPs, we may limit access to the IIPP applicable to the employee requesting it.

An employee must provide written authorization in order to make someone their "designated representative." A recognized or certified collective bargaining agent will be treated automatically as a designated representative for the purpose of access to the company IIPP. The written authorization must include the following information:

- The name and signature of the employee authorizing the designated representative.
- The date of the request.
- The name of the designated representative.
- The date upon which the written authorization will expire (if less than 1 year).

RECORDKEEPING:

Our establishment has fewer than twenty workers and is not on a designated high hazard industry list. We are also on a designated low hazard industry list or have a workers' compensation experience modification rate of 1.1 or less.

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CITY OF AMERICAN CANYON/
AMERICAN CANYON FIRE PROTECTION DISTRICT
PURCHASE ORDER REQUEST

QTY	ITEM DESCRIPTION	VENDOR: Ph No: Per Unit	Extension	Ph No: Per Unit	Extension	VENDOR: Ph No: Per Unit	Extension
					0.00		0.00
1.00	Contract for Part Time Permit Technician Services	$50,000	50,000.00		0.00		0.00
			0.00		0.00		0.00
			0.00		0.00		0.00
			0.00		0.00		0.00
	Subtotal		50,000.00		0.00		0.00
	Sales Tax		0.00		0.00		0.00
	Shipping & Handling		0.00		0.00		0.00
	TOTALS		**$50,000.00**		**$0.00**		**$0.00**

RECOMMENDED VENDOR: BPR Constulting Group

ADDRESS: 2201 Francisco Drive, Suite 140-658
El Dorado Hills, CA 95762

AMOUNT TO ENCUMBER:

ACCOUNT NO: 100-60-640-42190 PROJECT NO.

PROJECT TITLE:

FUNDING SOURCE/S FOR CIP PROJECT:

BUSINESS LICENSE NUMBER: 003488

Requested by: Nicolle Hall
Printed Name and Signature

Approved by:

Dept Head or Authorized Designee

DocuSigned by:
Jason Holley
607366239971464...

City Manager (if required) 9/7/2022

COMMENTS ☐ **OPEN PO**

PLS. EXPLAIN ANY PURCHASE THAT HAS LESS THAN 3 BIDS

Jason approved purchase

Midyear

Turn over this form for:
- **Bidding requirements including purchasing threshold**
- **Business License requirements**

FOR FINANCE USE ONLY

Approved by: JMerrig 8/31/22
Finance Director

Amount Budgeted	399,500
Encumbrance Outstanding	362,538
Expenses To Date	139
Other Purchase Orders In Process	
BALANCE AVAILABLE	$ 36,823 Midyear
PO Number	

PO Request Form (Rev 07/17)

TITLE

Annual 2022 General Plan Annual Progress Report

RECOMMENDATION

Receive and file the 2022 General Plan Annual Progress Report.

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

California law requires every city and county adopt a long-term General Plan that expresses a long-term shared vision of a Healthy, Equitable, Resilient, and Economically Vibrant community. As the constitution of development, General Plan policies are fulfilled through City functions related to land use decisions, municipal service delivery, capital improvement projects, and consideration of funding priorities including potential service level changes.

Section 65400(b) of the State of California Government Code requires planning agencies to provide an Annual Progress Report (APR) to the legislative body (i.e.: "City Council") and the Governor's Office of Planning and Research (OPR) on the status of the General Plan and implementation progress. The four basic purposes of the annual report are as follows:

- Assess General Plan implementation progress consistent with the goals, policies and implementation measures.
- Provide information that may lead to needed General Plan modifications to improve implementation.
- Correlate land use decisions made during the reporting period, and General Plan goals, policies and implementation measures.
- Inform local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to housing development.

The State of California Office of Planning and Research (OPR), who will receive a copy of this APR, provides guidance on the format for the General Plan APR. OPR states there is no standardized format and the APR is not required to discuss all the General Plan elements. For this reason, OPR suggests that by using annual reporting information pertinent to General Plan such as: "annual

reports," "performance reports," "budget reports," or "state of the city/county reports", the APR need not be elaborate and time-consuming.

OPR encourages jurisdictions to include these types of reports or portions in the APR so long as they specifically address the implementation of the General Plan. This approach enables General Plan implementation to be discussed in the broader context of the jurisdiction's overall programs and activities, including real estate development, economic development, public infrastructure, public safety, and other topics.

This year's General Plan Annual Report looks back at 2022 and the City's progress toward implementing the General Plan. The APR draws significantly on published annual reports, such as the State of the City, Community Development published monthly status reports, the American Canyon Police Annual Report, and the Fire District monthly newsletter. All these reports reflect priorities that fulfill General Plan policies.

A copy of the Housing Element Annual Progress Report is included in this report as Appendix A to complete the General Plan review. The Housing Element Annual Progress Report was presented to the Planning Commission on February 23, 2023 and the City Council on March 21, 2023 and delivered to OPR and the State Department of Housing and Community Development (HCD) on March 24, 2023. In future years, the General Plan Annual Report will be paired with the Housing Element Annual Report.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

N/A

ATTACHMENTS:

1. American Canyon General-Plan-APR-2022
2. Appendix A American Canyon Housing-Element-APR - 2022

City of American Canyon 2022 General Plan Annual Progress Report

April 18, 2023

CITY OF AMERICAN CANYON

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Purpose of this Document

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General Plan Background/Element Status

California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent.

Following incorporation in January 1992, the City adopted a General Plan in 1994. The General Plan includes the following elements: 1) Land Use, 2) Housing, 3) Economic Development, 4) Circulation, 5) Utilities, 6) Public Services-Facilities, 7) Parks- Recreation, 8) Natural – Historic – Cultural, 9) Geology, 10) Flood Hazards, and 11) Noise. The General Plan also includes a Bicycle Plan and Pedestrian Plan as Appendix 1 and 2 to the Circulation Element.

Since the original General Plan adoption, the City has incrementally amended the Land Use Element many times, the most recent was April 4, 2023. This most recent amendment deleted Goal 1B and associated policies related to Growth Control policies from the original General Plan because the outdated Goal is inconsistent with State Law.

The Circulation Element was comprehensively updated in 2013 with incremental amendments since that time, the most recent was June 4, 2019. The 2019 Circulation Element amendment reflected changes needed to the Circulation plan to accommodate the Watson Ranch Specific Plan.

The Housing Element has been comprehensively updated consistent with State mandates, the most recent was January 31, 2023 pending certification by the State Department of Housing and Community Development (HCD).

Since 2020, the City has been preparing a comprehensive Technical update to the General Plan. At this time, an Administrative Draft Internal review of a Program Environmental Impact Report (PEIR) has been prepared. Following staff review of this document, the City will release the PEIR for a 45-day public review period and commence General Plan public hearings leading to its adoption by the end of 2023.

City's Responsibility

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. The General Plan is a fundamental document that provides local control over the physical development of our City. All Capital Improvement Projects, Land Use Ordinances, Development Approvals, Impact Fees, Infrastructure dedications and Conditions of Approvals must be consistent with the General Plan.

General Plan Amendments

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act. In 2022, the City did not amend the General Plan.

Monitoring Long-Term Growth

The City monitors long-term growth through consistency among General Plan Elements working together to connect future growth with needed infrastructure. Implementing actions, such as traffic, water, parks, and other impact fees helps pay for the impacts of new development. Master Plans, such as the Urban Water Master Plan, the 5- Year Capital Improvement Plan (CIP), and other long-range infrastructure plans address impacts of land use growth.

Specific Plans, such as the Broadway District Specific Plan and Watson Ranch Specific Plan tie future growth to infrastructure needs. The California Environmental Quality Act (CEQA) also plays an important role in evaluating proposed development with infrastructure needs.

Major Development Applications

The City processed these major development applications during Calendar Year 2022:

Sunsquare Mixed Use - A Design Permit application for a 3-story mixed-use building with 20 apt units over a 9,820 SF office. This application is scheduled to be reviewed by the Planning Commission in April 2023.

Promontory at Watson Ranch - A tentative subdivision map and design permit for 216 single family homes, a 6+ acre open space/park, and approximately 1/2 mile of Napa Valley Vine Trail. This application is under review.

Residences at Napa Junction – A Design Permit for 453 multi-family rental dwellings with 15% affordable housing. This application is under review.

Watson Ranch Lot 8 Subdivision – A Tentative Subdivision map for 25 single family homes. This application is under review.

Watson Ranch Specific Plan Amendment – An update to the Watson Ranch Specific Plan. This application is under review.

Hotel @ The Ruins - A Design Permit for a proposed 200-room hotel at the Watson Ranch Ruins & Gardens, conference facilities, event venues, and 30 attached condominium residences. This application was approved by the Planning Commission in January 2023.

Giovannoni Logistics Center – A Design Permit and Tentative Parcel map for a 2.4 million sqft logistics center. This application was approved by the City Council in March 2023.

Hampton Inn Hotel – A Zone Change and Conditional Use Permit for a 112-room, 3-story hotel. This application was approved by the City Council in 2022.

SDG Commerce 217 Distribution Center – A Conditional Use Permit for a new 217,000 sqft distribution warehouse. The appeal of the Planning Commission's 2021 approval was withdrawn in 2022. With the Planning Commission approval sustained, the construction permits are nearing ready for approval.

Chicken Guy Restaurant - A Conditional Use Permit for a 2,818 sqft quick serve drive-thru restaurant. The Planning Commission will resume its review of this application in April 2023.

Major Development Construction

Construction was approved, initiated or completed within American Canyon for the following major projects during the Calendar Year 2022:

Watson Ranch Artisan (Lot 14/15) – This project consists of 98 single family homes on a 12-acre site. The project received site plan and subdivision approval in 2020 and construction permits in 2022.

Watson Ranch Harvest (Lot 10) – This project consists of 216 single family homes on a 27-acre site. The project received site plan and subdivision approval in 2021 and construction permits in 2022.

Napa Cove Affordable Apartments – This project consists of 66 deeply affordable apartments on 3.5 acres. The 3-building project received site plan approval in 2021 and building permits in 2022.

North Bay Urgent Care – This project consists of a new 6,000 square foot freestanding urgent care facility. The building received site plan approval in 2019, construction permits in 2019, and was completed in 2022.

Home2Suites Hotel – This project consists of 102 hotel rooms on 2 acres. The building received site plan approval in 2020, construction permits in 2022, and is now under construction.

Pacific Gas and Electric Regional Center – This project consists of a 100,000 square foot regional center for maintenance operations on 12 acres. The project received site plan approval in 2021 and construction permits in 2022.

Oat Hill Residential Project – The Oat Hill Residential project includes 219 multifamily residential units on 20 acres. The project received entitlements consisting of a general plan amendment, zone change, subdivision maps, site plan approval and an airport land use commission override in 2021 and grading permits in 2022.

Major 2022 Planning Activities that Support General Plan Goals

Comprehensive General Plan Update – The City issued a Notice of Preparation of a Program EIR for the Comprehensive General Plan update in 2022.

6th Cycle Housing Element Update – The Association of Bay Area Governments affirmed a RHNA transfer agreement between the City of American Canyon and Napa County that transfers 176 units of varying affordability requirements to the City of American Canyon in 2022. The City subsequently updated the Housing Element and submitted it to the State Department of Housing and Community Development (HCD).

Native American tribal consultation – The 6th Cycle Housing Element includes Policy H-8.12 that requires any Native American human remains, grave goods, ceremonial items, and items of cultural patrimony found in conjunction with development, including archaeological studies, excavation, geotechnical investigations, grading, and any ground disturbing activity, shall implement the "Yocha Dehe Wintun Nation Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation" shall be implemented as included as Appendix A to the Housing Element Background Report. This policy applies to any development project, not just housing.

Annual Housing Element Report - The Planning Commission and City Council each conducted a public hearing to review the Housing Element Annual Report prior to the April 1 deadline in 2022. This report is attached to the General Plan APR.

Fuel Station Prohibition Ordinance – The City Council approved an ordinance in 2022 that prohibits new and expanded fossil-fuel stations in American Canyon. This zoning code amendment was preceded by a Land Use Amendment approved in 2021 to add climate-change policies to the General Plan.

Smoke Free Multiunit Ordinance – A student-led proposal to adopt an ordinance that would prohibit smoking within and on the grounds of any multiunit residential development. An ordinance has been drafted and is anticipated to be reviewed by the City Council by June 2023.

2-Year Contract with the City of Napa Housing Authority – The entered into a 2-year agreement that enables American Canyon to take advantage of specialized housing services provided by the City of Napa Housing Authority in 2022.

1-Year Contract with Fair Housing Napa Valley – The entered into a 1-year agreement in 2022 that enables American Canyon to take advantage of specialized Fair Housing services provided by the nonprofit agency Fair Housing Napa Valley.

2022 Building Code Update – The City approved an update to the California Building Codes to ensure development is constructed consistent with State law and local amendments.

2020 Urban Water Management Plan – The City updated the 2015 Urban Water Management Plan for the City's water service area consistent with State law in 2022.

Local Streets and Roads Plan – The City adopted a Local Streets and Roads plan in 2022.

5-Year Capital Improvement Program – The Planning Commission approved a General Plan Consistency determination for the 5-Year Capital Improvement Program in 2022.

Impact Fee Inflation Adjustment – To maintain the buying power of impact fees over time, the City Council approved an annual inflation adjustment to impact fees in 2022.

Napa Valley Transportation Authority (NVTA) Project Initiation Document - In 2022, the City continued its support to NVTA's efforts to complete a "Project Initiation Document" for Highway 29 beautification, functionality, and operational improvements. In 2022, the NVTA Board approved the plan and authorized environmental review.

Status of General Plan Implementation Actions

The table below analyzes selected General Plan policies and action items that made notable progress in 2022. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed here.

A majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities, or considered during the review of development proposals. The policy implementations below provide a snapshot to highlight annual progress.

Land Use Element
Goal 1E Develop residential neighborhoods that provide a range of housing opportunities
In 2022, the City issued construction permits and inspected housing projects for a wide range of housing types: the Oat Hill multifamily project (291 units), the Lemos Pointe affordable apartments (186 units), the Napa Cove affordable apartments (66 units), the Watson Ranch Artisan single family homes (98 units), the Watson Ranch single family homes (216 units).
Goal 1F Develop high quality commercial uses
In 2022, the City completed inspection of the North Bay Urgent Care which will provide a much-needed medical service to American Canyon. The city issued building permits for the Home2Suites hotel which is under construction. The City also welcomed two new restaurants to American Canyon in 2022: Ristorante Pasta D'oro and Bel King Indian Grill. 2022 also saw completion of the Circle K gas station and convenience store. This is the last gas station in American Canyon due to the 2021 approval of an ordinance that prohibits new and expanded gas stations in American Canyon.
Goal 1I and Economic Development Element Goal 3 Develop industrial uses that provide employment for residents and revenue for the City.
In 2022, the City continued to process the Giovannoni Logistics Center which would provide 2.4 million square feet of industrial development in the Green Island Industrial Park and approved construction permits for the Pacific Gas & Electric Regional Center.
Goal 1L Study potential development of lands between Newell Drive and the City Urban Limit Line
In 2022, the City continued to see progress in the construction of Canyon Estates – a custom home neighborhood in the former Special Study area. This project includes 35 acres of permanent open space and a contribution to improvements at the Newell Open Space reserve.
Goal 1Q Expand American Canyon's jurisdictional boundaries to establish a logical pattern of growth and services
In 2022, the City issued a Notice of Preparation of an Environmental Impact Report (EIR) for the Paoli/Watson Lane Annexation. This project would add approximately 80 acres into the City limits consistent with the General Plan Sphere of Influence and Urban Limit Line. An EIR has been released for public review in 2023.

Economic Development Element
Goal 3B Improve the appearance and functionality of the Highway 29 corridor and establish a Town Center to provide for economically sound local-serving commercial development.
In 2022, the city issued construction permits for new commercial and residential development in the Broadway District along Highway 29 and in Watson Ranch which will provide a new Town Center, known as the Napa Valley Ruins & Gardens.

Circulation Element
Guiding Policy 1: Safe and convenient access to activities in the community.
In 2022, the City completed the following traffic calming projects: • Crosswalk ramp improvements on Folland Drive, Corsicana Drive, Brophy Street, Kemp Lane, Kemp Way, Sheffield Way, and Folland Drive, Gold Valley Way at Tapestry Lane • Enhanced pedestrian intersection on Donaldson Way at Shenandoah Drive and on Silver Oak Trail at White Oak Drive • 8,600 feet of new Class II Bike Lanes on Donaldson Way, Shenandoah Drive, and Silver Oak Trail • Enhanced crosswalk improvements on Elliott Drive and on Daniel Drive

- Installed 410 feet of sidewalk on Eucalyptus Drive
- Installed permanent traffic calming measures on Wetlands Edge, including speed cushions and curb bulb-outs

The City initiated the We Love Safe Streets program and resident pledge.

In 2022, the City of American Canyon completed an annual pavement resurfacing project that included paving, ADA upgrades, bike lane, and/or crosswalk improvements at the following streets: American Canyon Road East (between Flosden Road & City Limits), Blanco Street, Brophy Street, Corsicana Drive, Commerce Boulevard, Donaldson Way East, Flosden Road at Daniel Drive, Folland Drive, Gold Valley Way & Tapestry Lane, Kemp Lane, Kemp Way, Sheffield Way, Shenandoah Drive, and Silver Oak Trail. This project was funded by SB1/Gas Tax, Measure T, and ARPA Funding. Six streets are planned for 1.5 miles of grind and overlay through Measure T Funding in 2023. Other streets are also intended to be funded through SB1/Gas Tax Funding. The selected areas are based on our pavement management program, considering public safety, underground utility needs, and available funding. To learn more about how these decisions are made or see the specific areas on the project list, visit CityofAmericanCanyon.org/Streets.

Guiding Policy 2: Implement Planned Roadway Improvements.

In 2022, the City completed a critical link of Devlin Road and Vine Trail from Green Island Road to Middleton Way.

Guiding Policy 3: Design circulation system to focus regional travel on SR 29.

In 2022, the City supported the Napa Valley Transportation Authority efforts to develop a "Project Initiation Document" for Highway 29 beautification, functionality, and operational improvements.

Utilities Element

Goal 5 Establish and maintain a secure water supply and treatment, distribution and storage system.

Over the past decade American Canyon has reduced 32% in water delivered from the State Water Project (equal to 389 million gallons of water) even though the City has grown by a few thousand people and 10 million SF of commercial/industrial development. Continued efforts in water sustainability by:

- Implementation of the City's Zero Water Footprint Policy,
- Partnering with all jurisdictions throughout the county on a public messaging billboard on Hwy 29 in south Napa County,
- Broadening the use of recycled water including residential landscaping deliveries,
- Diligent employee work to replace leaky pipelines, and
- Introducing the AquaTrax Customer Water Portal that lets residents track their water consumption in real time.

To save water, residents can limit irrigation and repair leaks at home. Sign up for "My Water Portal" and learn more about water-saving resources—including American Canyon's 'Cash for Grass' and the toilet replacement rebates—at CityofAmericanCanyon.org/SaveWater.

In 2022, more than 500 American Canyon residents participated in the residential recycling program, saving 7.1 acre-feet (AF) of potable water.

Goal 5A Provide a high quality water supply to American Canyon water users.

In 2022, the City continued to participate in development of the Sites Reservoir, which is an environmentally sensitive reservoir that stores excess winter runoff water for use when demands are high. This facility is anticipated to be completed in early 2030's.

Public Services-Facilities Element
Goal 6A Ensure a high level of fire protection and emergency services for the City's residents, businesses and visitors.
In 2022, the Fire District welcomed a new Fire Chief Geoff Belyea. In other highlights during 2022: • The Fire District Board approved to purchase two new Type 1 Fire Engines • Hired Firefighters: Conner Alexander, Eric Hanson, Sarah Bayersdorfer & Christopher Heim • Hired Assistant Chief Cliff Campbell • In-House Academy Completion, led by Captain Kenny Diede • Retirement of Captain Josh Corderio and Interim Assistant Chief James Comisky II • 5 Years' Service Awards: EJ Abalos & Rob Rojas • September 11th Ceremony • 15 Years' Service Award: Martha Banuelos • Completed and Adopted a Fire District Master Plan • Completed over 50 Public Education Events • Educated more than 1,000 Community Members "Hands Only CPR" • Public Safety Open House Event – Including a Quiet Hour for the Special Needs Community • The Board established a Battalion Chief classification • Retired Battalion Chief Anthony Kastros led an Officers Training and Team Building exercise • Negotiated a long-term supplemental funding source to mitigate fiscal impacts from the Giovannoni Logistics Center.
Goal 6B Ensure a high level of police protection for the City's residents, businesses and visitors.
In 2022, Community Resource Officer Maureen Patterson (CRO) served a long list of responsibilities, including crime prevention, monthly meeting with property managers, crime free multi-housing program, homeless outreach, graffiti and gang prevention, working with local businesses, numerous community outreach and event meetings. In 2022, the Police Department organized the 38th American Canyon National Night Out held on the first Tuesday in August. This year, there were 12 neighborhood hosted parties. In 2022, the American Canyon Neighborhood Watch resident enrollment climbed to more than 3,600. This is an increase from just over 1,600 since 2020. In 2019, ACPD and NW created a home surveillance camera registry program. There are now 153 residents who have joined the NW Camera Registry (up from 127 last year). In 2022, Officer Jade McLeod was paired with his three-year old Belgian Malinois K9 Partner "Brody." Brody is trained in handler protection, suspect apprehension, explosive detection, and human detection. In 2022, Brody participated in two K-9 demonstrations, seven bomb sweeps, and 14 patrol deployments while assisting with multiple felony arrests. Officer Mike Hudson, Officer Hudson was paired with his 3-year-old Belgian Malinois K-9 partner "Brick" in June 2021. Brick is trained in handler protection, suspect apprehension, narcotics detection, and human detection. In 2022, Brick participated in three K-9 demonstrations, 15 narcotic-related deployments, 30 patrol deployments, and assisted in multiple felony arrests. A full report of the 2022 American Canyon Police Annual Report is available at https://bit.ly/43lm5Oy

Parks and Recreation Element
Goal 7 Provide parks, trails and recreational services for all of the City's residents.
In 2022, the City approved the Playground Replacement Project in partnership with American Canyon Community & Parks Foundation. This project will upgrade playground equipment at Via Bellagio Park, Northampton Park, Linwood Park. The Northampton Park will be upgraded with an all-access universal play experience. In 2022, the City Council adopted a Resolution approving and funding the Skateboard Relocation Project, which includes relocating the Skatepark from the NVUSD property to the City of American Canyon's Veterans Park located at 2801 Broadway Street. The City is working with American Ramp Company to complete the project by the summer 2023.
Goal 7A Provide a variety of parks and trails that serve the diverse recreational needs of American Canyon's residents
In 2022, the City is working with the California Department of Parks and Recreation – California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 Grant to provide an outdoor education site at the Wetlands. The City is finalizing the plans for this project and is looking to include a park restroom and an outdoor shaded area with benches. This project is slated for groundbreaking by late 2023.

Natural-Historic-Cultural Element
Goal 8F Reduce consumption of nonrenewable energy sources.
In 2020, the City Council approved a contract with ENGIE Services U.S. to install solar PV at three locations, emergency power at 4 critical facilities: Water Treatment Plant (WTP), Water Reclamation Facility (WRF), City Hall, and the Corporation Yard, battery storage at the Water Reclamation Facility (WRF), LED lighting retrofits at seven facilities, HVAC equipment and controls upgrades, and four Electric Vehicle charging stations at City Hall. In 2022, the Project completed a 240-kw solar array and backup generator at the City's Water Treatment plant and a 510-kw solar array and backup generator at the City's Wastewater Treatment Plant.

Housing Element Annual Progress Report Overview (Appendix A)

Preserving and enhancing the range and affordability of housing is an important goal of the General Plan. Attached to this report is the Annual Housing Element Progress Report. This report was presented to the Planning Commission on February 23, 2023 and the City Council on March 21, 2023 and delivered to OPR and the State Department of Housing and Community Development (HCD) on March 24, 2023.

Please Start Here

General Information	
Jurisidiction Name	American Canyon
Reporting Calendar Year	2022
Contact Information	
First Name	William
Last Name	He
Title	Senior Planner
Email	whe@cityofamericancanyon.org
Phone	7076474337
Mailing Address	
Street Address	4381 Broadway St - Suite 201
City	American Canyon
Zipcode	94503

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

12_28_22

Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions reqested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes+
Summary Row: Start Data Entry Below								72	2	26	4	0	432	216	752	6	0					
	058-413-009	262 Sheffield	262 Sheffield ADU	BP22-0012	ADU	R	3/9/2022		1						1	1	0	No	No	No	Approved	
	058-611-019	1707 Rio Grande	1707 Rio Grande ADU	BP22-0125	ADU	R	3/17/2022				1				1	1	0	No	No	No	Approved	
	058-201-003	230 Andrew	230 Andrew ADU	BP22-0269	ADU	R	6/1/2022				1				1	1	0	No	No	No	Approved	
	059-241-019	58 Sarcedo	58 Sarcedo ADU	BP22-0465	ADU	R	8/30/2022				1				1	1	0	No	No	No	Approved	
	058-496-001	25 Larkspur	25 Larkspur ADU	BP22-0533	ADU	R	9/26/2022				1				1	1	0	No	No	No	Approved	
	058-544-010	209 Jana	209 Jana ADU	BP22-0732	ADU	R	12/14/2022		1						1	1	0	No	No	No	Approved	
	059-020-003	425 Napa Junction	Sun Square Mixed Use	PL21-0020	5+	R	8/2/2021	1		1		1	17		20	0		No	No	No	Pending	Project is in review
	059-020-037	TBD Napa Junction	Residences at Napa Junction	PL22-0011	5+	R	5/2/2022	46					407		453	0		No	Yes	Yes	Pending	Project is in review
	059-430-012	TBD	WRSP Lot 8	PL22-0024	SFD	R	9/15/2022						25		25	0		No	No	No	Pending	Project is in review
	059-030-007	TBD	WRSP: Promontory	PL22-0034	SFD	R	12/20/2022							216	216	0		No	No	No	Pending	Project is in review
	059-030-007	TBD	WRSP Promontory ADUs	PL22-0034	ADU	O	12/20/2022	26		26					52	0		No	No	No	Pending	Project is in review
															0						
															0						
															0						

Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits								
1					2	3	4							5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	2	0	4	0	0	0		6	26	2	39	0	0	1	88		156
	058-141-003	44 Alta Loma	44 Alta Loma ADU	BP20-0024	ADU	R				1				1/21/2020	1				1				2/11/2021	1
	058-281-010	151 Thayer	151 Thayer ADU	BP20-0487	ADU	O		1						10/23/2020	1		1						3/24/2021	1
	058-492-005	21 Alder Ct	21 Alder ADU	BP21-0067	ADU	O				1				2/17/2021	1				1				6/3/2021	1
	058-173-002	100 Corsicana	100 Corsicana ADU	BP21-0325	ADU	O				1				7/22/2021	1				1				11/6/2021	1
	058-151-045	120 Gisela	120 Gisela ADU	BP21-0348	ADU	R		1						8/2/2021	1		1						11/6/2021	1
	058-563-001	457 Poppyfield	457 Poppyfield ADU	BP21-0553	ADU	O				1				12/23/2021	1		1						11/23/2022	1
	058-362-021	100 Rojas	Napa Cove	PL21-0027	5+	R	26		39			1		12/16/2021	66	26		39			1		3/23/2022	66
	059-430-017	100 Fran Lemos	WRSP: Lemos Point	PL21-0004	5+	R	122		62		2			2/25/2021	186	122		62		2			11/23/2021	186
	059-430-027	101 Frontier	WRSP Lot 14 and 15: Artisan	PL20-0032	SFD	O							98	12/15/2020	98							44	12/13/2022	44
	059-430-015	101 Goldback	WRSP Lot 10: Harvest	PL21-0014	SFD	O							219	9/21/2021	219							44	12/14/2022	44
	058-380-008	TBD	Oat Hill Parcel A	PL20-0022	5+	R							206	9/21/2021	206									0
	058-320-001	TBD	Oat Hill Parcel B	PL20-0023	5+	R							85	9/21/2021	85									0
	058-413-009	262 Sheffield	262 Sheffield ADU	BP22-0012	ADU	R		1						3/9/2022	1		1						6/9/2022	1
	058-611-019	1707 Rio Grande	1707 Rio Grande ADU	BP22-0125	ADU	R				1				3/17/2022	1									0
	058-201-003	230 Andrew	230 Andrew ADU	BP22-0269	ADU	R				1				6/1/2022	1									0
	059-241-019	58 Sarcedo	58 Sarcedo ADU	BP22-0465	ADU	R				1				8/30/2022	1									0
	058-496-001	25 Larkspur	25 Larkspur ADU	BP22-0533	ADU	R				1				9/26/2022	1									0
	058-544-010	209 Jana	209 Jana ADU	BP22-0732	ADU	R		1						12/14/2022	1									0
	058-282-004	25 Andrew	25 Andrew ADU	BP19-0534	ADU	R				1				12/30/2019	1				1				6/26/2020	1
															0									0
	059-430-021	TBD	WRSP Lot 17: Hotel at the Ruins	PL22-0012	5+	O							30	1/26/2023	30									0
															0									0

Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	2	0	2	0	0	0		4	15	0						0		0					
			1				6/29/2022	1	0	N	Y			Self-certified income survey									
	1						1/19/2022	1	0	N	Y			Self-certified income survey									
								0	0	N	Y			Self-certified income survey									
	1						11/18/2022	1	1	N	Y			Self-certified income survey									
								0	0	N	Y			Self-certified income survey									
								0	0	N	Y			Self-certified income survey									
								0	13	N	Y	Other, LIHTC	DB	Deed Restricted	55				0.0%	2	Development Standards Modification	Yes	SB330 application
								0	0	N	Y	Other	DB	Deed Restricted	55				0.0%	2	Development Standards Modification	Yes	Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
								0	0	N	Y												Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
								0	0	N	Y												Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
								0		N	Y												
								0		N	Y												
								0	0	N	Y			Self-certified income survey									
								0		N	Y			Self-certified income survey									
								0		N	Y			Self-certified income survey									
								0		N	Y			Self-certified income survey									
								0		N	Y			Self-certified income survey									
								0		N	Y			Self-certified income survey									
			1				8/17/2022	1	1	N	Y			Self-certified income survey									
								0	0														
								0	0	N	Y												Part of Watson Ranch Specific Plan entitlement, approved in Nov. 2018.
								0															

Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1 RHNA Allocation by Income Level		2 2015	2016	2017	2018	2019	2020	2021	2022	2023	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Very Low	Deed Restricted	116	-	-	-	49	8	-	-	122	26	-	210	-
	Non-Deed Restricted		-	-	-	-	-	1	-	2	2	-		
Low	Deed Restricted	54	-	9	-	20	8	-	-	62	39	-	148	-
	Non-Deed Restricted		-	-	-	-	3	-	3	4	-	-		
Moderate	Deed Restricted	58	-	-	-	-	-	-	-	2	-	-	144	-
	Non-Deed Restricted		-	140	-	1	-	-	-	-	1	-		
Above Moderate		164	-	-	-	-	143	-	-	1	88	-	232	-
Total RHNA		**392**												
Total Units			**-**	**149**	**-**	**70**	**162**	**1**	**3**	**193**	**156**	**-**	**734**	**-**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5 Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*	58		-	-	11	-	-	-	-	13	-	**24**	**34**

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description								
1				2	3				4	5	6	7	8		9	10	11	
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses	
Summary Row: Start Data Entry Below																		

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Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program I.2.1: No-Net-Loss Evaluation Procedure	Policies 2.1.1, 2.1.2	Project review is ongoing with annual report to HCD	In 2018, one project has been approved on a 5-acre site. The project, HFP Church, utilized 1.5-acres for a new church, which reduces the number of developable housing units on the site by 33. The offset can be made up from the 1253 housing units entitled in the City's Watson Ranch Specific Plan that was approved on November 6, 2018.
Program I.2.2: Maintain Inventory of Developable Sites	Policy 2.1.1	Update annually	An inventory of housing sites and the number of permits issued in 2022 is available on the city's website and front counter for the Planning Division. The City approved the Broadway District Specific Plan (BDSP) in July 2018, which identified a capacity for up to 1,200 new units in the Broadway corridor. The City approved the Oat Hill multifamily project that proposes 291 apartment units on a site outside of the current inventory. The project required a Zone Change and General Plan Amendment.
Program I.2.3: Priority Sewer and Water Service for Affordable Housing	Policy 2.1.3	Dec-15	The City modified their Sewer and Water Service to put affordable housing as the first priority in July 2019. The update incorporated in ACMC Section 13.10.020.
Program I.2.4: Incentives for Second Units	Policy 2.2.4	Explore and adopt programs and/or incentives by 2018	The City adopted new guidelines and standards for Second Units, or Accessory Dwelling Units (ADUs), in 2017 and in 20202 to match the State's regulations. The new guidelines are available in ACMC section 19.39. New incentives for ADU's include the removal of water and wastewater capacity fees, the reduction in parking and fire sprinkler requirements, and the reduction in impact fees. In 2018, staff created two handouts that explains the building permit and zoning requirements for ADUs. In March 2019, the City joined the Napa-Sonoma ADU coalition to develop ADU outreach materials and fee estimating software. In 2022, the City approved a resolution to apply for the Permanent Local Housing Allocation (PLHA) program for a grant of up to $704,000 to assist in ADUs developed for low-income residents. The City is also scheduled to present revisions to the ADU Ordinance to comply with new state laws in early 2023.
Program I.2.5: Neighborhood Preservation Program	Policy 2.4.1	Ongoing	The City's Code Enforcement officer continues to implement this program

Program I.2.6: Residential Rehabilitation Loan Program	Policies 2.5.1, 2.5.2, 2.5.3	Apply for funding annually	A $1 million grant was awarded in 2017. The City applied for a new $1 million CDBG grant, which includes $300,000 for owner-occupied rehabilitation assistance programs in February 2019, but was not awarded.
Program I.2.7: Code Enforcement	Policies 2.5.1, 2.5.2	Ongoing	The City's Code Enforcement officer continues to implement this program
Program I.2.8: City-owned Land for Affordable Housing	Policy 2.6.3	Review opportunities annually	No city-owned land was made available during this period.
Program I.2.9: Employee Housing Program	Policy 2.6.10	Begin exploring options by 2017 and adopt, as appropriate by 2019	Employee housnig is permitted by right in all single-family zoning districts. The City is on schedule to begin exploring options by 2017 and adopt, as appropriate by 2023.
Program I.2.10: Affordable Housing Fund	Policy 2.6.5	Review opportunities annually	The City approved up to $1 million in funding support for the Valley View Affordable Senior Apartment Project in 2016. The City received $102,302.40 in Affordable Housing Nexus fees in 2022.
Program I.2.11: Incentives for Affordable Housing	Policies 2.6.3, 2.6.5	Ongoing	The City required the Village at Vintage Ranch project increase the affordability term from 10 to 20 years for 8 Very Low and 8 Low income units in exchange for extending the term of their Design Permit approval. The City completed their update to the Density Bonus program to comply with the State's AB2753 Density Bonus Law in February 2019. In 2022, the City provided waivers for the Napa Cove project to reduce required parking, which provided 66 affordable apartment units. The City is currently reviewing a housing development project, the Residences at Napa Junction, that requested waivers for the development of 453 housing units that includes 46 very-low-income units.
Program I.2.12: Density Bonus Program	Policy 2.6.3	Prepare brochure by 2016	The density bonus brochure was posted to the City's website in 2016. See http://bit.ly/3x0U5k8 website link. The City updated their Density Bonus Ordinance in February 2019. The City approved two projects, the Lemos Pointe Apartments and the Napa Cove Apartments, which both utilized the Density Bonus program and requested concessions to design standards. The Lemos Pointe project consistsed of 186 affordable units and the Napa Cove project consisted of 66 affordable units. In 2022 the City received an application for the development of 453 apartment units, the Residents at Napa Junction. The Project utilizes the State Density Bonus program and requests several waivers. The project includes 46 very-low-income units. Staff provided third round comments to the applicant on February 9, 2023.
Program I.2.13: Planned Development Process	Policy 2.6.3	Ongoing	The Village at Vintage Ranch provides 16 units of low and very low income units.
Program I.2.14: Assist in Accessing Grant Funding	Policies 2.6.5, 2.6.6, 2.6.7	Review funding opportunities annually	The City received a HOME grant in 2017. The City applied for a CalHome Disaster Assistance funds in December 2019 and was awarded $2.2 million for down payment assistance. The funds are to assist low and moderate income households who are victims of the 2017-2018 fires in federally declared disasters. The City is also applying for $1 million in HOME funds in January of 2020 and $1 million in CalHome General Funds for OOR and ADU programs in February 2020. The City also applied for the SB2 Planning Grant in December 2019 and received $160,000 in funding to update their building permit software and update their Housing Element. The City applied for the LEAP grant in March 2020 and was awarded $160,000 for pro-housing efforts. The City will pursue OBAG 2 grant funds in 2023.

Program I.2.15: Incentives for Lot Consolidation	**Policy 2.6.3**	**Identify appropriate incentives and post information on website by 2017**	**Staff completed two lot mergers in 2016. There were no requests for consolidation and/or re-use of small lots to create larger parcels with greater affordable housing development potential in 2022.**
Program I.2.16: Partner with the Housing Authority	**Policy 2.6.6**	**Ongoing**	**The City Council approved a 2-year contract with the City of Napa Housing Authority in June 2022.**
Program I.2.17: Inclusionary Housing Program	**Policy 2.6.8**	**Amend Ordinance in 2015**	**The City amended the Inclusionary Housing Program Ordinance in October 2019. The new program made the option of paying for in-lieu fees a last resort for developers.**
Program I.2.18: Conduct Nexus Study for Affordable Housing Fees	**Policy 2.6.9**	**Consider adopting fee in 2015**	**The Nexus Study and Commercial linkage fee was adopted in 2016.**
Program I.2.19: Preserve At-Risk Housing	**Policy 2.7.1**	**Ongoing**	**The City of Napa Housing Authority (HACN) worked with the Lodge apartments to encourage presrevation of 11 affordable units that were scheduled to expire in 2016. HACN worked with the property owner to provide financial incentives to tenants of the affordable units that were scheduled to vacate. In 2018, low-income tenants in 9 of the 11 units were vacated. The remaining 2 units to vacated in 2019. The City has ongoing efforts to preserve at-risk housing with the Napa Housing Authority.**
Program I.2.20: Monitor Section 8 Status	**Policy 2.7.1**	**2007-2014**	**The City of Napa Housing Authority monitors apartments for Section 8 status. In 2022, the Housing Authority administered 134 housing vouchers, in which 34 of them were for the Valley View Senior Apts.**
Program I.2.21: Mobilehome Park Rent Stabilization Program	**Policies 2.7.4**	**Ongoing**	**Ongoing**
Program I.2.22: Rental Assistance Program	**Policy 2.7.1**	**Seek funding for rental assistance when available.**	**The City Housing Authority secured 34 Section 8 vouchers for Homeless Veterans in 2016. The Housing Authority was awarded 11 Mainstream vouchers in 2018 and the City of American Canyon recieved those vouchers in 2019. The City applied for the CDBG Corona Response 1 (CARES grant) in August of 2020 and was awarded $98,000 to provide rental assistance. In 2022, the City signed affordable housing agreements with the Lemos Pointe Apartments for 186 affordable units and the Napa Cove Apartments for 66 affordable units.**
Program I.2.23: Rehabilitation Loan Program Outreach to Elderly Homeowners	**Policy 2.8.1**	**Prepare outreach materials by 2016**	**The City Housing Authority provides on-going marketting of outreach materials to elderly citizens regarding Rehabilitation Loan Programs. The outreach consists of flyers, workshops, and newspaper advertisements. The City Housing Authority also conducts outreach meetings at the Senior Center and the Family Center in American Canyon. Due to the Governor's Shelter-In-Place order to prevent the spread of COVID-19, physical outreach meetings have been suspended from 2020 to 2022. Outreach is planned for Fall of 2023.**
Program I.2.24: Facilitate Construction of Housing for Persons with Disabilities	**Policies 2.8.1, 2.8.5**	**Ongoing**	**The Valley View affordable Senior housing project will provide handicap accessibility and on-site supportive services. The project received building permits in 2017 and was completed in 2019.**
Program I.2.25: Outreach to Developmentally Disabled	**Policies 2.8.1, 2.8.5**	**Initiate coordination by 2016**	**In 2016, the City coordinated with North Bay Regional Center and has a link to their services. See http://bit.ly/2k626Np for a link to the website.**

Program I.2.26: Zoning for Small Group Homes	Policy 2.8.8	2016	The City amended the zoning code in 2017 to classify small group homes, or residential care homes, as permitted uses for all residential zones.
Program I.2.27: Zoning for Employee Housing	Policy 2.8.6	2016	The City amended the zoning code in 2017 to add employee housing as a use classification with the class as a permitted use in all residential zones.
Program I.2.28: Zoning for Single Room Occupancy	Policy 2.8.1	2016	The City amended the zoning code in 2017 to add Single Room Occupancy facilities (SROs) use classification. The use is permitted in high-density residential zones.
Program I.2.29: Facilitate Construction of Large Units	Policy 2.8.2	Prepare fliers by 2017	The City prepared fliers in 2017 and they are available on the City's Housing website as well as the planning division counter. See http://bit.ly/3lgseK1 for a link to the webpage.
Program I.2.30: Farmworker Housing	Policy 2.8.6	Reach out to developers by 2017 and bi-annually thereafter	The City added web links to farmworker housing resources on the City's housing website. See https://bit.ly/3rwxmK4 for a link to the web site.
Program I.2.31: Distribute Homeless Shelter Information	Policy 2.8.9	Ongoing	The City of Napa Housing Authority provides this service on an ongoing basis.
Program I.2.32: Distribute Fair Housing Information	Policies 2.9.1, 2.9.2	Ongoing	The City of Napa Housing Authority provides this service on an ongoing basis. Fair Housing posters are displayed at City Hall.
Program I.2.33: Fair Housing Event	Policy 2.9.2	Annually	The City of Napa Housing Authority provides this service on an ongoing basis.
Program I.2.34: Encourage Sustainable Building	Policies 2.10.1, 2.10.3, 2.10.4	Ongoing	The City adopted a new Electric Vehicle Ordinance that streamlines permit processing for residential projects in 2019. The City adopted the Broadway District Specific Plan in 2019, which requires new development in the 300-acre district to provide 15% more energy reduction than the California Building Code requires.
Program I.2.35: Energy Conservation Fact Sheet	Policies 2.10.5, 2.10.7	Distribute fact sheet by 2016	The Energy Conservation Fact sheet was prepared and is available on the City's website. See https://bit.ly/3rwxmK4 for a link to the website.
Program I.2.36: Adjust Utility Allowances for Green Affordable Housing Units	Policy 2.10.1	2016	The City adopted new utility allowances for affordable housing units and allowed for the adjustments of utility allowances for Green Affordable Housing units in 2017. See https://bit.ly/3rwxmK4 for a link to the website. The City updates the utility allowances on an annual basis.
Program I.2.37: Annual Housing Element Report	Policies 2.11.1, 2.11.2	Annually	The annual Housing Element report is scheduled to be reviewed by the Planning Commission on February 2023 and the City Council at a public hearing on March 2023.
Program I.2.38: Maintain Adequate Staffing	Policy 2.11.1	Annual review of staffing levels	Review of staffing levels occurred in conjunction with the annual fiscal year budget.

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Above Moderate RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below																

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Napa County jurisdictions, please format the APN's as follows:999-999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: + indicates an optional field

Cells in grey contain auto-calculation formulas

Table I

Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Project Identifier				Project Type	Date	Unit Constructed			
1				2	3	4			
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start Data Entry Below									

Jurisdiction	American Canyon	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Not

Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 6591

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	26
	Non-Deed Restricted	2
Low	Deed Restricted	39
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		88
Total Units		**156**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	88	0
2 to 4	0	0	0
5+	0	66	0
ADU	6	2	4
MH	0	0	0
Total	**6**	**156**	**4**

Housing Applications Summary	
Total Housing Applications Submitted:	10
Number of Proposed Units in All Applications Received:	752
Total Housing Units Approved:	6
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	American Canyon	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**6**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	26
	Non-Deed Restricted	2
Low	Deed Restricted	39
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		88
Total Units		**156**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	2
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**4**

TITLE
Credit Card Processing Fees

RECOMMENDATION
Approve changes to the City's credit card processing practices so that fees will no longer be absorbed by the City and instead passed through to end users.

CONTACT
Juan Gomez, Finance Director

BACKGROUND & ANALYSIS
To provide more convenient and efficient payment options, the City is expanding the opportunity for its customers to pay for building permits and services online using credit cards. The City currently accepts credit cards payments online for utility bills, business license fees and recreational classes. While these transactions are convenient and efficient, the City absorbs the fees associated with accepting credit cards. These fees include credit card company fees, processor fees and bank fees, which average $128,000 per year. To mitigate the significant and growing charges associated with accepting credit cards, staff is recommending that these fees be paid directly by the end user to the credit card processor.

Since the City uses different platforms for processing credit cards, the fee that will be passed through to end user will range from 2.75% to 3%, this fee is in line with what other government agencies charge as a convenience fee or as a pass-through fee. ACH and e-check payments have a much smaller processing fee of $0.30 to $0.70 per transaction and will continue to be absorbed by the City, allowing for a no fee alternative payment method for those wanting to pay online. The expected implementation of this pass-through model is expected to be in July 2023, as staff will need to work with vendors to develop new online functionality and testing.

COUNCIL PRIORITY PROGRAMS AND PROJECTS
Organizational Effectiveness: "Deliver exemplary government services."

FISCAL IMPACT
City Council approval of passing through the credit fees to the end user will result in savings to the

City of approximately $128,000 per year.

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

None

TITLE

Summary Vacation of Easement

RECOMMENDATION

Adopt a Resolution of the City Council of the City of American Canyon, authorizing the City Manager to summarily vacate the 25-foot-wide water easement, containing 61,924 square feet, more or less, described in Exhibit A, Parcel B, in Resolution 2009-08.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director
Edison Bisnar, P.E., Engineer III

BACKGROUND & ANALYSIS

An easement was originally acquired by the City to American Canyon on February 3, 2009, for the purpose of constructing, installing and maintaining the City's Potable and Reclaimed Water Storage Tanks east of Newell Drive. See Exhibit A.

On April 19, 2016, the City of American Canyon City Council approved a Vesting Tentative Map (VTM), Resolution 2016-20, to subdivide the canyon estates property to create 35 lots for custom or semi -custom homes, and the Canyon Estates residential design guidelines on property located east of Newell Drive, across from Donaldson Way and Granite Springs Way, assessor' s parcel numbers 059-040-078 and 079. See Exhibit B.

On February 22, 2021, the City of American Canyon Public Works Department approved the Canyon Estates Improvement Plans and following approval, the City's water lines within the easement in Canyon Estates were relocated. See Exhibit C.

On December 6, 2022, the City of American Canyon City Council, Resolution 2022-R105, accepted the Canyon Estates Public Improvements. As a result, the old water main easement within Canyon Estates is no longer in use and is abandoned.

Section 8333(c) of the Streets and Highway Code provides a procedure for the City to vacate unneeded and unused public easement in a simple perfunctory manner; the procedure is known as a "Summary Vacation". Because the facts of the situation support the required findings, staff recommends the Council adopt a Resolution vacating the unused easement by way of Summary Vacation.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Not applicable.

FISCAL IMPACT

There is no fiscal impact associated with the proposed action.

ENVIRONMENTAL REVIEW

An environmental review for the Project was previously completed pursuant to CEQA. The vacating of public easement is not a project as defined in Section 15378(a) of the California Environmental Quality Act guidelines.

ATTACHMENTS:

1. Resolution - Canyon Estates Easement Vacation.pdf
2. Exhibit A - Resolution 2009-08
3. Exhibit B - Resolution 2016-20 Canyon Estates VTM
4. Exhibit C - Approved Canyon Estates

RECORDING REQUESTED BY: City of American Canyon 4381 Broadway, Ste. 201 American Canyon, CA 94503 **WHEN RECORDED RETURN TO:** City of American Canyon 4381 Broadway, Ste. 201 American Canyon, CA 94503 Attn: City Clerk MAIL TAX STATEMENTS TO: SAME AS ABOVE	SPACE ABOVE FOR RECORDERS USE

This document is exempt from the payment of a recording fee pursuant to Government Code § 27383 and §6103

RESOLUTION NO. 2023 -_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AUTHORIZING THE CITY MANAGER TO SUMMARILY VACATE THE 61,924 SQUARE FEET, MORE OR LESS, AN EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING THE CITY'S POTABLE AND RECLAIMED WATER STORAGE TANKS PROJECT, BEING A PORTION OF THE LANDS OF EDWARD F. BIGGS AND CHARLOTTE L. BIGGS, TRUSTEES OF THE BIGGS FAMILY TRUST DATED AUGUST 12, 1986, DESCRIBED BY THE DEEDS RECORDED JUNE 4, 2008 UNDER DOCUMENT NUMBERS 2008-0014217 AND 2008-0014218, NAPA COUNTY RECORDS.

WHEREAS, April 19, 2016, the American Canyon City Council approved a Vesting Tentative Map (VTM), Resolution 2016-20, to subdivide the canyon estates property to create 35 lots for custom or semi -custom homes, and the Canyon Estates residential design guidelines on property located east of Newell Drive, across from Donaldson Way and Granite Springs Way, assessor' s parcel numbers 059-040-078 and 079; and

WHEREAS, February 22, 2021, the City of American Canyon Public Works Department approved the Canyon Estates Improvement Plans and following approval, the City's water lines within the easement in Canyon Estates was relocated; and

WHEREAS, December 6, 2022, the City of American Canyon City Council, Resolution 2022-R105, accepted the Canyon Estates Public Improvements. As a result, the old water main easement within Canyon Estates was no longer in use and was abandoned; and

WHEREAS, Section 8333(c) et seq. of the Streets and Highway Code provides a procedure for the City to vacate unneeded and unused public easement in a simple perfunctory manner, known as summary vacation; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby authorizes the City Manager to summarily vacate the water easement, 61,924 square feet, more or less, described in Resolution 2009-08, Exhibit A.

PASSED, APPROVED and **ADOPTED** at a regular meeting of the City Council of the City of American Canyon held on the 18th day of April, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

_____
Leon Garcia, Mayor

APPROVED AS TO FORM:

_____
Taresa Geilfuss, CMC, Interim City Clerk

_____
William D. Ross, City Attorney

Attachments:
Exhibit A: Resolution 2009-08

RESOLUTION NO. 2009-08

**RESOLUTION OF NECESSITY
OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA,
INITIATING EMINENT DOMAIN PROCEEDINGS
FOR THE ACQUISITION OF PROPERTY
LOCATED AT NAPA COUNTY ASSESSOR'S PARCEL NUMBERS
059-040-049 AND 059-040-050
FOR THE PURPOSE OF INSTALLING AND MAINTAINING THE CITY'S POTABLE AND
RECLAIMED WATER STORAGE TANKS PROJECT (WA 07-0500)**

WHEREAS, it is necessary and desirable for the City of American Canyon ("City") to acquire permanent fee title to certain real property, as well as temporary construction easements over property located at, and consisting of portions of, those parcels of real property known as Napa County Assessor's Parcel Numbers 059-040-049, and 059-040-050 ("the Property") for the purpose of constructing, installing, and permanently maintaining the City's Potable and Reclaimed Water Storage Tanks Project, which are described in Exhibits "A" and "B" attached hereto and by this reference incorporated herein; and,

WHEREAS, the public use for which the Property is to be taken is the construction and operation by the City of American Canyon of municipal water storage and transmission facilities as part of the Potable and Reclaimed Water Storage Tanks Project (WA07-0500) and related access ways and facilities to serve the needs of the public ("the Project"); and,

WHEREAS, the City is authorized to acquire real property by eminent domain pursuant to Section 37350.5 of the Government Code and pursuant to the Eminent Domain Law, including (without limitation) Section 1240.125 of the Code of Civil Procedure; and,

WHEREAS, an environmental review was conducted for the Potable and Reclaimed Water Storage Tanks Project and, following appropriate public notice, circulation, comment and review, a Mitigated Negative Declaration of Environmental Impact was duly approved in February 2006 (State Clearinghouse # 2005112091) under the California Environmental Quality Act (Pub. Res. Code § § 21000 et seq.; "CEQA"). The environmental review conducted for the development program known as the American Canyon High School and New American Canyon Middle School and City of American Canyon High Pressure Water Storage Tank Project also evaluated the proposed activity, and, following appropriate public notice, circulation, comment and review, the *Final Environmental Impact Report for the American Canyon High School and New American Canyon Middle School and City of American Canyon High Pressure Water Storage Tank Project* (State Clearinghouse No. 2007092014) was duly certified in February 2008

WHEREAS, notice has been given as required by Section 1245.235 of the Code of Civil Procedure, and a Public Hearing was held at a regularly scheduled meeting of the City Council on the 3rd day of February, 2009, at which all persons shown as having an interest in

the Property on the last equalized county assessment roll were given a reasonable opportunity to appear and be heard on the matter set forth hereinafter; and,

WHEREAS, the City Council finds and declares that:

(1) The public interest and necessity require the proposed water storage tanks project.

(2) The project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury.

(3) The property acquisition, including permanent title and temporary construction easements, is necessary for the project.

(4) The offer required by Government Code Section 7267.2 has been made to the owner or owners of record of the subject property.

(5) There is an urgent and overriding need for the City to obtain possession of the subject property, before the issuance of final judgment in these eminent domain proceedings, in order that development of the project and construction of the public facilities may be undertaken in a timely and orderly manner to best serve public water service needs and in the interests of the public health, safety, and welfare.

(6) The proposed activity is adequately described and is within the scope of the previously-certified Mitigated Negative Declaration, and was also included in the previously-certified Final EIR for the program referenced above, and no substantial evidence has been presented indicating that any further environmental review would be appropriate or permissible under Pub. Res. Code Section 21166 or other provision of CEQA.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of American Canyon that the City Attorney is hereby authorized and directed to institute and conduct to a conclusion an action in eminent domain to acquire for the City the property and interests in property, more particularly described in Exhibits A and B attached hereto.

BE IT FURTHER RESOLVED that the City Attorney is hereby authorized and directed to make application to the appropriate Court for an Order for Possession Before Judgment in these eminent domain proceedings, and the City's controller, treasurer, or other appropriate financial officer is authorized and directed to draw its warrant on the City's designated account payable to the State Treasurer, or to the Treasurer of Napa County, or such public agency depository as may be designated by the Court, in the amount of $160,243.00, and to deliver said warrant to the City Attorney for deposit with the designated payee as security for the Order of Possession Before Judgment as to the subject property, as provided by the Eminent Domain Law.

BE IT FURTHER RESOLVED by the City Council of the City of American Canyon that the proposed property acquisition, including eminent domain proceedings, is an activity within the scope of the program approved earlier and the previously approved and certified Mitigated Negative Declaration adequately described the project for purposes of CEQA, as well as the previously certified Final EIR described above, and that there is no substantial evidence demonstrating that further environmental review for the proposed action is appropriate or justified under CEQA.

PASSED, APPROVED AND ADOPTED by the City Council of the City of American Canyon at a regularly scheduled meeting on this 3rd day of February, 2009, by the following roll call two-thirds (2/3) vote:

AYES:	Garcia, Callison, Coffey, Bennett, West
NOES:	None
ABSTAIN:	None
ABSENT:	None

Leon Garcia

Leon Garcia , Mayor

ATTEST:

Dorothy Roadman

Dorothy Roadman, City Clerk

APPROVED AS TO FORM:

William D. Ross

William D. Ross, City Attorney

EXHIBIT A
LEGAL DESCRIPTION
FEE SIMPLE TANKS SITE
PARCEL A

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deeds recorded June 4, 2008 under Document Numbers 2008-0014217 and 2008-0014218, Napa County Records, being more particularly described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence northerly along said westerly line North 05°54'25"West, 335.76 feet; thence leaving said westerly line North 43°47'06"East, 73.16 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 27°14'06", an arc distance of 112.89 feet; thence North 16°33'00"East, 64.77 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 22°25'48", an arc distance of 92.98 feet; thence North 05°52'48"West, 45.55 feet; thence North 39°29'52"East, 1143.70 feet; thence North 84°29'52"East, 140.70 feet; thence South 50°30'08"East, 151.51 feet; thence South 28°00'08"East, 311.88 feet; thence South 73°00'08"East, 338.44 feet to the TRUE POINT OF BEGINNING; thence North 07°34'36"West, 84.80 feet, thence North 20°16'26"East, 100.00 feet; thence South 69°43'34"East, 500.00 feet to the easterly line of said lands; thence southwesterly, along said easterly line South 20°16'26"West, 220.00 feet; thence leaving said easterly line South 80°44'00"West, 295.00 feet; thence North 34°41'26"West, 200.00 feet to a point which bears South 07°34'36"East, 85.57 feet from the TRUE POINT OF BEGINNING; thence North 07°34'36"West, 85.57 feet to the TRUE POINT OF BEGINNING.

Containing 139,525 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
25' PERMANENT UTILITY EASEMENT
PARCEL B

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

A strip of land 25 feet wide the northwesterly, northerly and northeasterly lines of which are described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence northerly along said westerly line North 05°54'25"West, 335.76 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line North 43°47'06"East, 73.16 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 27°14'06", an arc distance of 112.89 feet; thence North 16°33'00"East, 64.77 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 22°25'48", an arc distance of 92.98 feet; thence North 05°52'48"West, 45.55 feet; thence North 39°29'52"East, 1143.70 feet; thence North 84°29'52"East, 140.70 feet; thence South 50°30'08"East, 151.51 feet; thence South 28°00'08"East, 311.88 feet; thence South 73°00'08"East, 338.44 feet to the westerly line of the hereinbefore described PARCEL A.

The sidelines of said strip of land are to be shortened or lengthened to form vertices and to begin at the westerly line of said lands and to terminate at the westerly line of the hereinbefore described PARCEL A.

Containing 61,924 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
10' TEMPORARY CONSTRUCTION EASEMENT
PARCEL C

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

A strip of land, 10 feet wide, the southeasterly, southerly and southwesterly lines of which are described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence northerly along said westerly line North 05°54'25"West, 335.76 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line North 43°47'06"East, 73.16 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 27°14'06", an arc distance of 112.89 feet; thence North 16°33'00"East, 64.77 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 22°25'48", an arc distance of 92.98 feet; thence North 05°52'48"West, 45.55 feet; thence North 39°29'52"East, 1143.70 feet; thence North 84°29'52"East, 140.70 feet; thence South 50°30'08"East, 151.51 feet; thence South 28°00'08"East, 311.88 feet; thence South 73°00'08"East, 194.16 feet to the westerly line of the hereinafter described PARCEL D.

The sidelines of said strip of land are to be shortened or lengthened to form vertices and to begin at the westerly line of said lands and to terminate at the westerly line of the hereinafter described PARCEL D.

Containing 23,330 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
STAGING AREA #1
PARCEL D

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence northerly along said westerly line North 05°54'25"West, 335.76 feet; thence leaving said westerly line North 43°47'06"East, 73.16 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 27°14'06", an arc distance of 112.89 feet; thence North 16°33'00"East, 64.77 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 22°25'48", an arc distance of 92.98 feet; thence North 05°52'48"West, 45.55 feet; thence North 39°29'52"East, 1143.70 feet; thence North 84°29'52"East, 140.70 feet; thence South 50°30'08"East, 151.51 feet; thence South 28°00'08"East, 311.88 feet; thence South 73°00'08"East, 194.16 feet to the to the TRUE POINT OF BEGINNING; thence South 73°00'08"East, 144.28 feet to the westerly line of the hereinbefore described PARCEL A thence along said westerly line North 07°34'36"West, 84.80 feet; thence along said westerly line North 20°16'26"East, 100.00 feet; thence leaving said westerly line North 60°12'43"West, 142.78 feet; thence South 06°36'02"West, 135.79 feet; thence South 16°59'52"West, 75.00 feet to the TRUE POINT OF BEGINNING.

Containing 23,999 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
STAGING AREA #2
PARCEL E

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence northerly along said westerly line North 05°54'25"West, 335.76 feet to the most westerly corner of the hereinbefore described PARCEL B; thence leaving said westerly line, along the northwesterly line of said PARCEL B, North 43°47'06"East, 31.25 feet; thence South 46°12'54"East, 25.00 feet to a point on the southeasterly line of said PARCEL B, said point being the TRUE POINT OF BEGINNING; thence northeasterly, along said southeasterly line North 43°47'06"East, 41.91 feet to the beginning of a curve concave to the northwest having a radius of 262.50 feet; thence northeasterly, along said southeasterly line, along said curve, through a central angle of 12°47'03", an arc distance of 58.57 feet; thence leaving said southeasterly line South 46°12'54"East, 106.51 feet, thence South 43°47'06"West, 100.00 feet; thence North 46°12'54"West, 100.00 feet to the TRUE POINT OF BEGINNING.

Containing 10,125 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT ACCESS EASEMENT
PARCEL F AND PARCEL G

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

PARCEL F

A strip of land 15 feet wide, the centerline of which is described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence southerly along said westerly line South 09°58'08"East, 421.94 feet; thence leaving said westerly line North 62°59'53"East, 20.73 feet to a point hereinafter referred to as POINT "A", being the TRUE POINT OF BEGINNING; thence continuing North 62°59'53"East, 152.69 feet to the beginning of a curve concave to the northwest having a radius of 1000.00 feet; thence northeasterly along said curve through a central angle of 03°26'45", an arc distance of 60.14 feet; thence North 59°33"08"East, 357.31 feet to the beginning of a curve concave to the northwest having a radius of 200.00 feet; thence northeasterly along said curve through a central angle of 35°45'19", an arc distance of 124.81 feet; thence North 23°47'49"East, 72.91 feet to the beginning of a curve concave to the southeast having a radius of 160.00 feet; thence northeasterly along said curve through a central angle of 29°31'16", an arc distance of 82.44 feet; thence North 53°19'05"East, 35.49 feet to the beginning of a curve concave to the southeast having a radius of 160.00 feet; thence northeasterly along said curve through a central angle of 38°00'24", an arc distance of 106.13 feet; thence South 88°40'31"East, 44.34 feet to the beginning of a curve concave to the north having a radius of 450.00 feet; thence easterly along said curve through a central angle of 8°24'04", an arc distance of 65.98 feet; thence North 82°55'25"East, 66.30 feet to the beginning of a curve concave to the northwest having a radius of 170.00 feet; thence northeasterly along said curve through a central angle of 19°09'46", an arc distance of 56.86 feet to the beginning of a compound curve having a radius of 270.00 feet; thence northeasterly along said curve through a central angle of 33°49'03", an arc distance of 159.36 feet; thence North 29°56'36"East, 112.27 feet to the beginning of a curve concave to the west having a radius of 100.00 feet; thence northerly along said curve through a central angle of 03°57'00", an arc distance of 6.89 feet to a point hereinafter referred to as POINT "B"; thence continuing along said curve through a central angle of 29°53'07", an arc distance of 52.16 feet; thence North 03°53'31"West, 44.86 feet to the beginning of a curve concave to the west having a radius of 400.00 feet; thence northerly along said curve through a central angle of 11°49'18", an arc distance of 82.53 feet; thence North 15°42'49"West, 71.46 feet to the beginning of a curve concave to the southwest having a radius of 500.00 feet; thence northwesterly along said curve through a central angle of 09°07'17", an arc distance of 79.60 feet; thence North 24°50'06"West, 36.15 feet to the beginning of a curve concave to the east having a radius of 310.00 feet; thence northerly along said curve through a central angle of 45°24'32", an arc distance of 245.69 feet; thence North 20°34'26"East, 106.80 feet to the beginning of a curve concave to the northwest having a radius of 500.00 feet; thence northerly along said curve through a central angle of 06°15'15", an arc distance of 54.58 feet to the beginning of a reverse curve having a radius of 50.00 feet; thence northeasterly along said curve through a central angle of 51°16'06", an arc distance of 44.74 feet to the southwesterly line of the hereinbefore described PARCEL B.

The sidelines of said strip are to be shortened or lengthened to terminate at the southwesterly line of the hereinbefore described PARCEL B.

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT ACCESS EASEMENT
PARCEL F AND PARCEL G

Together with:

BEGINNING at the hereinbefore described POINT "A"; thence South 27°00'07"East, 7.50 feet, thence South 62°59'53"West, 10.96 feet to the beginning of a curve concave to the southeast having a radius of 32.50 feet; thence southwesterly along said curve through a central angle of 23°21'10", an arc distance of 13.25 feet to said westerly line; thence northerly along said westerly line North 09°58'08"West, 25.77 feet to a point, being the beginning of a non-tangent curve concave to the north having a radius of 22.50 feet, to which point a radial line bears South 19°22'59"West; thence easterly along said curve through a central angle of 46°23'06", an arc distance of 18.22 feet; thence South 27°00'07"East, 7.50 feet to the TRUE POINT OF BEGINNING.

Containing 35,206 square feet, more or less.

PARCEL G

A strip of land 15 feet wide, the centerline of which is described as follows:

BEGINNING at the hereinbefore described POINT "B"; being the beginning of a non-tangent curve, concave to the south, having a radius of 221.93 feet, to which point a radial line bears North 36°39'50"West; thence easterly along said curve through a central angle of 59°35'30", an arc distance of 230.82 feet to the beginning of a compound curve having a radius of 494.02 feet; thence southeasterly along said curve through a central angle of 06°21'56", an arc distance of 54.89 feet to the beginning of a compound curve having a radius of 307.50 feet; thence southeasterly along said curve through a central angle of 08°56'15", an arc distance of 47.97 feet; thence South 54°13'10"East, 87.68 feet to the beginning of a curve concave to the southwest having a radius of 334.04 feet; thence southeasterly along said curve through a central angle of 03°27'03", an arc distance of 20.12 feet to the southerly line of said lands.

The sidelines of said strip are to be shortened or lengthened to begin at the easterly line of the hereinbefore described PARCEL F and to terminate at the southerly line of said lands.

Containing 6,420 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
PARCEL F-1 AND PARCEL G-1

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

PARCEL F-1

A strip of land 20 feet wide, the centerline of which is described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence southerly along said westerly line South 09°58'08"East, 421.94 feet; thence leaving said westerly line North 62°59'53"East, 173.42 feet to the beginning of a curve concave to the northwest having a radius of 1000.00 feet; thence northeasterly along said curve through a central angle of 00d24'02", an arc distance of 6.99 feet to the easterly line of the hereinafter described Parcel H, being the TRUE POINT OF BEGINNING; thence continuing along said curve through a central angle of 03d02'42", an arc distance of 53.14; thence North 59°33"08" East, 357.31 feet to the beginning of a curve concave to the northwest having a radius of 200.00 feet; thence northeasterly along said curve through a central angle of 35°45'19", an arc distance of 124.81 feet; thence North 23°47'49"East, 72.91 feet to the beginning of a curve concave to the southeast having a radius of 160.00 feet; thence northeasterly along said curve through a central angle of 29°31'16", an arc distance of 82.44 feet; thence North 53°19'05"East, 35.49 feet to the beginning of a curve concave to the southeast having a radius of 160.00 feet; thence northeasterly along said curve through a central angle of 38°00'24", an arc distance of 106.13 feet; thence South 88°40'31"East, 44.34 feet to the beginning of a curve concave to the north having a radius of 450.00 feet; thence easterly along said curve through a central angle of 8°24'04", an arc distance of 65.98 feet; thence North 82°55'25"East, 66.30 feet to the beginning of a curve concave to the northwest having a radius of 170.00 feet; thence northeasterly along said curve through a central angle of 19°09'46", an arc distance of 56.86 feet to the beginning of a compound curve having a radius of 270.00 feet; thence northeasterly along said curve through a central angle of 33°49'03", an arc distance of 159.36 feet; thence North 29°56'36"East, 112.27 feet to the beginning of a curve concave to the west having a radius of 100.00 feet; thence northerly along said curve through a central angle of 03°57'00", an arc distance of 6.89 feet to a point hereinafter referred to as POINT "B"; thence continuing along said curve through a central angle of 29°53'07", an arc distance of 52.16 feet; thence North 03°53'31"West, 44.86 feet to the beginning of a curve concave to the west having a radius of 400.00 feet; thence northerly along said curve through a central angle of 11°49'18", an arc distance of 82.53 feet; thence North 15°42'49"West, 71.46 feet to the beginning of a curve concave to the southwest having a radius of 500.00 feet; thence northwesterly along said curve through a central angle of 09°07'17", an arc distance of 79.60 feet; thence North 24°50'06"West, 36.15 feet to the beginning of a curve concave to the east having a radius of 310.00 feet; thence northerly along said curve through a central angle of 45°24'32", an arc distance of 245.69 feet; thence North 20°34'26"East, 106.80 feet to the beginning of a curve concave to the northwest having a radius of 500.00 feet; thence northerly along said curve through a central angle of 06°15'15", an arc distance of 54.58 feet to the beginning of a reverse curve having a radius of 50.00 feet; thence northeasterly along said curve through a central angle of 51°16'06", an arc distance of 44.74 feet to the southwesterly line of the hereinbefore described PARCEL B.

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
PARCEL F-1 AND PARCEL G-1

The sidelines of said strip are to be shortened or lengthened to begin at the hereinafter described PARCEL H and to terminate at the southwesterly line of the hereinbefore described PARCEL B.

Excepting therefrom:

All of the hereinbefore described PARCEL F.

Containing 10,760 square feet, more or less.

PARCEL G-1

A strip of land 20 feet wide, the centerline of which is described as follows:

BEGINNING at the hereinbefore described POINT "B"; being the beginning of a non-tangent curve, concave to the south, having a radius of 221.93 feet, to which point a radial line bears North 36°39'50"West; thence easterly along said curve through a central angle of 59°35'30", an arc distance of 230.82 feet to the beginning of a compound curve having a radius of 494.02 feet; thence southeasterly along said curve through a central angle of 06°21'56", an arc distance of 54.89 feet to the beginning of a compound curve having a radius of 307.50 feet; thence southeasterly along said curve through a central angle of 08°56'15", an arc distance of 47.97 feet; thence South 54°13'10"East, 87.68 feet to the beginning of a curve concave to the southwest having a radius of 334.04 feet; thence southeasterly along said curve through a central angle of 03°27'03", an arc distance of 20.12 feet to the southerly line of said lands.

The sidelines of said strip are to be shortened or lengthened to begin at the easterly line of the hereinbefore described PARCEL F and to terminate at the southerly line of said lands.

Excepting therefrom:

All of the hereinbefore described PARCEL G.

Containing 2,065 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT
STAGING AREA #3
PARCEL H

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence southerly along said westerly line South 09°58'08"East, 374.32 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line South 09°58'08"East, 125.43 feet; thence leaving said westerly line North 63°06'21"East, 203.07 feet; thence North 26°53'39"West, 120.00 feet; thence South 63°06'21"West, 166.55 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom:

That portion lying within the herein before described PARCEL F.

Containing 19,418 square feet, more or less.

EXHIBIT A
LEGAL DESCRIPTION
PERMANENT DRAINAGE EASEMENT
PARCEL K

All that certain real property situate in the County of Napa, State of California, being a portion of the lands of Edward F. Biggs and Charlotte L. Biggs, Trustees of the Biggs Family Trust dated August 12, 1986 described by deed recorded June 4, 2008 under Document Number 2008-0014217, Napa County Records, being more particularly described as follows:

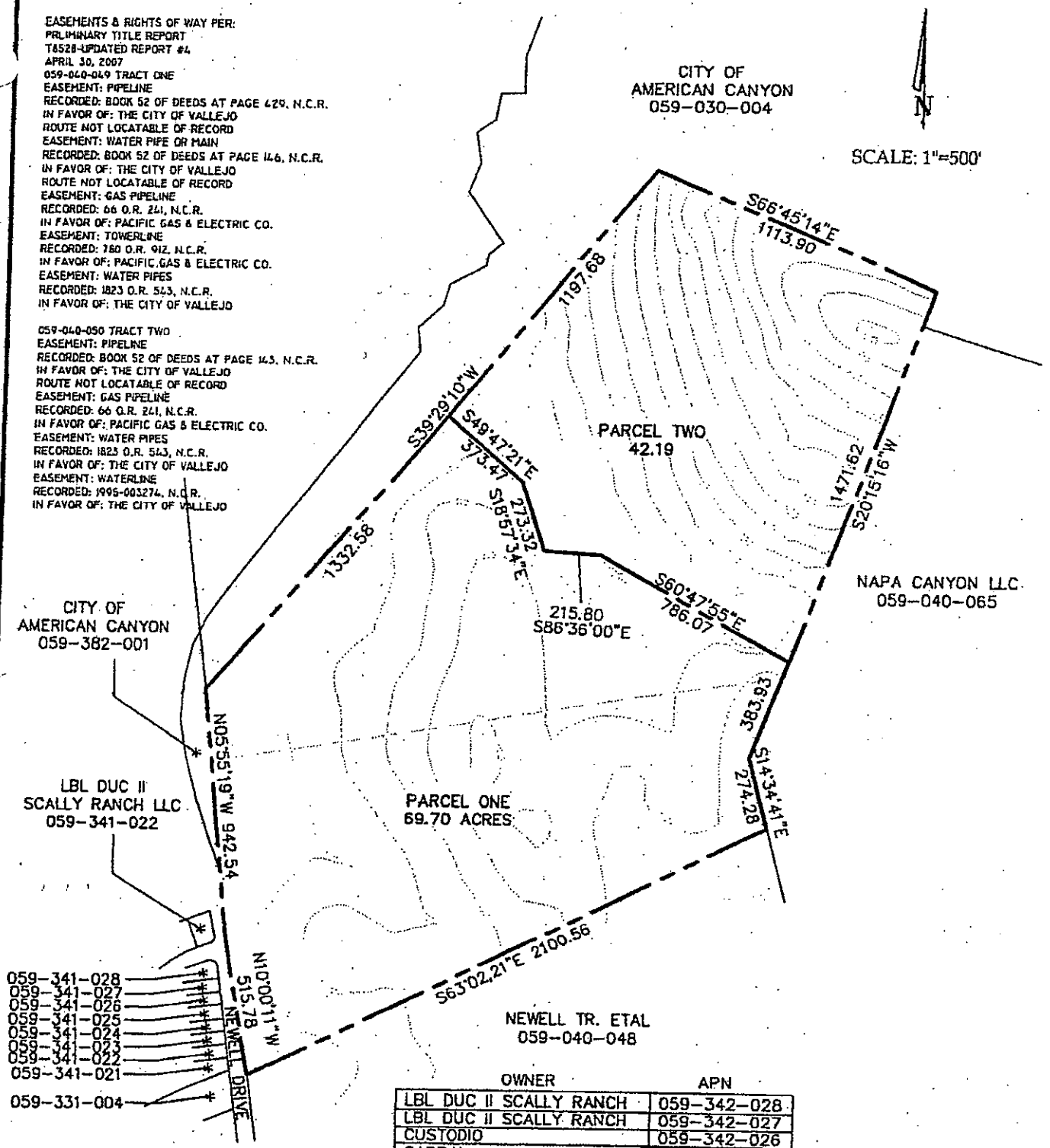
Commencing at a point on the westerly line of said lands being marked by a ½" rebar with cap LS 4366, from which point a ½" rebar with cap LS 4366 bears North 05°54'25"West, 942.73 feet as shown on Sheet 2 of that certain map entitled "AMENDED MAP SCALLY RANCH UNIT 1" filed April 8, 2004 in Book 24 of Subdivisions Maps, at Pages 36 through 57, Napa County Records; thence northerly along said westerly line North 05°54'25"West, 335.76 feet; thence leaving said westerly line North 43°47'06"East, 73.16 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 27°14'06", an arc distance of 112.89 feet; thence North 16°33'00"East, 64.77 feet to the beginning of a curve concave to the northwest, having a radius of 237.50 feet; thence northeasterly along said curve through a central angle of 22°25'48", an arc distance of 92.98 feet; thence North 05°52'48"West, 45.55 feet; thence North 39°29'52"East, 1143.70 feet; thence North 84°29'52"East, 140.70 feet; thence South 50°30'08"East, 151.51 feet; thence South 28°00'08"East, 311.88 feet; thence South 73°00'08"East, 338.44 feet to the westerly line of the hereinbefore described PARCEL A; thence southerly, along said westerly line South 07°34'36"East, 85.57 feet; thence along said westerly line South 34°41'26"East, 63.29 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line South 34°41'26"East, 29.01 feet; thence leaving said westerly line, North 78°16'48"West, 58.01 feet; thence North 34°41'26"West, 15.00 feet; thence North 55°18'34"East, 13.33 feet; thence South 78°16'48"East, 38.68 feet to the TRUE POINT OF BEGINNING.

Containing 1,067 square feet, more or less.

EXHIBIT A

EASEMENTS & RIGHTS OF WAY PER:
PRLIMINARY TITLE REPORT
T8528-UPDATED REPORT #4
APRIL 30, 2007
059-040-049 TRACT ONE
EASEMENT: PIPELINE
RECORDED: BOOK 52 OF DEEDS AT PAGE 429, N.C.R.
IN FAVOR OF: THE CITY OF VALLEJO
ROUTE NOT LOCATABLE OF RECORD
EASEMENT: WATER PIPE OR MAIN
RECORDED: BOOK 52 OF DEEDS AT PAGE 146, N.C.R.
IN FAVOR OF: THE CITY OF VALLEJO
ROUTE NOT LOCATABLE OF RECORD
EASEMENT: GAS PIPELINE
RECORDED: 66 O.R. 241, N.C.R.
IN FAVOR OF: PACIFIC GAS & ELECTRIC CO.
EASEMENT: TOWERLINE
RECORDED: 780 O.R. 912, N.C.R.
IN FAVOR OF: PACIFIC GAS & ELECTRIC CO.
EASEMENT: WATER PIPES
RECORDED: 1823 O.R. 543, N.C.R.
IN FAVOR OF: THE CITY OF VALLEJO

059-040-050 TRACT TWO
EASEMENT: PIPELINE
RECORDED: BOOK 52 OF DEEDS AT PAGE 143, N.C.R.
IN FAVOR OF: THE CITY OF VALLEJO
ROUTE NOT LOCATABLE OF RECORD
EASEMENT: GAS PIPELINE
RECORDED: 66 O.R. 241, N.C.R.
IN FAVOR OF: PACIFIC GAS & ELECTRIC CO.
EASEMENT: WATER PIPES
RECORDED: 1823 O.R. 543, N.C.R.
IN FAVOR OF: THE CITY OF VALLEJO
EASEMENT: WATERLINE
RECORDED: 1995-003274, N.C.R.
IN FAVOR OF: THE CITY OF VALLEJO



OWNER	APN
LBL DUC II SCALLY RANCH	059-342-028
LBL DUC II SCALLY RANCH	059-342-027
CUSTODIO	059-342-026
CABRAL	059-342-025
ELENA & MARES	059-342-024
RAMOS & BENNETT	059-342-023
HIPOLITO	059-342-022
LARA ETAT.	059-342-021

LEGEND

- WELL
- SPRING
- SEPTIC TANK
- 20' INT. CONTOUR LINES
- LEACH FIELD
- OLD PROPERTY LINE
- STRUCTURE AS NOTED R=RESIDENCE G=GARAGE S=SHED B=BARN W=WINERY

PROPOSED CONFIGURATION

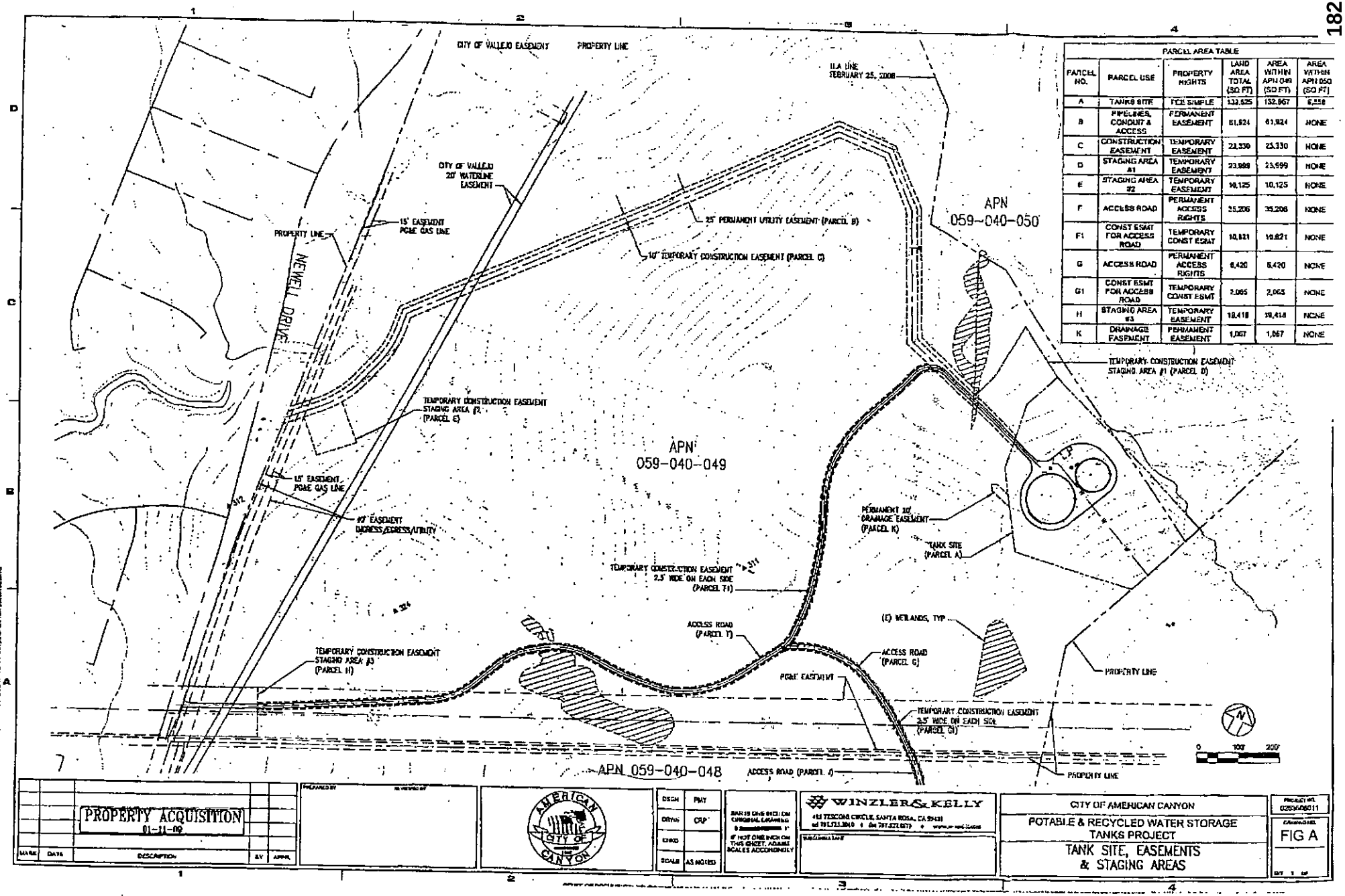
PREPARED BY
ALBION SURVEYS, INC.

ALBION

MAY 4, 2007
REVISED: FEBRUARY 25, 2008

SHEET 3 OF 3

EXHIBIT B



PARCEL AREA TABLE

PARCEL NO.	PARCEL USE	PROPERTY RIGHTS	LAND AREA TOTAL (SQ FT)	AREA WITHIN APN 049 (SQ FT)	AREA WITHIN APN 050 (SQ FT)
A	TANKS SITE	FEE SIMPLE	133,525	132,967	6,558
B	PIPELINES, CONDUIT & ACCESS	PERMANENT EASEMENT	61,924	61,924	NONE
C	CONSTRUCTION EASEMENT	TEMPORARY EASEMENT	23,330	23,330	NONE
D	STAGING AREA #1	TEMPORARY EASEMENT	23,999	23,999	NONE
E	STAGING AREA #2	TEMPORARY EASEMENT	10,125	10,125	NONE
F	ACCESS ROAD	PERMANENT ACCESS RIGHTS	35,206	35,206	NONE
F1	CONST ESMT FOR ACCESS ROAD	TEMPORARY CONST ESMT	10,821	10,821	NONE
G	ACCESS ROAD	PERMANENT ACCESS RIGHTS	6,420	6,420	NONE
G1	CONST ESMT FOR ACCESS ROAD	TEMPORARY CONST ESMT	2,065	2,065	NONE
H	STAGING AREA #3	TEMPORARY EASEMENT	19,418	19,418	NONE
K	DRAINAGE EASEMENT	PERMANENT EASEMENT	1,067	1,067	NONE

PROPERTY ACQUISITION
01-11-09

MARK	DATE	DESCRIPTION	BY	APPR.

PREPARED BY

REVIEWED BY

DSGN	PMY
DRWN	CRP
CHKD	
SCALE	AS NOTED

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

WINZLER & KELLY
491 TESCONI CIRCLE, SANTA ROSA, CA 95401
tel 707.523.3940 fax 707.527.8679

CITY OF AMERICAN CANYON

POTABLE & RECYCLED WATER STORAGE TANKS PROJECT

TANK SITE, EASEMENTS & STAGING AREAS

PROJECT NO. 02936.06011

FIG A

DWG: J:\02936 - AMERICAN CANYON\DESIGN\EASEMENTS\02936 - EASEMENTS.DWG
PLOTTED: 12-21-21 PM

RESOLUTION NO. 2016-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, CALIFORNIA, APPROVING A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE THE CANYON ESTATES PROPERTY TO CREATE 35 LOTS FOR CUSTOM OR SEMI-CUSTOM HOMES, AND THE CANYON ESTATES RESIDENTIAL DESIGN GUIDELINES ON PROPERTY LOCATED EAST OF NEWELL DRIVE, ACROSS FROM DONALDSON WAY AND GRANITE SPRINGS WAY, ASSESSOR'S PARCEL NUMBERS 059-040-078 AND 079, (FILE NO. PL15-0004)

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

WHEREAS, an application was filed by Loewke Planning Associates for approval of a Vesting Tentative Subdivision Map to divide the Canyon Estates property to create 35 lots for custom or semi-custom homes, and the Canyon Estates Residential Design Guidelines on property located east of Newell Drive, across from Donaldson Way and Granite Springs Way, Assessor's Parcel Numbers 059-040-078 and 079 (File No. PL14-0004); and

WHEREAS, The City Council approved a Mitigated Negative Declaration for the overall project in January 2015 in conjunction with the General Plan Amendment, prezoning and initiation of annexation for the Canyon Estates project; the subdivision is substantially consistent with the project evaluated; and no further environmental review is needed; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon Planning Commission on January 28, 2016 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 recommended that the City Council approve a Vesting Tentative Subdivision Map to divide the Canyon Estates property to create 35 lots for custom or semi-custom homes, and the Canyon Estates Residential Design Guidelines; and

WHEREAS, a duly-noticed public hearing was held by the City of American Canyon City Council on February 16, 2016 on the subject application, at which time all those in attendance were given the opportunity to speak on this proposal;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby approves the Canyon Estates Vesting Tentative Map and Residential Design Guidelines, subject to the following Findings and Conditions of Approval.

SECTION 1. FINDINGS

1. The subdivision is substantially consistent with the project evaluated in the Negative Declaration for the overall project approved January 2015 in conjunction with the General Plan Amendment, prezoning and initiation of annexation for the Canyon Estates project; and no further environmental review is needed; and

2. American Canyon Municipal Code (ACMC) Section 18.22.055 provides that the planning commission shall not recommend approval and the city council shall not approve a tentative subdivision map if any of the following findings are made:

A. That the proposed tentative subdivision map is not consistent with the city's general plan or its elements or other applicable plans;

The proposed map is consistent with the General Plan because it will provide individual lots with adequate access and utility services to be developed with custom or semi-custom homes and the subdivision design and the Residential Design Guidelines are consistent with and implement the General Plan policies for Residential Estate (RE) development in hillside areas, as analyzed in the staff report for this project.

B. That the design or improvement of the proposed subdivision is not consistent with the city's general plan or its elements or any other applicable plans;

The proposed improvements for the subdivision are consistent with the City's General Plan, including the size of individual lots, setbacks of residential buildings from the electrical transmission line easement, and the provision of two points of access to the subdivision, as analyzed in the staff report for this project. In order to more fully comply with the requirements to "maximize long range views of the community and surrounding landscape, the maximum building heights of 13 lots are reduced from what was proposed by the applicant.

C. That the site is not physically suitable for the type of development proposed;

The subdivision site is physically suitable for the type of development because it is adjacent to existing residential development, the subdivision is designed to protect Newell Creek and its major tributary which runs through the site, and is designed to provide large lots for estate development with views of the Napa River area.

D. That the site is not physically suitable for the proposed density of development proposed;

The site is physically suitable for the proposed density of development because the density of development will comply with the limits set out in the General Plan and can be improved and provided with necessary utilities to serve the future development. There are no geologic conditions which would prevent the intended development, and the site is of sufficient size to provide a conservation area to offset the proposed development.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The subdivision and related improvements would not adversely affect wildlife habitat areas, as described in the Initial Study/Mitigated Negative Declaration prepared for the Canyon Estates General Plan Amendment, Rezoning, and Annexation, dated August 2014 and approved by the City Council in January of 2015. Adequate setbacks are maintained from Newell Creek and its tributary, and a conservation easement will be place over most of the 74 acres of upland area.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

The subdivision improvements are consistent with the improvements provided for other development in the City and are not likely to cause serious health problems.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city council may approve a tentative subdivision map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to one previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to the city council to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;

There are no public access easements within the subdivision site which would be affected and the subdivision includes the dedication of public trails east of the subdivision.

H. That the discharge of waste water, including sewage and stormwater runoff, from the proposed subdivision would result in a violation of existing water quality requirements prescribed by the regional water quality control board.

The conditions of approval will require the completion of infrastructure improvements that would accommodate sewage and stormwater runoff in compliance with water quality requirements, as shown in the Vesting Tentative Map.

Because none of the findings to disapprove the proposed subdivision can be made, the Vesting Tentative Subdivision Map (PL15-0004) is approved, subject to the following conditions.

SECTION 2. INCLUSIONARY HOUSING REQUIREMENTS

In accordance with American Canyon Municipal Code (ACMC) Section 19.28.050 provides that the City Council approves the payment of inclusionary housing in-lieu fees as an alternative to providing the ten percent low-income units within the Canyon Estates subdivision because the Council finds that the provision of on-site inclusionary units is infeasible for this subdivision for the following reasons:

1. The developer cost to complete these 35 very large hillside lots comes to over $450,000 per lot; this figure is more than double what a lower-income family could afford to pay for *both the finished lot and the home to be built on it*.

2. The annual maintenance costs assessed by the HOA to each lot in this project is estimated at $10,000 per lot, or *equivalent to nearly half of the entire housing budget for a lower-income family of four*.

3. If 4 of the lots were discounted to sell at roughly $80,000 each (one-third of what a lower-income family could pay), the result would be to inflate the market price for remaining 31 finished lots in Canyon Estates to roughly $600,000 – *a level substantially beyond the threshold of market feasibility*.

SECTION 3: CONDITIONS OF APPROVAL

Planning Conditions

Approval, Exhibits, and Expiration

1. Vesting Tentative Subdivision Map (PL15-0004) to divide APN 059-040-078 and 079 into 35 house lots, four open space parcels to be owned by the future Home Owners' Association, a private roadway parcel, and a upland area subject to a conservation easement is approved as shown on the Vesting Tentative Map for Canyon Estates prepared by Bellecci & Associates, revised through January 2015, consisting of ten sheets, marked Exhibit A and on file in the Community Development Department, except as modified by conditions contained in this approval.

2. In addition to the development standards of the Rural Residential Hillside (RRH) Zoning District set out in American Canyon Municipal Code Chapter 19.10, future development of the subdivision and the individual lots shall be subject to the Canyon Estates Residential Design Guidelines prepared by Loewke Planning Associates, revised through February 8, 2016, consisting of 28 pages, marked Exhibit B and on file in the Community Development Department, except as modified by conditions contained in this approval.

3. In accordance with American Canyon Municipal Code Section 18.24.050, a final map must be submitted for processing within 24 months from the day of final action by the City Council to approve the Tentative Map, otherwise the Tentative Map approval shall be of no further force and effect. Within this 24 month period, the applicant may submit a written request for an extension of time to file the Final Map in accordance with the Subdivision Map Act, Government Code Section 66452.6 (e), which shall be subject to City Council action. The approved extensions cannot exceed a total of six years.

4. 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 document, 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.

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

6. Prior to recordation of the Final Map, the applicant shall submit to the Community Development Department and City Attorney for review and approval a draft copy of the Covenants, Conditions and Restrictions (CC&Rs) for this project. The CC&Rs for this subdivision shall be consistent with the Final Subdivision Map in terms of easements for public utility purposes, relocated easements, public access easements, emergency vehicle access easements, landscaping and maintenance and shall include a provision that requires the City to approve subsequent amendments to the CC&Rs.

7. Street names in the subdivision shall be subject to City review and approval prior to recordation of the Final Map.

8. In compliance with American Canyon Municipal Code, Chapter 19.28, Inclusionary Housing Requirements, the applicant's request to pay inclusionary housing in-lieu fees instead of providing the units on site is hereby granted, subject to the applicant's offer that future development within the subdivision shall be subject to the in-lieu housing fees in effect at the time of building permit. Prior to recording the Final Map, the applicant shall enter into an Affordable Housing Agreement with the City specifying that the inclusionary housing in-lieu payment is payable at the time of issuance of a building permit for a new house in the subdivision and shall be based on the fees in effect at that time.

9. The public trail system as shown on Exhibit "A," includes three segments: (a) the trail along the access road to the water tank, (b) the side trail west of the access road to the lookout point, and (3) the trail extension ("Trail Extension") north of the access road extending to and crossing Newell Creek. As offered by the applicant, the applicant shall dedicate easements, include the design of the trail system in the improvement plans, and construct the public trail system including the crossing of Newell Creek, subject to the following:

a. The City shall be responsible for the environmental review; design of the trail improvements and creek crossing; securing the necessary permits from resource agencies and conservation easement trustee entities; and construction of portion of the Trail Extension starting at the U.S. Fish and Wildlife Service jurisdictional line on the south side of Newell Creek, through to the connection to existing trails in the Newell Open Space on the north side of the Creek (referred to herein as the "Creek Crossing"). The applicant shall be responsible for the dedication of the potential trail alignment on the Final Map, and for all of the City's costs for this portion of the Trail Extension, subject to a credit against the portion of the Parks and Recreation Impact fee specified in Paragraph c of this Condition. The applicant is not required to include the Creek Crossing on the subdivision improvement plans, but shall include the public access easement for the Creek Crossing on the Final Map.

b. Prior to recordation of the Final Map, the applicant shall enter into an agreement with the City regarding paying the City's costs for the portion of the Trail Extension as described in Paragraph A of this condition. The applicant shall be responsible for the payment of the City's actual costs even if they exceed the maximum amount of credit towards the Parks and Recreation Impact Fee as specified in Paragraph e of this Condition. The agreement shall provide that the applicant shall pay to the City a portion of the Parks and Recreation in-lieu fee in the amount of $144,410 upon recordation of the Final Map for the project, and shall be responsible to reimburse the City for any costs for the portion of the Trail Extension as described in Paragraph a of this Condition that exceed this payment. The agreement shall include that the remaining portion of the Parks and Recreation Impact fee in the amount of $1,066 per residential unit shall be paid at the time of issuance of a building permit for the construction of a new home.

c. The project is subject to the payment of the park and civic facilities development impact fee established by American Canyon Municipal Code Chapter 15.08. The amount of this impact fee may be reduced by the costs of the environmental review, permitting, design and construction of the Trail Extension to a maximum of $4,126 for each of the 35 residential lots. This amount is the portion of the impact fee attributed to parkland acquisition and development as adopted by the City Council on January 20, 2015. The project is subject to the payment of the remaining portion of the impact fee related to the costs of civic facilities, and recreation facilities including the community gym and the aquatic center. The documentation of the applicant's construction cost of the Trail Extension submitted for credit against the park fees shall be subject to the review and approval by the City Engineer.

d. The feasibility of the public trail located to the east of the proposed subdivision and west of the City's water tanks shall be confirmed prior to recordation of the Final Map. If any portion of the trail cannot be provided as shown on the Vesting Tentative Subdivision Map, an amendment to the Canyon Estates Vesting Tentative Map is required before recordation of the Final Map.

10. The applicant shall provide a 10-foot wide easement along the most northern portion of Assessor's Parcel Number 059-040-078 adjacent to the Newell Open Space to allow a rural trail (bladed not improved with paving) from the Newell Open Space to a point adjacent to the northeasterly corner of the site, avoiding impact to existing trees, as conceptually shown on Exhibit "C" as the "Ridgeline Trail". The easement alignment as shown on the Final Map shall be to the satisfaction of the Parks and Recreation Director. The U.S. Fish and Wildlife Service (USFWS) is expected to confirm through their Biological Opinion that the proposed Ridgeline Trail will not preclude the accommodation of sufficient onsite land outside the City Boundary to serve as a habitat preserve in order to adequately

compensate for all temporary and permanent disturbances to lands within the subdivision boundary. In the event that this is not the determination of USFWS, then the applicant shall not be required to make this trail easement dedication. Additionally, the applicant will not be responsible for improvement of this trail. Exhibit "C" consists of one page labeled "Exhibit C, 02/16/2016" on file in the Community Development Department.

11. The subtrail overlook located to the east of Lots 17 and 18 shall be improved with public amenities such as seating, a drinking fountain, interpretative information, dedication plaques, etc. The design of these amenities shall be subject to the review and approval by the Community Development Director.

12. The retention adjacent to Lots 7, 14, 15, and 16 shall be constructed as a series of retaining walls, which shall not exceed six feet in height each, and shall be separated by at least five feet to provide for landscaping.

13. The mitigation measures as set out in the Mitigation Monitoring and Reporting Program approved by the City Council in approving the Mitigated Negative Declaration for this project in Resolution 2015-05 are hereby made conditions of this project approval and incorporated herein.

Public Works Conditions

GENERAL CONDITIONS OF APPROVAL

14. The Applicant shall be responsible for all City map check, 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 plan check and inspection costs.

15. 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. Approvals depicting improvements that do not conform to the ACMC or the City Standards do not constitute approval of exceptions this requirement unless explicitly authorized herein or in another City resolution.

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

17. 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.

18. 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.

19. 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 hydrologic and hydraulic calculations to support the design and sizing of all public and private drainage facilities including storm drains, detention facilities and weirs.

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

21. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded 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 shall enter into an agreement (transferrable to future Homeowner's Association) with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.

22. A Final Map, as defined in the Subdivision Map Act, shall be prepared by a licensed surveyor or civil engineer. The Final Map shall show all parcels, rights-of-way, and easement(s), and shall be submitted to the City Engineer for review. The Final Map shall be in substantial conformance with the approved Vesting Tentative Map and all applicable conditions of approval. The Final Map is not valid until it has been approved by the City and recorded. Closure calculations shall be provided at the time of initial Final Map submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the Final Map shall be directly verifiable by information shown on the closure calculation printout. The point(s) of beginning shall be clearly defined. All lot acreages shall be shown on the Final Map and shall be verifiable from information shown on the closure calculation printout. A current title report (within past 30 days) shall be submitted at the time of initial Final Map submittal.

23. The Applicant shall secure all necessary rights-of-way and public and private easements for both onsite and offsite improvements. Rights-of-way and easements shall be dedicated on the map or granted by separate instrument. The Applicant shall prepare all necessary legal descriptions and deeds.

24. To the extent any offsite public improvements require the acquisition of property not currently owned by the Applicant or the City, the Applicant shall first make a good-faith effort to acquire the necessary property rights, however if the Applicant makes such an effort and is unable to acquire such rights, then the Applicant may request the City acquire the necessary property rights through the exercise of eminent domain provided that the Applicant enters first into an agreement with the City to pay for all costs incurred by the City to acquire such rights and if the City does not acquire the rights necessary to allow the offsite public improvements to be completed by the Applicant within statutory timeline provided by law, then the Applicant shall be relieved of the obligation to construct those off-site improvements only to the extent they require property not currently owned

by the Applicant or the City. The Applicant shall make a good-faith effort to identify and acquire the necessary property rights at the earliest opportunity.

25. The Applicant shall transmit by certified mail a copy of the conditionally approved Vesting Tentative Map together with a copy of Section 66436 of the State Subdivision Map Act to each public entity or public utility that is an easement holder of record.

26. Applicant shall submit site Improvement Plans, prepared by a registered Civil Engineer, for review and approval of the City. 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.

27. All private street, water mains, sewer mains, recycled water facilities and storm drains shall be clearly labeled as "Private" on the Improvement Plans, along with clear demarcation points where they become public.

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

29. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

30. 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.

31. 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.

32. 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.

33. All new fire hydrants shall be covered with burlaps 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.

34. 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.

35. All streets, curbs, gutters, sidewalks or other public facilities damage 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.

36. 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.

37. 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)* and the Applicant's Storm Water Pollution Prevention Plan (SWPPP). All stormwater BMP's shall be maintained to the satisfaction of the Qualified SWPPP Developer (QSD), Qualified SWPPP Practitioner (QSP), and the City Engineer.

38. Construction and grading activities on the site shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday. Work on weekends and holidays requires written approval from the City Engineer. If weekends and holiday work is approved, construction and grading activities on the site shall be limited to between 8:00 a.m. to 6:00 p.m. on Saturdays, and between 10:00 a.m. and 6:00 p.m. on Sundays and State and Federal holidays.

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

40. In accordance with the City's Zero Water Footprint Policy, prior to the issuance of a building permit, a Will-Serve Letter and Water Supply Report shall be executed with the City which will quantify the new potable water demand for the proposed development and will identify the necessary mitigation for the development's demands with "wet-water" offsets with one or more of the following options:

    a. Reducing existing potable water demands on-site;

    b. Funding programs or constructing projects that would conserve an equivalent amount of water elsewhere within the water service area;

    c. Funding of and/or constructing projects that would increase an equivalent amount of recycled water use elsewhere within the water service area where potable water is currently used; or

    d. Purchase new water supplies from other water providers.

The completion of the approved water demand mitigations will be required prior to occupancy of the new development.

41. 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.

SPECIAL CONDITIONS OF APPROVAL

42. Applicant shall submit Improvement Plans prepared by a registered Civil Engineer (Engineer of Record) in substantial conformance with the Vesting Tentative Map (Sheets 1 through 10), prepared by Bellecci & Associates, Inc., dated January 2016 (VTM).

43. All on-site (defined as: within the subdivision boundaries) streets, sidewalks, streetlights, domestic water facilities, sewers, recycled water facilities, storm drain facilities and stormwater quality facilities shall be privately owned and maintained with the exception of the following on-site Public Improvements: the two relocated 18" domestic water mains and one relocated 18" recycled water main, the tank access road/public trail along the south side of the subdivision within Lot "C", the public trail on Lot "A," the individual water meters, any fire hydrants connected directly to the City's 18" potable water transmission main and the City of Vallejo's relocated water transmission mains.

44. The Applicant shall construct all of the on-site and off-site Public Improvements generally shown on the Vesting Tentative Map and more specifically described below.

    a. Newell Drive Improvements:
    Newell Drive along the entire subdivision frontage (including the projection of the subdivision frontage through APN 059-382-001) shall be widened as necessary to a paved width of 36-feet, and shall include curb, gutter, landscaping, a fence matching the existing fencing now along the project frontage, and along the west side of Newell Drive, and an 8-foot wide meandering sidewalk. The existing streetlights and other existing infrastructure shall be relocated as necessary. Crosswalks shall be installed across Newell Drive at the southerly legs of the intersections with Granite Springs Way and Donaldson Way and shall include appropriate signage and Rectangular Rapid Flashing Beacon (RRFB) warning systems. A mid-block pedestrian crossing shall be installed to connect the future public trail within the PG&E easement on the east side of Newell Drive with the existing trail on the west side of Newell Drive. This mid-block crossing will require modification of the median to accommodate the pedestrian crossing, and shall include appropriate signage and Rectangular Rapid Flashing Beacon (RRFB) warning systems. The public trail immediately east of Newell Drive shall include design elements to ensure that cyclists and pedestrians stop before crossing Newell Drive.

    Pedestrian curb ramps meeting the most recent ADA standards shall be provided at all new intersections corners and at both ends of the new crosswalks.

    b. Relocation of Existing Potable Water and Recycled Water Transmission Mains:

The two existing 18" domestic water mains and one 18" recycled water main shall be relocated through the subdivision and the adjacent parcel to the east (APN 059-040-078) to be within, or immediately adjacent to, the new tank access road within the new utility easement, that is 25 feet wide outside the City's municipal boundaries, and 30 feet wide within, from Newell Drive to the point where the existing mains currently are within the existing tank access road. The separation distance between water and recycled water transmission mains and the existing PG&E high voltage electrical transmission towers shall be as approved by PG&E. At the discretion of the City Engineer, the fences along the rear of Lots 1, 2 and 3 shall be held back from the edge of the easement to allow excavation of the water transmission mains.

c. Tank Site Access Road:
The tank site access road shall be reconstructed along its entire length, both through the subdivision and through the adjacent parcel to the east (APN 059-040-078) regardless of whether it is a realigned segment or existing alignment. Except for the segment of the access road that utilizes the "25' Secondary Access" road, the tank access road shall be improved in accordance with City Service Road standards and have a minimum all-weather surface of 14 feet in width with 1-foot shoulders on both sides as approved by the City Engineer.

d. Public Trails:
Public trails shall be constructed on APN 059-040-078 and Lot "A" as shown on the VTM at a minimum graded width of 10 feet and shall have a permeable graded surface to be proposed by the subdivider and subject to approval by the City Engineer.

e. Potable Water Pump Station and Hydropneumatic System:
The applicant shall fund the design and construction of a water pump station and hydropneumatic tank system to the satisfaction of the City Engineer. Such pump station shall be designed to serve the proposed development in combination with a hydropneumatic system, and to ultimately supply water to the City's future high pressure water tank, once such tank is constructed; understanding that changes such as pump impellers and reprogramming of the Variable Speed Drives (VFD's) will be required for the station's ultimate configuration. The hydropneumatic portion of the system will not be needed once the development is connected directly to the City's high pressure zone. The cost to decommission the hydropneumatic system shall be borne by the applicant by way of a funding mechanism acceptable to the City Engineer.

The final design of the pump station shall at a minimum include the following:

1. Two (2) electrically driven VFD pumps
2. Primary electrical power shall be supplied by Pacific Gas and Electric Company (PG&E)
3. Backup power shall be supplied by an integral backup generator fueled by natural gas supplied by PG&E
4. Piping shall meet City and AWWA standards
5. Electrical components, motors, and motor control units shall meet standards established by the Underwriter's Laboratory (UL Listed)
6. Instrumentation for the pump station shall be connected to the City's preferred SCADA (supervisory control and data acquisition) system. All alarm functions

(instrumentation and security) shall be connected to the City's desired alarm system provider.

7. Construction of the pump station building shall be of fire resistant materials and shall architecturally match existing buildings located at the proposed pump station site, and shall be to the satisfaction of the City Engineer.
8. The pump station building shall be constructed as having a separate pump station room, and a control room which shall have adequate environmental systems to protect electrical components from extreme temperatures.
9. Hydropneumatic system located downstream of the pump station with the ability to supply a minimum and consistent pressure of 40psi to the highest pad elevation shown on the approved VTM, as well as meet the minimum fire flow as determined by the American Canyon Fire Protection District.
10. A hydraulic model of the proposed pump station and hydropneumatic system that shows that the proposed design meets all of the above listed system requirements.

f. Water Meters:
Although the on-site water system, including the individual lot services, will be private, the water meters and meter boxes will be City owned and maintained.

g. Fire Hydrants:
A minimum of two public fire hydrants shall be installed, one being located at the project entrance off of Newell Drive, and other being located in the general vicinity of where the 25' access road meets the public trail adjacent to Lot "C" within the boundaries of the subdivision.

h. City of Vallejo Water Transmission Mains:
The two existing City of Vallejo water transmission mains shall be realigned to be within Lots "A" and Lot"C" as shown on the VTM. The design and construction of the relocation of the City of Vallejo's water transmission mains shall be done in accordance with the City of Vallejo Standard Specifications and Standard Drawings. Prior to the preparation of the Improvement Plans, the Applicant shall submit to the City of Vallejo a preliminary plan and profile. The Applicant shall provide written verification from the City of Vallejo that they approve the preliminary alignment plan including the separation distance from the existing PG&E gas line and easement.

The final design shall include vaults with isolation and combination air-release valves at the tie-in points. The crossing of the water mains beneath Street "A" shall be incased in concrete. The new private sewer in Canyon View Way shall cross beneath and perpendicular to the City of Vallejo water transmission mains and shall meet State pipeline separation guidelines. The access easement adjacent to Lot 35 shall be graded and include a concrete driveway apron to allow vehicular access.

The Applicant shall be reimburse the City of Vallejo for all costs related to its water main relocation including plan check, shutdown, inspection, testing and startup. Applicant shall obtain a City of Vallejo pipeline encroachment permit prior to any work within their existing easements.

45. The Applicant shall construct all of the on-site Private Improvements generally shown on the Vesting Tentative Map and more specifically described below. All private streets, water, sewer, recycled water, 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. Street Improvements:
    The private on-site streets identified on the VTM as Street "B," Court "C," Circle "D" and Circle "E" shall be constructed to a minimum curb-to-curb width of 30-feet and shall have a minimum 4-foot wide sidewalk along at least one side of the street. These streets shall have signage and or red painted curbs prohibiting parking along one side.

    The private on-site street identified on the VTM as Street "A" shall be constructed to a minimum curb-to-curb width of 60-feet and shall have minimum 4-foot wide sidewalks along both sides. The travel lanes, exclusive of the center median, shall be at least 20-feet wide.

    The private on-site street identified on the VTM as "25' Secondary Access" shall be constructed to a minimum curb-to-curb width of 24-feet and shall have a minimum 4-foot wide sidewalk along at least one side of the street. This street shall have signage indicting that it is a Fire Lane and red painted curbs prohibiting parking along both sides.

    Pedestrian curb ramps meeting the most recent ADA standards shall be provided at all intersections corners adjacent to sidewalks and at the limits of the improvements where they do not adjoin existing sidewalk improvements. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.

    b. Subdivision Landscaping: The portions of Parcel A to the south of Lot 35, Parcel D, and the portions of Parcel C outside of the PG&E transmission line easement shall all be landscaped as part of the subdivision improvements. Landscape plans shall be submitted in conjunction with the improvement plans for onsite improvements and shall be subject to the review and approval of the Community Development Director.

    c. Water Distribution Facilities:
    The on-site private water system shall be separated from the City's water system by the installation of a backflow prevention device at the point of connection. The point of connection will be determined though to design of the public booster pump system and associated piping.

    d. Sewer Collection Facilities:
    The on-site private sewer collection facilities shall be separated from the City's sewer system by the installation of a manhole at the property line.

    e. Recycled Water Facilities:
    The on-site private recycled water system shall be designed in accordance with the applicable provisions of Titles 17 and 22 of the California Code of Regulations, and shall be separated from the City's recycled water system by the installation of a meter and backflow prevention

device at the back of the sidewalk. The private recycled water system shall include a private booster pump designed and constructed to meet the flow requirements of all future landscaping within the subdivision. Applicant shall enter into a Recycled Water User's Agreement with the City transferrable to the HOA. The HOA will be the single entity responsibly for operating the recycled water system in accordance with the terms of that agreement.

f. Storm Drain Facilities:
Construct private on-site drainage facilities, detention facilities, weirs and other appurtenances to collect and convey all surface drainage to an approved outfall. Provide for the positive drainage of all adjacent upstream or upgrade properties to prevent ponding. Off-site peak storm water discharge shall not exceed 90% of the undeveloped peak flow from the 24-hour, 100-year event.

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

46. 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:

(1) Public Street Repair Plan
(2) Utility Plan and Joint Trench Plan
(3) Construction Storm Water Pollution Prevention Plan (SWPPP)
(4) Drainage Report
(5) Post-Construction Stormwater Runoff Management Plan (SRMP)
(6) Geotechnical Report
(7) Soil Corrosivity Analysis
(8) Construction Traffic Control Plan.

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.

e. Provide written verification from PG&E describing the acceptable distance that the three City 18" water transmission lines may be placed in relation to the existing PG&E high voltage electrical transmission towers running along the southern boundary of the project.

f. Provide a preliminary report and schematic plan prepared by a registered Civil Engineer of the proposed public potable water system which includes the required pump station and hydropneumatic system, with sufficient detail for the City (or preferred consultant) to perform a hydraulic model of the proposed improvements to verify its ability to meet all of the system requirements.

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

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

b. Provide written acknowledgment by the City of Vallejo City Engineer that they approve the Improvement Plans for the relocation of their water transmission facilities.

c. 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.

d. 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.

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

f. Provide a final PS&E (plans, specifications, and estimate) package for the City's review of the public potable water boosting system (pump station, hydropneumatic system, and all associated piping).

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

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

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

c. Conduct a pre-construction meeting with representatives of the City whereby the Applicant, the Legally Responsible Party (LRP), Qualified SWPPP Practitioner (QSP), Qualified SWPPP Developer (QSD), and/or the Contractor provides the following:

(1) Six (6) full-size bond copies of the approved Improvement Plans for the City's use.
(2) One (1) job-site copy of the latest edition of the City Standards for the Contractor use.
(3) One (1) job-site copy of the SWPPP for use by the LRP, QSP, QSD, and Contractor.

49. Prior to SUBMITTAL OF THE FINAL MAP, the Applicant shall apply jointly to the County of Napa and the City for a Lot Line Adjustment to move the lot line between APN 059-040-078 and APN

059-040-079 to be concurrent with the City Urban Limit Line and the eastern boundary of the subdivision.

50. Prior to RECORDATION OF THE FINAL MAP, the Applicant shall:

a. Record the Lot Line Adjustment between APN 059-040-078 and APN 059-040-079 described above.

b. Construct all of Public and Private Improvements to the satisfaction of the City Engineer and the City of Vallejo City Engineer. Alternatively, the Applicant may enter into a Subdivision Improvement Agreement with the City agreeing to complete all of the Public and Private Improvements prior to Occupancy of the first unit. Such an Agreement will require the Applicant to provide bonds, proof of workers compensation insurance, and general liability insurance in the forms and amounts as deemed satisfactory to the City.

c. Establish a Homeowner's Association (HOA) in accordance with State law with recorded Codes, Covenants, & Restrictions (CC&Rs) that are satisfactory to the City Engineer and City Attorney to provide long-term and ongoing maintenance of all of the Private Improvements identified above. Specifically, the HOA will be responsible for the long-term and ongoing maintenance of the private streets, sidewalks, streetlights, domestic water facilities, sewers, recycled water facilities (including the booster pump), storm drain facilities (including the detention basin) and stormwater quality facilities within the limits of the subdivision. The City will have enforcement authority over the HOA's maintenance obligations and the obligation to review and approved proposed changes amendments to the CC&R's. The CC&R's shall require the HOA to create and maintain a separate maintenance reserve fund in the amount of a percentage of the cost of constructing the HOA maintained improvements listed above. Said percentage will be determined by the City prior to recordation of the CC&Rs.

d. Generally, in substantial conformance with that which is shown on the approved Vesting Tentative Map, convey all easements and dedications, public and private, for the construction, use and/or maintenance of, roads, trails, or other access, on the Final Map, or by separate instrument recorded concurrently and referenced on the Final Map. All dedications to the City and City of Vallejo shall be Irrevocable Offers of Dedication. Dedications to the City over the adjacent parcel to the east (APN 059-040-078) and dedications to City of Vallejo shall be made by separate instrument. Specific offers of dedication shall include:

(1) A 25-foot wide easement in favor of the City for purposes of utilities, maintenance access and public access through Lot C adjacent to Lots 1, 2 and 3 from Newell Drive to the adjacent parcel to the east (APN 059-040-078).
(2) A 30-foot wide easement in favor of the City for purposes of utilities, maintenance access and public access through the adjacent parcel to the east (APN 059-040-078) generally following the alignment of the existing tank access road.
(3) A 25-foot wide easement in favor of the City for purposes of public access over the segment of the private on-site street identified on the VTM as "25' Secondary Access" that connects the two segments of the tank access road.

(4) 10-foot wide easements in favor of the City for purposes of public access over the public trail alignments on Lot "A" and the adjacent parcel to the east (APN 059-040-078) where separate from the tank access road, as shown on the VTM.
(5) An easement in favor of the City for purposes of emergency vehicle access and maintenance access over the private roads within the subdivision.
(6) An easement in favor of the City for purposes of public access over Lot "C" adjacent to Newell Drive as necessary to accommodate the new 8-foot wide meandering sidewalk.
(7) A 20-foot wide easement in favor of the City Vallejo for purposes of utilities over Lot A, Lot C and crossing private Street "A" following the alignment of the relocated City of Vallejo water transmission mains as shown on the VTM.
(8) An easement in favor of the City Vallejo for purposes of maintenance access over private Street "A" and a portion of Street "B."
(9) Blanket easements in favor of the City Vallejo for purposes of maintenance access over Lots "A" and "C."
(10) 5-foot wide public utility easements behind the curbs along both sides of the private streets as necessary to accommodate the joint trench utilities and the water meters.

e. Abandon all existing easements that are relocated or otherwise no longer needed.

f. Submit signed deeds with Certificates of Acceptance for all dedications to the City of Vallejo.

g. Furnish proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.

51. 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) in accordance with applicable State and City laws. 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.

b. Complete the public potable water system improvements including the pump station, hydropneumatic system, and all necessary piping up to, and including the points of connection to the private water system. Such public improvements shall be tested to the satisfaction of the City Engineer and the American Canyon Fire Protection District.

52. Prior to OCCUPANCY OF ANY BUILDING, the Applicant shall:

a. Submit an inspector's punch list indicating that all of the improvements are constructed to the satisfaction of the City Engineer and Vallejo's City Engineer.

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

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

d. Submit testing certification all backflow devices installed.

e. Provide a mylar and digital copy of the Improvement Plans that include all as-built or field changes, in digital AutoCAD (.dwg) and (.shp) format (void of any AutoCAD block formats preventing full editing capabilities of the drawings), compatible with the City's current version, and tied to the City's coordinate system.

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

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

h. Provide letter(s) from the Architect of Record, Structural Engineer of Record and all other design professionals who signed the building permit plan submittal indicating that all the building improvements have been constructed in substantial conformance with their plans.

i. Either enter into and record a Post-Construction Stormwater Operations and Maintenance Agreement with the City that shall be transferrable to the established HOA, or include the post construction stormwater operations and maintenance obligation in the CC&Rs.

j. Enter into a Recycled Water User's Agreement with the City transferrable to the HOA.

FIRE District Condition

GENERAL CONDITIONS

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

54. Fire District plan review shall be based on the information submitted at the time of permit application. Any changes to the approved/permitted scope of work including additions, alterations, demolition, repair or a change in occupancy/use may impact the project requirements, including but not limited to the installation of additional fire protection systems or components.

FIRE DEPARTMENT ACCESS

55. 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 American Canyon Fire Protection District and the applicable Public Works Standard.

56. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all buildings from an approved exterior route. The final design of fire department access components shall be reviewed and approved by the Fire Chief prior to installation.

57. 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 75,000 pounds.

58. Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction.

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

FIRE PROTECTION

60. Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the American Canyon Fire Protection District and the applicable National Fire Protection Association Standard.

61. Plans and calculations for all fire protection systems and features shall be submitted and approved prior to the issuance of a building permit.

62. 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.

63. Establish a Homeowner's Association (HOA) in accordance with State law with recorded Codes, Covenants, & Restrictions (CC&Rs) that are satisfactory to the City Engineer, Fire Protection District and City Attorney to provide long-term and ongoing maintenance of all private improvements

64. The HOA shall be responsible for the inspection, testing and ongoing maintenance of the private water delivery system connected to and including private fire hydrants within the limits of the subdivision.

65. All required inspection testing and maintenance of the private water delivery system including hydrants and valves shall meet the standards adopted by the California State Fire Marshal and the American Canyon Fire Protection District including but not limited to the most current adopted editions of the California Code of Regulations Title 24, Part 9 (California Fire Code) and adopted NFPA Standards.

CONSTRUCTION

66. 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 standards and nationally recognized standards.

67. Buildings undergoing construction shall maintain fire safety at all times. Construction practices shall be in accordance Chapter 14 of the California Fire Code. Hot work shall be performed in accordance with Chapter 26 of the California Fire Code.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 16th day of February, 2016, by the following vote:

AYES:	Council Member Joseph, Leary, Ramos, Vice Mayor Bennett, and Mayor Garcia
NOES:	None
ABSTAIN:	None
ABSENT:	None

Leon Garcia

Leon Garcia, Mayor

ATTEST:

Cherri Walton, CMC, Deputy City Clerk

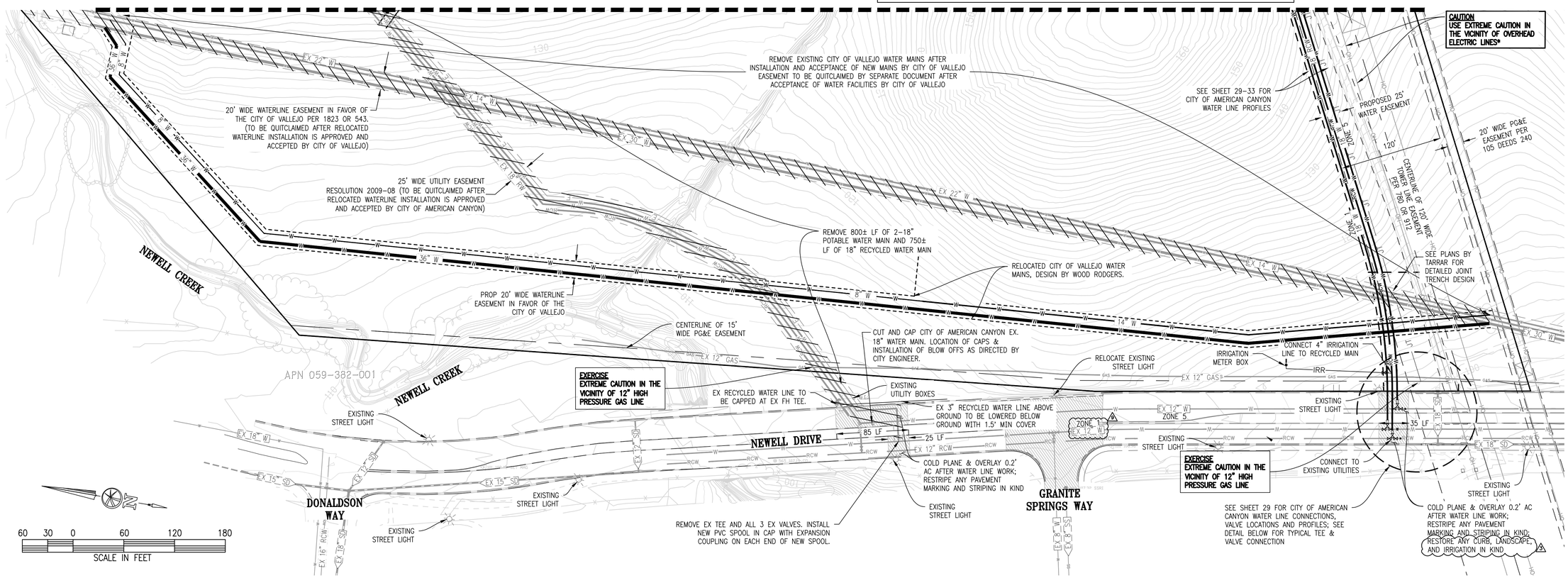
CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

NOTE:

1. AS FIRST ORDER OF CONSTRUCTION CITY OF VALLEJO AND CITY OF AMERICAN CANYON WATER MAIN AND APPURTENANCES ARE TO BE RELOCATED AS SHOWN ON THE PLANS.
2. PER CITY OF AMERICAN CANYON WATER SYSTEM DESIGN STANDARDS (6.02 L.3) ABANDONED MAINS, VALVES & RISERS WITHIN STREET STRUCTURAL SECTION SHALL BE REMOVED.
3. CONTRACTOR TO COORDINATE WITH CITY OF AMERICAN CANYON REGARDING POINT OF ACCESS FOR RECYCLED WATER FOR CONSTRUCTION PURPOSES.

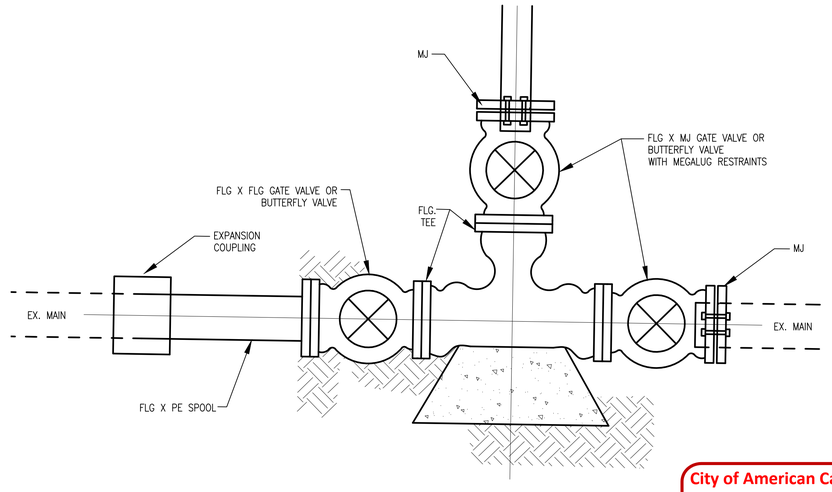
* CONTRACTOR IS RESPONSIBLE FOR INSURING APPROPRIATE CLEARANCE BETWEEN WORKING EQUIPMENT AND OVERHEAD LINES PER OSHA, CAL-OSHA, AND CALIFORNIA PUC GUIDELINES AND REQUIREMENTS.

SEE SHEET 4



LEGEND

0.2' DEEP FULL DEPTH COLD PLANE WITH 0.2' AC OVERLAY WITH PRF



WATER MAIN CONNECTION DETAILS
NOT TO SCALE

City of American Canyon
Public Works
Job Site Copy
08/23/2021
REVISION DELTA 9

BY	DATE	REVISIONS
	08/23/2021	EXISTING WATER LINE SIZE
	04/28/2021	WATER LINE BLOW-OFF LOCATIONS

Bellecci & Associates, inc.
CivilEngineering • LandSurveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

07/21/2020 DATE
SC, JSA, JSL, WW DRAWN BY
SB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER SHARAT CHANDRA BANDUGULA No. 82491 CIVIL STATE OF CALIFORNIA

CANYON ESTATES
IMPROVEMENT & GRADING PLANS
UTILITY RELOCATION
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

3 OF 56
JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 01/14/21

CALL 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

LOCATION OF CAP AS DIRECTED BY THE CITY ENGINEER, 3-18" WATER MAIN AND EXISTING ELECTRICAL LINE (END)

CONNECT TO EXISTING UTILITIES

* CONTRACTOR IS RESPONSIBLE FOR INSURING APPROPRIATE CLEARANCE BETWEEN WORKING EQUIPMENT AND OVERHEAD LINES PER OSHA, CAL-OSHA, AND CALIFORNIA PUC GUIDELINES AND REQUIREMENTS.

CAP 2-18" POTABLE WATER MAIN FOR FUTURE EXTENSION TO ZONE 5 STORAGE TANK

SEE SHEETS 29-33 FOR CITY OF AMERICAN CANYON WATER LINE PROFILES

20' WIDE PG&E EASEMENT PER 105 DEEDS 240

ABANDON 3 EXISTING 18" WATER MAINS AND FILL PIPES WITH FLOWABLE FILL PER CITY OF AMERICAN CANYON REQUIREMENTS.

PROPOSED 30' WATER EASEMENT

25' WIDE UTILITY EASEMENT, PARCEL B PER RESOLUTION 2009-08

CAP EXISTING 3-18" WATER MAIN AND EXISTING ELECTRICAL LINE (BEGIN). CAP LOCATION AS DIRECTED BY THE CITY ENGINEER

CAUTION
USE EXTREME CAUTION IN THE VICINITY OF OVERHEAD ELECTRIC LINES*

BIGGS
2013-0032904

REMOVE 710± LF OF 2-18" WATER MAIN AND 710± LF OF 18" RECYCLED WATER MAIN

FUTURE DOMESTIC WATER PUMP STATION (PUMP STATION AND SITE IMPROVEMENTS ON TO BE COMPLETED AS A CITY OF AMERICAN CANYON FACILITY BY OTHERS)

120' WIDE TOWER LINE EASEMENT IN FAVOR OF PG&E PER 780 OR 912

CONTINUING OF 120' WIDE TOWER LINE EASEMENT PER 780 OR 912

SEE SHEETS 29-33 FOR CITY OF AMERICAN CANYON WATER LINE PROFILES

SEE SHEET 3

60 30 0 60 120 180
SCALE IN FEET

City of American Canyon
Public Works
Job Site Copy
02/22/2021

NOTE:

1. AS FIRST ORDER OF CONSTRUCTION CITY OF VALLEJO AND CITY OF AMERICAN CANYON WATER MAIN AND APPURTENANCES ARE TO BE RELOCATED AS SHOWN ON THE PLANS.
2. PER CITY OF AMERICAN CANYON WATER SYSTEM DESIGN STANDARDS (6.02 L.3) ABANDONED MAINS, VALVES & RISERS WITHIN STREET STRUCTURAL SECTION SHALL BE REMOVED.

BY	DATE	REVISIONS

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

07/21/2020 DATE | SC, JSA, JSL, WW DRAWN BY | SB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER SHARAT CHANDRA BANDUGULA No. 82491 CIVIL STATE OF CALIFORNIA

CANYON ESTATES
IMPROVEMENT & GRADING PLANS

UTILITY RELOCATION

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

4 OF 56

JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 07/21/20

CALL 811 BEFORE YOU DIG — 811 SAFE DIGGING PARTNER

SEE SHEET 3 FOR WATER MAIN CONNECTION DETAILS

COLD PLANE & OVERLAY 0.2' AC WITH PRF AFTER WATER LINE INSTALLATION; RESTRIPE ANY PAVEMENT MARKING AND STRIPING IN KIND

STATION:1+18
OFFSET:8.00L
12" X 12" X 12" FLG TEE
2-FLG X MJ GATE VALVES WITH MEGALUG RESTRAINT
1-FLG X FLG GATE VALVE
1-FLG X FLG 12" X 18" REDUCER
1-FLG X PE SPOOL-36"

STATION:1+07
OFFSET:2.25L
12" X 12" X 12" FLG TEE
2-FLG X MJ GATE VALVES WITH MEGALUG RESTRAINT
1-FLG X FLG GATE VALVE
1-FLG X FLG 12" X 18" REDUCER
1-FLG X PE SPOOL-36"

STATION:1+42
OFFSET:3.50R
12" X 12" X 12" FLG TEE
2-FLG X MJ GATE VALVES WITH MEGALUG RESTRAINT
1-FLG X FLG GATE VALVE
1-FLG X FLG 12" X 18" REDUCER
1-FLG X PE SPOOL-36"

STATION:1+85
OFFSET:2.25L
18" X 4" FLG TAPPING SLEEVE
1-FLG X MJ 4" GATE VALVE

12" EXPANSION COUPLING

SEE 12" SD PROFILE HEREON

RELOCATED 20' WIDE WATERLINE EASEMENT IN FAVOR OF THE CITY OF VALLEJO

PREVIOUS 20' WIDE WATERLINE EASEMENT IN FAVOR OF THE CITY OF VALLEJO

RELOCATED CITY OF AMERICAN CANYON 2-18" WATER MAIN AND 18" RECYCLED WATER MAIN

BLOW-OFF ASSEMBLIES; SEE SHEET 3

RELOCATED CITY OF VALLEJO WATER MAINS BY OTHERS; SEE PLANS BY WOOD RODGERS

SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR DETAILED DESIGN

NEWELL DRIVE

REMOVE EX CATCH BASIN TOP AND REPLACE WITH CALTRANS TYPE G2. SEE DETAIL ON SHEET 46

5'X5'X12" THICK ROCK RIP-RAP PER CALTRANS STD SPECIFICATIONS USING #2 BACKING & METHOD B PLACEMENT

REPLACE EX ACCESS ROAD AS REQUIRED TO CONFORM TO NEW GRADE

REMOVABLE BOLLARDS ON AC PAVEMENT TO REPLACE EX GATE. SEE DETAIL ON SHEET 45

REPLACE AC PAVEMENT TO NEW GRADE FROM DRIVEWAY TO EX GATE

PROPOSED AMERICAN CANYON WATER LINE EASEMENT

PROPOSED 20' ACCESS ROAD

EX 10' ACCESS ROAD TO BE EXPANDED TO 20'

EARTHEN SWALE, SEE DETAIL ON SHEET 43

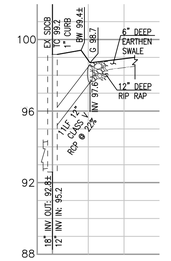
120' WIDE TOWER LINE EASEMENT IN FAVOR OF PG&E PER 780 OR 912

PROPOSED WATER EASEMENT

CAUTION
USE EXTREME CAUTION IN THE VICINITY OF OVERHEAD ELECTRIC LINES

MATCH LINE STA:5+50
SEE SHEET 30

* USE 10' MAXIMUM PIPE LENGTHS



12" SD PROFILE

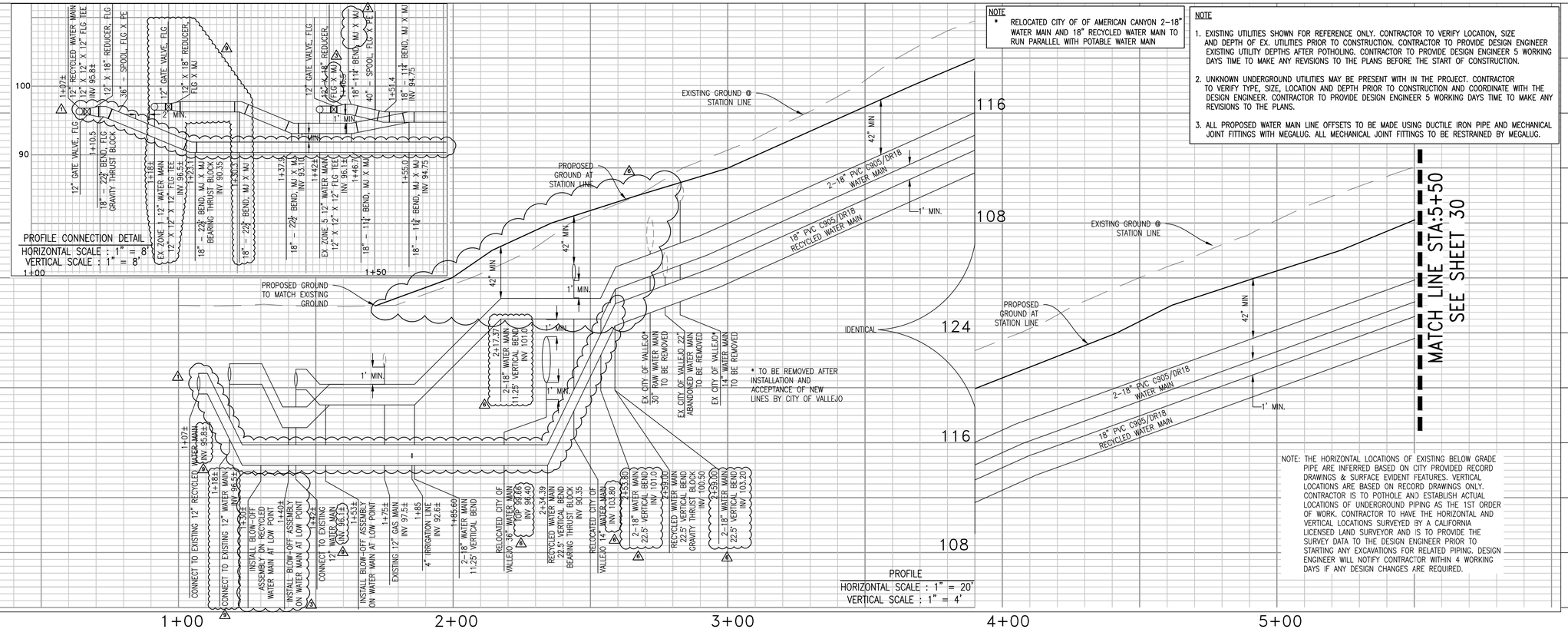
COORDINATE TABLE					
POINT NO.	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
1	1+58.18	8.00L	1824493.22	6492071.81	*BC, R=600'
2	1+58.21	2.25L	1824487.56	6492072.80	*BC, R=605.75'
3	1+58.20	0.00	1824485.34	6492073.19	STATION LINE
4	1+58.21	3.50R	1824481.89	6492073.80	*BC, R=611.5'
5	3+39.67	8.00L	1824549.86	6492240.99	EC
6	3+39.67	2.25L	1824544.74	6492243.61	EC
7	3+39.67	0.00	1824542.73	6492244.63	STATION LINE
8	3+39.67	3.50R	1824539.62	6492246.23	EC

LINE TABLE			
LINE #	LENGTH	DIRECTION	DESC
L1	58.20'	S80° 15' 50"W	STATION LINE
L2	997.78'	S62° 56' 30"W	STATION LINE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	DESC
C1	181.47'	608.00'	17°06'04"	STATION LINE

SCALE IN FEET
HORIZONTAL SCALE: 1" = 20'

CITY OF AMERICAN CANYON WATER LINE PLAN AND PROFILE



NOTE
* RELOCATED CITY OF OF AMERICAN CANYON 2–18" WATER MAIN AND 18" RECYCLED WATER MAIN TO RUN PARALLEL WITH POTABLE WATER MAIN

NOTE

1. EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EX. UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE DESIGN ENGINEER EXISTING UTILITY DEPTHS AFTER POTHOLING. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS BEFORE THE START OF CONSTRUCTION.
2. UNKNOWN UNDERGROUND UTILITIES MAY BE PRESENT WITH IN THE PROJECT. CONTRACTOR TO VERIFY TYPE, SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION AND COORDINATE WITH THE DESIGN ENGINEER. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS.
3. ALL PROPOSED WATER MAIN LINE OFFSETS TO BE MADE USING DUCTILE IRON PIPE AND MECHANICAL JOINT FITTINGS WITH MEGALUG. ALL MECHANICAL JOINT FITTINGS TO BE RESTRAINED BY MEGALUG.

NOTE: THE HORIZONTAL LOCATIONS OF EXISTING BELOW GRADE PIPE ARE INFERRED BASED ON CITY PROVIDED RECORD DRAWINGS & SURFACE EVIDENT FEATURES. VERTICAL LOCATIONS ARE BASED ON RECORD DRAWINGS ONLY. CONTRACTOR IS TO POTHOLE AND ESTABLISH ACTUAL LOCATIONS OF UNDERGROUND PIPING AS THE 1ST ORDER OF WORK. CONTRACTOR TO HAVE THE HORIZONTAL AND VERTICAL LOCATIONS SURVEYED BY A CALIFORNIA LICENSED LAND SURVEYOR AND IS TO PROVIDE THE SURVEY DATA TO THE DESIGN ENGINEER PRIOR TO STARTING ANY EXCAVATIONS FOR RELATED PIPING. DESIGN ENGINEER WILL NOTIFY CONTRACTOR WITHIN 4 WORKING DAYS IF ANY DESIGN CHANGES ARE REQUIRED.

BY	DATE	REVISIONS
A	07/13/2022	ACCESS ROAD DRIVEWAY REVISIONS
A	08/23/2021	EXISTING WATER LINE SIZE
A	07/12/2021	GRADING & WATER LINE PROFILE FOR VALLEJO 14" LINE
A	04/28/2021	INLINE BLOW-OFF VALVE & TAPPING SLEEVE
A	03/31/2021	RECYCLED WATER PROFILE AT WEST END

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07/21/2020 DATE | SC, JSA, JSL, WW DRAWN BY | SB CHECKED BY

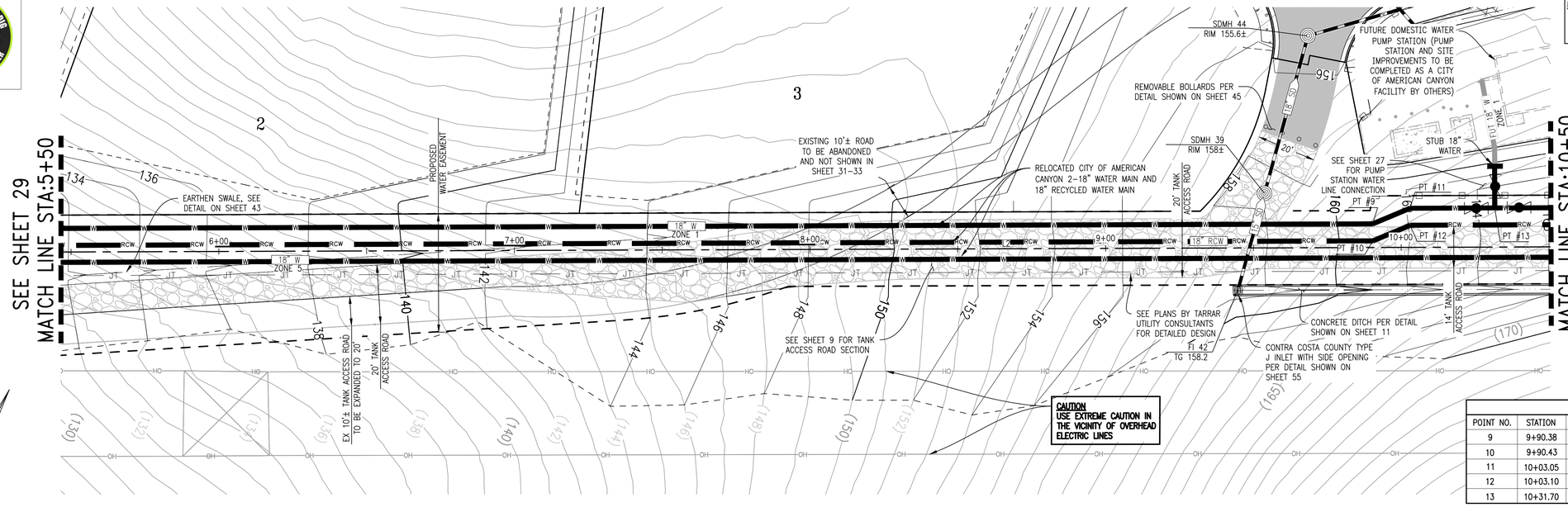
REGISTERED PROFESSIONAL ENGINEER SHARAT CHANDRA BANDUGULA No. 82491 CIVIL STATE OF CALIFORNIA

CANYON ESTATES
IMPROVEMENT & GRADING PLANS
CITY OF AMERICAN CANYON
WATER LINE PLAN AND PROFILE
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

29 OF 56

JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 01/14/21



NOTE
* RELOCATED CITY OF OF AMERICAN CANYON 2-18" WATER MAIN AND 18" RECYCLED WATER MAIN TO RUN PARALLEL WITH POTABLE WATER MAIN

NOTE: ALL PUMP STATION FACILITIES NOT IN CONTRACT. CANYON ESTATES WORK INCLUDES ALL STORM DRAINS PIPES AND APPURTENANCES, FIELD INLETS, MANHOLES. FIELD INLETS TO INCLUDE TWO 3"ø HOLES AT SUBGRADE (8" BELOW TG). GRADING OF PUMP STATION SITE TO BE ROUGH GRADED AS SHOWN ON SHEET 43, AND ALL WATERLINE PIPES, VALVES, AND STUBS FOR CONNECTION TO THE CANYON ESTATES WATER SYSTEM AS SHOWN.

City of American Canyon
Public Works
Job Site Copy
02/22/2021

COORDINATE TABLE					
POINT NO.	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
9	9+90.38	8.00L	1824845.86	6492820.48	22.5° BEND
10	9+90.43	2.25L	1824840.76	6492823.14	22.5° BEND
11	10+03.05	13.25L	1824856.30	6492829.38	22.5° BEND
12	10+03.10	7.50R	1824851.20	6492832.04	22.5° BEND
13	10+31.70	13.25L	1824869.33	6492854.88	TEE

CITY OF AMERICAN CANYON WATER LINE PLAN AND PROFILE

SCALE IN FEET
HORIZONTAL SCALE: 1" = 20'

NOTE

1. EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EX. UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE DESIGN ENGINEER EXISTING UTILITY DEPTHS AFTER POTHOLING. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS BEFORE THE START OF CONSTRUCTION.
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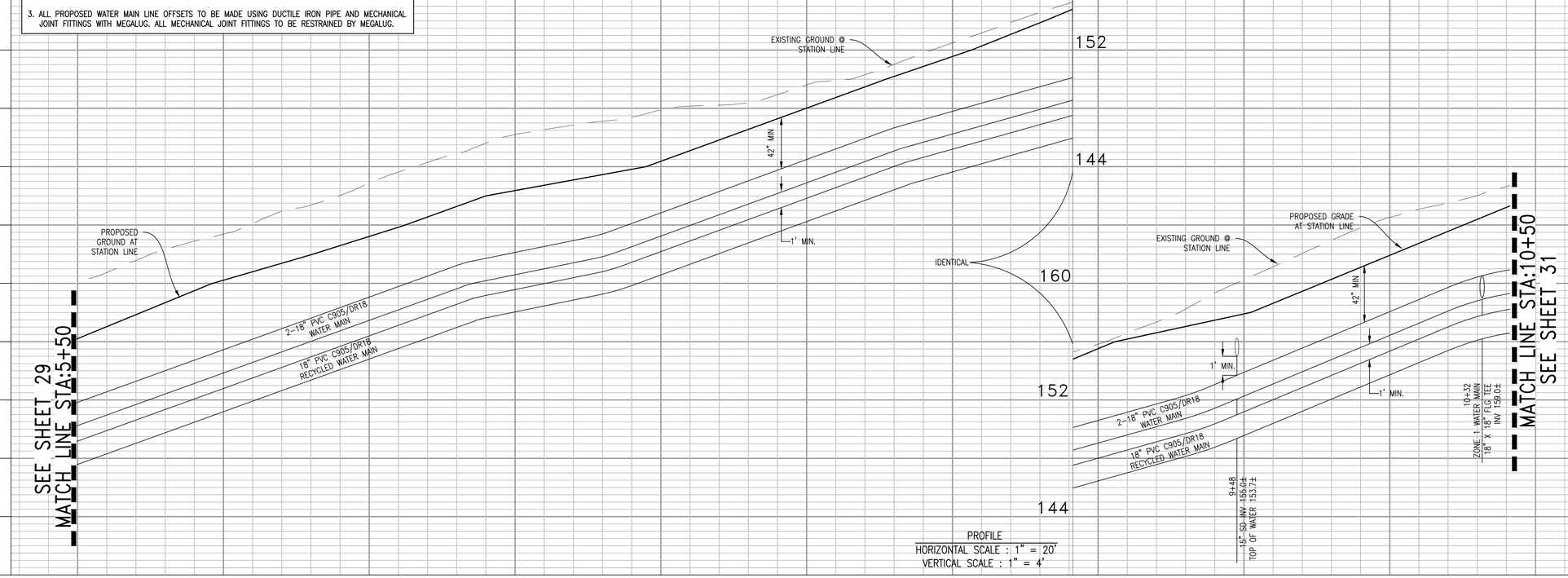

PROFILE
HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

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BY	DATE	REVISIONS

07/21/2020 DATE
SC, JSA, JSL, WW DRAWN BY
SB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER SHARATCHANDRA BANDUGULA No. 82491 CIVIL STATE OF CALIFORNIA

CANYON ESTATES
IMPROVEMENT & GRADING PLANS
CITY OF AMERICAN CANYON
WATER LINE PLAN AND PROFILE
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

30 OF 56
JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 07/21/20

NOTE: ALL PUMP STATION FACILITIES NOT IN CONTRACT. CANYON ESTATES WORK INCLUDES ALL STORM DRAINS PIPES AND APPURTENANCES, FIELD INLETS, MANHOLES. FIELD INLETS TO INCLUDE TWO 3"ø HOLES AT SUBGRADE (8" BELOW TG).
GRADING OF PUMP STATION SITE TO BE ROUGH GRADED AS SHOWN ON SHEET 43, AND ALL WATERLINE PIPES, VALVES, AND STUBS FOR CONNECTION TO THE CANYON ESTATES WATER SYSTEM AS SHOWN.

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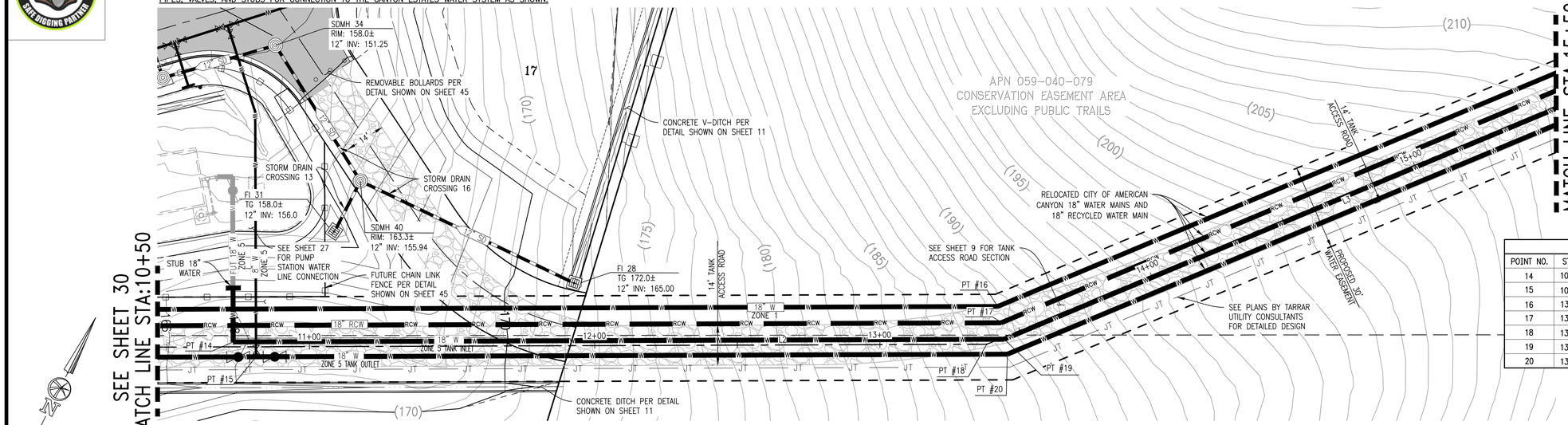

COORDINATE TABLE					
POINT NO.	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
14	10+73.25	1.75L	1824878.00	6492897.12	90° BEND
15	10+81.25	3.50R	1824876.96	6492906.64	TEE
16	13+46.12	10.75L	1825010.19	6493130.64	22.5° BEND
17	13+44.98	5.00L	1825005.59	6493134.28	22.5° BEND
18	13+37.45	0.00	1824996.62	6493133.20	STATION LINE
19	13+43.83	0.75R	1825000.99	6493137.91	22.5° BEND
20	13+42.79	6.00R	1824996.79	6493141.23	22.5° BEND

LINE TABLE			
LINE #	LENGTH	DIRECTION	DESC
L3	269.86'	S40° 26' 30"W	STATION LINE

20 10 0 20 40 60
SCALE IN FEET
HORIZONTAL SCALE: 1" = 20'

CITY OF AMERICAN CANYON WATER LINE PLAN AND PROFILE

NOTE

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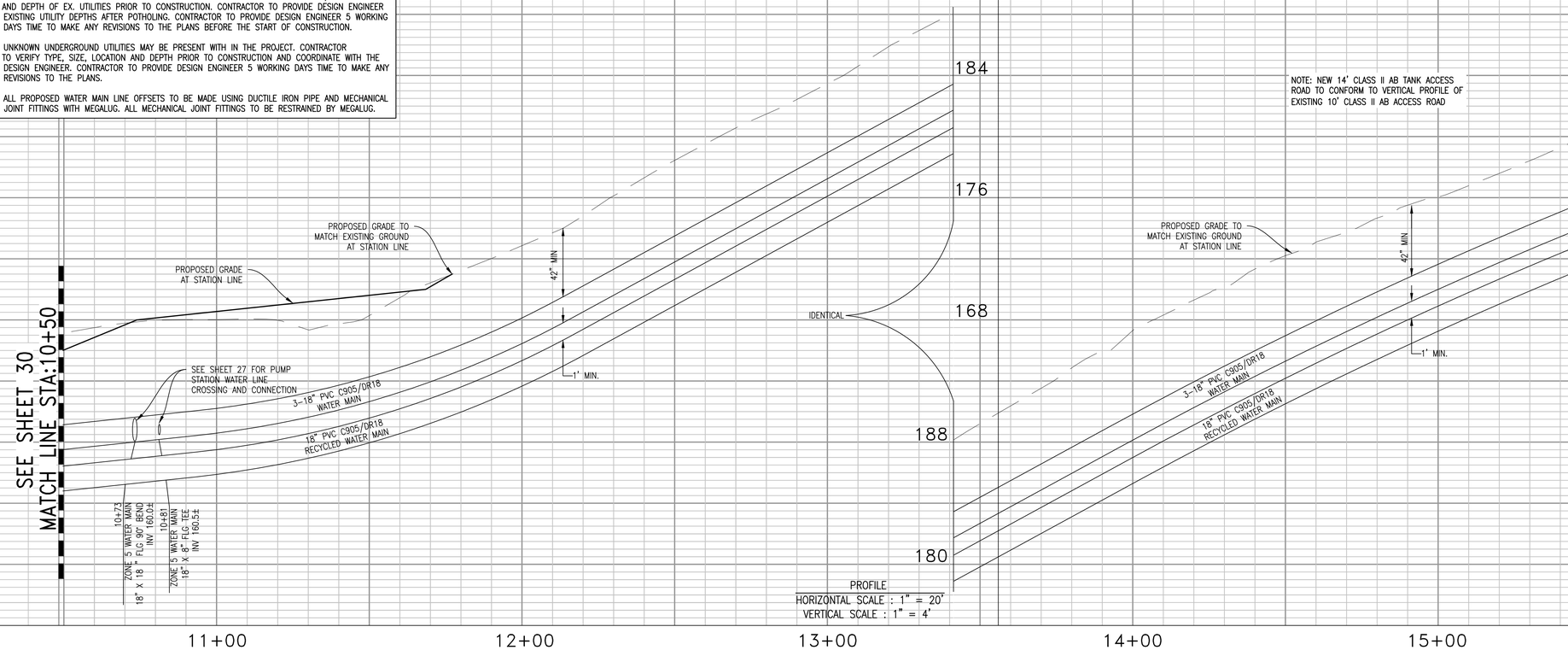

PROFILE
HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

City of American Canyon
Public Works
Job Site Copy
02/22/2021

BY	DATE	REVISIONS

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

07/21/2020	SC, JSA, JSI, WW	SB
DATE	DRAWN BY	CHECKED BY

REGISTERED PROFESSIONAL ENGINEER SHARATCHANDRA BANDUGULA No. 82491 CIVIL STATE OF CALIFORNIA

CANYON ESTATES
IMPROVEMENT & GRADING PLANS
CITY OF AMERICAN CANYON WATER LINE PLAN AND PROFILE
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

31 OF 56
JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 07/21/20

NOTE

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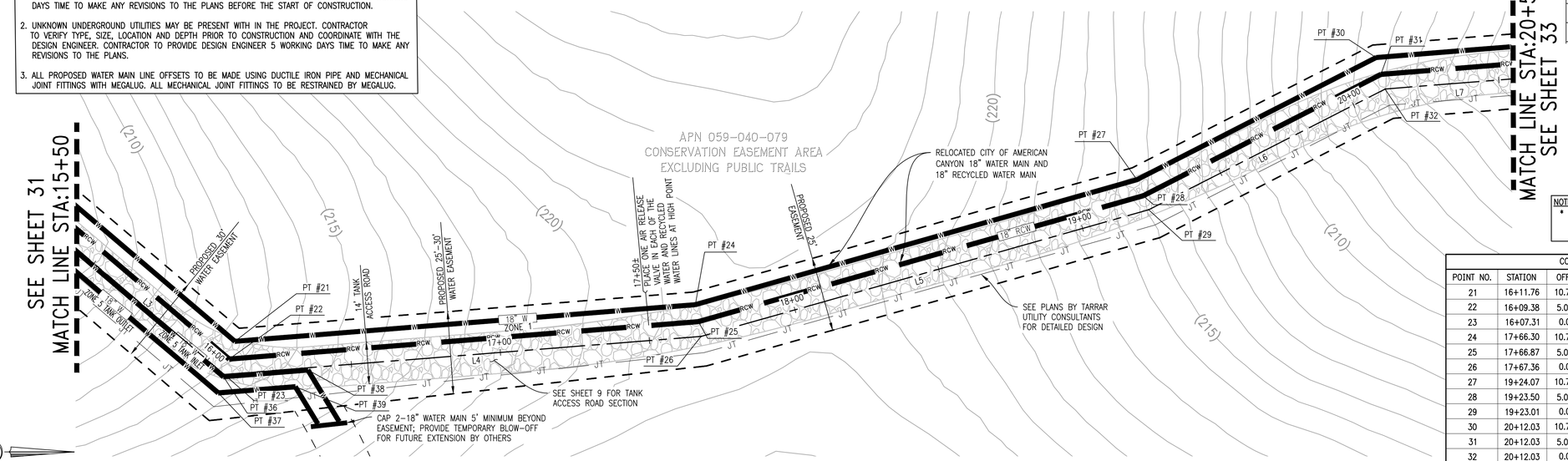


20 10 0 20 40 60
SCALE IN FEET
HORIZONTAL SCALE: 1" = 20'

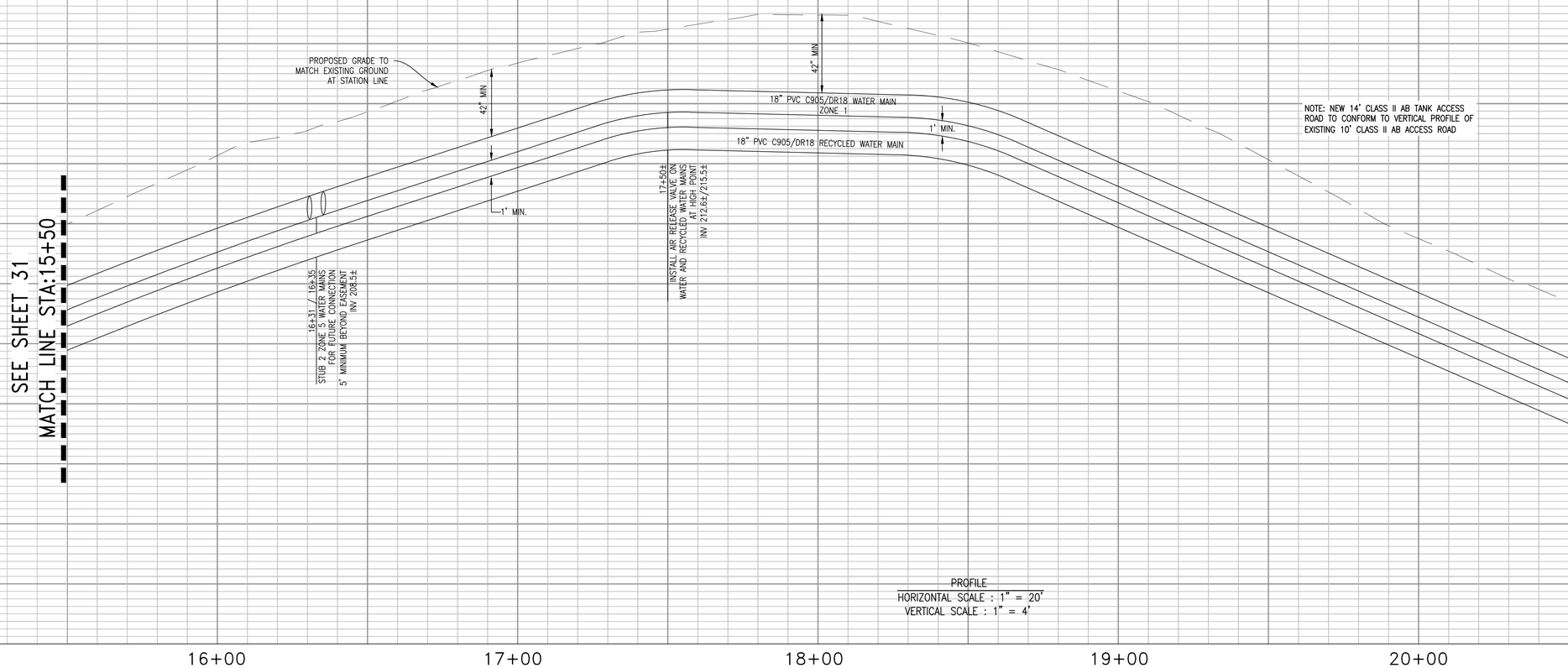
CITY OF AMERICAN CANYON WATER LINE PLAN AND PROFILE

LINE TABLE			
LINE #	LENGTH	DIRECTION	DESC
L4	160.05'	S4° 33' 30"E	STATION LINE
L5	155.65'	S15° 48' 30"E	STATION LINE

City of American Canyon
Public Works
Job Site Copy
02/22/2021

NOTE
* RELOCATED CITY OF OF AMERICAN CANYON 2-18" WATER MAIN AND 18" RECYCLED WATER MAIN TO RUN PARALLEL WITH POTABLE WATER MAIN

COORDINATE TABLE					
POINT NO.	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
21	16+11.76	10.75L	1825205.59	6493297.18	45° BEND
22	16+09.38	5.00L	1825203.67	6493303.10	45° BEND
23	16+07.31	0.00	1825202.00	6493308.25	STATION LINE
24	17+66.30	10.75L	1825359.64	6493284.90	11.25° BEND
25	17+66.87	5.00L	1825360.66	6493290.59	11.25° BEND
26	17+67.36	0.00	1825361.55	6493295.53	STATION LINE
27	19+24.07	10.75L	1825507.36	6493243.07	11.25° BEND
28	19+23.50	5.00L	1825509.47	6493248.45	11.25° BEND
29	19+23.01	0.00	1825511.31	6493253.13	STATION LINE
30	20+12.03	10.75L	1825587.41	6493202.19	22.5° BEND
31	20+12.03	5.00L	1825589.00	6493207.83	22.5° BEND
32	20+12.03	0.00	1825590.65	6493213.22	STATION LINE
36	16+07.31	0.75R	1825201.75	6493309.02	45° BEND
37	16+07.31	6.00R	1825200.00	6493314.43	45° BEND
38	16+35.33	0.75R	1825229.99	6493306.77	67.5° BEND
39	16+30.69	6.00R	1825225.79	6493312.37	67.5° BEND



PROFILE
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CANYON ESTATES
IMPROVEMENT & GRADING PLANS
CITY OF AMERICAN CANYON
WATER LINE PLAN AND PROFILE
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

32 OF 56
JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 07/21/20

CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

SEE SHEET 32
MATCH LINE STA:20+50

PT #33
PT #34
PT #35
18" RCW
21+00
22+00
23+00
24+00
L7
L8
PROPOSED 25' WATER EASEMENT
SEE SHEET 9 FOR TANK ACCESS ROAD SECTION
APN 059-040-079
CONSERVATION EASEMENT AREA
EXCLUDING PUBLIC TRAILS
RELOCATED CITY OF AMERICAN CANYON 18" WATER MAIN AND 18" RECYCLED WATER MAIN
SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR DETAILED DESIGN
14' TANK ACCESS ROAD
ABANDON EXISTING PIPES AND FILL PIPE WITH FLOWABLE FILL PER CITY OF AMERICAN CANYON REQUIREMENTS
CAP EXISTING 18" RECYCLED WATER MAIN, 2-18" WATER MAIN AND EXISTING ELECTRICAL LINE
EX 18" RCW
EX 18" W ZONE 1
EX 18" W ZONE 5
24+49±, 90° BEND
OFFSET:10.75L
CONNECT 18" WATER MAIN TO EX. 18" WATER MAIN
CUT & ABANDON FROM NEW ELBOW TO WEST
24+64
24+60±, 90° BEND
OFFSET:5.00L
CONNECT 18" RECYCLED WATER MAIN TO EX. 18" RECYCLED WATER MAIN
CAP & REMOVE EXISTING ZONE 5 18" WATER MAIN BETWEEN CAPS
ABANDON EXISTING ZONE 5 18" WATER MAIN AND FILL PIPE WITH FLOWABLE FILL PER CITY OF AMERICAN CANYON REQUIREMENTS
SEE PLANS BY TARRAR UTILITY CONSULTANTS FOR JOINT TRENCH CONNECTION DETAILS; CUT & ABANDON EX JOINT TRENCH FACILITIES FROM NEW CONNECTION
14' TANK ACCESS ROAD TO TIE INTO EXISTING ROAD
(205) (200) (195) (190) (185)

NOTE
1. EXISTING UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EX. UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE DESIGN ENGINEER EXISTING UTILITY DEPTHS AFTER POTHOLING. CONTRACTOR TO PROVIDE DESIGN ENGINEER 5 WORKING DAYS TIME TO MAKE ANY REVISIONS TO THE PLANS BEFORE THE START OF CONSTRUCTION.
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City of American Canyon
Public Works
Job Site Copy
10/06/2021
REVISION DELTA 2

LINE TABLE			
LINE #	LENGTH	DIRECTION	DESC
L7	155.86'	S4° 33' 30"E	STATION LINE
L8	296.40'	S16° 59' 38"W	STATION LINE

COORDINATE TABLE					
POINT NO.	STATION	OFFSET	NORTHING	EASTING	DESCRIPTION
33	21+67.68	8.00L	1825747.12	6493198.45	22.5° BEND
34	21+67.68	2.25L	1825747.58	6493195.18	22.5° BEND
35	21+67.68	0.00	1825745.76	6493200.34	STATION LINE

NOTE
* RELOCATED CITY OF OF AMERICAN CANYON 2-18" WATER MAIN AND 18" RECYCLED WATER MAIN TO RUN PARALLEL WITH POTABLE WATER MAIN

N

20 10 0 20 40 60
SCALE IN FEET
HORIZONTAL SCALE: 1" = 20'

CITY OF AMERICAN CANYON WATER LINE PLAN AND PROFILE

SEE SHEET 32
MATCH LINE STA:20+50

200
192
184
176
168

PROPOSED GRADE TO MATCH EXISTING GROUND AT STATION LINE
42" MIN
18" PVC C905/DR18 WATER MAIN ZONE 1
18" PVC C905/DR18 RECYCLED WATER MAIN
1' MIN.

NOTE: NEW 14' CLASS II AB TANK ACCESS ROAD TO CONFORM TO VERTICAL PROFILE OF EXISTING 10' CLASS II AB ACCESS ROAD

NOTE: THE HORIZONTAL LOCATIONS OF EXISTING BELOW GRADE PIPE ARE INFERRED BASED ON CITY PROVIDED RECORD DRAWINGS & SURFACE EVIDENT FEATURES. VERTICAL LOCATIONS ARE BASED ON RECORD DRAWINGS ONLY. CONTRACTOR IS TO POTHOLE AND ESTABLISH ACTUAL LOCATIONS OF UNDERGROUND PIPING AS THE 1ST ORDER OF WORK. CONTRACTOR TO HAVE THE HORIZONTAL AND VERTICAL LOCATIONS SURVEYED BY A CALIFORNIA LICENSED LAND SURVEYOR AND IS TO PROVIDE THE SURVEY DATA TO THE DESIGN ENGINEER PRIOR TO STARTING ANY EXCAVATIONS FOR RELATED PIPING. DESIGN ENGINEER WILL NOTIFY CONTRACTOR WITHIN 4 WORKING DAYS IF ANY DESIGN CHANGES ARE REQUIRED.

REMOVE A SEGMENT OF EX. WATER MAIN FOR CONSTRUCTION PURPOSE
24+49±
CONNECT TO EX. 18" WATER MAIN
INV 179.0±
24+56.6
RECYCLED WATER MAIN
22.5° VERTICAL BEND
BEARING THRUST BLOCK
INV 176.3
24+60±
CONNECT TO EX. 18" RECYCLED WATER MAIN
18" 90° BEND ROTATED
INV 177.9±

PROFILE
HORIZONTAL SCALE : 1" = 20'
VERTICAL SCALE : 1" = 4'

21+00 22+00 23+00 24+00

BY	DATE	REVISIONS
2	04/16/2021	WATER & RECYCLED WATER TIE INTO EXISTING

Bellecci & Associates, inc.
Civil Engineering • Land Surveying
2290 Diamond Boulevard, Suite 100 Concord, CA 94520
Phone (925) 685-4569 Fax (925) 685-4838

07/21/2020 DATE
SC, JSA, JSL, WW DRAWN BY
SB CHECKED BY

REGISTERED PROFESSIONAL ENGINEER SHARATCHANDRA BANDUGULA No. 82491 CIVIL STATE OF CALIFORNIA

CANYON ESTATES
IMPROVEMENT & GRADING PLANS
CITY OF AMERICAN CANYON
WATER LINE PLAN AND PROFILE
CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

33 OF 56
JOB NO. 18110

CANYON ESTATES – IMPROVEMENT & GRADING PLANS 01/14/21

TITLE

Speed Survey Update

RECOMMENDATION

Adopt a Resolution (1) approving the 2022 Engineering and Traffic Surveys and the Speed Limit recommendations therein and directing the City Clerk to file the Report with the Napa County Traffic Court; and (2) waive first reading, read by title only, and introduce an Ordinance amending Title 10 – Vehicles and Traffic, Chapter 10.56 Speed Limits of the American Canyon Municipal Code.

CONTACT

Erica Ahmann Smithies, P.E., Public Works Director

BACKGROUND & ANALYSIS

Maintaining vehicle speed enforcement is a key component in ensuring our neighborhood streets remain safe. The posted Speed Limits are not enforceable without a valid (i.e. current) Engineering and Traffic Safety Report

Most streets in American Canyon are classified as local streets because they typically have low vehicle volumes and speeds. These roads have an automatic (or prima facie) Speed Limit of 25 mph, regardless of whether or not a Speed Limit sign is posted. Special areas around sensitive populations (such as schools) also have a prima facie speed limit of 25 mph.

Larger, high-volume City streets (such as collectors and arterials) have a prima facie Speed Limit of 55 mph. However, California Vehicle Code (CVC) also prohibits driving a vehicle on these streets "… at a speed greater than is reasonable or prudent having due regard for weather, visibility, the traffic on, and the surface and width of, the highway, and in no event at a speed which endangers the safety of persons or property".

Because the reasonable and prudent standard is subjective, the State Legislature requires an Engineering and Traffic Survey (ETS) be conducted to substantiate a lower speed limit. A Survey is required to guard against cities tendency to create speed traps in order to generate revenue from unsuspecting motorists.

Specifically, CVC §40802 et seq. requires an ETS to be conducted every five to ten years to

determine the prevailing speed (or 85th percentile speed). The prevailing speed is that which 85% of motorists are measured when driving safely (i.e. reasonable and prudent). It can vary over time depending upon site conditions. Most often, the measured prevailing speed becomes the posted Speed Limit. However, the prevailing speed may be adjusted downward to a lower Speed Limit.

The maximum Speed Limit reduction is 5 mph (below the prevailing speed). This reduction can only be based upon engineering judgement of "conditions not readily apparent to the driver" (e.g. presence of pedestrians and collision rates). Said differently, the City cannot arbitrarily pick a lower Speed Limit; rather, it measures the speeds of the (mostly) safe vehicles, and then it can enforce those limits on all drivers. Further explanation of this rationale is shown in Attachment 3 and a summary of recommended Speed Limits is shown in the table below:

ID	Roadway	Segment	Current Speed Limit (mph)	Recommended Speed Limit (mph)
1	Green Island Road	Mezzetta Court to SR 29	40	40
2	Eucalyptus Drive	Wetlands Edge Road to Donaldson Way	35	30
3	Benton Way	Wetlands Edge Road to Donaldson Way	25	25
4	Donaldson Way West	Donaldson Way to SR 29	25	25
5	Donaldson Way East	SR 29 to Newell Drive	25	25
6	West American Canyon Road	Wetlands Edge Road to James Road	40	35
7	Kimberly Drive	Meadow Bay Drive to SR 29	25	25
8	Wetlands Edge Road	Eucalyptus Drive to Kensington Drive	25	25
9	Hummingbird Way	Benton Way to West American Canyon Road	25	25
10	Donaldson Way	Eucalyptus Drive to Benton Way	25	25
11	Elliot Drive	Benton Way to West American Canyon Road	30	25
12	Elliot Drive	West American Canyon Road and Marla Drive	25	25

13	James Road	Wilson Way to West American Canyon Road	25	25
14	Danrose Drive	West American Canyon Road to Mini Drive	25	25
15	Broadway Street	American Canyon Road to Mini Drive	30	30
16	Newell Drive	Northern Newell Open Space Extents to American Canyon Road	35	30
17	Flosden Road	American Canyon Road to Southern City Limits	45	40
18	American Canyon Road East	Broadway Street to Eastern City Limits	45	40

In October 2022, the City initiated the new ETS for City streets (locations 1-18 above) to help law enforcement's ability to enforce posted Speed Limits. The ETS was completed under the direction of a Professional Traffic Engineer (Fehr and Peers) and the Public Works Director. It includes speed survey data, traffic volume counts, and accident history for the selected streets. This data was considered along with roadway characteristics, adjacent land uses, side street traffic, and sight distances in recommending appropriate posted speeds.

Based on the analysis in the ETS report, the recommendations were to maintain the existing speed limits for all roadway segments except for Segment 2, Segment 3, Segment 6, Segment 11, Segment 12, Segment 16, Segment 17 and Segment 18 outlined in the above table where a speed limit reduction of 5 mph is recommended. Additional details including a comparison of the 2016/2017 ETS report are also provided in the 2022 ETS report.

Staff recommends the Council approve the 2022 Engineering and Traffic Surveys report and the recommended Speed Limits therein. Staff further recommends the Council supersede and replace Chapter 10.56 "Speed Limits", Title 10 – "Vehicles and Traffic" of the American Canyon Municipal Code with the recommended speeds in the 2022 Engineering and Traffic Surveys report and file the necessary paperwork with the Napa County Traffic Court.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

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

FISCAL IMPACT

There is no direct financial impact to the City in approving the report.

ENVIRONMENTAL REVIEW

The approval of the 2022 ETS is a Class 21 Categorical Exemption under CEQA Guidelines Section 15321 (b), Enforcement Actions by Regulatory Agencies.

ATTACHMENTS:

1. Resolution - 2022 Speed Survey
2. Ordinance - Chapter 10.56 Speed Limits
3. Speed Survey Report April 2023

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON APPROVING THE 2022 ENGINEERING AND TRAFFIC SURVEYS AND THE SPEED LIMIT RECOMMENDATIONS THEREIN AND DIRECTING THE CITY CLERK TO FILE THE REPORT WITH THE NAPA COUNTY TRAFFIC COURT

WHEREAS, the California Vehicle Code (CVC) requires Engineering and Traffic Surveys (ETS) be conducted every five years where police enforcement involves the use of radar or other electronic devices to measure the speed of moving vehicles; and

WHEREAS, in October 2022, the City of American Canyon initiated an ETS on eighteen City streets for the purposes of establishing enforceable Speed Limits; and

WHEREAS, a Professional Traffic Engineer has reviewed the speed survey data, traffic volume counts, and accident reports for the selected streets, along with roadway characteristics, adjacent land uses, side street traffic and sight distance and made recommendations for Speed Limits consistent with CVC §22350 et seq.; and

WHEREAS, the Engineer's recommendations are memorialized in the 2022 Engineering and Traffic Surveys Report prepared by Fehr and Peers on April 2023; and

WHEREAS, the Public Works Director, the Fire Chief and the Police Chief agree with the recommendations in the 2022 Engineering and Traffic Surveys Report; and

WHEREAS, that the City Council of the City of American Canyon hereby approves the 2022 Engineering and Traffic Surveys Report prepared by Fehr and Peers on April 2023; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of American Canyon hereby sets Speed Limits on selected City streets identified below; and

ID	Roadway	Segment	Current Speed Limit (mph)	Recommended Speed Limit (mph)
1	Green Island Road	Mezzetta Court to SR 29	40	40
2	Eucalyptus Drive	Wetlands Edge Road to Donaldson Way	35	30
3	Benton Way	Wetlands Edge Road to Donaldson Way	25	25
4	Donaldson Way West	Donaldson Way to SR 29	25	25
5	Donaldson Way East	SR 29 to Newell Drive	25	25
6	West American Canyon Road	Wetlands Edge Road to James Road	40	35
7	Kimberly Drive	Meadow Bay Drive to SR 29	25	25

8	Wetlands Edge Road	Eucalyptus Drive to Kensington Way	25	25
9	Hummingbird Way	Benton Way to West American Canyon Road	25	25
10	Donaldson Way	Eucalyptus Drive to Benton Way	25	25
11	Elliott Drive	Benton Way to West American Road	30	25
12	Elliott Drive	West American Canyon Road and Marla Drive	25	25
13	James Road	Wilson Way to West American Canyon Road	25	25
14	Danrose Drive	West American Canyon Road to Mini Drive	25	25
15	Broadway Street	American Canyon Road to Mini Drive	30	30
16	Newell Drive	Northern Newell Open Space Extents to American Canyon Road	35	30
17	Flosden Road	American Canyon Road to Southern City Limits	45	40
18	American Canyon Road East	Broadway Street to Eastern City limits	45	40

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon hereby directs the City Clerk to file the 2022 Engineering and Traffic Surveys report with the Napa County Traffic Court.

PASSED, APPROVED and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the 18th day of April, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVE AS TO FORM:

_____
William D. Ross, City Attorney

ORDINANCE NO. 2023-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING CHAPTER 10.56 SPEED LIMITS, TITLE 10 – VEHICLES AND TRAFFIC OF THE AMERICAN CANYON MUNICIPAL CODE

WHEREAS, State law establishes prima facie speeds limits of 25 mph and 55 mph on certain City streets but allows the City to set lower prima facie speed limits based upon recommendations from an Engineering and Traffic Survey; and upon adoption by ordinance of the City and posting of such limits on the street thereon; and; and

WHEREAS, Engineering and Traffic Surveys are valid up to ten years depending upon site conditions and law enforcement personnel training and any recommendations for a lower prima facie speed limit must be adopted by ordinance; and

WHEREAS, the City commissioned the 2022 Engineering and Traffic Surveys Report prepared by Fehr and Peers on April 2023; and

WHEREAS, the 2022 Engineering and Traffic Surveys Report was prepared under the direction of a Professional Traffic Engineer based upon speed survey data, traffic volume counts, accident reports, roadway characteristics, adjacent land uses, side street traffic and sight distance for the selected streets and include recommendations for Speed Limits; and

WHEREAS, the Public Works Director, the Fire Chief, and the Police Chief agree with the recommendations in the 2022 Engineering and Traffic Surveys Report.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 10.56 Speed Limits, Title 10 vehicles and Traffic of the American Canyon Municipal Code is superseded and replaced with:

ID	Roadway	Segment	Current Speed Limit (mph)	Recommended Speed Limit (mph)
1	Green Island Road	Mezzetta Court to SR 29	40	40
2	Eucalyptus Drive	Wetlands Edge Road to Donaldson Way	35	30
3	Benton Way	Wetlands Edge Road to Donaldson Way	25	25
4	Donaldson Way West	Donaldson Way to SR 29	25	25
5	Donaldson Way East	SR 29 to Newell Drive	25	25
6	West American Canyon Road	Wetlands Edge Road to James Road	40	35
7	Kimberly Drive	Meadow Bay Drive to SR 29	25	25

8	Wetlands Edge Road	Eucalyptus Drive to Kensington Way	25	25
9	Hummingbird Way	Benton Way to West American Canyon Road	25	25
10	Donaldson Way	Eucalyptus Drive to Benton Way	25	25
11	Elliott Drive	Benton Way to West American Road	30	25
12	Elliott Drive	West American Canyon Road and Marla Drive	25	25
13	James Road	Wilson Way to West American Canyon Road	25	25
14	Danrose Drive	West American Canyon Road to Mini Drive	25	25
15	Broadway Street	American Canyon Road to Mini Drive	30	30
16	Newell Drive	Northern Newell Open Space Extents to American Canyon Road	35	30
17	Flosden Road	American Canyon Road to Southern City Limits	45	40
18	American Canyon Road East	Broadway Street to Eastern City limits	45	40

SECTION 2:
The Ordinance shall take effect 30 days from adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 18th day of April, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 2nd day of May, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, CMC, City Clerk

APPROVED AS TO FORM:

_____
William D. Ross, City Attorney

City of American Canyon – 2022 Engineering and Traffic Survey

Prepared for:
City of American Canyon

April 2023

WC22-3928

FEHR PEERS

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Executive Summary

This report presents the results of an engineering and traffic survey analysis completed in the City of American Canyon, California. This study analyzes the appropriateness of posted speed limits on 18 roadway segments within the American Canyon City limits. Speed limits for the roadway segments were evaluated and compared to the 85th percentile speed to make recommendations on whether the speed limit is appropriate and can be radar enforced per California law. Locations where the 85th percentile speed deviates from the posted speed limit by at least 2.5 miles per hour were analyzed in more detail. Additionally, in October 2021, Assembly Bill 43 (AB 43) was signed by the Governor and in September 2022, Assembly Bill 1938 (AB 1938) became law. Both Assembly Bills authorize local authorities to consider the safety of vulnerable users such as pedestrians, bicyclists, and those who roll (wheelchair users, scooters, etc.) when setting speed limits. With these Assembly Bills in place, local authorities have additional justification to lower speed limits in combination with other improvements to manage speeds. These redundancies in implementation on our roadway system to reduce fatal and severe injuries are in line with the national and state level adoption of the Safe System Approach.

The Safe System Approach is based on the premise that death and severe injury due to collisions is unacceptable on our roadways, and we have a shared responsibility to prevent these tragic events from occurring. The adoption of the lower speed limit settings from AB 43 and AB 1938 promotes the reduction in speeds in areas where there is potential for more multimodal activity. Lowering speeds of vehicles helps to reduce the kinetic energy between vehicles, pedestrians, and bicyclists when a crash does occur, reducing the outcome of a fatal or severe injury.

Overall, the observed 85th percentile speeds have slightly increased as compared to the data from the 2016/2017 Speed Surveys. Speeds have increased in one or both directions on 8 of the 16 roadway segments (50%) and decreased or stayed the same on 8 roadway segments. One new segment (Kimberly Drive) was added to this speed survey and has no recorded 2016/2017 speed data. The following road segments have 85th percentile speeds that are 10 mph or more above the current posted speed limit:

- Kimberly Drive from Meadow Bay Drive to SR 29 (Segment 7)
- Elliot Drive from West American Canyon Road to Marla Drive (Segment 12)
- Broadway Street from American Canyon Road East to Mini Drive (Segment 15)

The California Vehicle Code (CVC) and Manual on Uniform Traffic Control Devices (MUTCD) allow consideration of other factors besides the 85th percentile speed when setting posted speed limits. These factors include existing roadway conditions (e.g., pavement width), on-street residential density, pedestrian and bicycle safety, and speed-related collision data. Further, the adoption of AB 43 and AB 1938 allows local

jurisdictions to also consider surrounding land use contexts such as schools, senior zones, and business activity districts. Incorporating these factors into the speed survey evaluation, we recommend the existing speed limits be maintained on all but five study roadway segments in the City of American Canyon.

We recommend the City reduce the posted speed limit on the following roadway segment from 45 mph to 40 mph:

- Flosden Road from American Canyon Road East to the Southern City Limits (Segment 17)
- American Canyon Road East from Broadway Street to the Eastern City Limits (Segment 18)

We recommend the City reduce the posted speed limit on the following roadway segment from 40 mph to 35 mph:

- West American Canyon Road from Wetlands Edge to James Road (Segment 6)

We recommend the City reduce the posted speed limit on the following two roadway segments from 35 mph to 30 mph:

- Eucalyptus Drive from Wetlands Edge Road to Donaldson Way (Segment 2)
- Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East (Segment 16)

The recommendation for these segments comes from the need for reducing speeds around school zones. We recommend the City implement a 25 miles per hour speed limit within 500 to 1,000 feet of a school zone. Outside of this zone, the segments are recommended to be 30 mph.

We recommend the City reduce the posted speed limit on the following roadway segment from 30 mph to 25 mph:

- Elliot Drive from Benton Way to West American Canyon Road (Segment 11)

We recommend the City reduce the posted speed limit on the following roadway segment from 25 mph to 15 mph:

- Benton Way from Wetlands Edge Road to Donaldson Way (Segment 3)

The recommendation for this segment comes from the need for reducing speeds around school zones and community amenities such as the American Canyon Community Center, Phillip West Aquatic Center, the Boys and Girls Club, and the Community Park 2. AB 321, adopted in 2008, allows local government to lower the speed limit at schools to a 15 mile per hour speed limit within 500 to 1,000 feet of a school zone. Outside of the school zone, the segment is recommended to remain at 25 mph.

The City should continue to monitor speeds on the following eight roadway segments and implement traffic calming measures to reduce the 85th percentile speeds. These roadways have been prioritized into Three Tiers in which the City should consider installing traffic calming improvements, with Tier I being the highest priority:

Tier I

- Kimberly Drive from Meadow Bay Drive to SR 29 (Segment 7)
- Elliot Drive from West American Canyon Road to Marla Drive (Segment 12)

Tier II

- Broadway Street from American Canyon Road East to Southern City Limits (Segment 15)

Tier III

- West American Canyon Road from Wetlands Edge Road to James Road (Segment 6)
- Flosden Road from American Canyon Road East to the Southern City Limits (Segment 17)
- American Canyon Road East from Broadway Street to the Eastern City Limits (Segment 18)

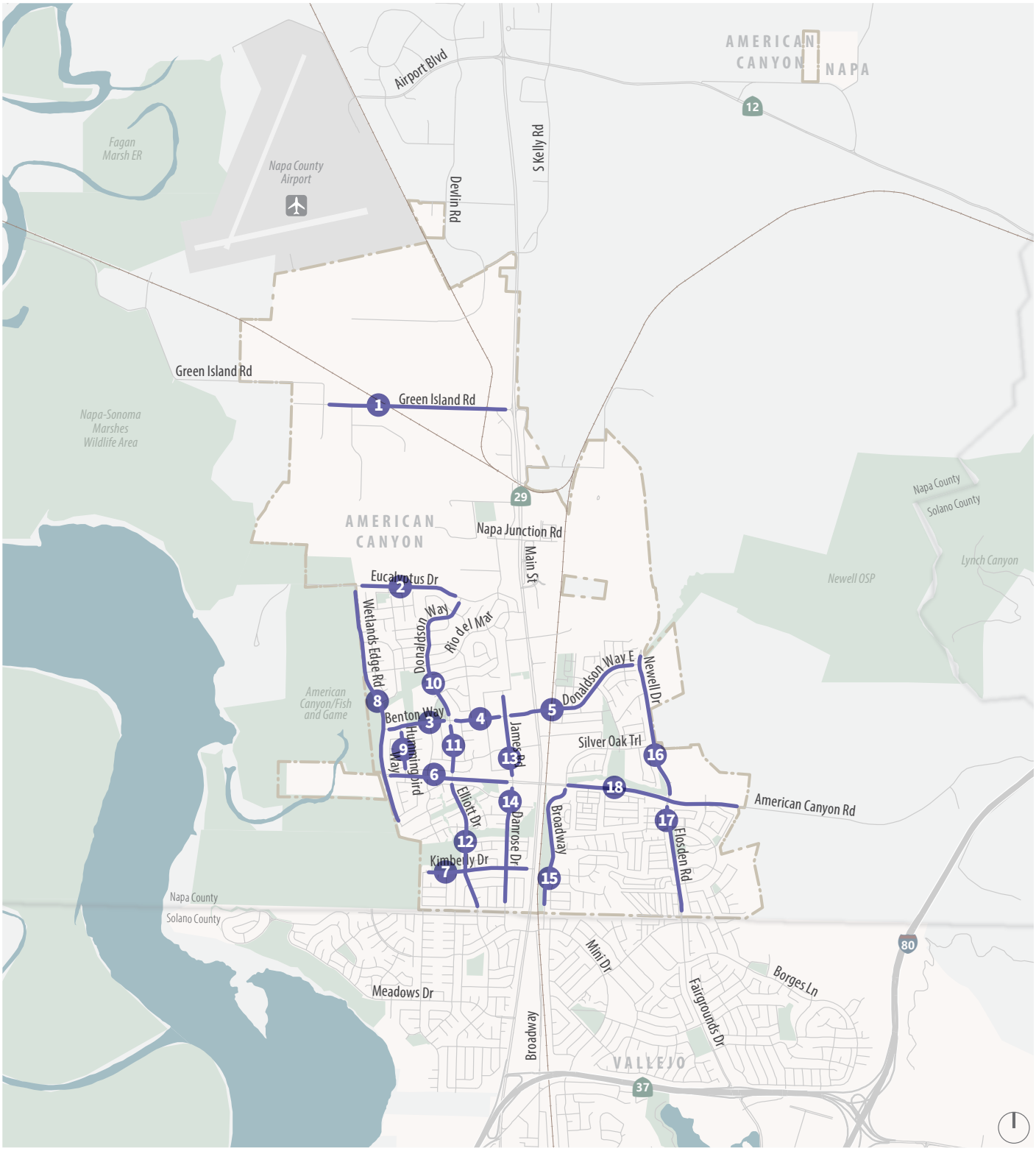
1. Introduction

This report presents the speed survey analysis completed in the City of American Canyon, California. This study analyzes the appropriateness of posted speed limits on various roadway segments within City limits based on the laws and regulations defined in the California Vehicle Code Division 11, Chapter 7. Speed limits for the roadway segments were evaluated and compared to the 85th percentile speed to make recommendations on whether the speed limit is appropriate. Locations where the 85th percentile speed deviates from the posted speed limit by at least 2.5 miles per hour were analyzed in more detail. The analysis evaluated the operations of the following 18 roadway segments, which are shown on **Figure 1:**

1. Green Island Road from Mezzetta Court to SR 29
2. Eucalyptus Drive from Wetlands Edge Road to Donaldson Way
3. Benton Way from Wetlands Edge Road and Donaldson Way
4. Donaldson Way West from Donaldson Way to SR 29
5. Donaldson Way East from SR 29 to Newell Drive
6. West American Canyon Road from Wetlands Edge Road to James Road
7. Kimberly Drive from Meadow Bay Drive to SR 29
8. Wetlands Edge Road from Eucalyptus Drive to Kensington Way
9. Hummingbird Way from Benton Way to West American Canyon Road
10. Donaldson Way from Eucalyptus Drive to Benton Way
11. Elliot Drive from Benton Way to West American Canyon Road
12. Elliot Drive from West American Canyon Road to Marla Drive
13. James Road from Wilson Way to West American Canyon Road
14. Danrose Drive from West American Canyon Road to Mini Drive
15. Broadway Street from American Canyon Road East to Mini Drive
16. Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East
17. Flosden Road from American Canyon Road East to the Southern City Limits
18. American Canyon Road East from Broadway Street to the Eastern City Limits

The remainder of this report is divided into the following five chapters.

- **Chapter 2: Existing Roadway Network** describes existing speed limits, lane configurations, and collision data for the roadway segments analyzed.
- **Chapter 3: Average Daily Traffic Volumes** presents the average daily traffic volumes for the study roadway segments.
- **Chapter 4: Speed Survey Analysis** describes the methodology used for the speed survey and the data analysis.
- **Chapter 5: Comparison of 2022 Speeds to 2016/2017 Survey** compares the results of the 2022 speed survey to the results of the 2016 and 2017 speed surveys.
- **Chapter 6: Summary and Conclusion**



1. Green Island Road from Mezzetta Court to SR 29
2. Eucalyptus Drive from Wetlands Edge Road to Donaldson Way
3. Benton Way from Wetlands Edge Road and Donaldson Way
4. Donaldson Way West from Donaldson Way to SR 29
5. Donaldson Way East from SR 29 to Newell Drive
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10. Donaldson Way from Eucalyptus Drive to Benton Way
11. Donaldson Way from Benton Way to West American Canyon Road
12. Elliot Drive from West American Canyon Road to Marla Drive
13. James Road from Wilson Way to West American Canyon Road
14. Danrose Drive from West American Canyon Road to Mini Drive
15. Broadway Street from American Canyon Road East to Mini Drive
16. Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East
17. Flosden Road from American Canyon Road East to the southern city limits
18. American Canyon Road East from Broadway Street to eastern city limits

American Canyon City Limit

Study Segment

Figure 1

Study Roadway Segments

WC22-3928_1_StudySegments

2. Existing Roadway Network

This section describes the existing roadway facilities as noted in the City's Circulation Element and posted speed limits for the study segments.

Roadway Network

The City of American Canyon and study roadway network are presented on **Figure 1**. West American Canyon Road, Newell Drive, and Flosden Road are major arterial roadways in the City serving the highest traffic volumes and have higher travel speeds. Local and collector streets in the survey include Green Island Road, Eucalyptus Drive, Benton Way, Donaldson Way, Kimberly Drive, Wetlands Edge Road, Hummingbird Way, Elliot Drive, James Road, Danrose Drive, and Broadway Street. All of these roadways are described in detail below. **Figure 2** presents the posted speed limits on the study roadway network. **Figure 3** presents the City's schools and Safety Priority Locations identified in the LRSP.

Green Island Road is a two-lane, east-west collector that terminates in the west and extends to SR 29 in the east. The posted speed limit on Green Island Road is 40 miles per hour east of Mezzetta Court and 25 miles per hour west of Mezzetta Court. Parking is prohibited on both sides of the street west of Mezzetta Court and on the south side of the street east of Mezzetta Court. The segment between Mezzetta Court and SR 29 has discontinuous sidewalks on the north side of the street and no bicycle facilities.

Eucalyptus Drive is a two-lane, east-west collector that terminates in the west and extends to Rio Del Mar in the east. The posted speed limit on Eucalyptus Drive is 35 miles per hour. The Class I path along the Napa Junction Elementary School frontage serves both pedestrians and bicyclists. The south side of the roadway has sidewalk from Wetlands Edge Road to Theresa Avenue.

Benton Way is a two-lane, east-west collector that terminates at Wetlands Edge Road in the west and Donaldson Way/Elliot Drive in the east. The posted speed limit on Benton Way is 25 miles per hour. This roadway has sidewalks and Class II bike lanes on both sides of the street. Between Wetlands Edge Road and Donaldson Way, Benton Way serves American Canyon Middle School, the Boys and Girls Club, American Canyon Co-Op Preschool, and the American Canyon Community Services.

Donaldson Way West is a two-lane, east-west collector that terminates at Donaldson Way/Elliot Drive in the west and SR 29 in the east. The posted speed limit on Donaldson Way is 25 miles per hour. Parking is prohibited on the south side of the street for 150 feet east of SR 29. This roadway has discontinuous sidewalks on both sides of the street. Donaldson Way West has Class II bike lanes on both sides west of Carolyn Drive and a Class III bike boulevard east of Carolyn Drive.

Donaldson Way East is a two-lane, east-west arterial that terminates at SR 29 in the west and Newell Drive in the east. The posted speed limit on Donaldson Way is 25 miles per hour between SR 29 and Tuscan Oak Trail and 30 miles per hour between Tuscan Oak Trail and Newell Drive. Parking is prohibited on the north side of the street west of Crestwood Lane and the south side between Tuscan Oak Trail and the American Canyon Police Department. This roadway has discontinuous sidewalks on both sides of the street and no bicycle facilities.

West American Canyon Road is a four-lane, east-west arterial that terminates at Wetlands Edge Road in the west and SR 29 in the east. The posted speed limit on West American Canyon Road is 40 miles per hour. Parking is prohibited along various segments on the south side of the road between Chaucer Lane and James Road. The segment between Wetlands Edge Road and James Road has continuous sidewalk along the south side of the street, but there is a 1,000-foot gap in the north side sidewalk west of James Road. Class II bike lanes are provided along both sides of West American Canyon Road.

Kimberly Drive is a two-lane, east-west collector that terminates at Meadow Bay Drive in the west and SR 29 in the east. The posted speed limit on Kimberly Drive is 25 miles per hour. This roadway has sidewalks on both sides of the street and discontinuous Class II bike lanes provided only between Elliot Drive and SR 29.

Wetlands Edge Road is a two-lane, north-south collector that terminates at Eucalyptus Drive in the north and Kensington Way in the south. The posted speed limit on Wetlands Edge Road is 25 miles per hour. Parking is prohibited on the west side of the road where parking is not designated. This roadway has a Class I path of the west side of the street, and sidewalks on the east side of the street.

Hummingbird Way is a two-lane, north-south local road that terminates at Benton Way in the north and West American Canyon Road in the south. The posted speed limit on Hummingbird Way is 25 miles per hour. This roadway has sidewalks on both sides of the street and no bicycle facilities.

Donaldson Way is a two-lane, north-south collector that terminates at Eucalyptus Drive in the north and Benton Way/Donaldson Way West in the south. The posted speed limit on Donaldson Way is 25 miles per hour. This roadway has sidewalks on both sides of the street and no bicycle facilities.

Elliot Drive is a two-lane, north-south collector that terminates at Benton Way/Donaldson Way West in the north and the City limits in the south. The posted speed limit on Elliot Drive is 30 miles per hour north of West American Canyon Road and 25 miles per hour south of West American Canyon Road. The segment between Benton Way and West American Canyon Road has sidewalks and Class II bike lanes on both sides of the street. The segment between West American Canyon Road and the City limits has sidewalks on both sides of the street and Class II bike lanes that terminate at the walking path near Linwood Park. Elliot Drive also serves the American Canyon Adult Activity Center.

James Road is a two-lane, north-south collector that terminates at Wilson Way in the north and West American Canyon Road in the south. The posted speed limit on James Road is 25 miles per hour. This roadway has sidewalks, with minor sidewalk gaps, on the east side of the street and no bicycle facilities.

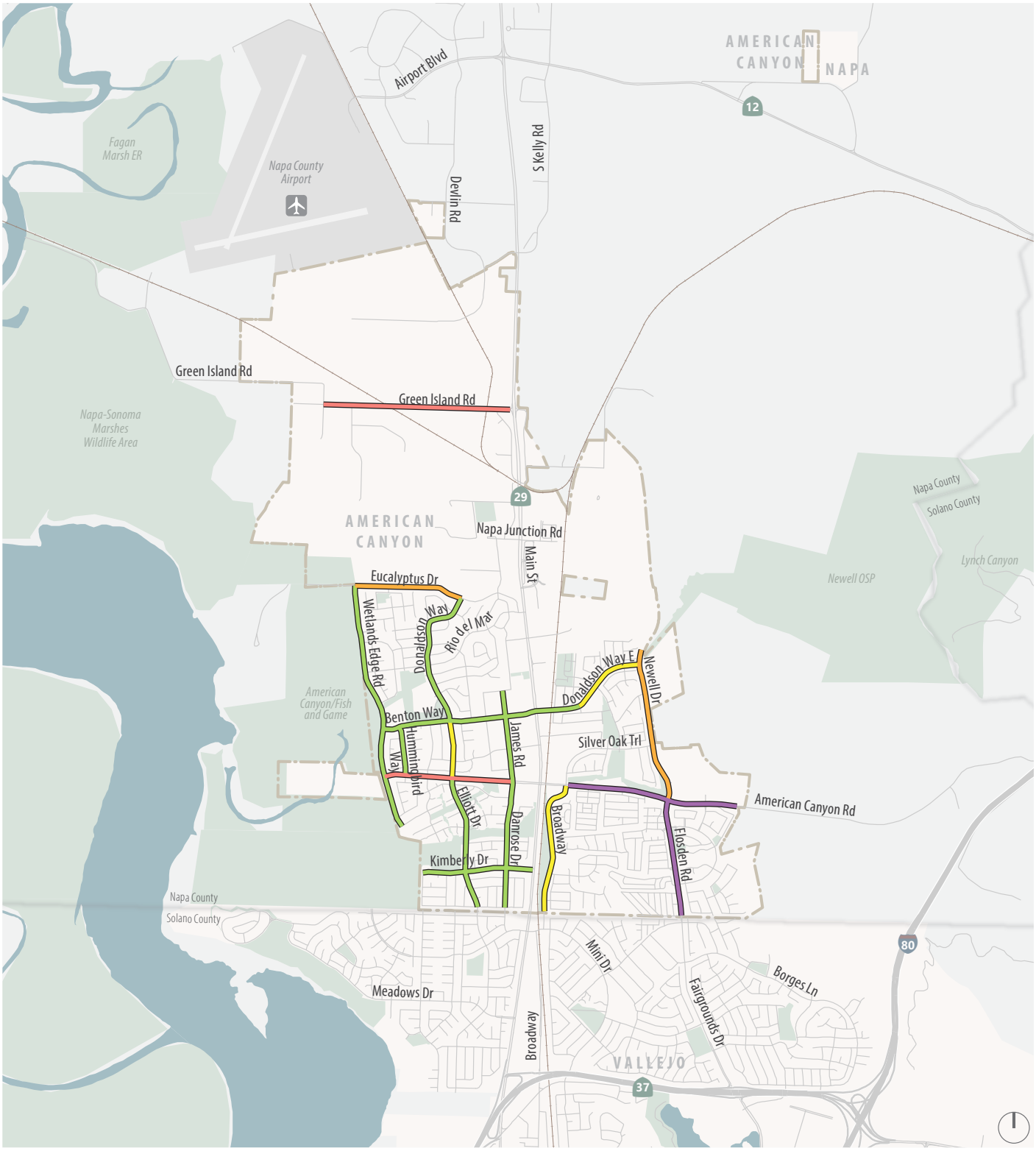
Danrose Drive is a two-lane, north-south collector that terminates at West American Canyon Road in the north and Mini Drive in the south. The posted speed limit on Danrose Drive is 25 miles per hour. This roadway has sidewalks on both sides of the street and no bicycle facilities.

Broadway Street is a two-lane, north-south collector that terminates at American Canyon Road East in the north and Southern City Limits in the south. The posted speed limit on Broadway Street is 30 miles per hour north of Mini Drive. Parking is prohibited on both sides of the roadway along most of Broadway Street aside from near the Veterans Memorial Park and the American Canyon Dog Park. Sidewalks are provided along the west side of the roadway with portions of sidewalk being a Class I path. There are gaps in the sidewalk along the east side of the road. There is a discontinuous Class II bike lane on the east side of the street.

Newell Drive is a four-lane, north-south arterial that terminates at the northern Newell Open Space extents and American Canyon Road East in the south. The posted speed limit on Newell Drive is 35 miles per hour. Parking is prohibited on both sides of the roadway between American Canyon Road East and just north of Silver Oak Trail, near American Canyon High School. There are Class I paths along the west side of the street, and Class I paths along the east side of the street between the Silver Oak Trail in the north and American Canyon Road East in the south. No sidewalk is present on the east side of the street between the northern Newell Open Space extents and Silver Oak Trail.

Flosden Road is a four-lane, north-south arterial that terminates at American Canyon Road East in the north and Southern City Limits in the south. The posted speed limit on Flosden Road is 45 miles per hour. Parking is prohibited along various segment on both sides of the road. This roadway has sidewalks on both sides of the street and no bicycle facilities.

American Canyon Road East is a four-lane, east-west arterial west of Flosden Road and a two-lane road east of Flosden Road from SR 29 in the west to the city limits. The posted speed limit on American Canyon Road East is 45 miles per hour within the city limits. Parking is prohibited on the south side of the road between Broadway Street and Flosden Road. American Canyon Road East has continuous sidewalks along the south side west of Via Firenze and no bicycle facilities.



American Canyon City Limit

Posted Speed LImits

- 25 MPH
- 30 MPH
- 35 MPH
- 40 MPH
- 45 MPH

Figure 2

Posted Speed Limits

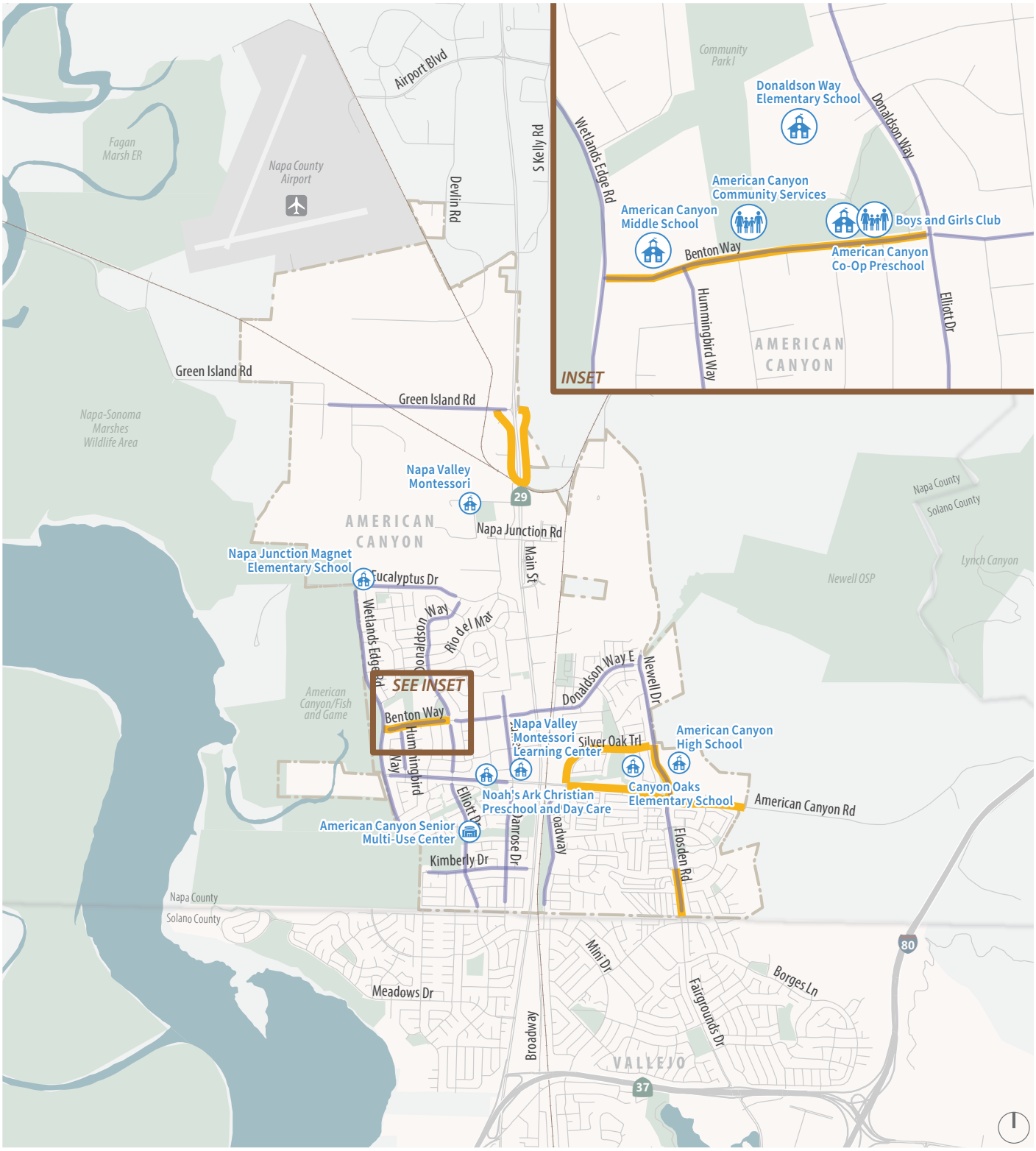


Figure 3

Institutions, Community Centers, and Safety Priority Locations

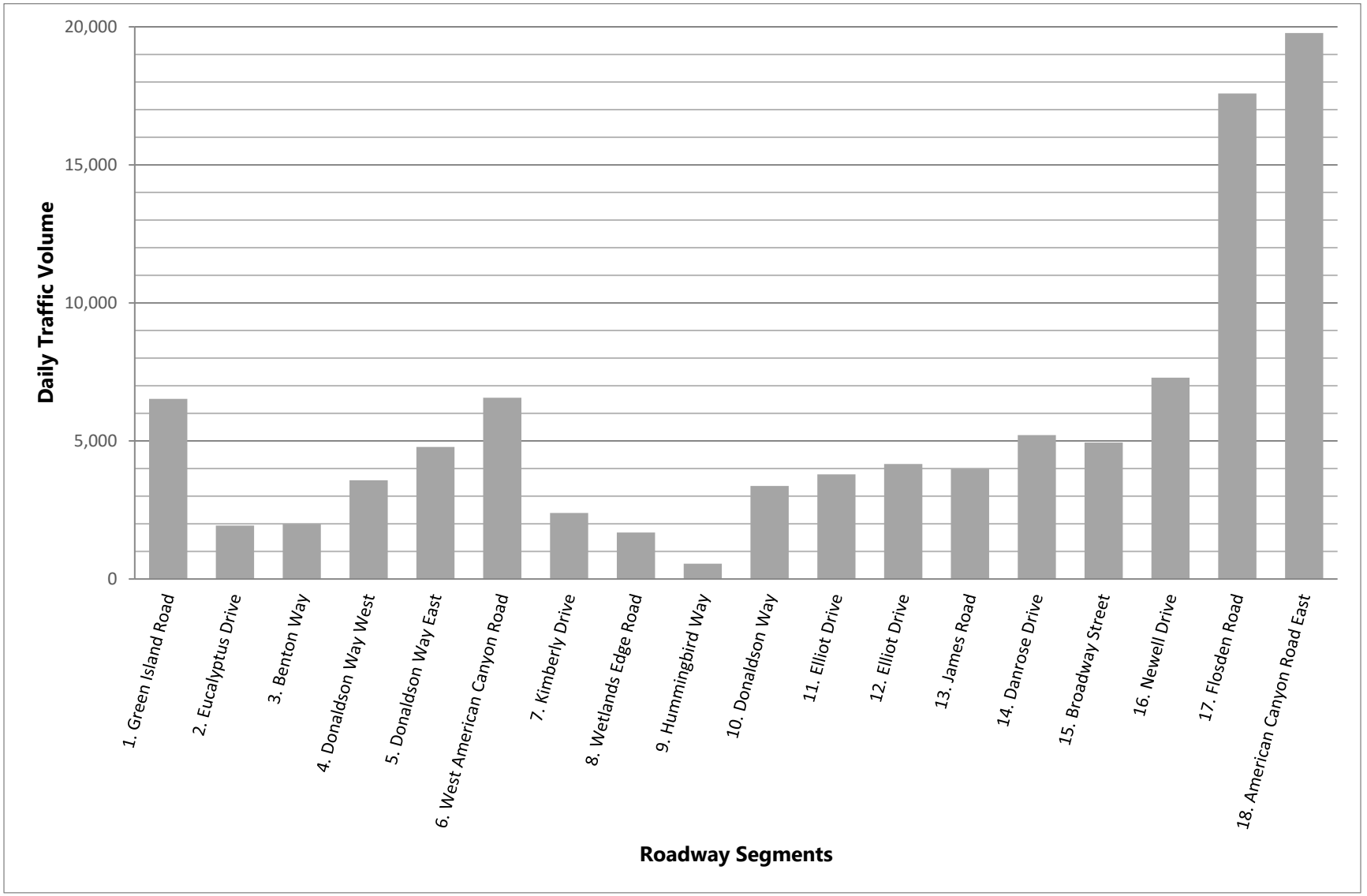
WC22-3928_3_POI

3. Average Daily Traffic Volumes

This section of the report presents the Average Daily Traffic (ADT) volumes for the roadway segments analyzed for this report. Segment counts were taken in early October 2022. **Figure 4** graphically presents the ADT for the 18 study roadway segments analyzed.

All but two of the roadway segments analyzed in this report serve fewer than 10,000 ADT. Flosden Road between American Canyon Road East and the Southern City Limits serves an average of 17,600 vehicles per day. Flosden Road is another major arterial and connects to American Canyon Road East and the City of Vallejo; therefore, the higher volumes on this roadway are expected. American Canyon Road East between Broadway Street and the Eastern City Limits serves an average of 19,800 vehicles per day. American Canyon Road East is a major arterial in the City of American Canyon and connects to SR 29 and Flosden Road, so the higher volumes on this roadway are expected.

Figure 4: Average Daily Traffic Volumes (Bi-Directional)



4. Speed Survey Analysis

This section represents the results of a speed survey conducted in September 2022. The data from the survey is presented first, followed by the analysis of each segment. The key measure for analysis is the 85th percentile or critical speed of a roadway segment. The 85th percentile speed is that speed at which 85 percent of free-flowing vehicles are traveling at or below the posted speed limit. Special attention is paid to those roadway segments where the 85th percentile speed exceeds the posted speed limit by 2.5 miles per hour (mph) or greater.

Appendix A contains individual data sheets for all 18 roadway segments analyzed for the 2022 American Canyon Speed Survey.

Data Collection

Speed surveys were conducted at 18 locations within the City of American Canyon. Some study roadways have multiple study segments to reflect the changes in posted speeds, traffic volumes, streets width or other significant factors that vary on a roadway. Automated machine equipment was used to capture existing average daily traffic (ADT) volumes. Per guidelines from the MUTCD, speeds for high-volume locations were collected with radar equipment. For those roadway segments that have lower roadway volumes that do not allow for effective radar observations, automated machine equipment that continually collects traffic data was used to capture observed travel speeds. The approximate locations of the volume data collection points are indicated in **Figure 1** and correspond with the location number indicator for each roadway segment. **Figure 5** and **Figure 6** visually show the 85th percentile speeds for the 18 study roadway segments analyzed.

Based on the speed survey analysis, the posted speed limit at each location was evaluated and recommendations made on whether the speed limit is appropriate. Specifically, the 85th percentile speed was used as a baseline comparison to the posted speed limit.

California Vehicle Code

Division 11, Chapter 7, of the California Vehicle Code (CVC) defines the California Speed Laws (also known as Sections 22348-22413). Relevant sections of the CVC are used to determine speed limits in local jurisdictions are discussed below.

Prima Facie Speed limits

Prima facie speed limits are the innate speed limits on the roadway and shall be applicable unless changed as authorized in the CVC. Section 22352 of the CVC indicates the following prima facie speed limits.

- **15 mph:** at railway crossings, when traversing any intersection with site restrictions, or on any alley.
- **25 mph:** in any business or residence district as defined by Division 1 of the CVC, when approaching or passing a school building or grounds, or when passing a senior center or other facility primarily used by senior citizens.

These prima facie speed limits are set by the CVC and the prima facie speed limit of 25 mph can only be changed based on an Engineering and Traffic Survey.

Engineering and Traffic Survey

In order for the court systems and the public to accept and respect the posting and enforcement, by radar, of posted speed limits, an Engineering and Traffic Survey must incorporate sound, repeatable methods conforming to the CVC and engineering principles.

Section 22357(a) stipulates that local authorities may set speed limits greater than 25 mph if an Engineering and Traffic Survey, such as this, determines that speeds greater than 25 mph would facilitate the orderly movement of vehicular traffic and would be reasonable and safe upon any street excluding those subject to a prima facie limit of 25 miles per hour. Based on the Engineering and Traffic Survey, the local authority may, by ordinance, determine and declare a speed limit of 30, 35, 40, 45, 50, 55, or 60 miles per hour or a maximum speed limit of 65 miles per hour, whichever is found most appropriate to facilitate the orderly movement of traffic, and is reasonable and safe.

An Engineering and Traffic Study shall include the consideration of all the following as defined in Section 627 of the CVC:

- Prevailing speeds as determined by the traffic engineering measurements,
- Collision records, and
- Highway, traffic, and roadside conditions not readily apparent to the driver.

In addition to the metrics identified above, local authorities may consider the following:

- Residential density, if any of the following conditions exist on a portion of highway, other than a business district:

- Upon one side of the highway, within one-quarter mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures,
- Upon both sides of the highway, collectively, within one-quarter of a mile, the contiguous property fronting thereon is occupied by 16 or more separate dwelling houses or business structures, or
- The portion of highway is longer than one-quarter of a mile but has the ratio of separate dwelling houses or business structures to the length of the highway described in the earlier two points above; and

- Pedestrian and bicycle safety.

The declared speed limits become effective when appropriate speed limit signs are erected on the street. This does not apply to any 25-mph prima facie limit as it relates to passing a school building, senior center, or other facility primarily used by senior citizens.

Methodology for Modifying Prima Facie Speed Limits

When conducting an Engineering and Traffic Survey to establish speed limits, Section 21400 of the CVC, and Section 2B.13 of the California Manual of Uniform Traffic Control Devices (MUTCD), requires that local authorities round the 85th percentile free flow speed to the nearest 5 mph increment to set the appropriate speed limit, except:

1. The posted speed limit may be reduced by five mph from the nearest five mph increment of the 85th percentile speed, based on guidelines from CVC Section 627 and 22358.5, or
2. In cases where the 85th percentile speed would be rounded up the nearest five miles per hour increment, local authority may decide to instead round down and set the speed limit to the lower five miles per hour increment. If the speed limit is set at the lower five mph increment the local authority shall not reduce the speed limit any further for any reason, including those set forth in CVC Section 627 and 22358.5.

In addition, the speed limit shall be established at the same level in both directions at a given point on a roadway for uniformity purposes. Thus, the lower of the two critical speeds may be used to determine the overall segment speed limit.

In addition to the CVC Section 627 description above, **Appendix B** contains the text of CVC Section 627 and describes in detail what factors should be taken into consideration when establishing speed limits. A speed limit can be lowered by five mph to account for these special factors. Establishment of a speed limit of more than five mph below the 85th percentile speed should only be done after careful consideration.

Roadway Reconfigurations

West American Canyon Road is a major arterial in the City serving the highest traffic volumes and have higher travel speeds. However, we recommend (Chapter 4, Segment Summaries) that this roadway be converted to a two-lane roadway. Since this segment serves less than 25,000 vehicles, a two-lane roadway with enhanced pedestrian and bicycle facilities is more suited for the surrounding land uses.

AB-43 and AB-1938

California Assembly Bills No. 43 and No. 1938 were passed to update Vehicle Code relating to traffic safety in 2021 and 2022, respectively. AB-43 and AB-1938 outline the following amendments to current prima facie speed limit laws:

- The prima facie limits are twenty-five miles per hour:
    - On any highway, in any business or residence district unless a different speed is determined by local authority or the Department of Transportation under procedures set forth in this code.
    - When approaching or passing a school building or the grounds thereof, contiguous to a highway and posted with a standard "SCHOOL" warning sign, while children are going to or leaving the school either during school hours or during the noon recess period.
    - When passing a senior center or other facility primarily used by senior citizens, contiguous to a street other than a state highway and posted with a standard "SENIOR" warning sign.
- The Department of Transportation shall, in the next scheduled revision, revise and thereafter maintain the California Manual on Uniform Traffic Control Devices to require the Department of Transportation or a local authority to round speed limits to the nearest five miles per hour of the 85th percentile of the free-flowing traffic. However, in cases in which the speed limit needs to be rounded up to the nearest five miles per hour increment of the 85th-percentile speed, the Department of Transportation or a local authority may decide to instead round down the speed limit to the lower five miles per hour increment.
- If a local authority, after completing an engineering and traffic survey, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance, determine and declare a prima facie speed limit that has been reduced an additional five miles per hour for either of the following reasons:
    - The portion of highway has been designated as a safety corridor. A local authority shall not deem more than one-fifth of their streets as safety corridors.
    - The portion of highway is adjacent to any land or facility that generates high concentrations of bicyclists or pedestrians, especially those from vulnerable groups such as children, seniors, persons with disabilities, and the unhoused.

- If a local authority, after completing an engineering and traffic survey, finds that the speed limit is still more than is reasonable or safe, the local authority may, by ordinance, retain the current speed limit or restore the immediately prior speed limit if that speed limit was established with an engineering and traffic survey and if a registered engineer has evaluated the section of highway and determined that no additional general purpose lanes have been added to the roadway since completion of the traffic survey that established the prior speed limit.
- Notwithstanding any other law, a local authority may, by ordinance, determine and declare a 25 or 20 miles per hour prima facie speed limit on a highway contiguous to a business activity district when posted with a sign that indicates a speed limit of 25 or 20 miles per hour. These prima facie limits apply only to roads that meet all of the following conditions:
    - A maximum of four traffic lanes.
    - A maximum posted 30 miles per hour prima facie speed limit immediately prior to and after the business activity district, if establishing a 25 miles per hour speed limit.
    - A maximum posted 25 miles per hour prima facie speed limit immediately prior to and after the business activity district, if establishing a 20 miles per hour speed limit.
- The bill prohibits the total reduction in the speed limit from exceeding 12.4 miles per hour from the 85th percentile speeds.

Collision Data

Collision data was obtained from the Transportation Injury Mapping System (TIMS) for the five-year window between January 2016 and December 2020. Specifically, collision data where the primary collision factor was related to speed were used to augment the analysis in this report. **Table 1** shows the collisions by segment and **Figure 7** shows the location of speed-related collisions for the five-year window analyzed.

Table 1: Summary of Speed Survey Results

Roadway Segment	Posted Speed limit	85th Percentile Speed		Difference from Posted Speed limit		Collisions	Speed-Related Collisions[3]	Average Statewide Collision Rate[4]	Segment Collision Rate
		NB/EB[1]	SB/WB[2]	NB/EB[1]	SB/WB[2]				
1. Green Island Road from Mezzetta Court to SR 29	40	38	39	-2	-1	3	3	1.12	0.47
2. Eucalyptus Drive from Wetlands Edge Road to Donaldson Way	35	37	38	2	3	0	0	1.12	0.0
3. Benton Way from Wetlands Edge Road and Donaldson Way	25	31	30	6	5	1	0	1.12	0.51

Table 1: Summary of Speed Survey Results

Roadway Segment	Posted Speed limit	85th Percentile Speed		Difference from Posted Speed limit		Collisions	Speed-Related Collisions[3]	Average Statewide Collision Rate[4]	Segment Collision Rate
		NB/EB[1]	SB/WB[2]	NB/EB[1]	SB/WB[2]				
4. Donaldson Way West from Donaldson Way to SR 29	25	31	32	6	7	0	0	1.12	0.0
5. Donaldson Way East from SR 29 to Newell Drive	25	32	32	7	7	3	2	1.12	0.64
6. West American Canyon Road from Wetlands Edge Road to James Road	40	40	41	0	1	4	1	1.15	0.62
7. Kimberly Drive from Meadow Bay Drive to SR 29	25	40	37	15	12	4	1	1.12	**1.70**
8. Wetlands Edge Road from Eucalyptus Drive to Kensington Way	25	33	32	8	7	1	0	1.12	0.60
9. Hummingbird Way from Benton Way to West American Canyon Road	25	29	25	4	0	1	1	1.12	**1.83**
10. Donaldson Way from Eucalyptus Drive to Benton Way	25	28	30	3	5	3	1	1.12	0.90
11. Elliot Drive from Benton Way to West American Canyon Road	30	35	35	5	5	0	0	1.12	0.0
12. Elliot Drive from West American Canyon Road to Marla Drive	25	35	37	10	12	3	0	1.12	0.73
13. James Road from Wilson Way to West American Canyon Road	25	32	35	7	10	2	0	1.12	0.51
14. Danrose Drive from West American Canyon Road to Mini Drive	25	30	30	5	5	4	1	1.12	0.78
15. Broadway Street from American Canyon Road East to Mini Drive	30	40	41	10	11	1	0	1.12	0.21
16. Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East	35	39	39	4	4	5	3	1.15	0.70

Table 1: Summary of Speed Survey Results

Roadway Segment	Posted Speed limit	85th Percentile Speed		Difference from Posted Speed limit		Collisions	Speed-Related Collisions[3]	Average Statewide Collision Rate[4]	Segment Collision Rate
		NB/EB[1]	SB/WB[2]	NB/EB[1]	SB/WB[2]				
17. Flosden Road from American Canyon Road East to the Southern City Limits	45	51	50	6	5	6	2	1.15	0.35
18. American Canyon Road East from Broadway Street to Eastern City Limits	45	48	52	3	7	7	4	1.15	0.36

Notes:
1. NB = Northbound, EB = Eastbound
2. SB= Southbound, WB = Westbound
3. Speed-related collisions are collisions in which drivers are assessed to be driving above the posted speed limit.
4. Average statewide collision rate (accident/million-miles) is based on accident data for the years 2017 through 2019. Accident rates of existing road segments are used to predict the average rates on new roads, or to compare rates on other roads of the same type. This rate is based on all collision types, not just speed-related collisions.
5. The **bold texts** indicates segments where the collision rate is higher than the statewide collision rate of similar roadway type.
Source: 2020 Collision Data on California State Highways (road miles, travel, collisions, collision rates), Caltrans

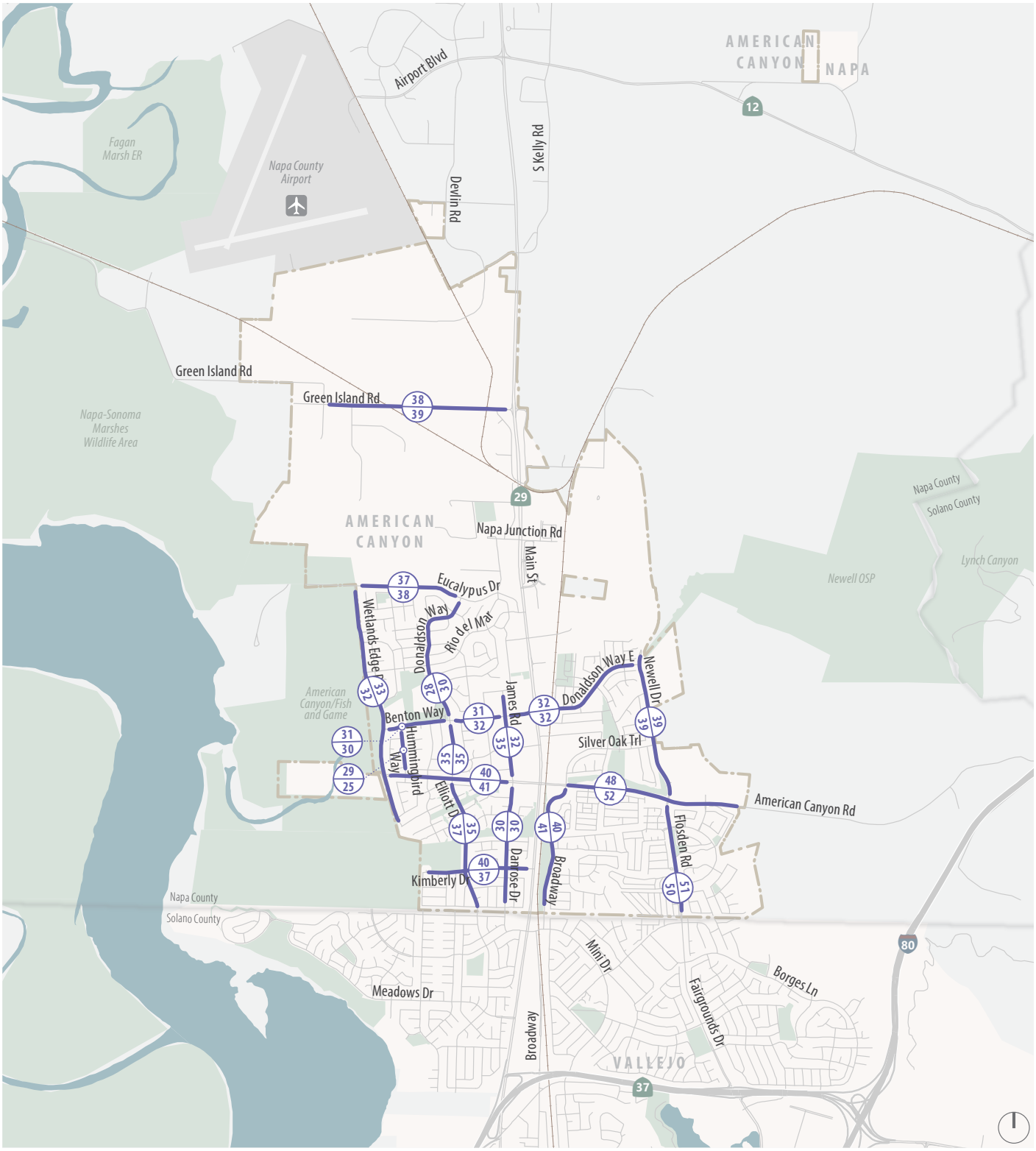
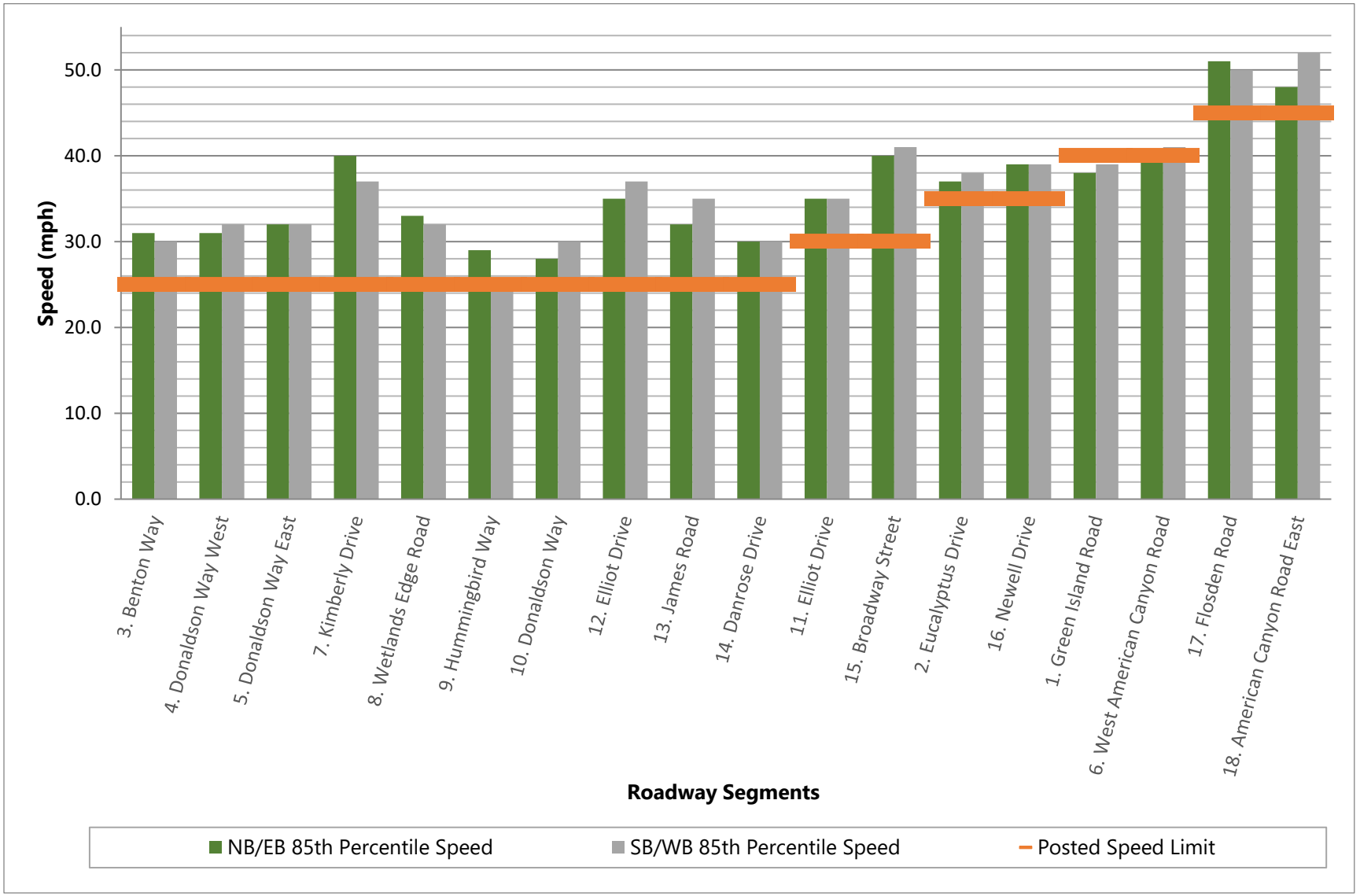
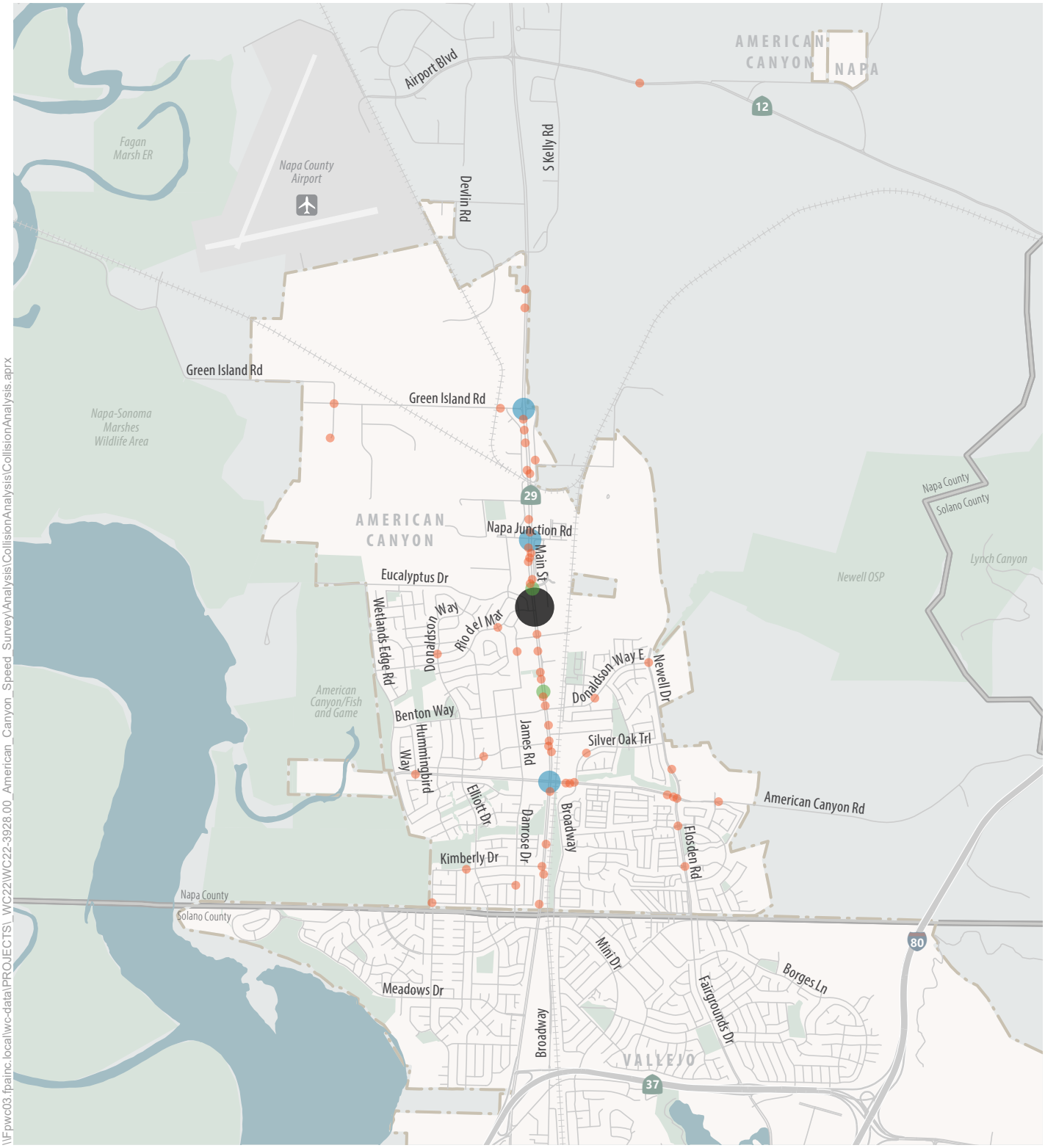


Figure 5

Observed 85th Percentile Speeds

Figure 6: Summary of Observed 85th Percentile Speeds





American Canyon City Limit

Collision Count

- 1 - 2
- 3 - 5
- 6 - 10
- 11 - 16

Figure 7

Collisions

Segments Summaries

This section of the report analyzes all roadway segments and provides an explanation for necessary speed adjustments. Where the 85th percentile speed exceeds the posted speed limit by 2.5 mph or greater, additional information is provided to determine the adequacy of the posted speed limit. Other factors such as collision records, roadside conditions, and residential density along the roadway, as well as pedestrian and bicyclist safety are also used in determining the adequacy of the posted speed limits.

Segment 1. Green Island Road from Mezzetta Court to SR 29

The posted speed limit on Green Island Road from Mezzetta Court to SR 29 is 40 mph. In the eastbound direction, the 85th percentile speed was measured at 2 mph under the posted limit, while in the westbound direction, the 85th percentile speed was measured at 1 mph under the current posted speed limit.

The 85th percentile speeds in both eastbound and westbound directions indicate an initial speed limit of 40 mph which is equal to the current posted speed limit. **Therefore, we recommend the City maintain the existing speed limit of 40 mph.**

Segment 2. Eucalyptus Drive from Wetlands Edge Road to Donaldson Way

The posted speed limit on Eucalyptus Drive from Wetlands Edge Road to Donaldson Way is 35 mph. In the eastbound direction, the 85th percentile speed was measured at 2.0 mph over the posted limit, while in the westbound direction, the 85th percentile speed was measured at 3.0 mph over the posted speed limit.

Eucalyptus Drive has a discontinuous Class I path for pedestrians and bikes on the North side of the street. Napa Junction Magnet Elementary School is also located at the west end of this segment. The school generates pedestrian and bicycle traffic along the roadway.

According to AB 43, speeds may be lowered on roadways with high pedestrian and bicycle traffic to improve safety. **Therefore, we recommend the City reduce the speed limit to 25 mph 500-1,000 feet around Napa Junction Elementary and 30 mph outside of the school zone.**

Segment 3. Benton Way from Wetlands Edge Road to Donaldson Way

The posted speed limit on Benton Way from Wetlands Edge Road and Donaldson Way is 25 mph. The observed 85th percentile speeds were 6 mph and 5 mph greater than the posted speed limit in the eastbound and westbound directions, respectively, which would initially indicate a posted speed limit of 30 mph.

This segment of Benton Way has sidewalks and bike lanes in both directions. However, American Canyon Middle School, Boys and Girls Club, American Canyon Co-Op Preschool, and American Canyon Community

Services are located along this roadway segment and attract a substantial level of pedestrian and bicycle activity throughout the day. No speed-related collisions have been reported on this section of Benton Way for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Additionally, AB 321 allows cities to lower speed limits to 15 mph around schools that are located in a residential district on a two-lane road with an existing speed limit of 30 mph or less. Due to Benton Way's proximity to schools and other institutions that produce high pedestrian and bicycle traffic, **we recommend that the City reduce the speed limit to 15 mph within the school zone and implement traffic calming measures outlined in the *American Canyon Complete Streets Safety Assessment (2022)*.** Traffic calming measures at the intersection of Chaucer Lane include adding high-visibility crosswalks along the west and south leg, installing curb extensions on the west leg, and making the curb red to increase the visibility of pedestrians crossing. Benton Way is **recommended to remain at 25 mph outside of the school zone**.

Segment 4. Donaldson Way West from Donaldson Way to SR 29

The posted speed limit on Donaldson Way West from Donaldson Way to SR 29 is 25 mph. The observed 85th percentile speeds were 6 mph and 7 mph greater than the posted speed limit in the eastbound and westbound directions, respectively, which would initially indicate a posted speed limit of 30 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Additionally, Donaldson Way West has discontinuous sidewalks and bike lanes on both sides of the street. In accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the 85th percentile speed. No speed-related collisions have been reported on this section of Donaldson Way West for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Donaldson Way West and lack of continuous pedestrian and bicycle facilities, **we recommend that the City maintain the current speed limit of 25 mph.**

Segment 5. Donaldson Way East from SR 29 to Newell Drive

The posted speed limit on Donaldson Way East from SR 29 to Newell Drive is 25 mph. The 85th percentile speeds were observed to be 7 mph greater than the posted speed limit in both directions, which would initially indicate a posted speed limit of 30 mph.

Donaldson Way East has discontinuous sidewalks on the north side of the street and no bicycle facilities on either side of the roadway. Additionally, a railway crosses this segment of Donaldson Way East just west of Tuscan Oak Trail. Two speed-related collisions have been reported on this section of Donaldson Way East for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Donaldson Way West and lack of continuous pedestrian and bicycle facilities, **we recommend that the City maintain the current speed limit of 25 mph.**

Segment 6. West American Canyon Road from Wetlands Edge Road to James Road

The posted speed limit of West American Canyon Road from Wetlands Edge Road to James Road is 40 mph. In the eastbound direction, the 85th percentile speed was measured equal to the posted limit, while in the westbound direction, the 85th percentile speed was measured at 1 mph over the current posted speed limit.

West American Canyon Road has a continuous sidewalk on the south side of the street and a discontinuous sidewalk on the north side of the street. This segment has discontinuous unprotected Class II bike lanes on both sides of the street.

The 85th percentile speeds in both eastbound and westbound directions indicate an initial speed limit of 40 mph which is equal to the current posted speed limit. West American Canyon Road's average daily traffic is less than 25,000 vehicles. According to AB 43, speeds may be lowered by five miles per hour where there are high pedestrian and bicycle traffic to improve safety. Therefore, to improve the pedestrian and bicycle environment, **we recommend that the City reduce the speed limit to 35 mph**. Due to West American Canyon Road's low daily traffic volumes[1], **we also recommend that the City convert the two outside travel lanes to Class I paths or protected Class IV bike lanes** (see Chapter 4, Roadway Reconfigurations)**.**

Segment 7. Kimberly Drive from Meadow Bay Drive to SR 29

The posted speed limit of Kimberly Drive from Meadow Bay Drive to SR 29 is 25 mph. In the eastbound direction, the 85th percentile speed was measured at 15 mph over the posted limit, while in the westbound direction, the 85th percentile speed was measured at 12 mph over the posted speed limit, which would initially indicate a posted speed limit of 35 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Kimberly Drive has sidewalks on both sides of the street and discontinuous bike lanes

[1] https://highways.dot.gov/safety/proven-safety-countermeasures/road-diets-roadway-configuration

on both sides. One speed-related collision has been reported on this section of Kimberly Drive for the five-year period analyzed for this report. Additionally, the roadway segment collision rate is measured at 1.70 acc/mil.miles which is greater than the average statewide collision rate of similar roadway types (1.12 acc/mil.miles).

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speed, which would be 30 mph. However, due to the segment properties identified above such as the residential nature of Kimberly Drive and lack of bicycle facilities, **we recommend that the City maintain the current speed limit of 25 mph.** The City should monitor this segment as a Tier I priority for possible traffic calming measures to reduce the 85th percentile speeds.

Segment 8. Wetlands Edge Road from Eucalyptus Drive to Kensington Way

The posted speed limit of Wetlands Edge Road from Eucalyptus Drive to Kensington Way is 25 mph. In the northbound direction, the 85th percentile speed was measured at 8 mph over the posted speed limit, while in the southbound direction, the 85th percentile speed was measured at 7 mph over the posted speed limit. The 85th percentile speeds would initially indicate raising the speed limit to 30 mph.

More than 13 separate dwelling units exist on the east side of the roadway within a quarter mile along this roadway segment. Wetlands Edge Road has a Class I path on the west side of the street, and sidewalks on the east side of the street. Additionally, there are five marked uncontrolled crosswalks that connect to the San Francisco Bay Trail. This segment has no on-street bicycle facilities, but bicyclists are able to use the Class I path along the west side of the street. One speed-related collision has been reported on this section of Wetlands Edge Road for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Wetlands Edge Road, **we recommend that the City maintain the current speed limit of 25 mph.**

Segment 9. Hummingbird Way from Benton Way to West American Canyon Road

The posted speed limit of Hummingbird Way from Benton Way to West American Canyon Road is 25 mph. In the northbound direction, the 85th percentile speed was measured at 4 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured equal to the posted speed limit.

Since the lower of the two 85th percentile speeds can be used to set the speed limit, the 85th percentile speeds in the southbound direction indicate an initial speed limit of 25 mph which is equal to the current posted speed limit. **Therefore, we recommend the City maintain the existing speed limit of 25 mph.**

Segment 10. Donaldson Way from Eucalyptus Drive to Benton Way

The posted speed limit of Donaldson Way from Eucalyptus Drive to Benton Way is 25 mph. In the northbound direction, the 85th percentile speed was measured at 3 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 5 mph over the posted speed limit.

Since the lower of the two 85th percentile speeds can be used to set the speed limit, the 85th percentile speeds in the northbound direction indicate an initial speed limit of 30 mph.

According to the California MUTCD 2014 Edition, Revision 3, for cases in which the nearest five miles per hour increment of the 85th percentile speed would require rounding up, then the speed limit may be rounded down to the nearest five miles per hour increment below the 85th percentile speed, if no further reduction is used. The 85th percentile speeds in the northbound direction were rounded up to indicate an initial speed limit of 30 mph, which can be rounded down to 25 mph. **Therefore, we recommend the City maintain the existing speed limit of 25 mph.**

Segment 11. Elliot Drive from Benton Way to West American Canyon Road

The posted speed limit of Elliot Drive from Benton Way to West American Canyon Road is 30 mph. In both northbound and southbound directions, the 85th percentile speed was measured at 5 mph over the posted limit. The 85th percentile speeds would initially indicate raising the speed limit to 35 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Elliot Drive has sidewalks and bike lanes on both sides of the roadway. This segment's connection to two major roadways, West American Canyon Road and Benton Way, generates pedestrian and bicycle traffic. No speed-related collisions have been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. According to AB 43, speeds may be lowered on roadways with high pedestrian and bicycle traffic to improve safety. Therefore, to improve the pedestrian and bicycle environment, **we recommend that the City reduce the current speed limit to 25 mph.**

Segment 12. Elliot Drive from West American Canyon Road to Marla Drive

The posted speed limit of Elliot Drive from West American Canyon Road to Marla Drive is 25 mph. In the northbound direction, the 85th percentile speed was measured at 10 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 12 mph over the posted speed limit, which would initially indicate a posted speed limit of 35 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. The American Canyon Adult Activity Center is also located along Elliot Drive. Elliot Drive has sidewalks and bike lanes on both sides of the street, although there are areas where the sidewalk narrows to approximately three feet along the segment. In 2023, crosswalk enhancements were added to the crosswalk for a walking trail south of Knightsbridge Way that included high-visibility striping and a pedestrian activated rectangular rapid flashing beacon (RRFB). No speed-related collisions have been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speed, which would be 30 mph.

California Assembly Bill No. 43 sets a prima facie speed limit of 25 mph when passing a senior center. According to AB 43, speeds may be lowered near senior centers and where the pedestrian and bicycle environment poses a risk to safety. Due to the proximity to a senior center and the segment properties identified above such as the residential nature of Elliot Drive and lack of pedestrian and bicycle facilities, **we recommend that the City maintain the current speed limit of 25 mph.** The City should monitor this segment of Elliot Drive as a Tier I priority for possible traffic calming measures to reduce the 85th percentile speeds.

Segment 13. James Road from Wilson Way to West American Canyon Road

The posted speed limit of James Road from Wilson Way to West American Canyon Road is 25 mph. In the northbound direction, the 85th percentile speed was measured at 7 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 10 mph over the posted speed limit. Since the lower of the two 85th percentile speeds can be used to set the speed limit, the 85th percentile northbound speed would initially indicate raising the speed limit to 30 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. James Road has sidewalks on the east side of the street, however there are two sidewalk gaps – one at Wilson Way and the other at Donaldson Way. The City will close these sidewalk gaps in late 2023. James Road does not have bicycle facilities. No speed-related collisions have been reported on this section of James Road for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of James Road and lack of pedestrian and bicycle facilities, **we recommend that the City maintain the current speed limit of 25 mph.**

Segment 14. Danrose Drive from West American Canyon Road to Mini Drive

The posted speed limit of Danrose Drive from West American Canyon Road to Mini Drive is 25 mph. In both northbound and southbound directions, the 85th percentile speed was measured at 5 mph over the posted limit. The 85th percentile speeds would initially indicate raising the speed limit to 30 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Danrose Drive has sidewalks on both sides of the street, but it does not have bicycle facilities. One speed-related collision has been reported on this section of Danrose Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Danrose Drive and lack of bicycle facilities, **we recommend that the City maintain the current speed limit of 25 mph.**

Segment 15. Broadway Street from American Canyon Road East to Southern City Limits

The posted speed limit of Broadway Street from American Canyon Road East to the Southern City Limits is 30 mph. In the northbound direction, the 85th percentile speed was measured at 10 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 11 mph over the posted speed limit. The 85th percentile speeds would initially indicate raising the speed limit to 40 mph.

Broadway Street has sidewalks on one or both sides of the street and discontinuous bike lanes. Veterans Memorial Park, American Canyon Dog Park, and a playground are located along this roadway segment and attract a substantial level of pedestrian and bicycle activity throughout the day. No speed-related collisions have been reported on this section of Broadway Street for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speed, which would be 35 mph. However, due to the segment properties identified above such as the roadway conditions and lack of continuous pedestrian and bicycle facilities, **we recommend that the City maintain the current speed limit of 30 mph.** The City should monitor this segment of Broadway Street for possible traffic calming measures to reduce the 85th percentile speeds.

Segment 16. Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East

The posted speed limit on Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East is 35 mph. In both northbound and southbound directions, the 85th percentile speed was

measured at 4 mph over the posted limit. The 85th percentile speeds would initially indicate raising the speed limit to 40 mph.

Newell Drive has a Class I path along the west side of the road, and a Class I path on the east side of the road between Silver Oak Trail and American Canyon Road East. There is no sidewalk present on the east side of the street between the northern Newell Open Space extents and Silver Oak Trail. American Canyon High School is also located at the south end of this segment. The school generates pedestrian and bicycle traffic along the roadway.

According to AB 43, speeds may be lowered on roadways with high pedestrian and bicycle traffic to improve safety. **Therefore, we recommend the City reduce the speed limit to 25 mph 500-1,000 feet around American Canyon High School and 30 mph outside of the school zone.**

Segment 17. Flosden Road from American Canyon Road East to the Southern City Limits

The posted speed limit on Flosden Road from American Canyon Road East to the Southern City Limits is 45 mph. The observed 85th percentile speeds were 6 mph and 5 mph greater than the posted speed limit in the northbound and southbound directions, respectively, which would initially require a posted speed limit of 50 mph.

Flosden Road is a major arterial and has high traffic volumes serving an average of over 17,000 vehicles daily. This segment has sidewalks on both sides of the road, but it does not have bicycle facilities. Two speed-related collisions have been reported on this section of Flosden Road for the five-year period analyzed for this report. The American Canyon Local Road Safety Plan identified this segment as a high severity roadway due the severity of its collisions from 2017 to 2021.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. According to AB 43, speeds may be lowered by five miles per hour where the speed limit is deemed more than reasonable or safe. Therefore, due to the segment properties identified above, such as high traffic volumes and lack of adequate bicycle facilities, and the City-identified safety risk, **we recommend that the City reduce the speed limit to 40 mph.**

Segment 18. American Canyon Road East from Broadway Street to the Eastern City Limits

The posted speed limit on American Canyon Road East from Broadway Street to the Eastern City Limits is 45 mph. The observed 85th percentile speeds were 3 mph and 7 mph greater than the posted speed limit in the eastbound and westbound directions, respectively, which would initially require a posted speed limit of 50 mph.

American Canyon Road East is a major arterial and has high traffic volumes serving an average of nearly 20,000 vehicles daily. This segment has sidewalks on the south side of the road, but it does not have bicycle facilities. Four speed-related collisions have been reported on this section of American Canyon Road East for the five-year period analyzed for this report. The American Canyon Local Road Safety Plan identified both the segments of American Canyon Road East between Silver Oak Trail and Newell and between Newell and the Eastern City Limits as high severity roadways due the severity of their collisions from 2017 to 2021.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. According to AB 43, speeds may be lowered by five miles per hour where the speed limit is deemed more than reasonable or safe. Therefore, due to the segment properties identified above, such as high traffic volumes and lack of adequate bicycle facilities, and the City-identified safety risk, **we recommend that the City reduce the speed limit to 40 mph.**

5. Comparison of 2022 Speeds to 2016/2017 Surveys

This section of the report compares the observed 85th percentile speeds collected for this report, to those observed in the 2016/2017 speed surveys. Specifically, this section presents a comparison of the trends in observed speeds in the City. **Table 2** compares the 85th percentile speeds for the 2016/2017 and 2022 speed data and **Figure 8** shows the difference in the observed 85th percentile speeds between year 2016/2017 and year 2022 data (2022 minus 2016/2017).

As shown in **Table 2**, half of the 85th percentile speeds have increased as compared to data from 2016/2017. On the following 8 roadway segments the 85th percentile speeds increased in one or both directions from 2016/2017 to 2022.

4. Donaldson Way West from Donaldson Way to SR 29
8. Wetlands Edge Road from Eucalyptus Drive to Kensington Way
10. Donaldson Way from Eucalyptus Drive to Benton Way
12. Elliot Drive from West American Canyon Road to Marla Drive
13. James Road from Wilson Way to West American Canyon Road
14. Danrose Drive from West American Canyon Road to Mini Drive
15. Broadway Street from American Canyon Road East to Mini Drive
16. Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East

Table 2: Speed Survey Comparison between 2016/2017 and 2022 Results

Roadway Segments	Posted Speed limit	85th Percentile Speed				Change between 2016 and 2022 Speed Survey[2]	
		NB/EB[1]		SB/WB[1]			
		2016/ 2017	2022	2016/ 2017	2022	NB/ EB[1]	SB/ WB[1]
1. Green Island Road from Mezzetta Court to SR 29	40	41	38	42	39	-3	-3
2. Eucalyptus Drive from Wetlands Edge Road to Donaldson Way	35	41	37	42	38	-4	-4
3. Benton Way from Wetlands Edge Road and Donaldson Way	25	32	31	30	30	-1	0
4. Donaldson Way West from Donaldson Way to SR 29	25	32	31	30	32	-1	2
5. Donaldson Way East from SR 29 to Newell Drive	25	34	32	35	32	-2	-3

Table 2: Speed Survey Comparison between 2016/2017 and 2022 Results

Roadway Segments	Posted Speed limit	85th Percentile Speed				Change between 2016 and 2022 Speed Survey[2]	
		NB/EB[1]		SB/WB[1]			
		2016/ 2017	2022	2016/ 2017	2022	NB/ EB[1]	SB/ WB[1]
6. West American Canyon Road from Wetlands Edge Road to James Road	40	43	40	42	41	-3	-1
7. Kimberly Drive from Meadow Bay Drive to SR 29	25	N/A	40	N/A	37	N/A	N/A
8. Wetlands Edge Road from Eucalyptus Drive to Kensington Way	25	32	33	35	32	1	-3
9. Hummingbird Way from Benton Way to West American Canyon Road	25	30	29	31	25	-1	-6
10. Donaldson Way from Eucalyptus Drive to Benton Way	25	32	28	29	30	-4	1
11. Elliot Drive from Benton Way to West American Canyon Road	30	35	35	35	35	0	0
12. Elliot Drive from West American Canyon Road to Marla Drive	25	34	35	33	37	1	4
13. James Road from Wilson Way to West American Canyon Road	25	31	32	32	35	1	3
14. Danrose Drive from West American Canyon Road to Mini Drive	25	29	30	29	30	1	1
15. Broadway Street from American Canyon East Road to Mini Drive	30	38	40	37	41	2	4
16. Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East	35	36	39	36	39	3	3
17. Flosden Road from American Canyon Road East to the Southern City Limits	45	52	51	50	50	-1	0
18. American Canyon Road East from Broadway Street to Eastern City Limits	45	N/A	48	N/A	52	N/A	N/A

Notes:

1. NB = Northbound, EB = Eastbound, SB= Southbound, WB = Westbound
2. Change between 2022 and 2016 speed survey = 2022 85th percentile speed minus 2016 85th percentile speed. Yellow highlight denotes speed increase and green highlight indicates a speed decrease or no change.
3. N/A indicates that no recorded speed data for year 2016 is available to compare against 2022 speed data.

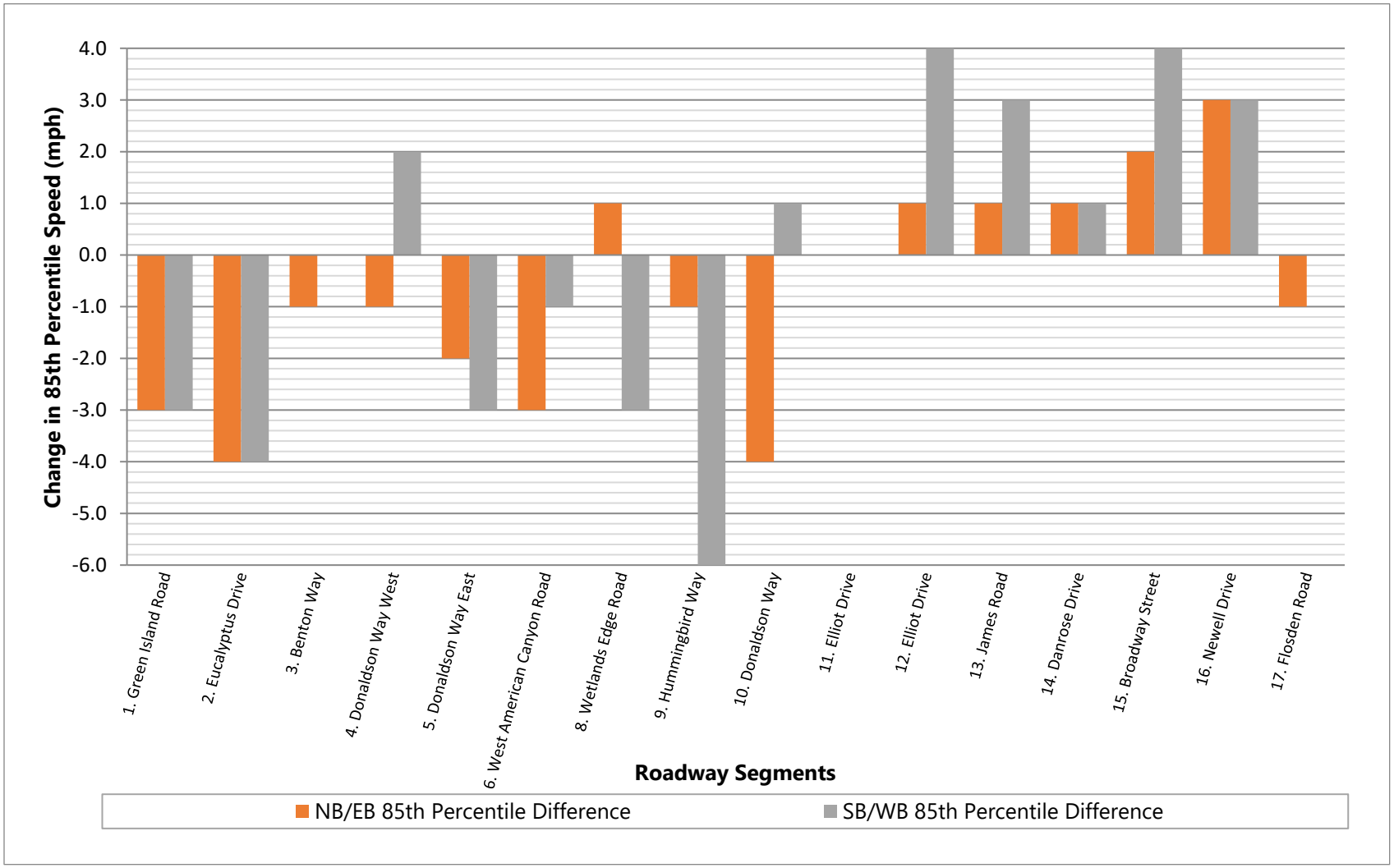
Source: Fehr & Peers, November 2022.

On the remaining 8 roadway segments the 85th percentile speeds either decreased or were unchanged compared to the 2016/2017 data.

The greatest increase in the 85th percentile speed between 2016/2017 and 2022 occurred on Elliot Drive from West American Canyon Road to Marla Drive (Segment 12) and Broadway Street from American Canyon Road East to Mini Drive (Segment 15) with a four miles per hour increase in the southbound direction. The speeds on Elliot Drive and Broadway Street however, only increased by one mile per hour and two miles per hour in the northbound direction, respectively. The largest decrease in speed occurred on Hummingbird Way from Benton Way to West American Canyon Road (Segment 9), which decreased by six miles per hour in the southbound direction. The speeds on Hummingbird Way however, only decreased by one mile per hour in the northbound direction.

For those segments where the 85th percentile speeds increase compared to 2016/2017 data, the average increase was approximately 2.1 mph. Conversely, the 85th percentile speeds decreased on average by about 2.7 mph for those segments where the speeds decreased as compared to 2016/2017.

Figure 8: Change in 85th Percentile Speeds Between 2016/2017 and 2022



Note: Segment 7 (Kimberly Drive) and Segment 18 (American Canyon Road East) are not included in this chart as no history of speed data is available.

6. Summary and Conclusion

Based on the analysis in this report, we recommend the City of American Canyon maintain the existing speed limits for all roadway segments except for Segment 2, Segment 3, Segment 6, Segment 11, Segment 12, Segment 16, and Segment 17. We recommend the following reductions in speed limits:

- 35 mph to 25 mph around the school zone and 30 mph outside the school zone on Eucalyptus Drive from Wetlands Edge Road to Donaldson Way (Segment 2)
- 30 mph to 15 mph around the school zone and 25 mph outside the school zone on Benton Way from Wetlands Edge Road and Donaldson Way (Segment 3)
- 40 mph to 35 mph on West American Canyon Road from Wetlands Edge Road to James Road (Segment 6)
- 30 mph to 25 mph Elliot Drive from Benton Way to West American Canyon Road (Segment 11)
- 35 mph to 25 mph around the school zone and 30 mph outside the school zone on Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East (Segment 16)
- 45 mph to 40 mph on Flosden Road from American Canyon Road East to the Southern City Limits (Segment 17)
- 45 mph to 40 mph on American Canyon Road East from Broadway Street to the Eastern City Limits (Segment 18)

In addition, we recommend the City implement traffic calming measures to reduce the 85th percentile speeds and improve the pedestrian and bicycle environment on roadway segments by tier, with Tier I being top priority.

Tier I

- Kimberly Drive from Meadow Bay Drive to SR 29 (Segment 7)
- Elliot Drive from West American Canyon Road to Marla Drive (Segment 12)

Tier II

- Broadway Street from American Canyon Road East to Southern City Limits (Segment 15)

Tier III

- West American Canyon Road from Wetlands Edge Road to James Road (Segment 6)
- Flosden Road from American Canyon Road East to the Southern City Limits (Segment 17)
- American Canyon Road East from Broadway Street to the Eastern City Limits (Segment 18)

Appendix A:
Data Sheets for Study Segments

City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Green Island Rd from Between Mezzetta Court and SR 29.

Roadway Name: Green Island Rd — **Segment #: 1 Segment Limits: Between Mezzetta Court and SR 29**

Number of Lanes	2
Roadway Width	35 feet
Posted Speed	40 mph

Date: October 13, 2022

Traffic Volumes:	Two-way EB|WB
Total Vehicles Observed during speed survey	100
Average Daily Traffic (vehicles)	6,522

Conditions Not Readily Apparent:
Railroad Crossing, Parking prohibited on both sides of the street west of Mezzetta Court and on the south side of the street east of Mezzetta Court

Current Speed Data:	EB	WB
50th Percentile (Two-way)	33	
85th Percentile	38	39
10 mph Pace (Two-way)	27-36 mph	
Percent in Pace (Two-way)	63%	

Bicycle and Pedestrian Facilities:
Discontinuous sidewalks on the north side of the street, No bicycle facilities

Description of Surrounding Area:
Industrial Uses

Community Facilities:
N/A

Crash History:	Number	Rate (acc/mil vehicle miles)	
Crash Data Collected from 01/01/16 to 12/31/20		Segment	State Wide Average
Total Crashes	3	0.47	1.12
Speed Related	3	0.47	N/A

Recommended Speed Limit: 40 mph

Summary and Justification:
The posted speed limit on Green Island Road from Mezzetta Court to SR 29 is 40 mph. In the eastbound direction, the 85th percentile speed was measured at 2 mph under the posted limit, while in the westbound direction, the 85th percentile speed was measured at 1 mph under the current posted speed limit.
The 85th percentile speeds in both eastbound and westbound directions indicate an initial speed limit of 40 mph which is equal to the current posted speed limit. Therefore, we recommend the City maintain the existing speed limit of 40 mph.

Notes:

Bob Grandy

Signature

January 12, 2023

Date

Bob Grandy, TE1422
Is licensed by the Board for Professional Engineers, Land Surveyors, and Geologists

City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Eucalyptus Dr from Between Wetlands Edge Road and Donaldson Way.

Roadway Name: Eucalyptus Dr — **Segment #: 2** — **Segment Limits: Between Wetlands Edge Road and Donaldson Way**

Number of Lanes	2
Roadway Width	35-50 feet
Posted Speed	35 mph

Date: October 11, 2022

Traffic Volumes:	Two-way EB|WB
Total Vehicles Observed during speed survey	100
Average Daily Traffic (vehicles)	1,933

Conditions Not Readily Apparent:
N/A

Current Speed Data:	EB	WB
50th Percentile (Two-way)	33	
85th Percentile	37	38
10 mph Pace (Two-way)	29-38 mph	
Percent in Pace (Two-way)	85%	

Bicycle and Pedestrian Facilities:
Class I path along Napa Junction Elementary School, discontinuous sidewalk on the south side of the street

Description of Surrounding Area:
Residential Neighborhood

Community Facilities:
Napa Junction Magnet Elementary School, Napa Junction Family Resource Center

Crash History:	Number	Rate (acc/mil vehicle miles)	
Crash Data Collected from 01/01/16 to 12/31/20		Segment	State Wide Average
Total Crashes	0	0.00	1.12
Speed Related	0	0.00	N/A

Recommended Speed Limit: 25 mph in school zone, 30 mph outside school zone

Summary and Justification:
The posted speed limit on Eucalyptus Drive from Wetlands Edge Road to Donaldson Way is 35 mph. In the eastbound direction, the 85th percentile speed was measured at 2.0 mph over the posted limit, while in the westbound direction, the 85th percentile speed was measured at 3.0 mph over the posted speed limit.
Eucalyptus Drive has a discontinuous Class I path for pedestrians and bikes on the north side of the street and a discontinuous sidewalk on the south side of the street. Napa Junction Magnet Elementary School is also located at the west end of this segment. The school generates pedestrian and bicycle traffic along the roadway. According to AB 43, there is a prima facie speed limit of 25 mph near schools, and speeds may be lowered on roadways with high pedestrian and bicycle traffic to improve safety. Therefore, we recommend the City reduce the speed limit to 25 mph 500-1,000 feet around Napa Junction Elementary and 30 mph outside of the school zone.

Notes:

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Signature

January 12, 2023

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City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Benton Way from Between Wetlands Edge Road and Donaldson Way.

Roadway Name: Benton Way | **Segment #: 3** | **Segment Limits: Between Wetlands Edge Road and Donaldson Way**

Number of Lanes	2
Roadway Width	45 feet
Posted Speed	25 mph

Date: October 11, 2022

Traffic Volumes:	Two-way EB|WB
Total Vehicles Observed during speed survey	100
Average Daily Traffic (vehicles)	1,995

Current Speed Data:	EB	WB
50th Percentile (Two-way)	26	
85th Percentile	31	30
10 mph Pace (Two-way)	23-32 mph	
Percent in Pace (Two-way)	77%	

Conditions Not Readily Apparent:
N/A

Bicycle and Pedestrian Facilities:
Sidewalks and Class II bike lanes on both sides of the street

Description of Surrounding Area:
Residential Neighborhood

Community Facilities:
American Canyon Middle School, Boys and Girls Club, American Canyon Community Services

Crash History:	Number	Rate (acc/mil vehicle miles)	
Crash Data Collected from 01/01/16 to 12/31/20		Segment	State Wide Average
Total Crashes	1	0.51	1.12
Speed Related	0	0.00	N/A

Recommended Speed Limit: 15 mph in school zone, 25 mph outside school zone

Summary and Justification:
The posted speed limit on Benton Way from Wetlands Edge Road and Donaldson Way is 25 mph. The observed 85th percentile speeds were 6 mph and 5 mph greater than the posted speed limit in the eastbound and westbound directions, respectively, which would initially indicate a posted speed limit of 30 mph.
This segment of Benton Way has sidewalks and bike lanes in both directions. However, American Canyon Middle School, Boys and Girls Club, American Canyon Co-Op Preschool, and American Canyon Community Services are located along this roadway segment and attract a substantial level of pedestrian and bicycle activity throughout the day. No speed-related collisions have been reported on this section of Benton Way for the five-year period analyzed for this report.
Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Additionally, AB 321 allows cities to lower speed limits to 15 mph around schools that are located in a residential district on a two-lane road with an existing speed limit of 30 mph or less. Due to Benton Way's proximity to schools and other institutions that produce high pedestrian and bicycle traffic, we recommend that the City reduce the speed limit to 15 mph within the school zone and implement traffic calming measures outlined in the American Canyon Complete Streets Safety Assessment (2022). Traffic calming measures at the intersection of Chaucer Lane include adding high-visibility crosswalks along the west and south leg, installing curb extensions on the west leg, and making the curb red to increase the visibility of pedestrians crossing. Benton Way is recommended to remain at 25 mph outside of the school zone.

Notes:

Signature

January 12, 2023
Date

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City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Donaldson Way West from Between Donaldson Way and SR 29.

Roadway Name: Donaldson Way West		**Segment #: 4 Segment Limits: Between Donaldson Way and SR 29**		
Number of Lanes	2	Date: October 4, 2022		
Roadway Width	35-45 feet	**Traffic Volumes:**	Two-way EB|WB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	3,574	
Conditions Not Readily Apparent: Prohibited parking on the south side of the street for 150 feet east of SR 29		**Current Speed Data:**	EB	WB
		50th Percentile	26	
		85th Percentile	31	32
		10 mph Pace	23-32 mph	
		Percent in Pace	81%	
Bicycle and Pedestrian Facilities: Discontinuous sidewalks on both sides of the street, Class II bike lanes on both sides west of Carolyn Drive, Class III bike boulevard west of Carolyn Drive		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20		Segment / State Wide Average
		Total Crashes	0	0.00 / 1.12
		Speed Related	0	0.00 / N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit on Donaldson Way West from Donaldson Way to SR 29 is 25 mph. The observed 85th percentile speeds were 6 mph and 7 mph greater than the posted speed limit in the eastbound and westbound directions, respectively, which would initially indicate a posted speed limit of 30 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Additionally, Donaldson Way West has discontinuous sidewalks and bike lanes on both sides of the street. In accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the 85th percentile speed. No speed-related collisions have been reported on this section of Donaldson Way West for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Donaldson Way West and lack of continuous pedestrian and bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph.

Notes:

Bob Grandy

Signature

January 12, 2023

Date

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City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Donaldson Way East from Between SR 29 and Newell Drive.

Roadway Name: Donaldson Way East		**Segment #: 5 Segment Limits: Between SR 29 and Newell Drive**		
Number of Lanes	2	Date: October 4, 2022		
Roadway Width	40 feet	**Traffic Volumes:**	Two-way EB|WB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	4,784	
Conditions Not Readily Apparent: Railroad Crossing, Prohibited parking on the north side of the street west of Crestwood Lane and the south side between Tuscan Oak Trail and the American Canyon Police Department		**Current Speed Data:**	EB	WB
		50th Percentile	29	
		85th Percentile	32	32
		10 mph Pace	24-33 mph	
		Percent in Pace	90%	
Bicycle and Pedestrian Facilities: Discontinuous sidewalks on both sides of the street, no bicycle facilities		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: American Canyon Police Department, Shenandoah Park		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20		Segment / State Wide Average
		Total Crashes	3	0.64 / 1.12
		Speed Related	2	0.42 / N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit on Donaldson Way East from SR 29 to Newell Drive is 25 mph. The 85th percentile speeds were observed to be 7 mph greater than the posted speed limit in both directions, which would initially indicate a posted speed limit of 30 mph.

Donaldson Way East has discontinuous sidewalks on the north side of the street and no bicycle facilities on either side of the roadway. Additionally, a railway crosses this segment of Donaldson Way East just west of Tuscan Oak Trail. Two speed-related collisions have been reported on this section of Donaldson Way East for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Donaldson Way West and lack of continuous pedestrian and bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph.

Notes:

Bob Grandy — Signature

January 12, 2023 — Date

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Below are the results for the speed survey analysis conducted along West American Canyon Rd from Between Wetlands Edge Road and James Road.

Roadway Name:	**West American Canyon Rd**	**Segment #:**	**6**	**Segment Limits:**	**Between Wetlands Edge Road and James Road**	
Number of Lanes	4	Date:	October 11, 2022			
Roadway Width	65-85 feet	**Traffic Volumes:**			Two-way EB|WB	
Posted Speed	40 mph	Total Vehicles Observed during speed survey			100	
		Average Daily Traffic (vehicles)			6,565	
Conditions Not Readily Apparent: Two-twenty foot median, Prohibited parking along various segments on the south side of the street between Chaucer Lane and James Road		**Current Speed Data:**			EB	WB
		50th Percentile			36	
		85th Percentile			40	41
		10 mph Pace			32-41 mph	
		Percent in Pace			69%	
Bicycle and Pedestrian Facilities: Discontinuous sidewalk on the north side of the street, Continuous sidewalk on the south side of the street, Class II bike lanes on both sides of the street		**Description of Surrounding Area:** Residential Neighborhood/Commercial Space				
Community Facilities: Northampton Park, Retail (Safeway)		**Crash History:**	Number		Rate (acc/mil vehicle miles)	
		Crash Data Collected from 01/01/16 to 12/31/20			Segment	State Wide Average
		Total Crashes	4		0.62	1.15
		Speed Related	1		0.15	N/A

Recommended Speed Limit: 35 mph

Summary and Justification:

The posted speed limit of West American Canyon Road from Wetlands Edge Road to James Road is 40 mph. In the eastbound direction, the 85th percentile speed was measured equal to the posted limit, while in the westbound direction, the 85th percentile speed was measured at 1 mph over the current posted speed limit.

West American Canyon Road has a continuous sidewalk on the south side of the street and a discontinuous sidewalk on the north side of the street. This segment has discontinuous unprotected Class II bike lanes on both sides of the street.

The 85th percentile speeds in both eastbound and westbound directions indicate an initial speed limit of 40 mph which is equal to the current posted speed limit. West American Canyon Road's average daily traffic is less than 25,000 vehicles. According to AB 43, speeds may be lowered by five miles per hour where there is high pedestrian and bicycle traffic to improve safety. Therefore, to improve the pedestrian and bicycle environment, we recommend that the City reduce the speed limit to 35 mph. Due to West American Canyon Road's low daily traffic volumes, we also recommend that the City convert the two outside travel lanes to Class I paths or protected Class IV bike lanes.

Notes:

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January 12, 2023

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Below are the results for the speed survey analysis conducted along Kimberly Drive from Between Meadow Bay Drive and SR 29.

Roadway Name: Kimberly Drive		**Segment #: 7 Segment Limits: Between Meadow Bay Drive and SR 29**		
Number of Lanes	2	Date: October 4, 2022		
Roadway Width	35-60 feet	**Traffic Volumes:**	Two-way EB|WB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	2,391	
Conditions Not Readily Apparent: N/A		**Current Speed Data:**	EB	WB
		50th Percentile	34	
		85th Percentile	40	37
		10 mph Pace	28-37 mph	
		Percent in Pace	78%	
Bicycle and Pedestrian Facilities: Sidewalks on both sides of the street, Discontinuous Class II bike lanes between Elliot Drive and SR 29		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: Kimberly Park Athletic Field		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	4	1.70	1.12
		Speed Related	1	0.42	N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Kimberly Drive from Meadow Bay Drive to SR 29 is 25 mph. In the eastbound direction, the 85th percentile speed was measured at 15 mph over the posted limit, while in the westbound direction, the 85th percentile speed was measured at 12 mph over the posted speed limit, which would initially indicate a posted speed limit of 35 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Kimberly Drive has sidewalks on both sides of the street and discontinuous bike lanes on both sides. One speed-related collision has been reported on this section of Kimberly Drive for the five-year period analyzed for this report. Additionally, the roadway segment collision rate is measured at 1.70 acc/mil.miles which is greater than the average statewide collision rate of similar roadway types (1.12 acc/mil.miles).

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speed, which would be 30 mph. However, due to the segment properties identified above such as the residential nature of Kimberly Drive and lack of bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph. The City should monitor this segment as a Tier I priority for possible traffic calming measures to reduce the 85th percentile speeds.

Notes:

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January 12, 2023

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Below are the results for the speed survey analysis conducted along Wetlands Edge Rd from Between Eucalyptus Drive and Kensington Way.

Roadway Name: Wetlands Edge Rd		**Segment #: 8 Segment Limits: Between Eucalyptus Drive and Kensington Way**		
Number of Lanes	2	Date: October 13, 2022		
Roadway Width	30 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	1,685	
Conditions Not Readily Apparent:		**Current Speed Data:**	NB	SB
San Francisco Bay Trail on West side of the street, Prohibited parking on the west side of the street where parking is not designated		50th Percentile	28	
		85th Percentile	33	32
		10 mph Pace	23-32 mph	
		Percent in Pace	75%	
Bicycle and Pedestrian Facilities: Sidewalks on both sides of the street, No bicycle facilities		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20		Segment / State Wide Average
		Total Crashes	1	0.60 / 1.12
		Speed Related	0	0.00 / N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Wetlands Edge Road from Eucalyptus Drive to Kensington Way is 25 mph. In the northbound direction, the 85th percentile speed was measured at 8 mph over the posted speed limit, while in the southbound direction, the 85th percentile speed was measured at 7 mph over the posted speed limit. The 85th percentile speeds would initially indicate raising the speed limit to 30 mph.

More than 13 separate dwelling units exist on the east side of the roadway within a quarter mile along this roadway segment. Wetlands Edge Road has sidewalks on both sides of the street. However, there are five marked uncontrolled crosswalks that connect to San Francisco Bay Trail. This segment has no bicycle facilities. One speed-related collision has been reported on this section of Donaldson Way East for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Wetlands Edge Road and lack of bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph.

Notes:

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Below are the results for the speed survey analysis conducted along Hummingbird Way from Between Benton Way and West American Canyon Road.

Roadway Name: Hummingbird Way		**Segment #: 9 Segment Limits: Between Benton Way and West American Canyon Road**		
Number of Lanes	2	Date: October 13, 2022		
Roadway Width	35 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	554	
Conditions Not Readily Apparent: N/A		**Current Speed Data:**	NB	SB
		50th Percentile	23	
		85th Percentile	29	25
		10 mph Pace	18-27 mph	
		Percent in Pace	76%	
Bicycle and Pedestrian Facilities: Sidewalks on both sides of the street, No bicycle facilities		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	1	1.83	1.12
		Speed Related	1	1.83	N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Hummingbird Way from Benton Way to West American Canyon Road is 25 mph. In the northbound direction, the 85th percentile speed was measured at 4 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured equal to the posted speed limit.
Since the lower of the two 85th percentile speeds can be used to set the speed limit, the 85th percentile speeds in the southbound direction indicates an initial speed limit of 25 mph which is equal to the current posted speed limit. Therefore, we recommend the City maintain the existing speed limit of 25 mph.

Notes:

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Signature

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Below are the results for the speed survey analysis conducted along Donaldson Way from Between Eucalyptus Drive and Benton Way.

Roadway Name: Donaldson Way		**Segment #: 10 Segment Limits: Between Eucalyptus Drive and Benton Way**		
Number of Lanes	2	Date: October 11, 2022		
Roadway Width	40 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	3,370	
Conditions Not Readily Apparent: N/A		**Current Speed Data:**	NB	SB
		50th Percentile	25	
		85th Percentile	28	30
		10 mph Pace	21-30 mph	
		Percent in Pace	79%	
Bicycle and Pedestrian Facilities: Sidewalks on both sides of the street, No bicycle facilities		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	3	0.90	1.12
		Speed Related	1	0.30	N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Donaldson Way from Eucalyptus Drive to Benton Way is 25 mph. In the northbound direction, the 85th percentile speed was measured at 3 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 5 mph over the posted speed limit, which would initially indicate a posted speed limit of 30 mph.

Since the lower of the two 85th percentile speeds can be used to set the speed limit, the 85th percentile speeds in the northbound direction indicates an initial speed limit of 30 mph.

According to the California MUTCD 2014 Edition, Revision 3, for cases in which the nearest five miles per hour increment of the 85th percentile speed would require rounding up, then the speed limit may be rounded down to the nearest five miles per hour increment below the 85th percentile speed, if no further reduction is used. The 85th percentile speeds in the northbound direction was rounded up to indicate an initial speed limit of 30 mph, which can be rounded down to 25 mph. Therefore, we recommend the City maintain the existing speed limit of 25 mph.

Notes:

Signature

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Below are the results for the speed survey analysis conducted along Elliot Dr from Between Benton Way and West American Canyon Road.

Roadway Name: Elliot Dr		**Segment #: 11 Segment Limits: Between Benton Way and West American Canyon Road**		
Number of Lanes	2	Date: October 11, 2022		
Roadway Width	45 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	30 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	3,793	
Conditions Not Readily Apparent: N/A		**Current Speed Data:**	NB	SB
		50th Percentile	30	
		85th Percentile	35	35
		10 mph Pace	26-35 mph	
		Percent in Pace	74%	
Bicycle and Pedestrian Facilities: Sidewalks and Class II bike lanes on both sides		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20		Segment / State Wide Average
		Total Crashes	0	0.00 / 1.12
		Speed Related	0	0.00 / N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Elliot Drive from Benton Way to West American Canyon Road is 30 mph. In both northbound and southbound directions, the 85th percentile speed was measured at 5 mph over the posted limit. The 85th percentile speeds would initially indicate raising the speed limit to 35 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Elliot Drive has sidewalks and bike lanes on both sides of the roadway. This segment's connection to two major roadways, West American Canyon Road and Benton Way, generates pedestrian and bicycle traffic. No speed-related collisions have been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. According to AB 43, speeds may be lowered on roadways with high pedestrian and bicycle traffic to improve safety. Therefore, to improve the pedestrian and bicycle environment, we recommend that the City reduce the current speed limit to 25 mph.

Notes:

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Below are the results for the speed survey analysis conducted along Elliott Dr from Between West American Canyon Road and Marla Drive.

Roadway Name: Elliott Dr		**Segment #: 12 Segment Limits: Between West American Canyon Road and Marla Drive**		
Number of Lanes	2	Date: October 4, 2022		
Roadway Width	40-45 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	4,166	
Conditions Not Readily Apparent: Walking path crossing near Linwood Park and bridge over creek North of Folland Drive		**Current Speed Data:**	NB	SB
		50th Percentile	31	
		85th Percentile	35	37
		10 mph Pace	28-37 mph	
		Percent in Pace	80%	
Bicycle and Pedestrian Facilities: Sidewalks on both sides, Class II bike lanes on both sides north of the walking path near Linwood Park		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: American Canyon Senior Center, Elliot Park, City of American Canyon Community Garden		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20		Segment / State Wide Average
		Total Crashes	3	0.73 / 1.12
		Speed Related	0	0.00 / N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Elliot Drive from West American Canyon Road to Marla Drive is 25 mph. In the northbound direction, the 85th percentile speed was measured at 10 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 12 mph over the posted speed limit, which would initially indicate a posted speed limit of 35 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. The American Canyon Senior Center is also located along Elliot Drive. Elliot Drive has discontinuous sidewalks and bike lanes on both sides of the street. Additionally, there is a marked, uncontrolled crosswalk for a walking trail south of Knightsbridge Way. No speed-related collisions have been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speed, which would be 30 mph.

California Assembly Bill No. 43 sets a prima facie speed limit of 25 mph when passing a senior center. According to AB 43, speeds may be lowered near senior centers and where the pedestrian and bicycle environment poses a risk to safety. Due to the proximity to a senior center and the segment properties identified above such as the residential nature of Elliot Drive and lack of pedestrian and bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph. The City should monitor this segment of Elliot Drive as a Tier I priority for possible traffic calming measures to reduce the 85th percentile speeds.

Notes:

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Signature

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Below are the results for the speed survey analysis conducted along James Rd from Between Wilson Way and West American Canyon Road.

Roadway Name: James Rd		**Segment #: 13 Segment Limits: Between Wilson Way and West American Canyon Road**		
Number of Lanes	2	Date: October 11, 2022		
Roadway Width	40 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	3,985	
Conditions Not Readily Apparent: N/A		**Current Speed Data:**	NB	SB
		50th Percentile	29	
		85th Percentile	32	35
		10 mph Pace	22-31 mph	
		Percent in Pace	73%	
Bicycle and Pedestrian Facilities: Sidewalks on the east side of the street, No bicycle facilities		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: American Canyon Library, American Canyon Fire District		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	2	0.51	1.12
		Speed Related	0	0.00	N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of James Road from Wilson Way to West American Canyon Road is 25 mph. In the northbound direction, the 85th percentile speed was measured at 7 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 10 mph over the posted speed limit. Since the lower of the two 85th percentile speeds can be used to set the speed limit, the 85th percentile northbound speed would initially indicate raising the speed limit to 30 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Elliot Drive has sidewalks on the east side of the street, but it does not have bicycle facilities. No speed-related collisions have been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of James Road and lack of pedestrian and bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph.

Notes:

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Below are the results for the speed survey analysis conducted along Danrose Dr from Between West American Canyon Road and Mini Drive.

Roadway Name: Danrose Dr		**Segment #: 14 Segment Limits: Between West American Canyon Road and Mini Drive**		
Number of Lanes	2	Date: October 11, 2022		
Roadway Width	40 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	25 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	5,213	
Conditions Not Readily Apparent: N/A		**Current Speed Data:**	NB	SB
		50th Percentile	26	
		85th Percentile	30	30
		10 mph Pace	21-30 mph	
		Percent in Pace	86%	
Bicycle and Pedestrian Facilities: Sidewalks on both sides of the street, No bicycle facilities		**Description of Surrounding Area:** Residential Neighborhood		
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	4	0.78	1.12
		Speed Related	1	0.19	N/A

Recommended Speed Limit: 25 mph

Summary and Justification:

The posted speed limit of Danrose Drive from West American Canyon Road to Mini Drive is 25 mph. In both northbound and southbound directions, the 85th percentile speed was measured at 5 mph over the posted limit. The 85th percentile speeds would initially indicate raising the speed limit to 30 mph.

More than 16 separate dwelling units exist on both sides of the roadway within a quarter mile along this roadway segment. Danrose Drive has sidewalks on both sides of the street, but it does not have bicycle facilities. One speed-related collision has been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. Therefore, due to the residential nature of Danrose Drive and lack of bicycle facilities, we recommend that the City maintain the current speed limit of 25 mph.

Notes:

Bob Grandy

Signature

January 12, 2023

Date

Bob Grandy, TE1422
Is licensed by the Board for Professional Engineers, Land Surveyors, and Geologists

City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Broadway Street from Between American Canyon Road East and Mini Drive.

Roadway Name: Broadway Street		**Segment #: 15 Segment Limits: Between American Canyon Road East and Mini Drive**		
Number of Lanes	2	Date: October 4, 2022		
Roadway Width	30 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	30 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	4,941	
Conditions Not Readily Apparent: Prohibited parking on both sides of the roadway along most of Broadway aside from near the Veterans Memorial Park and the American Canyon Dog Park.		**Current Speed Data:**	NB	SB
		50th Percentile	35	
		85th Percentile	40	41
		10 mph Pace	32-41 mph	
		Percent in Pace	74%	
Bicycle and Pedestrian Facilities: Continuous sidewalk with portions of a Class I path on the west side of the street, Discontinuous sidewalk on the east side of the street, Discontinuous Class II bike lane on the east side of the street		**Description of Surrounding Area:** Residential Neighborhood, Green Space		
Community Facilities: Veterans Memorial Park, American Canyon Dog Park		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	1	0.21	1.12
		Speed Related	0	0.00	N/A

Recommended Speed Limit: 30 mph

Summary and Justification:

The posted speed limit of Broadway Street from American Canyon Road East to the Southern City Limits is 30 mph. In the northbound direction, the 85th percentile speed was measured at 10 mph over the posted limit, while in the southbound direction, the 85th percentile speed was measured at 11 mph over the posted speed limit. The 85th percentile speeds would initially indicate raising the speed limit to 40 mph.

Broadway Street has sidewalks on one or both sides of the street and discontinuous bike lanes. Veterans Memorial Park, American Canyon Dog Park, and a playground are located along this roadway segment and attract a substantial level of pedestrian and bicycle activity throughout the day. No speed-related collisions have been reported on this section of Elliot Drive for the five-year period analyzed for this report.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speed, which would be 35 mph. However, due to the segment properties identified above such as the roadway conditions and lack of continuous pedestrian and bicycle facilities, we recommend that the City maintain the current speed limit of 30 mph. The City should monitor this segment of Broadway Street for possible traffic calming measures to reduce the 85th percentile speeds.

Notes:

Bob Grandy

Signature

January 12, 2023

Date

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City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Newell Drive from Between the Northern Newell Open Space Extents and American Canyon Road East.

Roadway Name: Newell Drive		**Segment #: 16 Segment Limits: Between the Northern Newell Open Space Extents and American Canyon Road East**		
Number of Lanes	4	Date: October 4, 2022		
Roadway Width	60 feet	**Traffic Volumes:**	Two-way NB|SB	
Posted Speed	35 mph	Total Vehicles Observed during speed survey	100	
		Average Daily Traffic (vehicles)	7,293	
Conditions Not Readily Apparent: Two-ten foot median, Prohibited parking on both sides of the roadway between American Canyon Road and just north of Silver Oak Trail, near American Canyon High School		**Current Speed Data:**	NB	SB
		50th Percentile	35	
		85th Percentile	39	39
		10 mph Pace	30-39 mph	
		Percent in Pace	76%	
Bicycle and Pedestrian Facilities: Discontinuous sidewalks on both sides of the street, No bike facilities		**Description of Surrounding Area:** Residential Neighborhood, Undeveloped Open Space		
Community Facilities: American Canyon High School		**Crash History:**	Number	Rate (acc/mil vehicle miles)
		Crash Data Collected from 01/01/16 to 12/31/20	Segment	State Wide Average
		Total Crashes	5	0.70	1.15
		Speed Related	3	0.42	N/A

Recommended Speed Limit: 25 mph in school zone, 30 mph outside school zone

Summary and Justification:

The posted speed limit on Newell Drive from the Northern Newell Open Space Extents to American Canyon Road East is 35 mph. In both northbound and southbound directions, the 85th percentile speed was measured at 4 mph over the posted limit. The 85th percentile speeds would initially indicate raising the speed limit to 40 mph. Newell Drive has discontinuous sidewalks on both sides of the street and does not have bicycle facilities. American Canyon High School is also located at the south end of this segment. The school generates pedestrian and bicycle traffic along the roadway.

According to AB 43, there is a prima facie speed limit of 25 mph near schools, and speeds may be lowered on roadways with high pedestrian and bicycle traffic to improve safety. Therefore, we recommend the City reduce the speed limit to 25 mph 500-1,000 feet around American canyon High School and 30 mph outside of the school zone.

Notes:

Bob Grandy — January 12, 2023

Signature — Date

Bob Grandy, TE1422
Is licensed by the Board for Professional Engineers, Land Surveyors, and Geologists

City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along Flosden Rd from Between American Canyon Road East and the Southern City Limits.

Roadway Name: Flosden Rd — **Segment #: 17** — **Segment Limits: Between American Canyon Road East and the Southern City Limits**

Number of Lanes	4
Roadway Width	60 feet
Posted Speed	45 mph

Date: October 11, 2022

Traffic Volumes: Two-way NB|SB

Total Vehicles Observed during speed survey	100
Average Daily Traffic (vehicles)	17,584

Conditions Not Readily Apparent:
Two-ten foot median, Prohibited parking along various segments on both sides of the road

Current Speed Data:

	NB	SB
50th Percentile	45	
85th Percentile	51	50
10 mph Pace	41-50 mph	
Percent in Pace	65%	

Bicycle and Pedestrian Facilities:
Sidewalks on both sides of the street, No bike facilities

Description of Surrounding Area:
Residential Neighborhood

Community Facilities:
N/A

Crash History:	Number	Rate (acc/mil vehicle miles)	
Crash Data Collected from 01/01/16 to 12/31/20		Segment	State Wide Average
Total Crashes	6	0.35	1.15
Speed Related	2	0.12	N/A

Recommended Speed Limit: 40 mph

Summary and Justification:
The posted speed limit on Flosden Road from American Canyon Road East to the Southern City Limits is 45 mph. The observed 85th percentile speeds were 6 mph and 5 mph greater than the posted speed limit in the northbound and southbound directions, respectively, which would initially require a posted speed limit of 50 mph.
Flosden Road is a major arterial and has high traffic volumes serving an average of over 17,000 vehicles daily. This segment has sidewalks on both sides of the road, but it does not have bicycle facilities. Two speed-related collisions have been reported on this section of Flosden Road for the five-year period analyzed for this report. The American Canyon Local Road Safety Plan identified this segment as a high severity roadway due the severity of its collisions from 2017 to 2021.
Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. According to AB 43, speeds may be lowered by five miles per hour where the speed limit is deemed more than reasonable or safe. Therefore, due to the segment properties identified above, such as high traffic volumes and lack of adequate bicycle facilities, and the City-identified safety risk, we recommend that the City reduce the speed limit to 40 mph.

Notes:

Bob Grandy — January 12, 2023

Signature — Date

Bob Grandy, TE1422
Is licensed by the Board for Professional Engineers, Land Surveyors, and Geologists

City of American Canyon
2022 Speed Survey Analysis

California Vehicle Code (CVC) Section 40802 requires speed limits be justified by an Engineering and Traffic Survey conducted in accordance with methods determined by the Department of Transportation. Speed limits are legally required to be established at the nearest five (5) mph increment to the 85th percentile speed. The 85th percentile speed is defined as that speed at or below which 85 percent of the traffic is moving. This means that a segment with an 85th percentile speed of 27.4 miles per hour can be posted for 25 mph, while a segment with a critical speed of 27.5 mph must be posted at 30 mph. However, Section 627 of the California Vehicle Code (CVC) stipulates that other factors besides the 85th percentile speed such as accident records, roadside conditions, residential density along the roadway, as well as pedestrian and bicyclist safety can be considered when determining speed limits.

Below are the results for the speed survey analysis conducted along American Canyon Road East from Between Broadway Street and the Eastern City Limits.

Roadway Name:	**American Canyon Road East**	**Segment #:**	**18**	**Segment Limits:**	**Between Broadway Street and the Eastern City Limits**
Number of Lanes	2-4	Date:	April 6, 2023		
Roadway Width	30-65 feet	**Traffic Volumes:**		Two-way EB|WB	
Posted Speed	45 mph	Total Vehicles Observed during speed survey		100	
		Average Daily Traffic (vehicles)		19,777	
Conditions Not Readily Apparent: Two-seventeen foot median, Prohibited parking on the south side of the road between Broadway and Flosden Road		**Current Speed Data:**		EB	WB
		50th Percentile		43	
		85th Percentile		48	52
		10 mph Pace		37-46 mph	
		Percent in Pace		61%	
Bicycle and Pedestrian Facilities: Sidewalks on the south side of the street, no bicycle faciltiies		**Description of Surrounding Area:** Residential Neighborhood/Commercial Space			
Community Facilities: N/A		**Crash History:**	Number	Rate (acc/mil vehicle miles)	
		Crash Data Collected from 01/01/16 to 12/31/20		Segment	State Wide Average
		Total Crashes	7	0.36	1.15
		Speed Related	4	0.21	N/A

Recommended Speed Limit: 45 mph

Summary and Justification:

The posted speed limit on American Canyon Road East from Broadway to the Eastern City Limits is 45 mph. The observed 85th percentile speeds were 3 mph and 7 mph greater than the posted speed limit in the eastbound and westbound directions, respectively, which would initially require a posted speed limit of 50 mph.

American Canyon Road East is a major arterial and has high traffic volumes serving an average of nearly 20,000 vehicles daily. This segment has sidewalks on the south side of the road, but it does not have bicycle facilities. Four speed-related collisions have been reported on this section of American Canyon Road East for the five-year period analyzed for this report. The American Canyon Local Road Safety Plan identified both the segments of American Canyon Road East between Silver Oak Trail and Newell and between Newell and the Eastern City Limits as high severity roadways due the severity of their collisions from 2017 to 2021.

Based on the segment properties explained above and in accordance with CVC Section 627, the City has the authority to establish the speed limit at five miles per hour below the limit established by the observed 85th percentile speeds. According to AB 43, speeds may be lowered by five miles per hour where the speed limit is deemed more than reasonable or safe. Therefore, due to the segment properties identified above, such as high traffic volumes and lack of adequate bicycle facilities, and the City-identified safety risk, we recommend that the City reduce the speed limit to 40 mph.

Notes:

Bob Grandy

Signature

April 10, 2023

Date

Bob Grandy, TE1422
Is licensed by the Board for Professional Engineers, Land Surveyors, and Geologists

Appendix B:
CVC Section 627

627.

(a) "Engineering and traffic survey," as used in this code, means a survey of highway and traffic conditions in accordance with methods determined by the Department of Transportation for use by state and local authorities.

(b) An engineering and traffic survey shall include, among other requirements deemed necessary by the department, consideration of all of the following:

(1) Prevailing speeds as determined by traffic engineering measurements.

(2) Accident records.

(3) Highway, traffic, and roadside conditions not readily apparent to the driver.

(c) When conducting an engineering and traffic survey, local authorities, in addition to the factors set forth in paragraphs (1) to (3), inclusive, of subdivision (b) may consider all of the following:

(1) Residential density, if any of the following conditions exist on the particular portion of highway and the property contiguous thereto, other than a business district:

(A) Upon one side of the highway, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 13 or more separate dwelling houses or business structures.

(B) Upon both sides of the highway, collectively, within a distance of a quarter of a mile, the contiguous property fronting thereon is occupied by 16 or more separate dwelling houses or business structures.

(C) The portion of highway is longer than one-quarter of a mile but has the ratio of separate dwelling houses or business structures to the length of the highway described in either subparagraph (A) or (B).

(2) Pedestrian and bicyclist safety.

(Amended by Stats. 2000, Ch. 45, Sec. 1. Effective January 1, 2001.)

TITLE

Parks and Recreation Department User Fee Schedule

RECOMMENDATION

Adopt a Resolution to amend the Parks and Recreation User Fee Schedule to update and establish new user fees for the performance of various Parks and Recreation Department services.

CONTACT

Alexandra Ikeda, Parks and Recreation Director

BACKGROUND & ANALYSIS

The Parks and Recreation Department expressed an interest in conducting a "Fee Study" to: 1) Determine Service Categories for the various programs and services provided; 2) Determine the cost recovery percentages for the services provided; 3) Better understand the true and full cost - "Market Rate" of our services; and 4) Develop and update a User Fee Schedule for our services. The last time the Parks and Recreation Department updated its User Fee Schedule was in 2004 per Resolution 2004-11. The "Fee Study" project was originally started in FY2019/20 with combined efforts from City staff, the Parks and Community Services Commission, and 110% Inc. - a parks and recreation consultant group. In 2021, this project was put on hold due to the COVID19 Pandemic and was resumed in November 2022.

Executive Summary

On December 8, 2022, the Parks and Community Services Commission (PCS) reviewed and recommended 16 Service Categories (Attachment 1) and a Cost Recovery Pyramid Model (Attachment 2) that outlines and defines the cost recovery percentage rates for the services provided through the Parks and Recreation Department. Each Service Category was strategically placed within the Cost Recovery Pyramid Model (Pyramid), defining the common language of terms and concepts related to pricing, and setting the cost recovery percentages associated with each level of service. Each "tier" of the Pyramid, one (1) through five (5), is the level of service from the Highest Community Benefit to Highly Individual Benefit - with the goal of ensuring equitable pricing, maintaining the quality of our services, and identifying and recognizing core services for the community. This foundation and upward progression are intended to represent the parks and recreation core mission, while also reflecting the growth and maturity of our organization as we enhance our programs and facility offerings.

On February 9, 2023, the PCS reviewed and commented on:

1) *Allocations Per Service* - Identified the "Market Rate" (full cost) for the services provided. This is a critical element to maintain the fiscal health and stability of the City and allows City staff to make informed decisions and choices in the future. The "Market Rate" was calculated by:

a. Determining the - *Total Per Program/Per Hour Rate* : Program Costs + Division Costs + Direct Costs.

b. Determining the - " *Market Rate*" per service: Total Per Program/Per Hour Rate (**x**) the *MAX* Cost Recovery Percentage (within the Cost Recovery Pyramid Tier).

2) *Fee Comparison* - City staff surveyed surrounding organization's service fees and compared them to the City's Market Rate. This cost-benefit analysis assisted City staff in determining the difference between a Market Rate and an "Affordable Rate". The "Affordable Rate" - Resident Rate is the fee for services priced low enough for most residents who can afford to pay and participate in these services. This rate can be influenced by numerous considerations, including surrounding organization's service fees, community economic expenses, the socioeconomics of program participants, and cost recovery expectations. The PCS evaluated and compared our Market Rate with the surrounding organization's service fees.

3) *Proposed User Fee Schedule* - The PCS provided feedback and recommendations for setting the Residents Rates and Non-Resident Rates for each service, and Nonprofit Rates for Facility Rentals.

In summary, the work completed on February 9, 2023, provided sound feedback and thoughtful recommendations that contributed to the Parks and Recreation Department User Fee Schedule that was presented to the PCS on Thursday, March 9, 2023.

On March 9, 2023, the PCS reviewed and commented on the Parks and Recreation Department User Fee Worksheet (Attachment 3) - which detailed the fees and charges for services that are provided by the City to our residents and customers. The Worksheet includes: 1) Columns one (1) through five (5) - Memorializing the work that was completed by PCS on February 9, 2023 (program costs, market rate, market rate percentage, current service fee, and cost recovery tier); 2) Column 6 - The cost recovery percentage between the Resident Rate and direct program costs; 3) Column 7 - Resident Rate for American Canyon residents residing within the American Canyon city limits; 4) Column 8 - The program fee increase (percentage) between our current service fee and the Resident Rate; 5) Column 9 - Set the Non-Resident Rate at 15% more than the Resident Rate; and 6) Column 10 - Set the Nonprofit Rate for facility rentals at 25% less than the Resident Rate.

The Parks and Recreation Department User Fee Schedule also includes:

- Resident Rates will only apply to American Canyon residents residing within the American Canyon city limits. Individuals claiming residency will be required to provide valid identification at the time of registration. Residency may be claimed by the following: 1) A California Driver's License with an American Canyon residential address; or 2) A photo identification card with the individual's first and last name and a utility bill matching the individual's identification and the American Canyon residential address.

- Non-Resident Rates will apply to anyone residing outside the American Canyon city limits. Programs, classes, services, camps, and rentals will be 15% more than the Resident Rate and Drop-In programs will be one dollar ($1.00) more than the Resident Rate. All fees will be rounded up to the nearest dollar.

- Nonprofit Rates will only apply to American Canyon nonprofit organizations that have a valid State of California 501(c)(3) certificate. This benefit will only apply to facility rental fees as indicated on the Parks and Recreation Department User Fee Schedule and set at 25% less than the Resident Rate. All other facility rental rules and regulations, and requirements apply - including insurance and refundable deposits. All fees will be rounded up to the nearest dollar.

- Nonprofit and Community Partner Community Events - American Canyon nonprofit organizations and community partners are encouraged to host, coordinate, and manage community-based events for American Canyon residents at City parks and facilities. These community events provide a great community benefit (Tier 1 - within the Cost Recovery Pyramid Model) by enhancing our resident's quality of life, providing unique experiences that celebrate our community's cultural diversity, and showcasing our community's inclusivity. The City values these relationships and partnerships - in exchange, the City will provide a City park or facility at no charge to the nonprofit organization or community partner. All other community event rules and regulations, and requirements will apply.

- Active Adults (50+ years) and Active Military Member Discounts - Per the feedback received at the February 9, 2023 PCS Commission meeting, City staff is looking into additional discount options for Active Adults (50+ years) and active military members. As of March 9, 2023, City staff and the PCS is recommending that we continue to move forward with finalizing the Parks and Recreation Department User Fee Schedule, not including the additional discount options. However, City staff will continue exploring these options and will report back to the PCS when we have more information.

Next Steps

The Resolution (Attachment 4) amends the Parks and Recreation Department User Fee Schedule by updating and establishing new user fees for the performance of various Parks and Recreation Department services. This schedule ensures transparency and consistency in the fees charged. City staff intends to review the department's services fees annually - making it a standard operating

practice as part of the annual budget process. This practice will help reduce the need to drastically increase fees - avoiding fee spikes that are more likely to occur when municipalities leave fees unchanged for multi-year periods. Annual fee increases will be automatically adjusted to the annual percentage change of the Consumer Price Index (CPI) for all Urban Consumers for the San Francisco, Oakland, and San Jose metropolitan area as published by the Bureau of Labor Statistics for the 12-month period ending nearest, but at least sixty (60) days prior to the adjustment date.

Upon adoption of the Resolution, the Parks and Recreation Department User Fee Schedule will supersede the parks and recreation fees outlined within Resolution 2004-11, and all parks and recreation services fees shall be adjusted and amended.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Infrastructure: "Develop and maintain infrastructure resources to support sustainable growth."

FISCAL IMPACT

It is anticipated that the proposed fee adjustments will result in additional revenue to the General Fund of approximately $70,000.00 annually. This revenue is intended to "offset" the costs of existing services being provided by the City. Recovering these costs from service recipients will help free up critical General Fund resources.

ENVIRONMENTAL REVIEW

None

ATTACHMENTS:

Attachment 1. Service Categories
Attachment 2. Cost Recovery Pyramid Model
Attachment 3. Parks and Recreation Department User Fee Worksheet
Attachment 4. Resolution for the Parks and Recreation Department User Fee Schedule

Park and Recreation Service Categories

TIER 1: HIGH COMMUNITY BENEFIT (0%-10%)

Volunteer/Internship/Community Service Programs: Managing individuals or groups to donate their time and effort to a structured or scheduled experience, support educational or service requirements, provide facility improvements, or provide essential services to the community. Examples include: Volunteer projects throughout the city, internships, food distributions and deliveries, disaster aid and referrals, emergency shelter, trail maintenance, naturalists, and adopting a park or field.

Non-Monitored Park/Facility Use: Drop-in use of a park/facility/activity that is non-registered and non-instructed and is NOT monitored by City staff or volunteers. Examples include: Open spaces, trails, parks, skateparks, dog parks, playgrounds, passive and active park areas, etc.

Community Events – Nonprofits & Community Partners: Community-wide events provided by a city-recognized nonprofit and community partner that benefits and serves the entire community as a whole; typically, these events would not require a fee to attend, but they need some support from the City (i.e. a facility, staff, or minimal resources) to help make the event successful for the entire community. Examples include: Juneteenth, Pride, and Pumpkin Walk at the Wetlands.

Community Events – Produced by the City: Community-wide events typically produced by the Department and offered on an annual basis for the entire community. Examples include: The Fourth of July, Magic of the Season, etc.

TIER 2: CONSIDERABLE COMMUNITY BENEFIT (25%-50%)

Facility Passes and Drop-in Monitored Access: The use of recreation facilities for organized city programming that required staff monitoring or specialized equipment to conduct the program. Examples include: Public swim, lap swimming, unstructured activities and social time, and open gym.

TIER 3: BALANCED COMMUNITY/INDIVIDUAL BENEFIT (25%-75%)

Rentals/Exclusive Use – Affiliates/Partners/Community Service: Temporary and exclusive use of City space and facilities on a one-time or one-season basis through a formal agreement to groups identified as having allied interests with the City, fulfills a core service in lieu of the City and serves the community at large. Examples include: Reindeer Run, crab feed fundraisers, etc.

Tournaments/Leagues: Schedule one-time sporting and/or multi-game events for various age groups that are organized and/or managed by staff. Examples include: Softball league, basketball league, swim meets, volleyball league, etc.

TIER 4: MOSTLY INDIVIDUAL BENEFIT (50%-100%)

Classes, Programs, Workshops, and Camps – Beginner / Multi-Level: Entry or multi-level group recreational and/or instructional programs and activities for children, youth, and adults who have no prior experience. Examples include: Learn to swim group lessons, basketball and fitness classes, enrichment, educational programs, etc.

Trips: Day, overnight, and extended trips that provide opportunities for participants to visit selected destinations. Examples include: Tours, dinners, theater, day trips, boat tours, etc.

Classes, Programs, Workshops, Camps, and Clinics – Advanced/Competitive/Certifications: Focus on advanced activities/instruction, certification, or competitive activities for children, youth, and adults with prior experience. Examples include: Lifeguard Training, competitive swim clinics, and travel/competitive sports.

TIER 5: HIGHLY INDIVIDUAL BENEFIT (75%-150%)

Merchandise/Concessions/Vending: Include consumable and non-consumable goods for purchase at various facilities. Examples include: Swim diapers, food, and beverages, city apparel, etc.

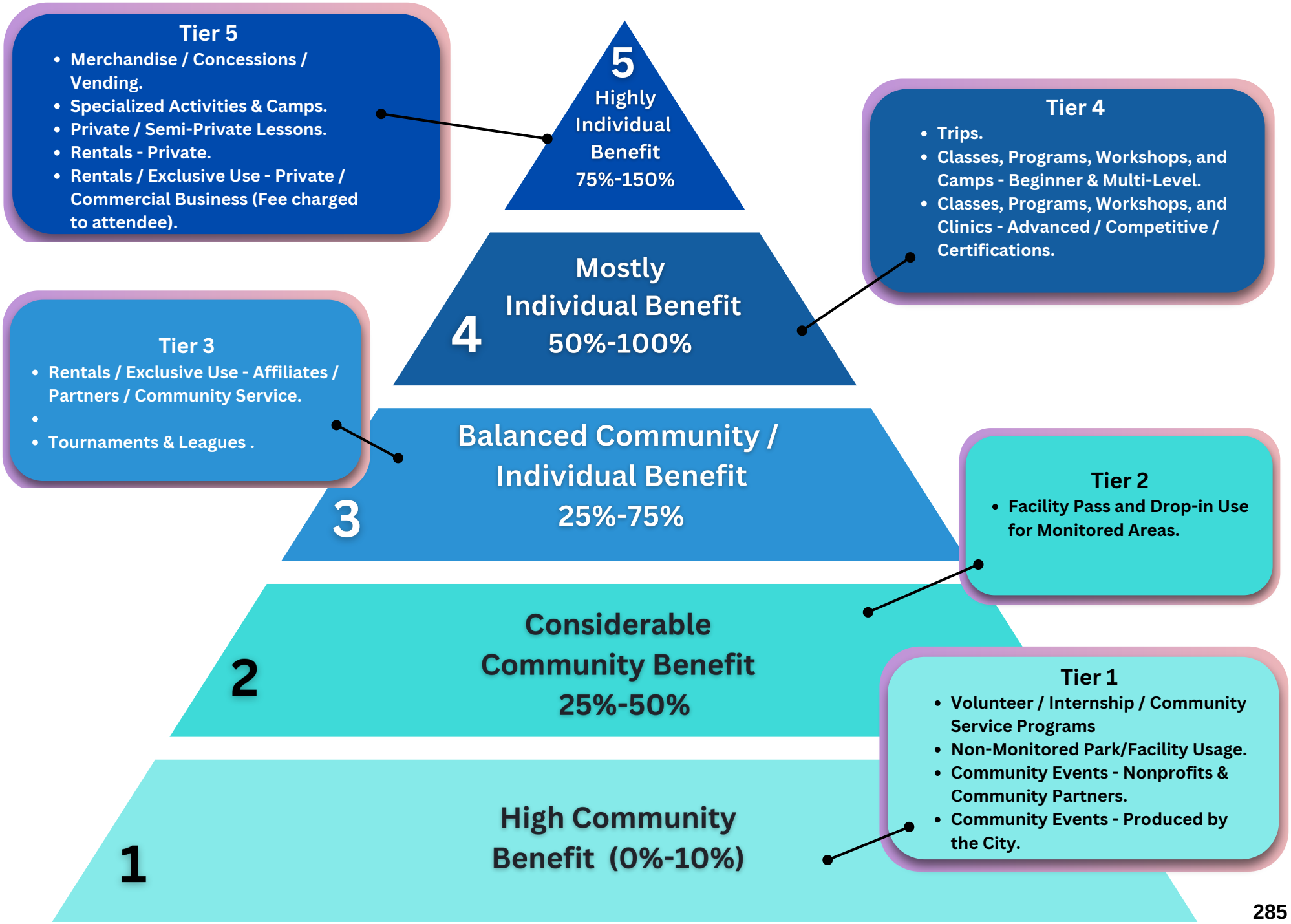
Private/Semi-Private Lessons: Lessons arranged for one to three students with a specific instructor and/or time. Examples include: Private tennis lessons, private swim lessons, personal training, etc.

Rentals – Private: Temporary and exclusive use of city facilities including centers, fields, pools, picnic areas, and parks, on a one-time or one-season basis by a private individual, group, organization, or business, etc. Examples include: Rentals for birthdays, weddings, corporate events/picnics, individual/private – not open to the public, etc.

Rentals/Exclusive Use – Private / Commercial Business: Any rental that is intended to charge a fee to attendees falls into this category. Examples include: Private/for-profit businesses of use of any city facility, ticketed event, i.e. mini–Bottle Rock, etc.

Specialized Activities/Camps: Targeted annual, individualized activities, events, and non-traditional camps requiring registration that are typically offered on a one-time or limited basis. Examples include: Nature camps, sports and summer camps, technology and STEAM camps and programs, etc.

American Canyon Parks and Recreation
Cost Recovery Pyramid Model



Parks & Recreation Department User Fee Worksheet

		Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10
	Details	Program Costs	Market Rate	Market Rate %	Current Fee	Cost Recovery Tier	Cost Recovery %	Resident Rate	Program Fee Increase %	Non Resident Rate	Non Profit Rate
Aquatics											
Group Swim Lessons	per participant	$81.33	$81.33	100%	$58.00	4	86%	$70.00	22%	$81.00	
Semi-Private Swim Lessons	per participant	$102.33	$153.50	150%	$84.00	5	102%	$105.00	26%	$121.00	
Private Swim Lessons	per participant	$172.33	$258.50	150%	$119.00	5	87%	$150.00	26%	$173.00	
Lap Swim: Drop-In	Daily Drop-in / per visit	$19.08	$14.31	75%	$6.00	3	31%	$6.00	0%	$7.00	
Lap Swim Monthly Light	8 visits - monthly	$152.64	$114.48	75%	$44.00	3	29%	$44.00	0%	$51.00	
Lap Swim Monthly Unlimited	12 visits - monthly	$228.96	$171.72	75%	$63.00	3	27%	$63.00	0%	$73.00	
Water Exercise: Drop-in	Daily Drop-in	$12.41	$12.41	100%	$5.00	4	45%	$6.00	22%	$7.00	
Water Exercise: Monthly Class	per participant	$148.92	$148.92	100%	$54.00	4	44%	$66.00	22%	$76.00	
Recreation Swim: 2 & Under	Daily Drop-in	$31.53	$15.77	50%	Free	2	0%	Free		Free	
Recreation Swim (M-F): Youth 3-12 years	Daily Drop-in	$31.53	$15.77	50%	$3.00	2	13%	$4.00	30%	$5.00	
Recretaion Swim (M-F): Adult 13+ years	Daily Drop-in	$31.53	$15.77	50%	$4.00	2	16%	$5.00	25%	$6.00	
Recreation Swim (Satrudays): Youth 3-12 years	Daily Drop-in	$40.61	$20.31	50%	$3.00	2	12%	$5.00	68%	$6.00	
Recreation Swim (Saturdays): Adult 13+ years	Daily Drop-in	$40.61	$20.31	50%	$4.00	2	15%	$6.00	50%	$7.00	
Recreation Swim Pool Party (16 people Included)	Flat Rate / During Recreation Swim	$504.48	$324.96	50%	$60.00	2	16%	$80.00	34%	$92.00	
Recreation Swim Pool Party (Extra participants - Max 30)	Additional Rate per person - Max 30	$31.53	$20.31	50%	$3.00	2	13%	$4.00	32%	$5.00	
Recreation Swim Pool Party: Refundable Deposit	Flat Rate / Refundable							$100.00		$100.00	
Private Pool Party Rental (1-50 people)	Hrly Rate / Min. 3 hour rental	$91.33	$137.00	150%		5	112%	$102.00		$118.00	
Private Pool Party Rental (51-100 people)	Hrly Rate / Min. 3 hour rental	$111.33	$167.00	150%		5	112%	$125.00		$144.00	
Private Pool Party Rental (101-150)	Hrly Rate / Min. 3 hour rental	$131.33	$197.00	150%		5	113%	$148.00		$171.00	
Aquatics Pool Rental - Lane Rental for Programming	Hrly Rate/min. 3 hrs + 3 lanes	$22.44	$33.66	150%		5	54%	$12.00		$14.00	$9.00
Private Pool Party Refundable Deposit	Flat Rate / Refundable Deposit							$200.00		$200.00	
Recreation/Sports/Fitness Classes											
Canyon Kids Summer Camp	Weekly Fee	$125.51	$188.27	150%		5	127%	$160.00		$184.00	
Camp Connect	Weekly Fee	$68.91	$103.37	150%		5	102%	$70.00		$81.00	
Community Garden	Annual Fee	$91.00	$136.50	100%	$15.00	4	44%	$40.00	166%	$46.00	
Adult Softball League	Per Participant (6 teams/12 player per team)	$79.95	$120.00	150%		5	119%	$95.00		$110.00	
Adult Basketball/Volleyball League	Per Participant (6 Teams/8 players per team)	$153.21	$229.82	150%		5	78%	$120.00		$138.00	
Adult Soccer/Flag Football League	Per Participant (6 Teams/11 players per team)	$86.64	$129.96	150%		5	121%	$105.00		$121.00	
In-House Youth League (8 classes)	Per Participant (8 Teams/8 players per team)	$284.04	$213.03	75%		3	50%	$140.00		$151.00	
In-House Youth League (4 classes)	4 Week Program/1 day per week	$142.00	$106.50	75%		3	56%	$80.00		$92.00	
Recreation Classes - Staff Lead Classes (8 Class Meetings)	Per particpant	$127.00	$127.00	100%		4	50-100%	$64-$127		$74-$147	
Independent Contracted Instructor Classes	per participant	$14.51	$14.51	100%	$7.50	3	30-40%	$50-$350		$58-$403	
Open Gym: Drop-in	Daily Drop-in	$23.54	$11.77	50%	$7.50	2	34%	$8.00	7%	$9.00	
Senior Services (50+ years)											
Senior Trips	Per participant	$97.00	$97.00	100%	$30.00	4	50%	$49.00	64%	$57.00	
Senior Programs: Drop-in	Daily Visit Per Program	$14.80	$7.40	50%	$0.00	2	7%	$1.00	100%	$2.00	
Senior Programs: Monthly Light Pass	8 Visits - Monthly	$118.40	$59.20	50%	$0.00	2	7%	$8.00		$10.00	
Senior Programs: Monthly Unlimited Pass	15 Visits - Monthly	$222.00	$111.00	50%	$0.00	2	7%	$15.00		$18.00	
Facility Rentals											
Runs & Races	per participants	$4.55	$6.83	150%		5	44%	$2.00		$3.00	$1.00
Parking Lot Rental	Hrly Rate/Min. 2 hours	$31.54	$47.31	150%		5	100%	$32.00		$37.00	$24.00
Baseball Field Rental	Hrly Rate/Min. 2 hours	$36.29	$54.44	150%	$15.00	5	41%	$15.00	0%	$18.00	$12.00
Field Prep	Flat Rate	$24.51	$36.77	150%		5	151%	$37.00		$43.00	
Turf Field Rental: Youth Programs	Hrly Rate/Min. 2 hours - per field	$48.54	$72.81	150%	$15.00	5	31%	$15.00	0%	$18.00	$12.00
Turf Field Rental: Tournaments/Adult Programs	Hrly Rate/Min. 2 hours - per field	$48.54	$72.81	150%		5	42%	$20.00		$23.00	$15.00
Park Rental: For Profit/Festival/Event	Hrly Rate/Min. 2 hours - per field	$48.54	$72.81	150%		5	154%	$75.00		$87.00	
Court Rental: Tennis/Pickle/Basketball/Bocce	Hrly Rate/Min. 2 hours - per court	$32.04	$48.06	150%	$10.00	5	31%	$10.00	0%	$12.00	$8.00
Group Picnic Rental	Daily Flat Rate	$54.59	$81.89	150%	$60.00	5	37%	$120.00	101%	$138.00	$90.00
Recreation Building Rental	Hrly Rate/Min. 3 hours	$63.20	$94.80	150%	$27.00	5	64%	$40.00	50%	$46.00	$30.00
Adult Activity Center Rental: Assembly Room	Hrly Rate/Min. 3 hours	$63.20	$94.80	150%	$50.00	5	102%	$65.00	30%	$75.00	$48.00
Adult Activity Center Rental: Meeting Room	Hrly Rate/Min. 2 hours	$57.54	$86.31	150%	$32.00	5	57%	$32.00	0%	$37.00	$24.00
Adult Activity Center Commerical Kitchen Rental	Hrly Rate/Min. 2 hours	$57.54	$86.31	150%		5	125%	$72.00		$83.00	$54.00
Napa Junction Community Center: Assembly Room	Hrly Rate/Min. 3 hours	$63.20	$94.80	150%		5	143%	$90.00		$104.00	$68.00
Napa Junction Community Center: Classroom	Hrly Rate/Min. 2 hours	$57.54	$86.31	150%		5	56%	$32.00		$37.00	$24.00
Projector Rental	Daily Flat Rate							$50.00		$58.00	
Audio Rental	Daily Flat Rate							$50.00		$58.00	
Bounce House Permits - Authorized City Vendor	Flat Rate							$50.00		$58.00	
Portable Restrooms - Single Stall Restroom	Flat Rate	$187.00	$281.00	150%	$187.00	5	100%	$187.00		$187.00	
Portable Restrooms - ADA Restroom	Flat Rate	$252.00	$378.00	150%	$252.00	5	100%	$252.00		$252.00	
General Liabiltiy Insurance: Rentals	Flat Rate	$112.00	$168.00	150%	$112.00	5	100%	$112.00		$112.00	
General Liability + Liquor Liability Insurance: Rentals	Flat Rate	$175.00	$262.50	150%	$175.00	5	100%	$175.00		$175.00	
Facility Rental Cleaning Fee (35 or less people)	Flat Rate	$142.54	$213.81	150%	$100.00	5	70%	$100.00		$100.00	
Facility Rental Cleaning Fee (36+ people)	Flat Rate	$142.54	$213.81	150%	$100.00	5	140%	$200.00		$200.00	
Refundable Deposit: Classroom/Meeting Room Rentals	Flat Rate / Refundable							$100.00		$100.00	
Refundable Deposit: Facility Rentals	Flat Rate / Refundable							$200.00		$200.00	

RESOLUTION NO. _____ - 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON AMENDING THE PARKS AND RECREATION DEPARTMENT USER FEE SCHEDULE TO UPDATE AND ESTABLISH NEW USER FEES FOR THE PERFORMANCE OF VARIOUS PARKS AND RECREATION DEPARTMENT SERVICES.

WHEREAS, the Parks and Recreation Department offers a wide variety of programs, services, and rentals to the residents of American Canyon and customers in neighboring cities; and

WHEREAS, the Fee Study project started in FY2019/20 with the combined efforts of City staff, the Parks and Community Services Commission (PCS), and 110% Inc. – a parks and recreation consultant group, and was put on hold in 2021 due to the COVID-19 Pandemic and was resumed in November 2022; and

WHEREAS, recovery of the costs of providing governmental services to the fullest extent possible is of vital concern to the economic health of the City budget, and hereby the health, safety and welfare of the residents of the City of American Canyon; and

WHEREAS, the City's fiscal policy requires that the City match fees and charges with the costs of providing services, except in cases where the social benefit impact outweighs the objective of full cost recovery; and

WHEREAS, the Parks and Recreation Department service fees have not been updated since 2004 per Resolution 2004-11; and

NOW, THEREFORE, BE IT RESOLVED the City of American Canyon as follows:

SECTION 1: GENERAL INFORMATION AND SPECIAL CONDITIONS

1. Resident Rate will only apply to American Canyon residents residing within the American Canyon city limits. Individuals claiming residency will be required to provide valid identification at the time of registration. Residency may be claimed by the following: 1) A California Driver's License with an American Canyon residential address; or 2) A photo identification card with the individual's first and last name, and a utility bill matching the individual's identification and American Canyon residential address.

2. Non Resident Rates will apply to anyone residing outside the American Canyon city limits. Programs, classes, services, camps, and rentals will be 15% more than the Resident Rate and Drop-In programs will be one dollar ($1.00) more than the Resident Rate. All fees will be rounded up to the nearest dollar.

3. Nonprofit Rates will only apply to American Canyon nonprofit organizations that have a valid State of California 501(c)(3) certificate. This benefit will only apply to facility rental fees as indicated on the Parks and Recreation Department User Fee Schedule and set at 25% less than the Resident Rate. All other facility rental rules and regulations, and requirements apply – including insurance and refundable deposits. All fees will be rounded up to the nearest dollar.

4. Nonprofit and Community Partner Community Events – American Canyon nonprofit organizations and community partners are encouraged to host, coordinate, and manage community-based events for American Canyon residents at City parks and facilities. These community events provide great community benefit (Tier 1 – within the Cost Recovery Pyramid Model) by enhancing our resident's quality of life, providing unique experiences that celebrate our community's cultural diversity, and showcasing our community's inclusivity. The City values these relationships and partnerships – in exchange, the City will provide a City park or facility at no charge to the nonprofit organization or community partner. All other community event rules and regulations, and requirements apply.

SECTON 2. USER FEE SCHEDULE

1. The Parks and Recreation Department User Fee Schedule is outlined within Exhibit A.

2. On April 18, 2023, and on the same date annually thereafter, the City shall increase the rates in the Parks and Recreation Department User Fee Schedule to automatically adjust to the annual percentage change of the Consumer Price Index (CPI) for all Urban Consumers for the San Francisco, Oakland and San Jose metropolitan area as published by the Bureau of Labor Statistics for the 12-month period ending nearest, but at least sixty (60) days prior to, the Adjustment Date.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of American Canyon adopt the Parks and Recreation Department User Fee Schedule effective upon this Resolution's adoption date.

PASSED, APPROVED, and **ADOPTED** at a regularly scheduled meeting of the City Council of the City of American Canyon held on the _____ day of _____, _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Leon Garcia, Mayor

ATTEST:

_____
Taresa Geilfuss, City Clerk

_____
William D. Ross, City Attorney

EXHIBIT A

CITY OF AMERICAN CANYON
PARKS AND RECREATION DEPARTMENT USER FEE SCHEDULE

AQUATICS FEES				
	Details	**Resident**	**Non Resident**	**Nonprofit**
Group Swim Lessons	Per Participant	$70.00	$81.00	
Semi-Private Swim Lesson	Per Participant	$105.00	$121.00	
Private Swim Lesson	Per Participant	$150.00	$173.00	
Lap Swim: Drop-In	Daily Drop-In	$6.00	$7.00	
Lap Swim: Monthly Light	8-Visits/Monthly	$44.00	$51.00	
Lap Swim: Monthly Unlimited	12-Visits/Monthly	$63.00	$73.00	
Water Exercise: Drop-In	Daily Drop-In	$6.00	$7.00	
Water Exercise: Monthly Class	Per Participant	$66.00	$76.00	
Recreation Swim: 2 yrs. & Under	Daily Drop-In	FREE	FREE	
Recreation Swim (M-F): Youth 3-12 yrs.	Daily Drop-In	$4.00	$5.00	
Recreation Swim (M-F): Adult	Daily Drop-In	$5.00	$6.00	
Recreation Swim (Sat): Youth 3-12 yrs.	Daily Drop-In	$5.00	$6.00	
Recreation Swim (Sat) Adult	Daily Drop-In	$6.00	$7.00	
Recreation Swim Pool Party	Flat Rate/Rec Swim	$80.00	$92.00	
Recreation Swim Pool Party – Extra Guests	Per Participant/Max 30	$4.00	$5.00	
Recreation Swim Pool Party: Refundable Deposit	Flat Rate/Refundable	$100.00	$100.00	
Private Pool Party Rental (1-50 People)	Hrly Rate/3 HR. Min.	$102.00	$118.00	
Private Pool Party Rental (51-100 People)	Hrly Rate/3 HR. Min.	$125.00	$144.00	
Private Pool Party Rental (101-150 People)	Hrly Rate/3 HR. Min.	$148.00	$171.00	
Aquatics Pool Rental – Lane Rental for Programming	Hrly. Rate/3 Hrs + 3 Lanes	$12.00	$14.00	$9.00
Private Pool Rental – Refundable Deposit	Flat Rate/Refundable	$200.00	$200.00	
RECREATION/SPORTS/FITNESS CLASS				
Canyon Kids Summer Camp	Per Participant/Per Wk.	$160.00	$184.00	
Camp Connection	Per Participant/Per Wk.	$70.00	$81.00	
Community Garden	Annual Fee	$40.00	46.00	
Adult Softball League	Per Participant	$95.00	$110.00	
Adult Basketball/Volleyball League	Per Participant	$120.00	$138.00	
Adult Soccer/Flag Football League	Per Participant	$105.00	$121.00	
In-House Youth League(8 classes)	Per Participant	$140.00	$151.00	
In-House Youth League(4 classes)	Per Participant	$80.00	$92.00	
Recreation Classes – Staff Lead (8 classes)	Per Participant	$64.00-$127.00	$74.00-$147.00	
Independent Contracted Instructor Class	Per Participant	$50.00-$350.00	$58.00-$403.00	
Open Gym Drop-In	Daily Drop-In Per Visit	$8.00	$9.00	
SENIOR SERVICES (50+ YRS)				
Senior Day Trips	Per Participant	$49.00	$57.00	
Senior Programs: Drop-In	Daily Visit Per Program	$1.00	$2.00	
Senior Programs: Monthly Light Pass	8 Visits/Monthly	$8.00	$10.00	
Senior Programs: Monthly Unlimited Pass	15 Visits/Monthly	$15.00	$18.00	
FACILITY RENTALS				
Runs & Races	Per Participant	$2.00	$3.00	$1.00

Parking Lot Rental	Hrly. Rate/2 HR. Min.	$32.00	$37.00	$24.00
Baseball/Softball Field Rental	Hrly. Rate/2 HR. Min.	$15.00	$18.00	$12.00
Baseball/Softball Field Prep	Daily Flat Rate	$37.00	$43.00	
Turf Field Rental: Youth Programs	Hrly. Rate/2 HR. Min.	$15.00	$18.00	$12.00
Turf Field Rental: Tournaments/Adult Programs	Hrly. Rate/2 HR. Min.	$20.00	$23.00	$15.00
Park Rental: For Profit/Festival/Event	Hrly. Rate/2 HR. Min.	$75.00	$87.00	
Court Rental: Tennis/Pickleball/Basketball/Bocce	Hrly. Rate/2 HR. Min.	$10.00	$12.00	$8.00
Group Picnic Rental	Daily Flat Rate	$120.00	$138.00	$90.00
Recreation Building Rental	Hrly. Rate/3 HR. Min.	$40.00	$46.00	$30.00
Adult Activity Center Rental: Assembly Room	Hrly. Rate/3 HR. Min.	$65.00	$75.00	$48.00
Adult Activity Center Rental: Meeting Room	Hrly. Rate/2 HR. Min.	$32.00	$37.00	$24.00
Adult Activity Center Rental: Commercial Kitchen	Hrly. Rate/2 HR. Min.	$72.00	$83.00	$54.00
Napa Junction Community Center: Assembly Room	Hrly. Rate/3 HR. Min.	$90.00	$104.00	$68.00
Napa Junction Community Center: Classroom	Hrly. Rate/2 HR. Min.	$32.00	$37.00	$24.00
Projector Rental	Daily Flat Rat	$50.00	$58.00	
Audio Rental	Daily Flat Rat	$50.00	$58.00	
Park Bounce House Permit – Authorized Vendor	Daily Flat Rat	$50.00	$58.00	
Portable Restroom Rental – Single Stall Restroom	Flat Rate	$187.00	$187.00	
Portable Restroom Rental – ADA Restroom	Flat Rate	$252.00	$252.00	
General Liability Insurance: Rentals	Flat Rate	$112.00	$112.00	
General Liability + Liquor Liability Insurance: Rental	Flat Rate	$175.00	$175.00	
Facility Rental Cleaning Fee (35 people or less)	Flat Rate	$100.00	$100.00	
Facility Rental Cleaning Fee (36+ people)	Flat Rate	$200.00	$200.00	
Refundable Deposit: Facility Rentals	Flat Rate/Refundable	$100.00	$100.00	
Refundable Deposit: Group Picnic Rentals	Flat Rate/Refundable	$200.00	$200.00	

CITY OF AMERICAN CANYON

Annual Communications Report

April 18, 2023

Communications Team

- 1 Full-time Communication Manager
- 1 Part-time Communications Coordinator
- Public Relations, Graphic Design, and Communications Support Consultant

We strive to:

- ***Create greater awareness of American Canyon's initiatives and services***
- ***Promote the community's participation in local government decision-making process***

Our Approach

REPUTATION

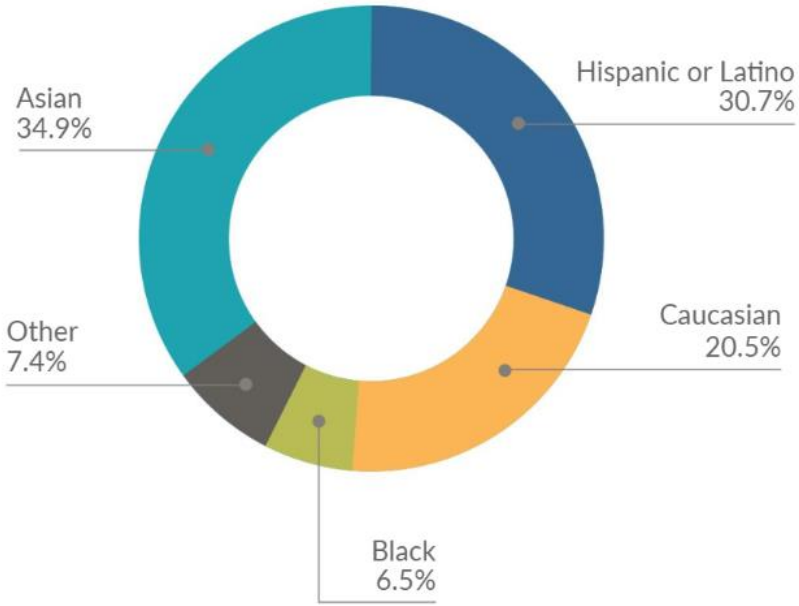
RESPONSIVE

COLLABORATIVE

Our Audience

ETHNICITY BREAKDOWN

Source: 2020 Decennial Census—P.L. 94-171 Redistricting Data Summary Files



Our Toolbox

Partners	Media	Website	Email
Print Materials	Videos	Social Media	Urgent Incident & Emergency Tools

Virtual City Hall

www.CityofAmericanCanyon.org

191,436 Visits to Site

Most Visited Pages

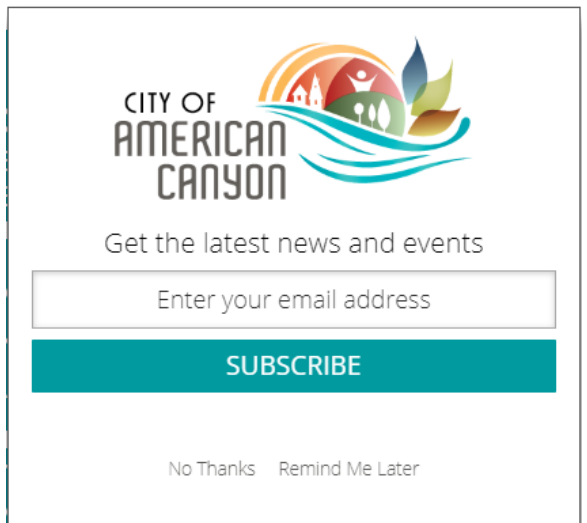
- Virtual City Hall
- Recreation
- Utility Billing
- Meetings & Agendas
- Job Opportunities

Website Improvements Coming Soon!

Email

GovDelivery = provides security and a network of subscribers

- More than 30 subscriber topics
- 355 Emails Sent in 2022



County of Marin, California	90
City of Berkeley	78
City of Walnut Creek, California	60
City of Roseville	50
MTC and ABAG	43
Federal Emergency Management Agency (FEMA)	40
City of San Ramon	40
Bureau of Alcohol, Tobacco, Firearms and Explosives	30
Alameda County, California	27
The City of Santa Rosa	27

Change in Total Subscriptions		+14,416
Total subscriptions as of 12/2022		55,882

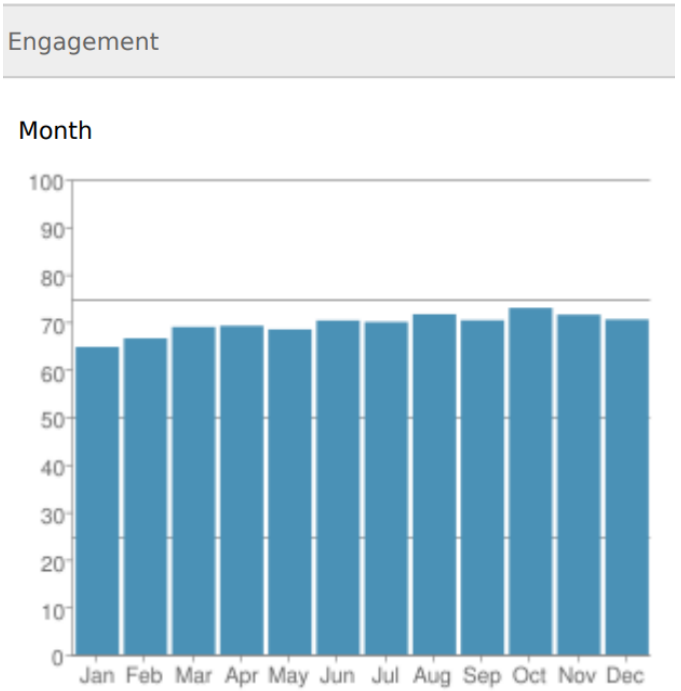
Percent growth past 12 months:

34.77%

70.5% Engagement Rate

Benchmark:

	2022
Median	59%
Top 20%	71%



Print Materials

DROUGHT
EMERGENCY IN EFFECT

CITY OF AMERICAN CANYON

We must come together as a community to further reduce our water use! Using no more than an average of **55 gallons of water per person in your household each day** will help our community avoid additional, more severe restrictions.

- ☑ Register for *My Water Portal*
- ☑ Outdoor water use is highly discouraged
- ☑ Participate in our Cash for Grass and Toilet Rebate Programs
- ☑ Follow Water Saving Tips

MY WATER PORTAL:

A free tool for real-time data to monitor your water use and detect leaks!

CityofAmericanCanyon.org/SaveOurWater

Latest information on drought status, rebates, residential recycled water program, and alert us to water waste.

HAPPY HOLIDAYS AM CAN!
FIND MORE MAGICAL FUN IN AM CAN!

********************ECRWSS****

Local
Postage Customer

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

SNOWMAN SIGHTINGS

A fun, self-guided game to find the snowmen hiding in the parks!
CityofAmericanCanyon.org/MOS

COMMUNITY CALENDAR
CityofAmericanCanyon.org/Calendar

12TH ANNUAL REINDEER RUN

Register for the Annual Reindeer Run 5K/10K. Walk or run at the Wetlands on December 3, 2022.
ACParks.org

REINDEER RUN

CITY OF AMERICAN CANYON **CityofAmericanCanyon.org/Recreation**

JOIN OUR TEAM!

It's not too early to think about summer! We have several exciting opportunities:

- Lifeguards - $16.28/hr.to $19.78/hr. DOQ
- Recreation Leaders - $15.50/hr. to $18.84/hr. DOQ

Look for Lifeguarding Certification courses in January & February at CityOfAmericanCanyon.org/Recreation!

CITY OF AMERICAN CANYON
All I want for Christmas is a job with AmCan!

Find details & subscribe to be notified of future employment opportunities at CityOfAmericanCanyon.org/Jobs

We encourage people of diverse backgrounds to apply!

Recology American Canyon WASTE ZERO

Mandatory Composting
Effective September 1st, 2022
SB 1383 is Here!

CITY OF AMERICAN CANYON

WHAT IS SB 1383?

Senate Bill 1383 (SB 1383) is a law enacted by the State of California that builds upon its commitment to reduce greenhouse gas emissions and air pollution statewide.

WHAT ARE ORGANICS?

Food scraps, coffee grounds, paper filters, tea bags, eggshells, bread, grains, meat, bones, soiled paper, grass, and tree trimmings.

WHICH BIN TO USE?

Use your : green bin. Formally known as your green Yardwaste bin, now your Compost/Organics bin.

WHO IS REQUIRED TO PARTICIPATE?

All Residential, Commercial and Multi-Family Dwellings customers are mandated to participate in this new composting/organics program.

RECOLOGY'S WASTE ZERO TEAM:

Provides the following support to ensure your compost program is a success:

- *Waste Assessments*
- *On-site Trainings*
- *Internal Containers Posters,*
- *Guides and Stickers*

LEARN MORE:

If you have any questions:
call Recology at (707) 552-3110 or visit CalRecycle.ca.gov/Climate/SLCPSB 1383
or
Recology.com/SB1383

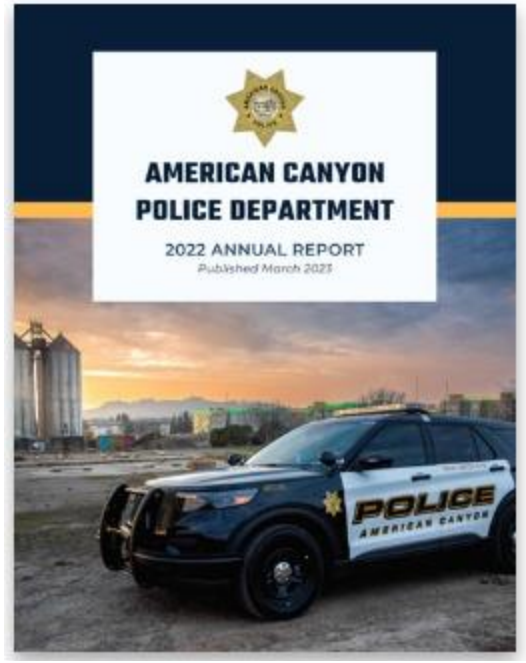
FAT, OILS, AND GREASE (FOG)
PROPER DISPOSAL

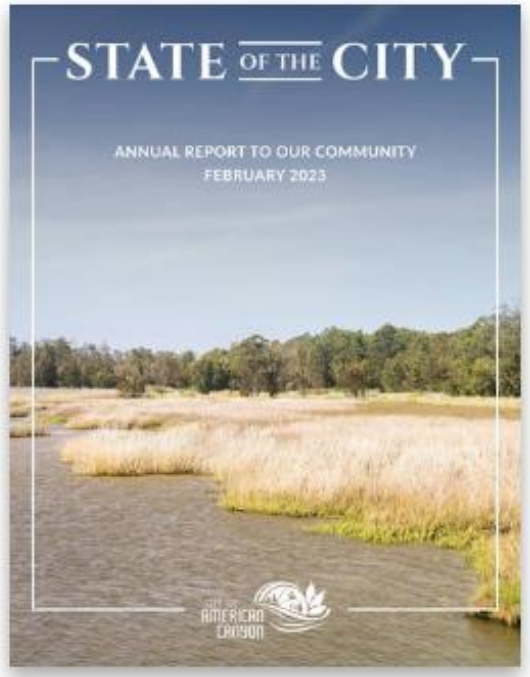
With the year coming to a close and holidays just around the corner, make sure you know how to properly dispose of fats, oils and grease (FOG)! Usually a byproduct of cooking, FOG can enter the pipes and sewer system through sinks, floor drains and even dishwashers. Over time, FOG can build up in the pipes, causing blockages in plumbing or sewer lines that can be expensive to repair.

- Let cooking oils and grease cool after cooking and put them in your garbage bin.
- Never pour hot grease or oil into the sink or toilet.
- Wipe plates off in the trash before rinsing.
- Reuse cooking oil by filtering out food particles and straining the oil into a clean container.

Together, we can reduce FOG in our sewer systems!

Print Materials





Videos

Trail Courtesy

Devlin Road & Vine Trail Extension Project Update with Director...

Devlin Road & Vine Trail Extension Project Update - sneak peek from...

American Canyon Memorial Day Ceremony 2022

Social Media: Citywide

City of American Canyon - Government

facebook

@CityofAmericanCanyon
+175 subscribers in 2022
Total of 5,325

City of American Canyon Parks and Recreation

facebook

@AmCanParksAndRec
+180 subscribers in 2022
Total of 587

American Canyon Police Department

facebook

@American.Canyon.Police.Department
+694 subscribers in 2022
Total of 9,023

Partner Agency

amcanfire
American Canyon Fire

American Canyon Fire Protection District

Instagram

@AmCanParksAndRec
+95 subscribers in 2022
Total of 1,313

Instagram

@AmCanPD
+270 subscribers in 2022
Total of 1,042

Social Media

YouTube

+76 subscribers in 2022
Total of 430

Nextdoor

+597 Members in 2022
Total of 7,705 Members
4,238 Households Claimed

Social Media Top Engagements

City of American Cany...
Wed 5/25/2022 5:47 pm PDT

Devlin Road & Napa Valley Vine Trail Extension Ribbon Cutting Ceremony, May 25, 2022.

City of American Cany...
Wed 1/12/2022 1:45 pm PST

We are excited to celebrate our newest addition to the City of American Canyon team, Parks and Recreation...

City of American Cany...
Thu 3/3/2022 4:49 pm PST

Good things are coming this year! Last week, Maintenance and Utilities Director, Felix Hernandez III, provide...

City of American Cany...
Fri 12/9/2022 2:00 pm PST

Thank you to our newest local restaurants for the delicious food at the employees annual holiday...

Social Media Top Engagements

City of American Cany...
Fri 7/29/2022 3:51 pm PDT

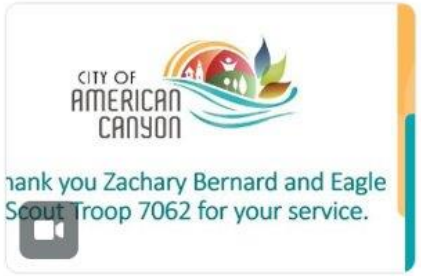
Don't miss the special StoryWalk® Kick-Off event at Wetlands Edge Park at 4 PM today (Friday, 7/29). Meet...

City of American Cany...
Fri 10/7/2022 8:44 pm PDT

We have big news... the Skatepark is moving! 🖌️ ➡️ As part of the Skatepark Relocation Project (PR22-0100), the...

City of American Cany...
Fri 9/2/2022 12:38 pm PDT

Thank you Zachary Bernard and Eagle Scout Troop 7062 for your service to our community! We appreciate you....

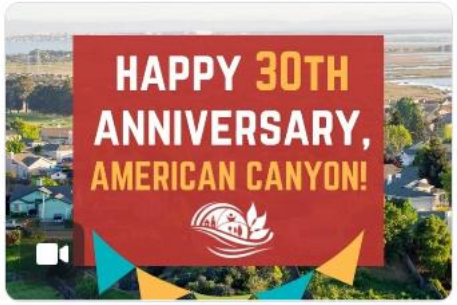


A americancanyonparksa...
Tue 2/1/2022 1:44 pm PST

Today is the first day of Heart Your Parks Month! ❤️ We are very excited to participate in this year's event...

A americancanyonparksa...
Sat 4/30/2022 9:32 am PDT

In honor of American Canyon's 30th an we've been celebrating the BIG 3-0 o of every month. 🎉 What do AmCan re



A americancanyonparksa...
Thu 10/20/2022 4:30 pm PDT

Light up the night in @CityofAmericanC magical season of fun, and you can be lead to the Tree Lighting in Shenandoal

Urgent Incident & Emergency Tools

Urgent Incidents

Could cause a significant impact to access on streets or quality of life services that have the potential to result in additional risks to public safety. Not life-threatening.

- ✓ Provide details known at time of release on all social media accounts, Nextdoor, and email to all subscribers.
- ✓ Alert Napa County (Nixle) Message may be sent from Napa County Sheriff's Office (ACPD initiated).

Emergency Incidents

Requires immediate action (or knowledge) by residents to maintain public safety and reduce loss of life.

- ✓ All of the "Urgent Incident Steps" through Napa County Operational Area Collaboration
- ✓ Reverse 911 "IPAWS"
- ✓ Hi-Lo Siren Alerts – ACPD/NCSO
- ✓ Posting Updates on Doors at City Hall & Public Safety Building

Visit ReadyNapaCounty.org

Download Everbridge Mobile App

Alert Napa County (Nixle) 94503 Subscribers

+242 in 2022

Total of 18,687

Napa County Office of Emergency Services

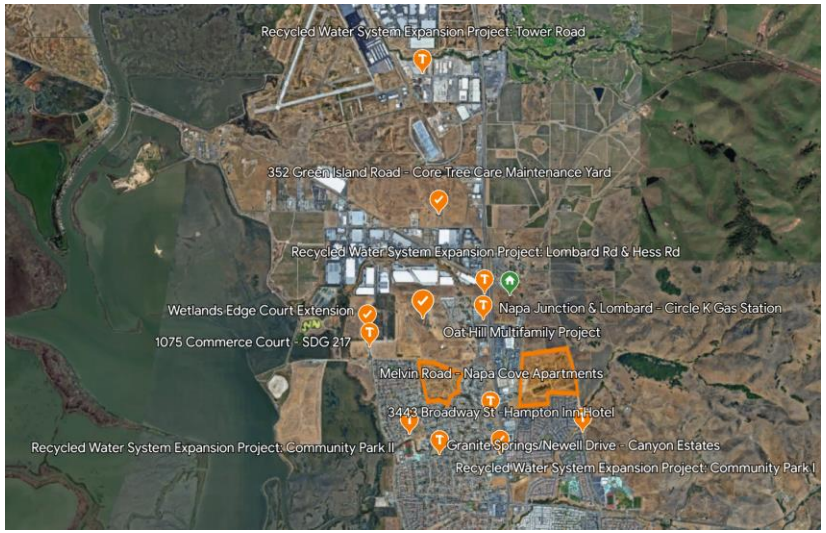
IPAWS

2022 Highlights

Website Page:
Construction & Project Updates

Collaboration with CDD and PW on construction & project updates

Input opportunity for projects under review



PROJECT MAP

RECYCLED WATER EXPANSION PROJECT: VARIOUS LOCATIONS

GRANITE SPRINGS AT NEWELL DRIVE - CANYON ESTATES

GREEN ISLAND ROAD WIDENING AND RECONSTRUCTION

MELVIN RD. - NAPA COVE APARTMENTS

OAT HILL MULTIFAMILY PROJECT

SR 29 SOSCOL INTERCHANGE PROJECT

WATSON RANCH TOWN CENTER & HOMES

WETLANDS EDGE COURT EXTENSION

2022 ANNUAL PAVEMENT MANAGEMENT PROJECT (TR22-0300)

APPROVED DEVELOPMENT PROJECTS AWAITING CONSTRUCTION

1075 COMMERCE COURT - SDG 217 (COMMERCIAL)

3443 BROADWAY STREET - HAMPTON INN HOTEL (COMMERCIAL)

Giovannoni Logistics Center

ACTIVE PROJECTS

APPROVED PROJECTS

Projects Under Review

5555 Broadway CUP

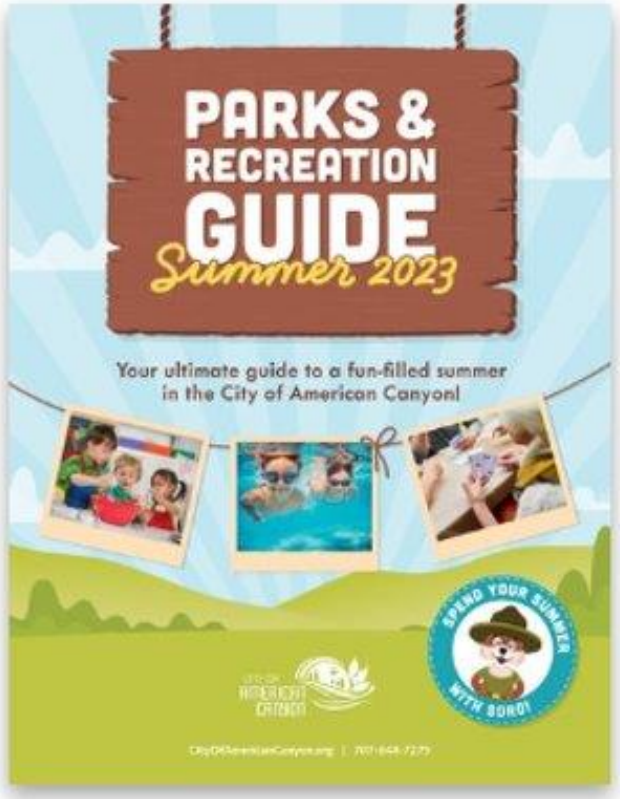
Status: Under Review

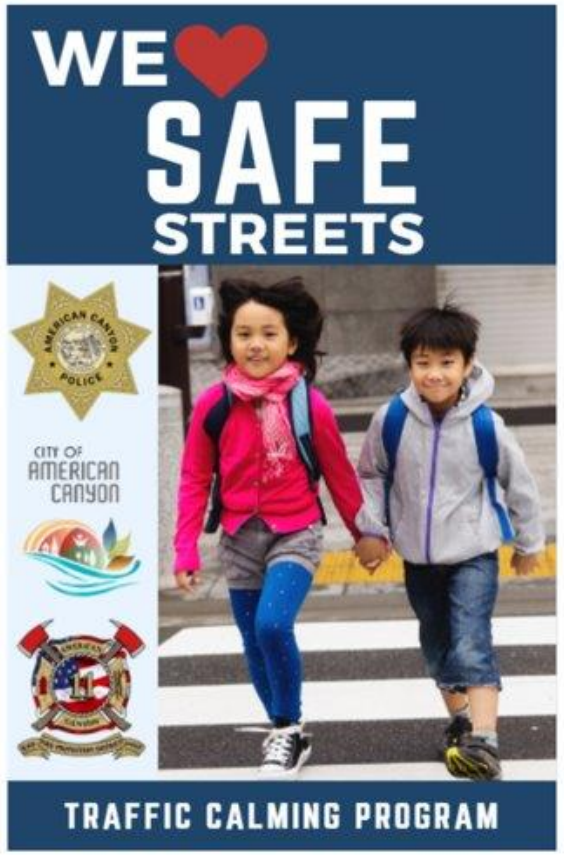
On March 8, 2023, staff received a CUP application for the warehouse at 5555 Broadway St. The site consists of two one-story buildings that total approximately 85,300 SF in the General Industrial (GI) Zone. The project consists of updating the parking lot, site lighting, perimeter fence, site signs, exterior paints and colors, and the expansion of outdoor storage in the rear yard. Staff expects initial screen check comments to be provided to the applicantwithin 30 days.

5555 Broadway CUP Project Documents

Submit Questions or Comments on 5555 Broadway

Additional 2022 Highlights





CITY OF AMERICAN CANYON

Questions?

TITLE

Maintenance and Utilities Department, Water Operations Update

RECOMMENDATION

Receive a Presentation on Maintenance and Utilities Department, Water Operations Update

CONTACT

Felix Hernandez, III, Maintenance and Utilities Director
Dominic Patrick, Water Systems Manager

BACKGROUND & ANALYSIS

Background & Analysis

The City operates a Water Treatment Plant near Highway 12 (Jameson Canyon Road) to produce and distribute water to customers that meets the highest quality standards set by state and federal regulations. There are two treatment processes at the Plant: a conventional sedimentation and filtration treatment process, and a second, state-of-the-art membrane filtration process. Together the two processes produce up to 5.5 million gallons of potable water each day for residents and businesses in our water service area, which extends from the Napa/Solano County line to Soscol Creek just north of the Napa Airport.

The Maintenance and Utilities Department; Water Operations Division provides for the health, safety and comfort of all American Canyon residents, workers and visitors on a daily basis. The services and functions provided by the Maintenance and Utilities Department; Water Operations Division helps make civilized life possible. Our goal is to meet the essential needs of the City and our larger service area in a way that brings pride to the community. The Water Operations Division annually supplies approximately 2,600 acre-feet of water to its customers; that produces nearly 850 million gallons per year in addition to responding to over 900 services calls.

The Maintenance and Utilities Department; Water Operations Division operates and maintains 80 backflow devices and coordinates with property owners on over 950 other backflow devices, 56 recycled water connection consisting of over 10 miles of pipe, 5,300 potable water connections, 5,700 metering devices, 3 potable water storage tanks, and 2 emergency water tie-ins. The potable water distribution system consists of approximately 82 miles of water mains, two booster pump stations, 831 fire hydrants and 2,080 valves. The principal water transmission mains in the

distribution system range in size from 14 to 20-inches.

Tonight, Council will receive a presentation of the Maintenance and Utilities Department, Water Operations Division Update.

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

MUD - Water Operations Update - April 18, 2023

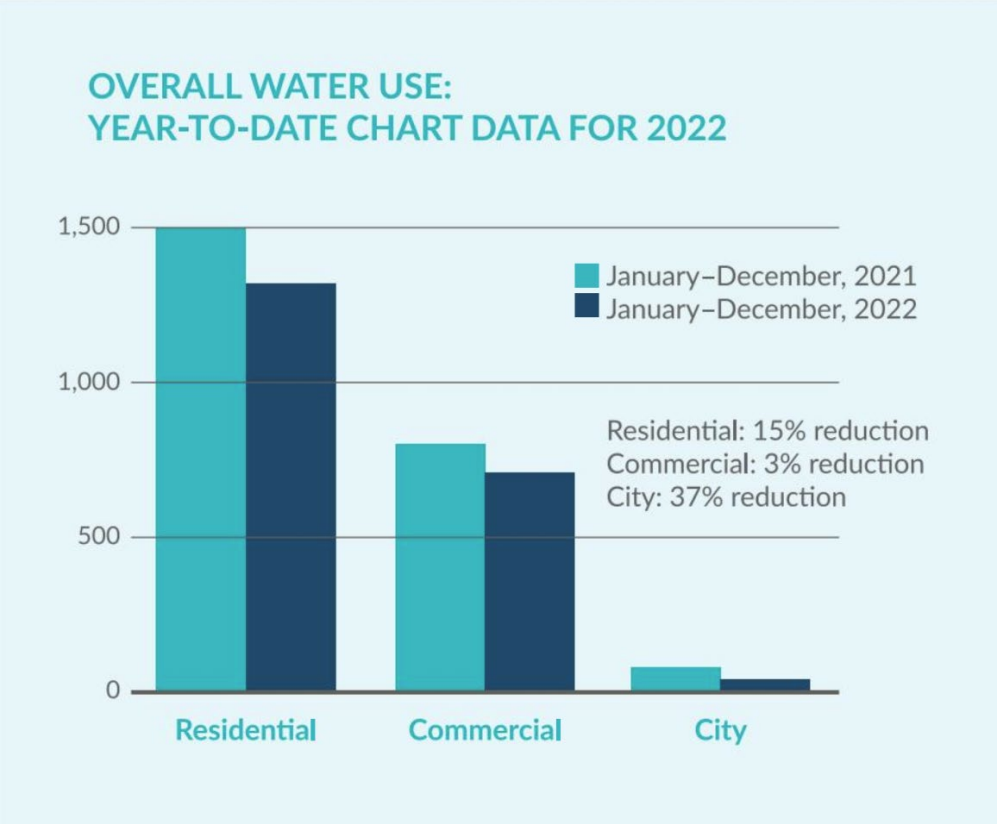
CITY OF AMERICAN CANYON

Maintenance and Utilities Department Update

Water Operations Division

April 18, 2023

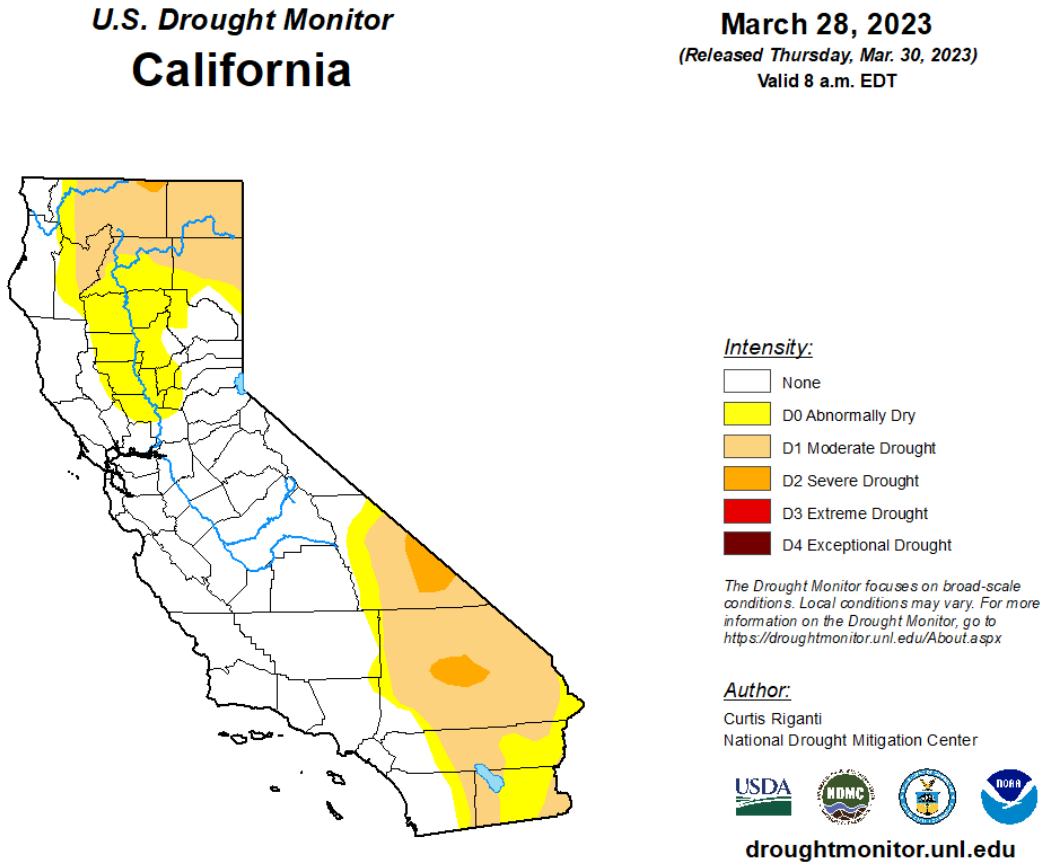
Drought Emergency Stage 2 – Potable Water Demand



- In Year 2022 the City achieved a 11% Total Potable Water Reduction compared to Year 2020.
- Year to date, data indicates water reduction is consistent with Year 2022.
- The City of American Canyon has a reduced water supply and demand roughly 81 (AF) January-March 2023, as compared to January – March 2022.

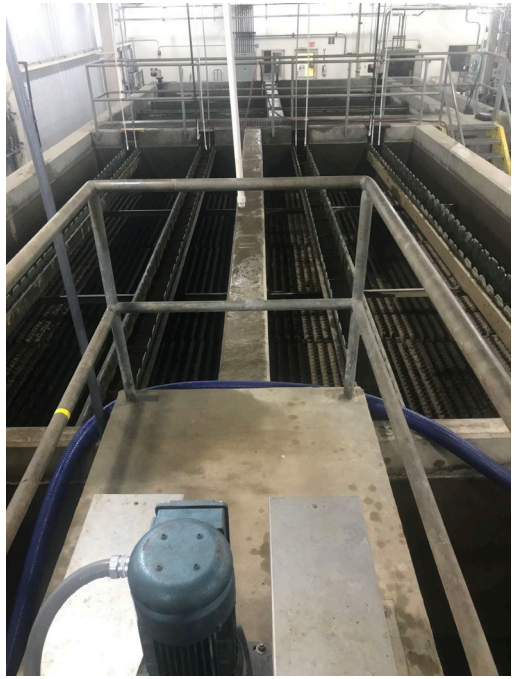
American Canyon Water Supply

- Water Supply in year 2022 was 2,477 Acre Feet (AF)
- Water Supply in drought year 2020 was 2,609 (AF)
- Reduction equivalent ~43 million gallons (132 AF) Year 2020 vs Year 2022
- On 3/24/2023 American Canyon received an 85% water supply allocation from Department of Resources (DWR)
- State Water Project (SWP) water supply 85% allocation is equivalent to 4,420 (AF)



Water Operations

- Annual Water Treatment Plant Inspection.
- Repair and replace valves from North Bay Aqueduct (NBA) to American Canyon Water Treatment Plant.
- Repair and replace pump for Oat Hill #1 Potable Water Tank mixer.



Water Operation Stats for 2023:

- Responded to 221 service calls
- Identified and repaired 42 water meter leaks
- Replaced 13 water meters
- Replaced 5 service connections
- Repaired 2 water mains

2020 Urban Water Management Plan (UWMP)

- The City's 2020 UWMP was certified by Drinking Water Resources (DWR)
- City Municipal Code Water Conservation Plan Chapter 13.14
- Reduced Delta Reliance
- Six standard water shortage levels
- Supply and Demand Assessment

Low-Income Household Water Assistance Program (LIWAP) for Utility Customers

- The Low-Income Household Water Assistance Program (LIHWAP) provided financial assistance to low-income Californians to help manage their residential water utility costs. The program began in the summer 2022, the City of American Canyon received a total of $31,626.00 in the grant fund on behalf or residents in need of assistance.

Beginning March 14, 2023, Community Services and Development (CSD) has raised the maximum benefit for LIHWAP Arrearage Assistance from $2,000 to $15,000.

Staff Accomplishments

- **Doug Campbell** received a Water Distribution Grade 1 Certificate.

- **Juan Garcia** received a Water Distribution Grade 2 Certificate.

CITY OF AMERICAN CANYON

In Closing

Q&A

City Council Committee Report

Submitted by: * Councilmember Mark Joseph

Council Meeting Date: 04/18/2023

Event Date: 2023-04-05

Event Type Committee Report

Event Title: * Open Space, Active Transportation & Sustainability (OSATS) Commission meeting

Event Report: Vice Mayor Washington and I were the guest speakers at this monthly meeting, summarizing the interim Climate Action Plan. *The PowerPoint is attached.* This was the official baton-passing from the Ad hoc Committee to OSATS. In addition, the Commission was asked to focus on two objectives: first, to solicit public input on our local residents' views on climate action (and what they're willing to do to achieve our ambitious targets); and second, to identify 2-3 "low hanging fruit" projects, that are relatively easy to achieve in the short term, while the Countywide Climate Action Plan is developed. In the first regard, there will be a survey at the upcoming Earth Day activities; and hopefully, a follow up in a City Manager Newsletter. Public meetings and neighborhood sessions may also be considered. On the second objective, we assured the commissioners they did not need to make that decision until they had some time to review the draft plan. (My preferences would be to develop an informational "dashboard" and consider requiring battery backup with any new solar installations).

Most of the ad hoc committee members were present and provided input. Hopefully, some of us will attend future meetings to answer questions and offer advice.

File/Photo Upload 4-5-23 OSATS Presentation-Draft Climate Action Plan.pdf 512.94KB

Max file size for all uploads is 10 MB

Event Date:

Event Type Committee Report

Event Title: * Napa Valley Transportation Authority (NVTA)

Event Report:

- **NVTA Agenda-setting session:** Met with the Executive Director to review the upcoming agenda. In general, the items reflect actions needed to ensure our ongoing major projects can stay on target. One interesting action will be a change order to the Maintenance Facility to allow hydrogen busses to be serviced. This could be a very proactive step, considering what the role hydrogen might play in the future with heavy duty equipment.
- **Vision Zero Stakeholder Meeting:** Attended the online second meeting (of 3) of this taskforce. Here's the link to the PowerPoint presentation. It was a good overview of the 10 "profiles" (patterns such as driving under the influence, broadsides, collisions in crosswalks, etc.) that account for almost 80% of all KSI's (Killed or Serious Injury) incidences. For each profile, the consultants offered a number of engineering, educational and enforcement options to address the condition. We had a good discussion about how to use the data, including educating the public on the implications of Vision Zero--that is, it will negatively impact current vehicle driving behavior. It's important we get out in front of the public and let them know what we're proposing and why.

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Event Date:

Event Type Other

Event Title: * City Activities and Events

Event Report:

- **Visit Napa Valley Destination Showcase:** Attended their annual event that highlights VNV's efforts to market the Napa Valley--and they are doing a great job in terms of revenue per available room. It also gives each jurisdiction a chance to show off what's happening in their city or town.

- **CalCities Divisional Dinner Meeting:** Along with the Mayor, attended this meeting in Suisun City. Heard from new State Assembly person Lori Wilson (former Suisun City Mayor) and the CalCities Exec. Director, Carolyn Coleman. Good discussion about personal impacts on becoming a State Elected Official, and the housing issue was also a major topic.
- **One-on-One with Camille Hamilton Pating**: Met with the upcoming instructor for our Diversity/Equity/Inclusion training. Had a good discussion about differences between generations as well as some practical ways of addressing the issue in a public arena.

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Event Date:

Event Type Community Event

Event Title: * Community Events and Activities

Event Report:

- **Earth Day, April 22 at Wetlands Edge, 10-noon:** Still working with Napa Valley College and ACCPF on this exciting event. The latest is that NVTA will have their all-electric bus on site; there will be several booths representing environmental groups as well as from Napa Valley College's health and culinary programs. Also, the parking lot at Napa Junction Elementary will be available for spillover parking, and 4H is expected to have a BBQ. There will be a volunteer work party hosted by the City, starting at 9am.
- **Kiwanis Club:** Attended the General Membership Meeting (and had a demonstration of auto-emergency defibrillators (AED's), and CPR techniques. Also attended the board meeting and reviewed the upcoming board elections.
- **AC/DC Meeting:** The local Democratic Party Club met online and reviewed voter turnout data from the last election. American Canyon has the lowest turnout of any jurisdiction in Napa County, although we are comparable to the turnouts in Vallejo and Fairfield. We looked at it from a political party perspective (Republicans are turning out at higher rates) and geographic areas (no real variances). We still need to look at turnout based on age groups.
- **Napa County Democratic Central Committee:** Attended the monthly meeting and heard from two candidates vying for Party Secretary.
- **AC Arts Foundation:** the Board met and reviewed upcoming activities, including a painting class on May 23.
- **Napa Working Families Coalition:** attended the monthly meeting, and heard about the housing element successes in Napa City (I connected their consultant with Brent Cooper, to hear what we have been able to accomplish). Also heard an update on their efforts to simplify access to all the new Federal funding that is becoming available for infrastructure and climate action.

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CITY OF AMERICAN CANYON

Draft Climate Action Plan

(Presentation to the OSATS Commission, April 5, 2023)

Introduction and Background

Council adopts Climate Emergency Resolution
(#2022-07, Feb. 1, 2022)

1. Net Zero Climate Pollutants by 2030
2. Evaluate Planning and Policy decisions through the lens of this pledge; and
3. Established an Ad Hoc Climate Action Committee to develop an action plan

CITY OF AMERICAN CANYON

Introduction and Background

Today's Objectives:

1. Review the draft Climate Action Plan
2. Engage in a healthy discussion on the topic
3. Transfer the Climate Action role from the Ad Hoc Committee to OSATS Commission.

CITY OF AMERICAN CANYON

Current Efforts

- Open Space Acquisition and Preservation
- 2012 Energy & Climate Action Plan (County first)
- 2016 ILG Beacon Award
- 2018 Green Bldg. Code—Exceed by 15%
- Active Transportation (SR2S, Vine Trail)
- Engie Project in 2021
- Gas Station Ban in 2022
- Part of the Countywide Climate Action Committee

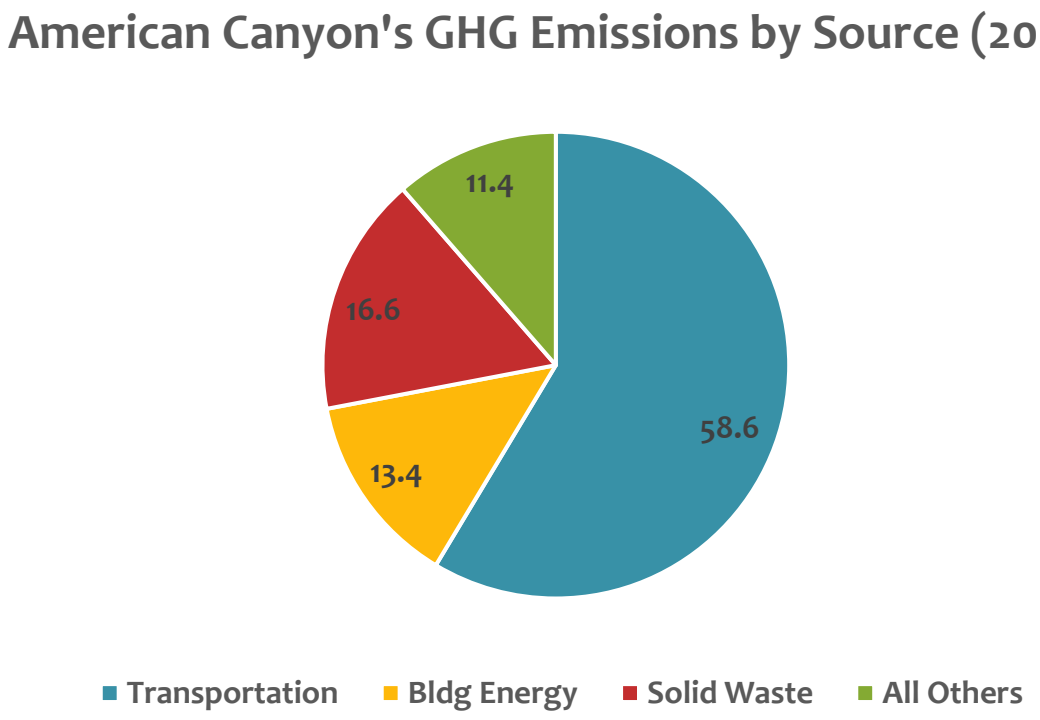
CITY OF AMERICAN CANYON

Draft Climate Action Plan Overview

- **Guiding Principles:**
  - Data-driven/use a ***"Dashboard"*** of data elements to track progress
  - Emphasis on ***Public Awareness***/Education/Individual Actions and advocacy
  - ***Lead by Example***/Take Actions by the City and Community Leaders
- Four Target Areas and 34 specific actions

CITY OF AMERICAN CANYON

Greenhouse Gas Inventory



CITY OF AMERICAN CANYON

Transportation

Reduce Vehicle Miles Traveled (VMT)

1. Implement the City's Pedestrian/Bike Plan
2. Increase Biking/Walking to Schools
3. Support completion of the Napa Valley Vine Trail
4. Increase purchase & use of Bikes/e-bikes
5. Increase Public Transit Trips/Services
6. Track Local Employment by home city/zip code

CITY OF AMERICAN CANYON

Transportation (cont'd.)

Increase share of Electric Vehicles/Equipment

7. Track registered EV's in American Canyon
8. Require EV Chargers in new developments
9. Encourage EV Chargers in existing developments
10. Replace gas-powered equipment with electric
11. City leads by example (Enterprise Lease)

CITY OF AMERICAN CANYON

Buildings

Reduce GHG Emissions from Homes & Businesses

12. Increase Energy Efficiency audits in buildings
13. Reduce gas powered appliances in existing buildings
14. Discourage wood-burning stoves & fireplaces
15. Eliminate use of natural gas in new developments

CITY OF AMERICAN CANYON

Buildings (cont'd.)

Increase the generation & use of renewable energy

16. Increase the number of solar installations
17. Increase the percentage of "Deep Green" customers
18. Encourage battery backup for existing solar customers
19. Require new development to include batteries
20. Consider using the Solar App+ program

CITY OF AMERICAN CANYON

Buildings (cont'd.)

Other GHG Reductions in Buildings

21. Explore feasibility of Solar Farms
22. Explore feasibility of lower GHG concrete in buildings
23. Explore feasibility of "MicroGrids," especially with a hydrogen generator backup (vs. diesel)

CITY OF AMERICAN CANYON

Awareness & Lifestyle Changes

Engage the public to reduce GHG emissions

24. Encourage residents to use the *Napa County Climate Challenge* app to reduce our carbon footprint
25. Support Climate Action events and programs (e.g. Earth Day, Electric Mobility)
26. Support development of the Eco-Center

CITY OF AMERICAN CANYON

Other Efforts

Preserve & Enhance Carbon Sequestration Efforts

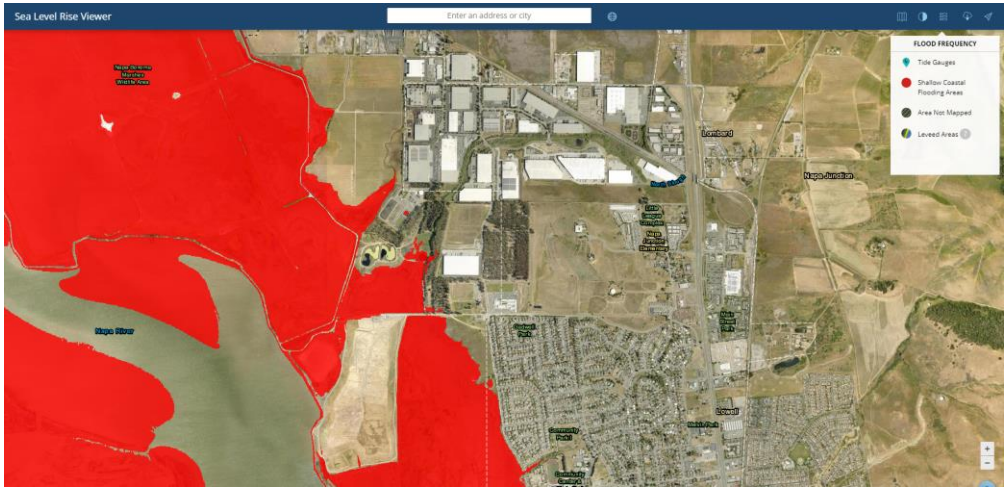
27. Preserve existing Trees & Forests
28. Increase Tree Planting efforts (Miyawaki Forests)
29. Establish a Street Tree Canopy program
30. Explore enhancing our Wetlands carbon sequestration
31. Reduce food and organic wastes from our landfill
32. Reduce methane leaks

CITY OF AMERICAN CANYON

Other Efforts (cont'd.)

Improve our Resiliency in the face of Climate Change

33. Track sea level rise, especially along our shoreline (wetlands)
34. Develop our capacity to handle emergencies caused by Climate Change



CITY OF AMERICAN CANYON

Implementation & Administration

- **Management & Staffing**: High-level position, augmented with a volunteer support group
- **Financial:** Some baseline support needed, rely on grants and possible Climate Impact Fee. *Take advantage of new Federal/State funding*
- **Monitoring**: quarterly review of the Dashboard
- **Advocacy:** monitor Federal, State and Local actions
- **Marketing**: outreach to the community (schools, nonprofits, faith community, etc.) is key

CITY OF AMERICAN CANYON

Time is of the Essence…

- Focus on one item at a time; get it ready for action and forward it to the Council as soon as it is ready.
- Triage the list of priorities (or add items that aren't part of the interim plan) pick the item with the biggest impact that isn't going to be addressed by some other agency.
- Generates the biggest savings sooner, and easier to digest than dealing with everything at the same time.

CITY OF AMERICAN CANYON

Potential Key Recommendations

1. Develop the "dashboard" – monitor progress
2. Promote the *Napa County Climate Challenge*
3. Add a dedicated staff person to support Climate Action
4. Implement/update the City's Bike Plan
5. Require Battery Backup in all new development & incentivize installations in existing
6. Promote Energy Efficiency Audits/Retrofits of existing buildings – Replace Gas appliances with Electric versions

CITY OF AMERICAN CANYON

Potential Key Recommendations

7. Expand EV Charging Stations & require for all new development
8. Increase Carbon Sequestration (Trees & Wetlands)
9. Expand Solar Farms & Micro-grid feasibility (work with PGE)

CITY OF AMERICAN CANYON

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Questions?